

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	15	- 6.3%	87	67	- 23.0%
Closed Sales	20	8	- 60.0%	87	59	- 32.2%
Median Sales Price*	\$727,500	\$957,148	+ 31.6%	\$705,000	\$850,000	+ 20.6%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 7.7%	29	52	+ 79.3%
Percent of Original List Price Received*	100.7%	101.4%	+ 0.7%	102.4%	99.2%	- 3.1%
New Listings	11	15	+ 36.4%	101	75	- 25.7%

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

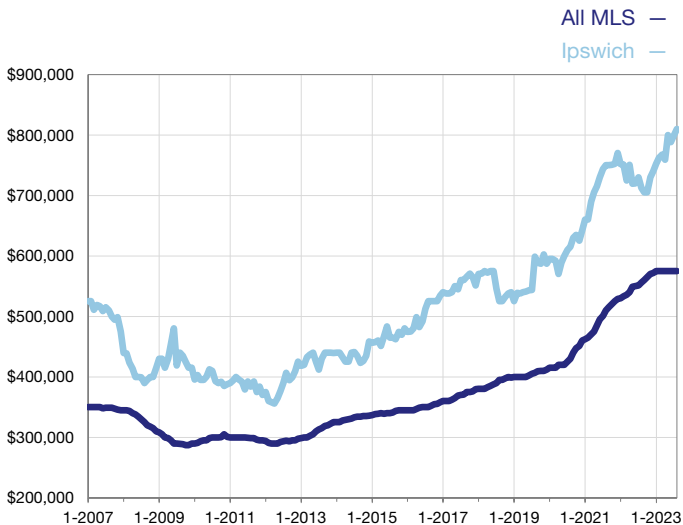
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	36	30	- 16.7%
Closed Sales	6	6	0.0%	40	32	- 20.0%
Median Sales Price*	\$480,000	\$812,500	+ 69.3%	\$580,375	\$562,840	- 3.0%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	55	40	- 27.3%	40	44	+ 10.0%
Percent of Original List Price Received*	110.6%	102.7%	- 7.1%	105.7%	104.0%	- 1.6%
New Listings	3	3	0.0%	48	34	- 29.2%

* 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

