

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	11	+ 83.3%	34	43	+ 26.5%
Closed Sales	6	8	+ 33.3%	30	37	+ 23.3%
Median Sales Price*	\$520,000	\$713,883	+ 37.3%	\$559,950	\$805,500	+ 43.9%
Inventory of Homes for Sale	34	5	- 85.3%	--	--	--
Months Supply of Inventory	3.1	0.4	- 87.1%	--	--	--
Cumulative Days on Market Until Sale	58	72	+ 24.1%	83	37	- 55.4%
Percent of Original List Price Received*	100.1%	103.9%	+ 3.8%	97.1%	104.4%	+ 7.5%
New Listings	11	10	- 9.1%	46	43	- 6.5%

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

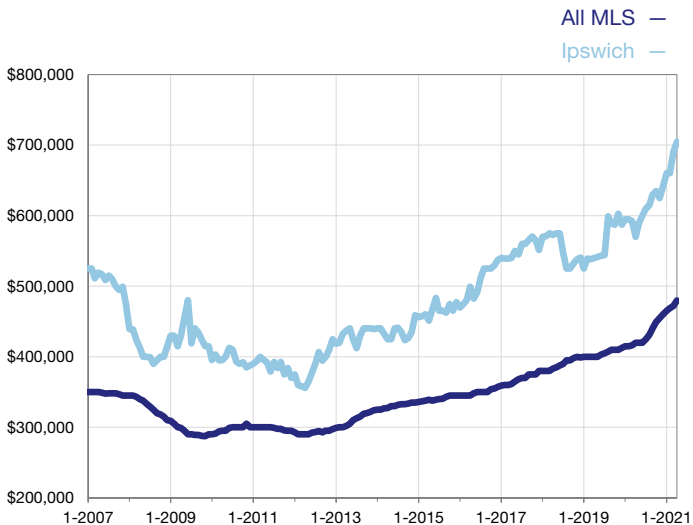
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	6	--	9	20	+ 122.2%
Closed Sales	0	5	--	7	19	+ 171.4%
Median Sales Price*	\$0	\$600,000	--	\$365,000	\$454,000	+ 24.4%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	3.1	1.5	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	0	60	--	62	94	+ 51.6%
Percent of Original List Price Received*	0.0%	104.1%	--	100.0%	100.4%	+ 0.4%
New Listings	0	6	--	10	20	+ 100.0%

* 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

