

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	9	+ 125.0%	96	77	- 19.8%
Closed Sales	7	8	+ 14.3%	103	77	- 25.2%
Median Sales Price*	\$750,000	\$1,035,000	+ 38.0%	\$705,000	\$888,000	+ 26.0%
Inventory of Homes for Sale	25	20	- 20.0%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	16	- 46.7%	28	43	+ 53.6%
Percent of Original List Price Received*	97.3%	102.5%	+ 5.3%	101.8%	100.8%	- 1.0%
New Listings	9	19	+ 111.1%	119	102	- 14.3%

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

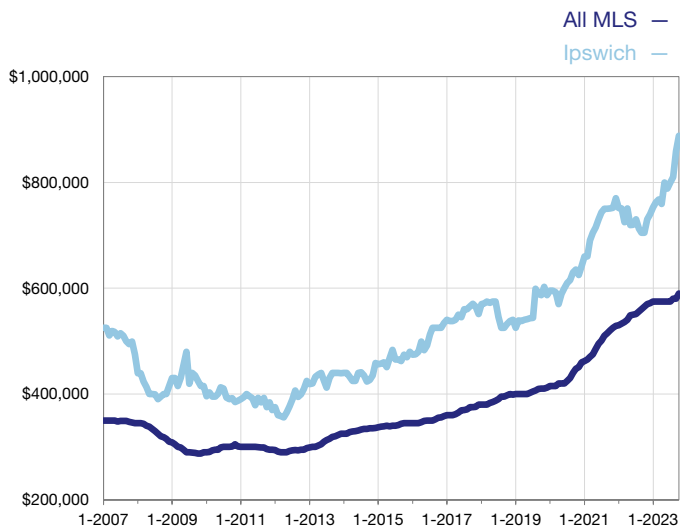
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	47	38	- 19.1%
Closed Sales	4	5	+ 25.0%	49	39	- 20.4%
Median Sales Price*	\$879,850	\$575,000	- 34.6%	\$625,000	\$575,000	- 8.0%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	34	23	- 32.4%	41	40	- 2.4%
Percent of Original List Price Received*	100.1%	100.5%	+ 0.4%	104.5%	103.8%	- 0.7%
New Listings	9	5	- 44.4%	64	43	- 32.8%

* 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

