

Spencer

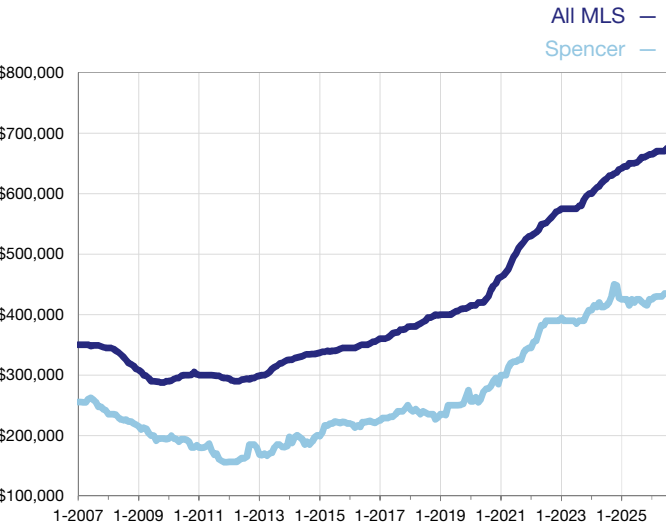
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	48	55	+ 14.6%
Closed Sales	9	12	+ 33.3%	52	49	- 5.8%
Median Sales Price*	\$450,000	\$462,500	+ 2.8%	\$420,500	\$435,000	+ 3.4%
Inventory of Homes for Sale	23	30	+ 30.4%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	20	66	+ 230.0%	35	61	+ 74.3%
Percent of Original List Price Received*	98.1%	98.3%	+ 0.2%	99.7%	99.5%	- 0.2%
New Listings	9	18	+ 100.0%	72	80	+ 11.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	6	4	- 33.3%
Closed Sales	0	0	--	6	5	- 16.7%
Median Sales Price*	\$0	\$0	--	\$351,500	\$282,000	- 19.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	57	53	- 7.0%
Percent of Original List Price Received*	0.0%	0.0%	--	97.7%	98.4%	+ 0.7%
New Listings	0	0	--	5	4	- 20.0%

* 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

