

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

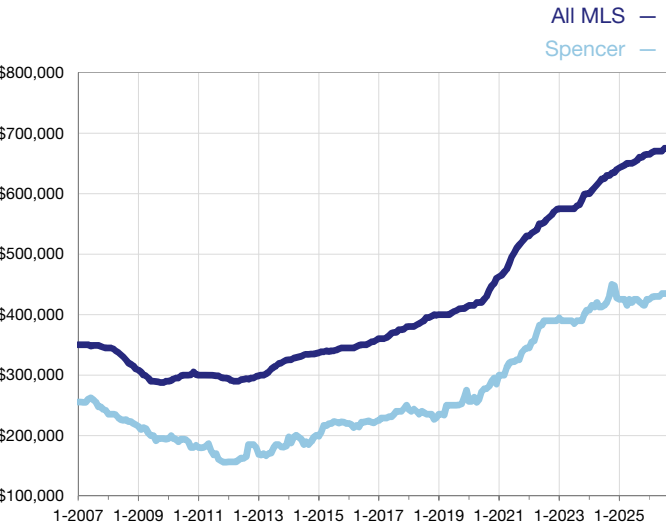
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	22	+ 214.3%	55	75	+ 36.4%
Closed Sales	7	10	+ 42.9%	59	59	0.0%
Median Sales Price*	\$415,000	\$450,000	+ 8.4%	\$420,000	\$445,000	+ 6.0%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	36	34	- 5.6%	35	56	+ 60.0%
Percent of Original List Price Received*	99.9%	96.1%	- 3.8%	99.7%	98.9%	- 0.8%
New Listings	11	17	+ 54.5%	83	97	+ 16.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	6	4	- 33.3%
Closed Sales	0	1	--	6	6	0.0%
Median Sales Price*	\$0	\$275,000	--	\$351,500	\$282,000	- 19.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	0	65	--	57	55	- 3.5%
Percent of Original List Price Received*	0.0%	96.5%	--	97.7%	98.1%	+ 0.4%
New Listings	1	2	+ 100.0%	6	6	0.0%

* 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

