

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	1	6	+ 500.0%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$665,000	\$670,000	+ 0.8%	\$665,000	\$670,000	+ 0.8%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	26	93	+ 257.7%	26	93	+ 257.7%
Percent of Original List Price Received*	97.0%	101.2%	+ 4.3%	97.0%	101.2%	+ 4.3%
New Listings	7	10	+ 42.9%	7	10	+ 42.9%

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

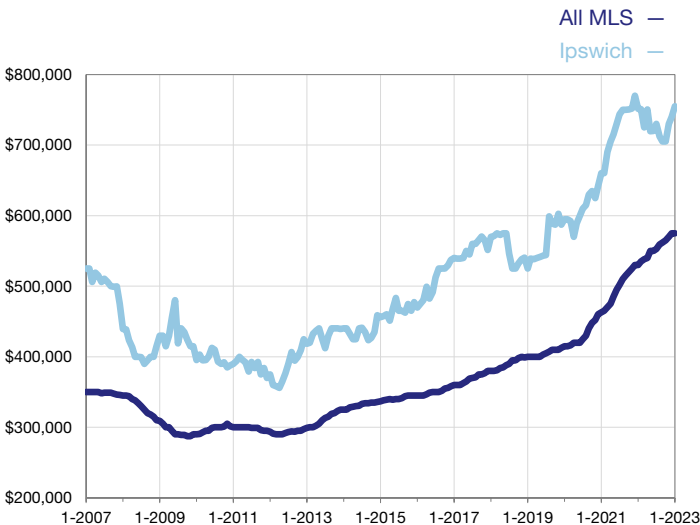
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$345,000	\$480,000	+ 39.1%	\$345,000	\$480,000	+ 39.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	29	83	+ 186.2%	29	83	+ 186.2%
Percent of Original List Price Received*	100.3%	94.8%	- 5.5%	100.3%	94.8%	- 5.5%
New Listings	5	4	- 20.0%	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

