

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	109	93	- 14.7%
Closed Sales	9	7	- 22.2%	119	92	- 22.7%
Median Sales Price*	\$825,000	\$830,000	+ 0.6%	\$740,000	\$874,950	+ 18.2%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	28	39	+ 39.3%
Percent of Original List Price Received*	98.5%	102.7%	+ 4.3%	101.7%	100.9%	- 0.8%
New Listings	0	1	--	127	112	- 11.8%

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

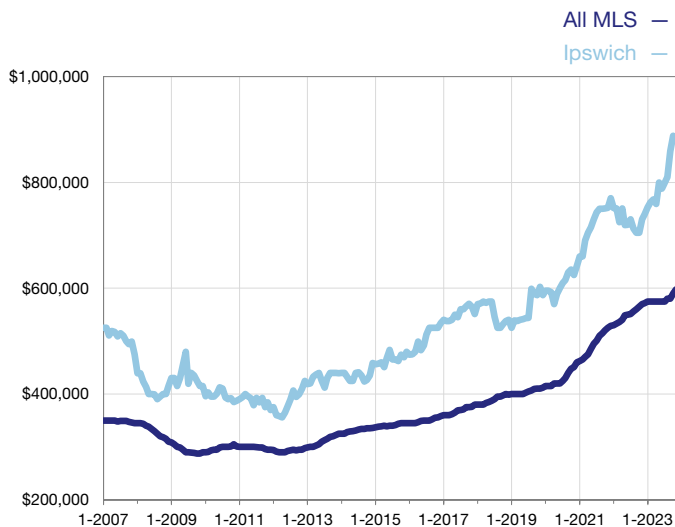
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	54	44	- 18.5%
Closed Sales	6	6	0.0%	62	46	- 25.8%
Median Sales Price*	\$500,000	\$737,450	+ 47.5%	\$616,250	\$575,000	- 6.7%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	43	71	+ 65.1%	39	43	+ 10.3%
Percent of Original List Price Received*	96.2%	100.6%	+ 4.6%	103.2%	103.4%	+ 0.2%
New Listings	0	1	--	68	50	- 26.5%

* 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

