

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	11	- 15.4%	47	54	+ 14.9%
Closed Sales	9	9	0.0%	39	46	+ 17.9%
Median Sales Price*	\$672,000	<b>\$849,471</b>	+ 26.4%	\$570,000	<b>\$806,633</b>	+ 41.5%
Inventory of Homes for Sale	32	9	- 71.9%	--	--	--
Months Supply of Inventory	2.9	0.8	- 72.4%	--	--	--
Cumulative Days on Market Until Sale	64	25	- 60.9%	79	35	- 55.7%
Percent of Original List Price Received*	98.7%	<b>104.7%</b>	+ 6.1%	97.5%	<b>104.5%</b>	+ 7.2%
New Listings	13	14	+ 7.7%	59	59	0.0%

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

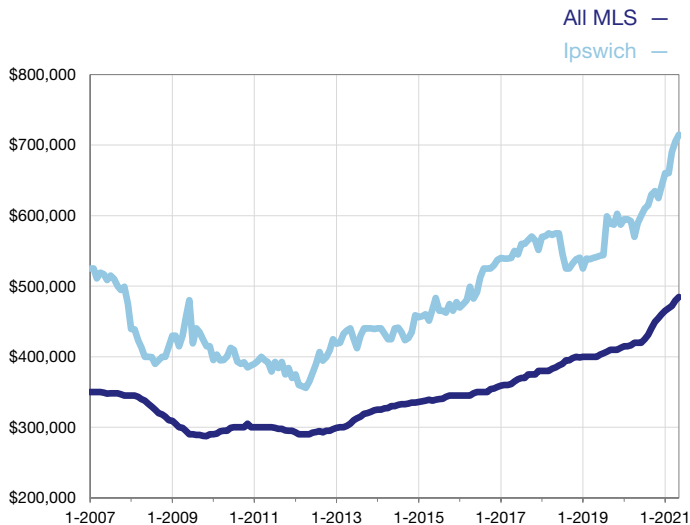
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	9	+ 200.0%	12	29	+ 141.7%
Closed Sales	3	7	+ 133.3%	10	26	+ 160.0%
Median Sales Price*	\$375,000	<b>\$364,000</b>	- 2.9%	\$370,000	<b>\$419,950</b>	+ 13.5%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	3.0	0.6	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	131	16	- 87.8%	82	73	- 11.0%
Percent of Original List Price Received*	96.0%	<b>103.3%</b>	+ 7.6%	98.8%	<b>101.2%</b>	+ 2.4%
New Listings	2	8	+ 300.0%	12	26	+ 116.7%

\* 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

