Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Spencer

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**6**	- 40.0%	78	**96**	+ 23.1%
Closed Sales	10	**17**	+ 70.0%	74	**91**	+ 23.0%
Median Sales Price*	$427,500	**$455,000**	+ 6.4%	$415,000	**$445,000**	+ 7.2%
Inventory of Homes for Sale	23	**16**	- 30.4%	--	--	--
Months Supply of Inventory	2.9	**1.7**	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	44	**35**	- 20.5%	36	**49**	+ 36.1%
Percent of Original List Price Received*	98.3%	**97.0%**	- 1.3%	99.6%	**98.9%**	- 0.7%
New Listings	13	**6**	- 53.8%	110	**116**	+ 5.5%

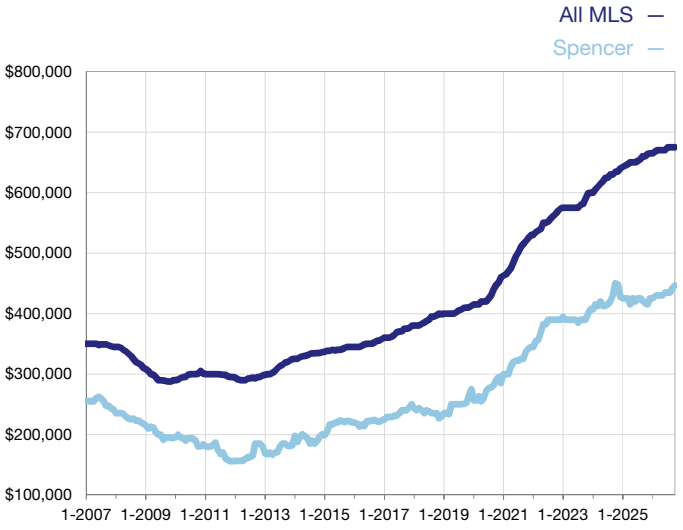
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

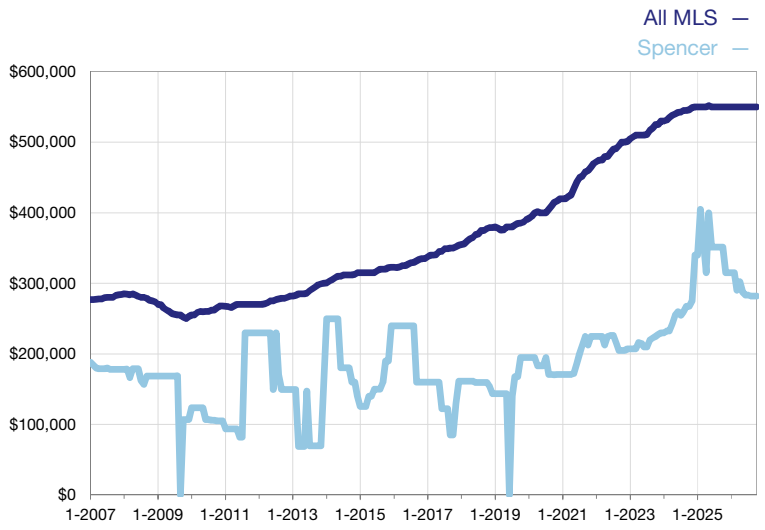
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	7	**4**	- 42.9%
Closed Sales	0	**0**	--	6	**6**	0.0%
Median Sales Price*	$0	**$0**	--	$351,500	**$282,000**	- 19.8%
Inventory of Homes for Sale	2	**3**	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	**2.5**	+ 78.6%	--	--	--
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	**2**	+ 100.0%	8	**9**	+ 12.5%

* 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



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