

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	8	+ 100.0%	6	13	+ 116.7%
Closed Sales	0	4	--	12	10	- 16.7%
Median Sales Price*	\$0	\$477,500	--	\$372,500	\$477,500	+ 28.2%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	33	--	51	43	- 15.7%
Percent of Original List Price Received*	0.0%	97.8%	--	96.2%	98.4%	+ 2.3%
New Listings	7	2	- 71.4%	11	8	- 27.3%

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

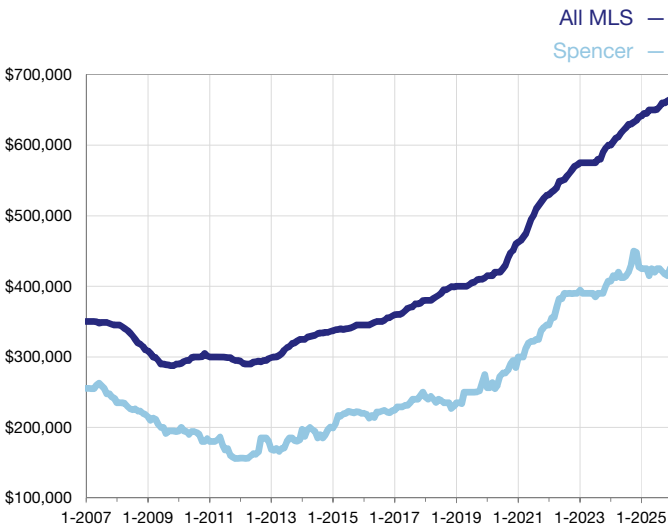
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$290,000	--	\$0	\$282,500	--
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	3.3	0.8	- 75.8%	--	--	--
Cumulative Days on Market Until Sale	0	31	--	0	53	--
Percent of Original List Price Received*	0.0%	90.7%	--	0.0%	95.3%	--
New Listings	1	0	- 100.0%	3	1	- 66.7%

* 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

