

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	15	+ 36.4%	57	90	+ 57.9%
Closed Sales	11	14	+ 27.3%	66	73	+ 10.6%
Median Sales Price*	\$568,000	<b>\$625,000</b>	+ 10.0%	\$558,500	<b>\$585,000</b>	+ 4.7%
Inventory of Homes for Sale	57	47	- 17.5%	--	--	--
Months Supply of Inventory	5.7	4.8	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	38	82	+ 115.8%	69	73	+ 5.8%
Percent of Original List Price Received*	99.3%	<b>94.7%</b>	- 4.6%	98.5%	<b>95.4%</b>	- 3.1%
New Listings	11	17	+ 54.5%	107	122	+ 14.0%

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

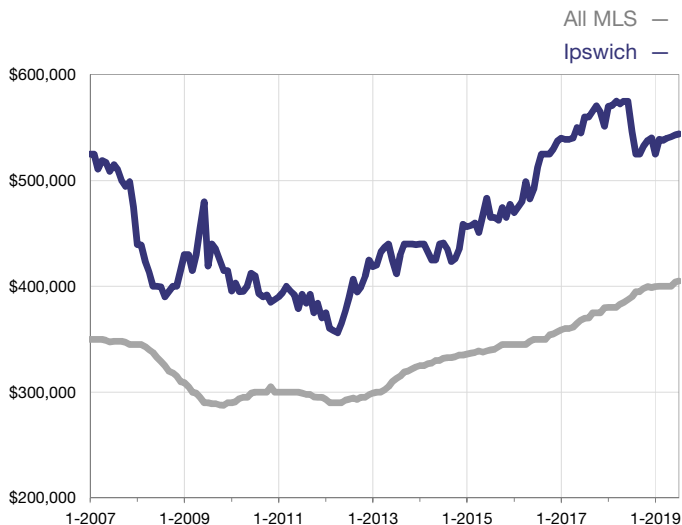
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	3	0.0%	46	20	- 56.5%
Closed Sales	4	3	- 25.0%	46	21	- 54.3%
Median Sales Price*	\$350,700	<b>\$353,500</b>	+ 0.8%	\$380,000	<b>\$310,000</b>	- 18.4%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--
Cumulative Days on Market Until Sale	41	24	- 41.5%	48	55	+ 14.6%
Percent of Original List Price Received*	100.4%	<b>103.2%</b>	+ 2.8%	99.8%	<b>97.9%</b>	- 1.9%
New Listings	9	5	- 44.4%	63	21	- 66.7%

\* 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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