

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	92	68	- 26.1%
Closed Sales	9	10	+ 11.1%	96	69	- 28.1%
Median Sales Price*	\$690,000	\$969,238	+ 40.5%	\$704,500	\$879,900	+ 24.9%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	24	14	- 41.7%	28	47	+ 67.9%
Percent of Original List Price Received*	98.9%	108.5%	+ 9.7%	102.1%	100.6%	- 1.5%
New Listings	9	9	0.0%	110	83	- 24.5%

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

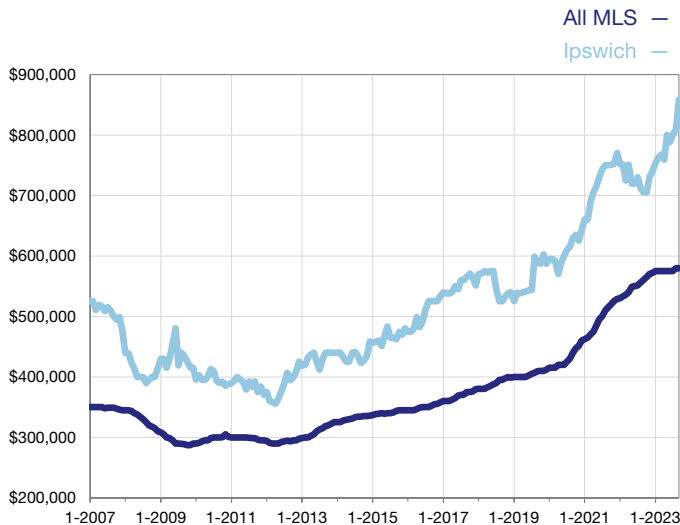
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	41	35	- 14.6%
Closed Sales	5	2	- 60.0%	45	34	- 24.4%
Median Sales Price*	\$875,000	\$1,009,950	+ 15.4%	\$599,000	\$562,840	- 6.0%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	51	13	- 74.5%	41	42	+ 2.4%
Percent of Original List Price Received*	99.0%	108.9%	+ 10.0%	104.9%	104.3%	- 0.6%
New Listings	7	4	- 42.9%	55	39	- 29.1%

* 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

