

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 11 | 7 | - 36.4% | 25 | 24 | - 4.0% |
| Closed Sales | 8 | 3 | - 62.5% | 26 | 20 | - 23.1% |
| Median Sales Price* | \$417,500 | \$372,000 | - 10.9% | \$376,000 | \$439,950 | + 17.0% |
| Inventory of Homes for Sale | 18 | 14 | - 22.2% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 1.8 | - 18.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 75 | + 275.0% | 42 | 53 | + 26.2% |
| Percent of Original List Price Received* | 103.4% | 96.5% | - 6.7% | 98.7% | 98.9% | + 0.2% |
| New Listings | 18 | 12 | - 33.3% | 39 | 24 | - 38.5% |

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

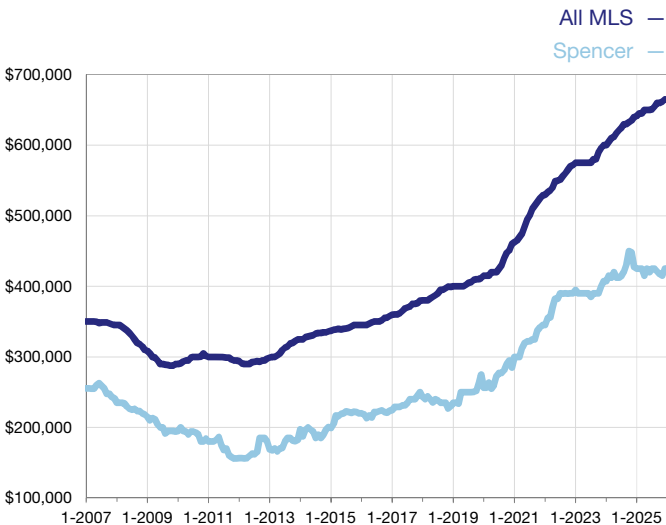
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------|----------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 4 | 1 | - 75.0% |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 3 | + 50.0% |
| Median Sales Price* | \$280,500 | \$0 | - 100.0% | \$297,750 | \$282,000 | - 5.3% |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 0.8 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 41 | 0 | - 100.0% | 90 | 73 | - 18.9% |
| Percent of Original List Price Received* | 98.4% | 0.0% | - 100.0% | 90.7% | 96.0% | + 5.8% |
| New Listings | 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

