

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	3	- 75.0%	93	94	+ 1.1%
Closed Sales	9	10	+ 11.1%	88	96	+ 9.1%
Median Sales Price*	\$400,000	\$467,500	+ 16.9%	\$427,500	\$425,000	- 0.6%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	50	49	- 2.0%	30	41	+ 36.7%
Percent of Original List Price Received*	98.6%	99.2%	+ 0.6%	98.2%	99.3%	+ 1.1%
New Listings	6	4	- 33.3%	111	124	+ 11.7%

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

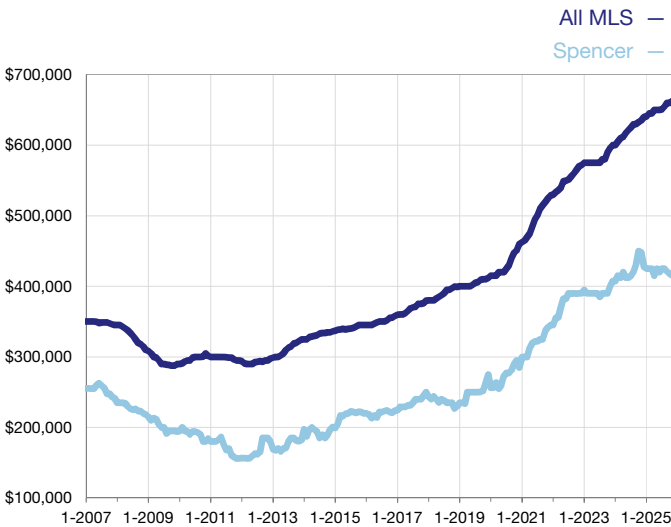
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	6	9	+ 50.0%
Closed Sales	0	0	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$0	--	\$340,000	\$315,000	- 7.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	78	53	- 32.1%
Percent of Original List Price Received*	0.0%	0.0%	--	99.3%	98.0%	- 1.3%
New Listings	0	0	--	7	10	+ 42.9%

* 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

