

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	7	15	+ 114.3%
Closed Sales	6	4	- 33.3%	14	9	- 35.7%
Median Sales Price*	\$527,500	<b>\$844,950</b>	+ 60.2%	\$647,500	<b>\$810,000</b>	+ 25.1%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	35	49	+ 40.0%	30	73	+ 143.3%
Percent of Original List Price Received*	100.9%	<b>95.2%</b>	- 5.6%	98.7%	<b>98.5%</b>	- 0.2%
New Listings	6	7	+ 16.7%	13	17	+ 30.8%

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

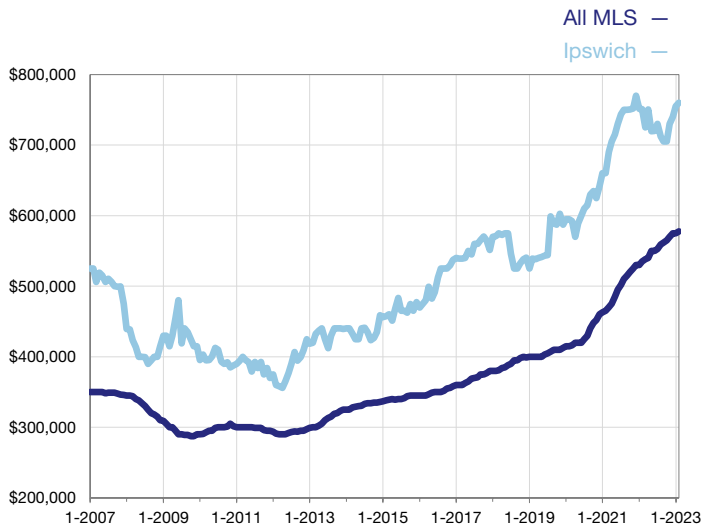
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	6	7	+ 16.7%
Closed Sales	5	3	- 40.0%	7	5	- 28.6%
Median Sales Price*	\$584,500	<b>\$511,500</b>	- 12.5%	\$541,000	<b>\$511,500</b>	- 5.5%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	66	18	- 72.7%	55	44	- 20.0%
Percent of Original List Price Received*	101.7%	<b>107.0%</b>	+ 5.2%	101.3%	<b>102.1%</b>	+ 0.8%
New Listings	4	4	0.0%	9	8	- 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

