

# Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

### Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	4	- 60.0%	102	98	- 3.9%
Closed Sales	12	7	- 41.7%	107	103	- 3.7%
Median Sales Price*	\$797,500	<b>\$750,000</b>	- 6.0%	\$800,000	<b>\$705,000</b>	- 11.9%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--
Cumulative Days on Market Until Sale	38	30	- 21.1%	34	28	- 17.6%
Percent of Original List Price Received*	102.5%	97.3%	- 5.1%	104.5%	101.8%	- 2.6%
New Listings	8	9	+ 12.5%	117	128	+ 9.4%

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

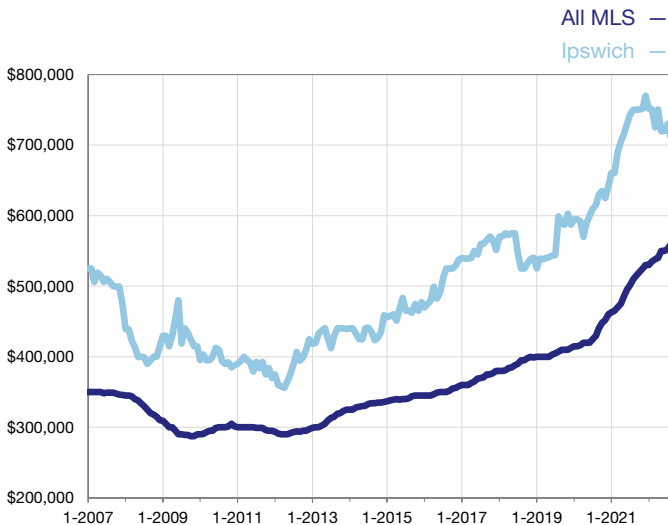
### Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	9	- 10.0%	55	51	- 7.3%
Closed Sales	3	4	+ 33.3%	49	49	0.0%
Median Sales Price*	\$470,000	<b>\$879,850</b>	+ 87.2%	\$454,000	<b>\$625,000</b>	+ 37.7%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	34	+ 100.0%	49	41	- 16.3%
Percent of Original List Price Received*	103.5%	100.1%	- 3.3%	103.1%	104.5%	+ 1.4%
New Listings	5	10	+ 100.0%	63	70	+ 11.1%

\* 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

