

# Spencer

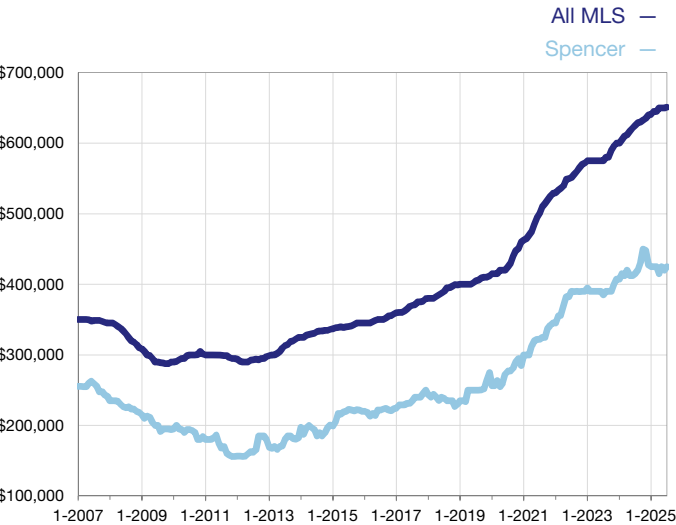
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	9	- 10.0%	48	51	+ 6.3%
Closed Sales	7	9	+ 28.6%	41	52	+ 26.8%
Median Sales Price*	\$310,000	\$450,000	+ 45.2%	\$400,000	\$420,500	+ 5.1%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	25	20	- 20.0%	29	35	+ 20.7%
Percent of Original List Price Received*	92.3%	98.1%	+ 6.3%	97.0%	99.7%	+ 2.8%
New Listings	10	9	- 10.0%	61	71	+ 16.4%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	6	6	0.0%
Closed Sales	0	0	--	6	6	0.0%
Median Sales Price*	\$0	\$0	--	\$340,000	\$351,500	+ 3.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	78	57	- 26.9%
Percent of Original List Price Received*	0.0%	0.0%	--	99.3%	97.7%	- 1.6%
New Listings	0	0	--	4	5	+ 25.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

