

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	10	+ 42.9%	109	108	- 0.9%
Closed Sales	6	7	+ 16.7%	113	110	- 2.7%
Median Sales Price*	\$668,250	\$1,000,000	+ 49.6%	\$770,000	\$712,500	- 7.5%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	30	- 21.1%	34	29	- 14.7%
Percent of Original List Price Received*	102.4%	104.3%	+ 1.9%	104.4%	101.9%	- 2.4%
New Listings	8	9	+ 12.5%	125	137	+ 9.6%

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

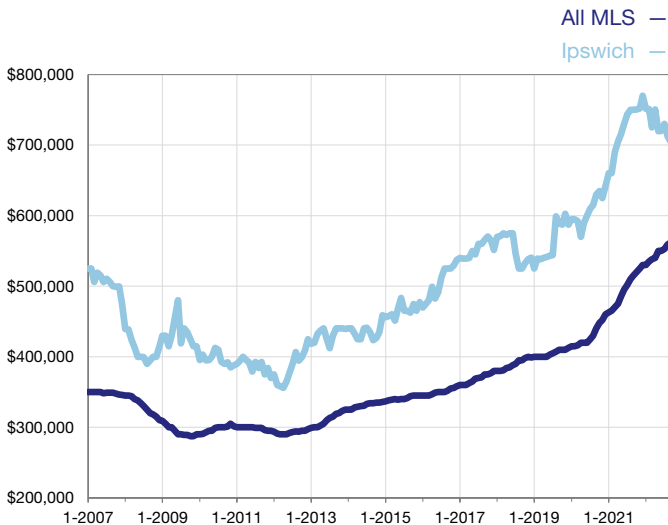
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	5	- 28.6%	62	53	- 14.5%
Closed Sales	1	7	+ 600.0%	50	56	+ 12.0%
Median Sales Price*	\$485,000	\$869,900	+ 79.4%	\$454,500	\$631,750	+ 39.0%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	48	38	- 20.8%
Percent of Original List Price Received*	97.2%	99.7%	+ 2.6%	103.0%	103.9%	+ 0.9%
New Listings	1	4	+ 300.0%	64	74	+ 15.6%

* 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

