

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	16	20	+ 25.0%
Closed Sales	5	12	+ 140.0%	19	21	+ 10.5%
Median Sales Price*	\$580,000	\$723,325	+ 24.7%	\$600,000	\$746,750	+ 24.5%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	2.6	1.2	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	53	86	+ 62.3%	36	80	+ 122.2%
Percent of Original List Price Received*	104.0%	94.6%	- 9.0%	100.1%	96.3%	- 3.8%
New Listings	16	7	- 56.3%	29	24	- 17.2%

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

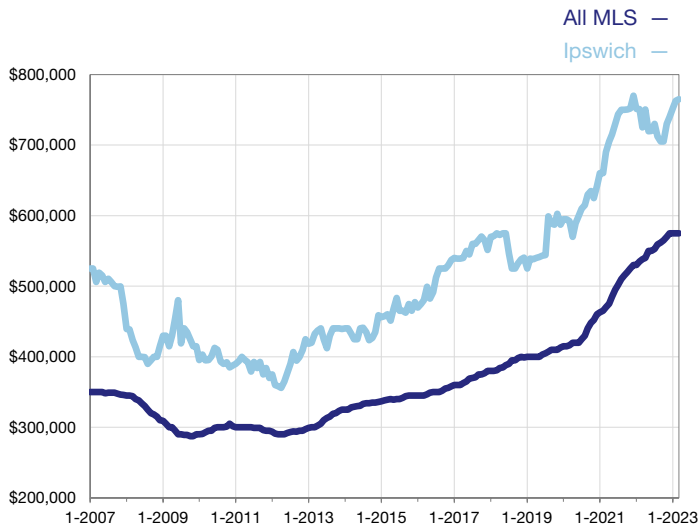
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	8	9	+ 12.5%
Closed Sales	5	4	- 20.0%	12	9	- 25.0%
Median Sales Price*	\$612,500	\$391,250	- 36.1%	\$562,750	\$410,000	- 27.1%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	71	78	+ 9.9%	62	59	- 4.8%
Percent of Original List Price Received*	107.7%	99.0%	- 8.1%	103.9%	100.7%	- 3.1%
New Listings	6	2	- 66.7%	15	10	- 33.3%

* 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

