

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	71	55	- 22.5%
Closed Sales	11	10	- 9.1%	67	51	- 23.9%
Median Sales Price*	\$760,000	\$807,500	+ 6.3%	\$705,000	\$850,000	+ 20.6%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	29	57	+ 96.6%
Percent of Original List Price Received*	106.3%	101.5%	- 4.5%	102.9%	98.9%	- 3.9%
New Listings	18	9	- 50.0%	90	60	- 33.3%

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

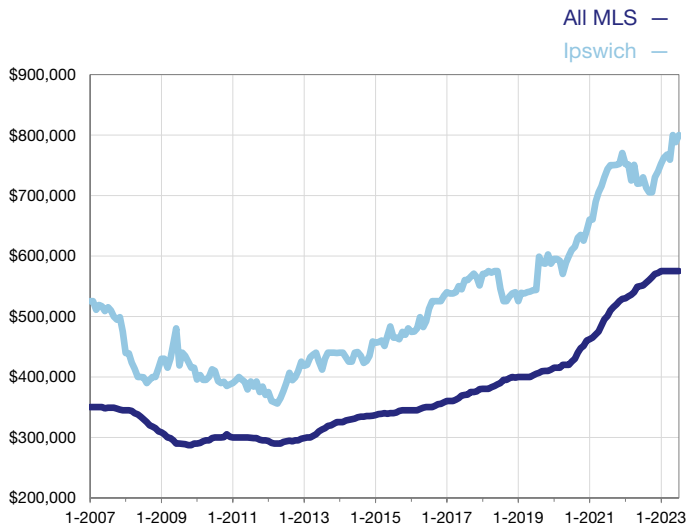
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	34	27	- 20.6%
Closed Sales	5	6	+ 20.0%	34	26	- 23.5%
Median Sales Price*	\$850,000	\$552,840	- 35.0%	\$589,500	\$530,000	- 10.1%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	18	- 30.8%	38	45	+ 18.4%
Percent of Original List Price Received*	102.8%	109.4%	+ 6.4%	104.8%	104.3%	- 0.5%
New Listings	5	3	- 40.0%	45	32	- 28.9%

* 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

