

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 10 | 6 | - 40.0% | 26 | 25 | - 3.8% |
| Closed Sales | 9 | 4 | - 55.6% | 28 | 25 | - 10.7% |
| Median Sales Price* | \$925,000 | \$800,500 | - 13.5% | \$665,000 | \$746,750 | + 12.3% |
| Inventory of Homes for Sale | 29 | 10 | - 65.5% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 1.1 | - 66.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 36 | + 80.0% | 31 | 73 | + 135.5% |
| Percent of Original List Price Received* | 102.2% | 103.8% | + 1.6% | 100.8% | 97.5% | - 3.3% |
| New Listings | 17 | 9 | - 47.1% | 46 | 33 | - 28.3% |

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

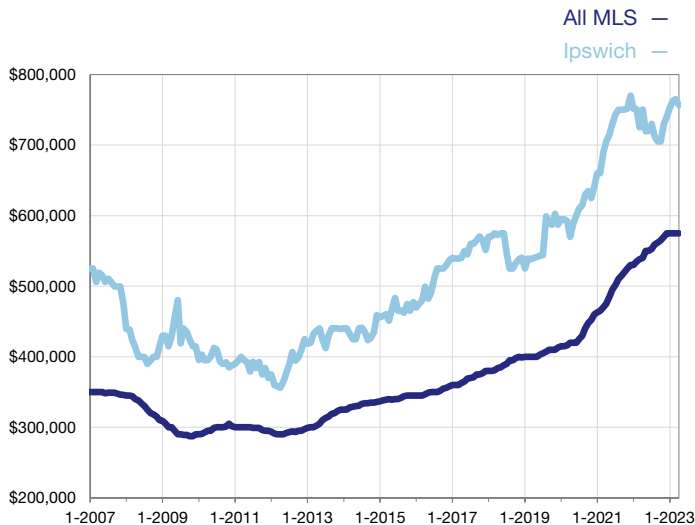
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|--------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 8 | 6 | - 25.0% | 16 | 15 | - 6.3% |
| Closed Sales | 5 | 1 | - 80.0% | 17 | 10 | - 41.2% |
| Median Sales Price* | \$638,500 | \$2,210,000 | + 246.1% | \$584,500 | \$460,750 | - 21.2% |
| Inventory of Homes for Sale | 13 | 6 | - 53.8% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 1.3 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 211 | + 817.4% | 51 | 74 | + 45.1% |
| Percent of Original List Price Received* | 103.8% | 121.6% | + 17.1% | 103.9% | 102.8% | - 1.1% |
| New Listings | 13 | 7 | - 46.2% | 28 | 17 | - 39.3% |

* 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

