

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	12	- 33.3%	44	38	- 13.6%
Closed Sales	9	7	- 22.2%	37	33	- 10.8%
Median Sales Price*	\$665,000	<b>\$1,176,925</b>	+ 77.0%	\$665,000	<b>\$879,900</b>	+ 32.3%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	32	14	- 56.3%	31	61	+ 96.8%
Percent of Original List Price Received*	101.5%	<b>104.4%</b>	+ 2.9%	100.9%	<b>99.1%</b>	- 1.8%
New Listings	18	13	- 27.8%	57	44	- 22.8%

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

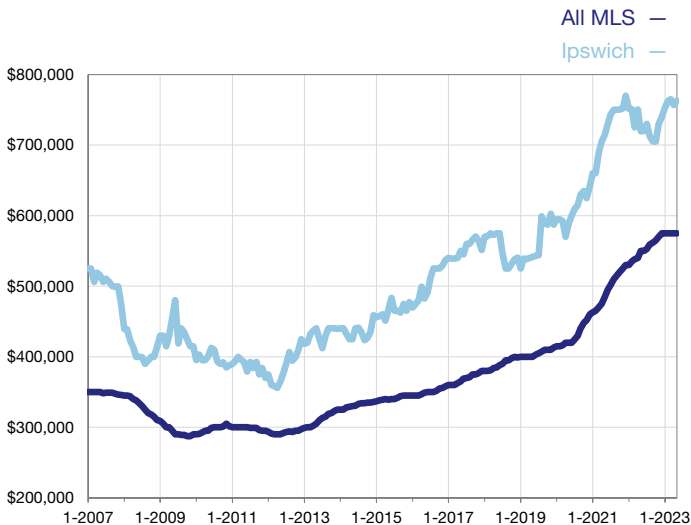
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	20	20	0.0%
Closed Sales	4	3	- 25.0%	21	13	- 38.1%
Median Sales Price*	\$458,125	<b>\$540,000</b>	+ 17.9%	\$576,250	<b>\$511,500</b>	- 11.2%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	17	51	+ 200.0%	44	69	+ 56.8%
Percent of Original List Price Received*	110.1%	<b>96.8%</b>	- 12.1%	105.1%	<b>101.4%</b>	- 3.5%
New Listings	7	6	- 14.3%	32	23	- 28.1%

\* 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

