

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	13	+ 62.5%	104	88	- 15.4%
Closed Sales	7	8	+ 14.3%	110	85	- 22.7%
Median Sales Price*	\$1,000,000	\$833,000	- 16.7%	\$712,500	\$888,000	+ 24.6%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	30	14	- 53.3%	29	41	+ 41.4%
Percent of Original List Price Received*	104.3%	100.4%	- 3.7%	101.9%	100.7%	- 1.2%
New Listings	8	10	+ 25.0%	127	112	- 11.8%

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

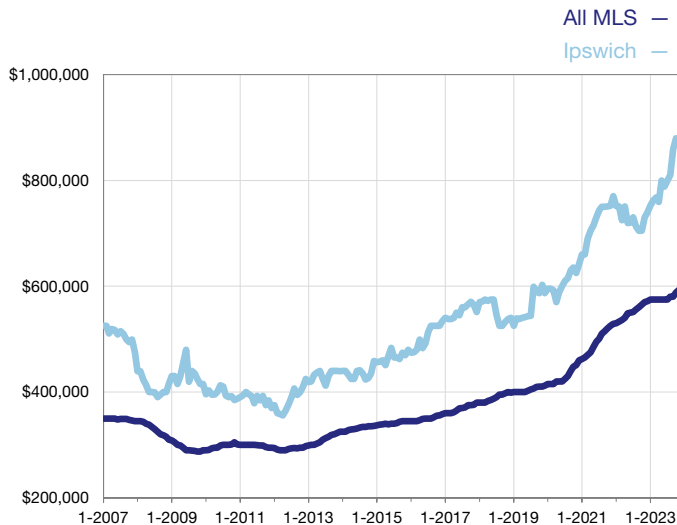
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	51	40	- 21.6%
Closed Sales	7	1	- 85.7%	56	40	- 28.6%
Median Sales Price*	\$869,900	\$287,000	- 67.0%	\$631,750	\$557,500	- 11.8%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	21	15	- 28.6%	38	39	+ 2.6%
Percent of Original List Price Received*	99.7%	104.6%	+ 4.9%	103.9%	103.8%	- 0.1%
New Listings	4	3	- 25.0%	68	47	- 30.9%

* 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

