

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	5	- 37.5%	14	17	+ 21.4%
Closed Sales	6	7	+ 16.7%	18	17	- 5.6%
Median Sales Price*	\$275,000	\$430,000	+ 56.4%	\$359,950	\$449,900	+ 25.0%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	52	59	+ 13.5%	51	49	- 3.9%
Percent of Original List Price Received*	97.5%	100.7%	+ 3.3%	96.6%	99.3%	+ 2.8%
New Listings	10	4	- 60.0%	21	12	- 42.9%

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

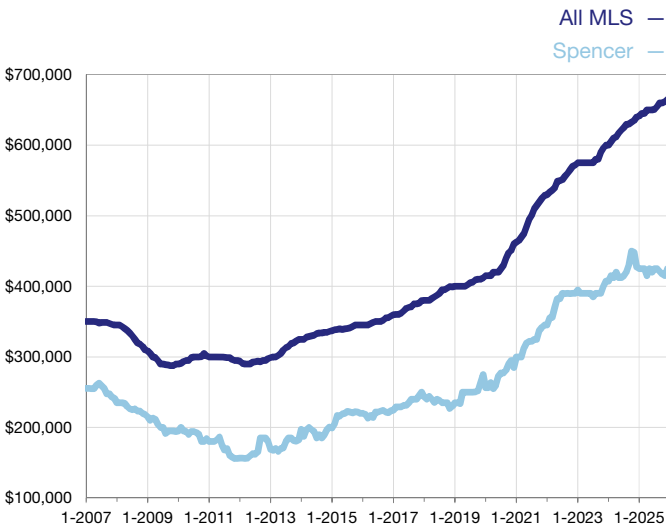
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	3	1	- 66.7%
Closed Sales	1	1	0.0%	1	3	+ 200.0%
Median Sales Price*	\$315,000	\$282,000	- 10.5%	\$315,000	\$282,000	- 10.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	139	114	- 18.0%	139	73	- 47.5%
Percent of Original List Price Received*	82.9%	97.3%	+ 17.4%	82.9%	96.0%	+ 15.8%
New Listings	1	1	0.0%	4	2	- 50.0%

* 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

