

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Spencer

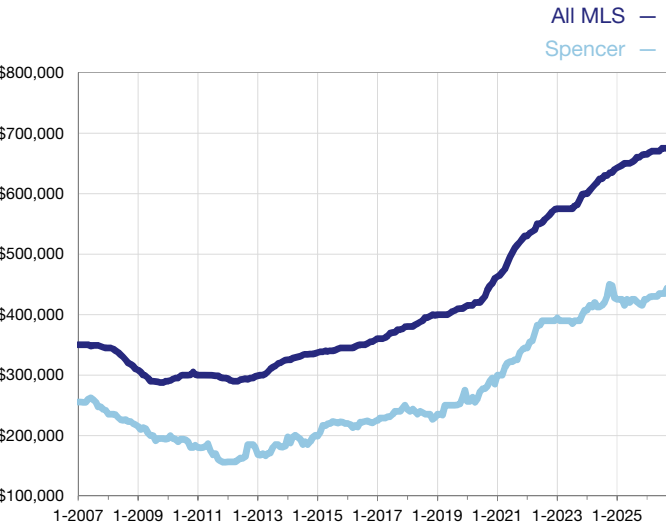
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	18	+ 38.5%	68	91	+ 33.8%
Closed Sales	5	14	+ 180.0%	64	73	+ 14.1%
Median Sales Price*	\$345,000	\$445,413	+ 29.1%	\$415,000	\$445,000	+ 7.2%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	35	53	+ 51.4%
Percent of Original List Price Received*	100.7%	100.9%	+ 0.2%	99.8%	99.3%	- 0.5%
New Listings	14	13	- 7.1%	97	110	+ 13.4%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	6	4	- 33.3%
Closed Sales	0	0	--	6	6	0.0%
Median Sales Price*	\$0	\$0	--	\$351,500	\$282,000	- 19.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	57	55	- 3.5%
Percent of Original List Price Received*	0.0%	0.0%	--	97.7%	98.1%	+ 0.4%
New Listings	1	1	0.0%	7	7	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

