

# Local Market Update – August 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

### Single-Family Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	12	10	- 16.7%	88	89	+ 1.1%
Closed Sales	16	11	- 31.3%	77	85	+ 10.4%
Median Sales Price*	\$552,500	<b>\$470,000</b>	- 14.9%	\$520,000	<b>\$555,000</b>	+ 6.7%
Inventory of Homes for Sale	58	34	- 41.4%	--	--	--
Months Supply of Inventory	5.7	3.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	75	49	- 34.7%	107	85	- 20.6%
Percent of Original List Price Received*	98.2%	<b>93.8%</b>	- 4.5%	96.9%	<b>96.0%</b>	- 0.9%
New Listings	18	15	- 16.7%	126	119	- 5.6%

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

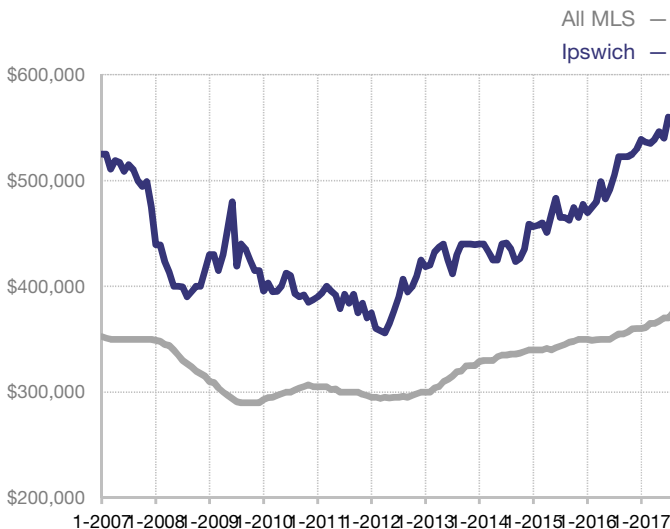
### Condominium Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	6	6	0.0%	44	42	- 4.5%
Closed Sales	6	8	+ 33.3%	41	36	- 12.2%
Median Sales Price*	\$277,500	<b>\$349,250</b>	+ 25.9%	\$265,000	<b>\$349,450</b>	+ 31.9%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	53	60	+ 13.2%	78	58	- 25.6%
Percent of Original List Price Received*	96.4%	<b>99.4%</b>	+ 3.1%	99.0%	<b>97.9%</b>	- 1.1%
New Listings	5	9	+ 80.0%	55	53	- 3.6%

\* 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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