

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	11	- 26.7%	59	46	- 22.0%
Closed Sales	19	8	- 57.9%	56	41	- 26.8%
Median Sales Price*	\$881,079	\$817,500	- 7.2%	\$704,500	\$870,000	+ 23.5%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	32	73	+ 128.1%	31	63	+ 103.2%
Percent of Original List Price Received*	104.9%	94.7%	- 9.7%	102.3%	98.2%	- 4.0%
New Listings	15	10	- 33.3%	72	54	- 25.0%

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

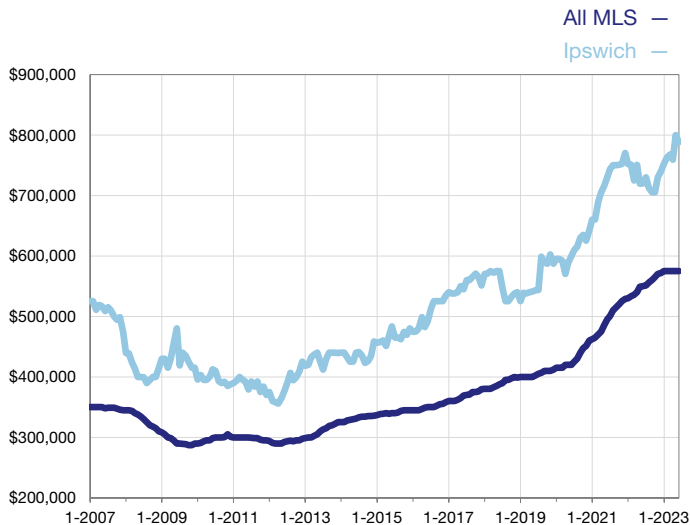
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	29	24	- 17.2%
Closed Sales	8	7	- 12.5%	29	20	- 31.0%
Median Sales Price*	\$615,000	\$621,500	+ 1.1%	\$576,250	\$525,750	- 8.8%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	39	53	+ 35.9%
Percent of Original List Price Received*	105.3%	105.4%	+ 0.1%	105.1%	102.8%	- 2.2%
New Listings	8	5	- 37.5%	40	27	- 32.5%

* 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

