

# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

### Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	7	- 36.4%	92	95	+ 3.3%
Closed Sales	11	9	- 18.2%	95	96	+ 1.1%
Median Sales Price*	\$880,000	<b>\$690,000</b>	- 21.6%	\$800,000	<b>\$704,500</b>	- 11.9%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	40	24	- 40.0%	33	28	- 15.2%
Percent of Original List Price Received*	103.8%	<b>98.9%</b>	- 4.7%	104.8%	<b>102.1%</b>	- 2.6%
New Listings	12	9	- 25.0%	109	119	+ 9.2%

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

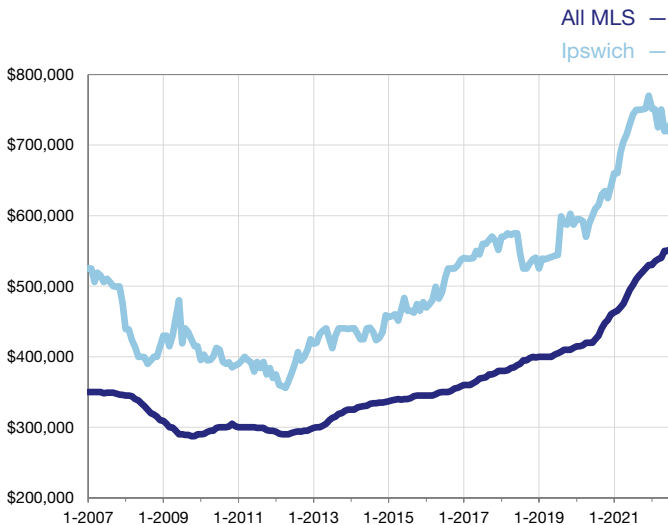
### Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	7	+ 250.0%	45	44	- 2.2%
Closed Sales	4	5	+ 25.0%	46	45	- 2.2%
Median Sales Price*	\$557,500	<b>\$875,000</b>	+ 57.0%	\$447,000	<b>\$599,000</b>	+ 34.0%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	3.4	2.1	- 38.2%	--	--	--
Cumulative Days on Market Until Sale	17	51	+ 200.0%	51	41	- 19.6%
Percent of Original List Price Received*	108.7%	<b>99.0%</b>	- 8.9%	103.1%	<b>104.9%</b>	+ 1.7%
New Listings	8	7	- 12.5%	58	60	+ 3.4%

\* 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

