

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

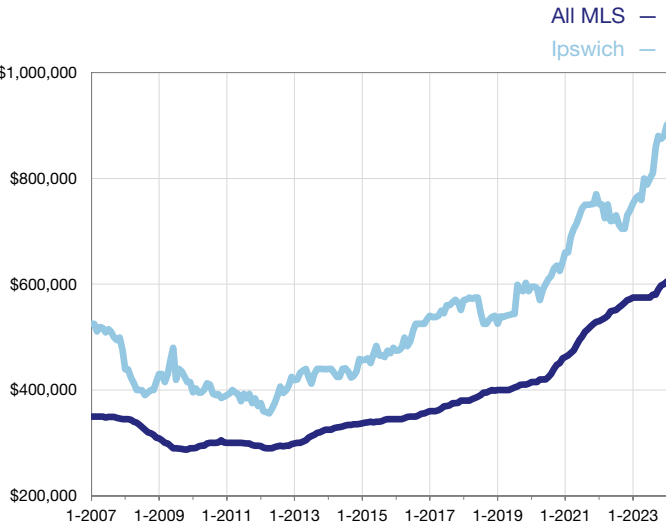
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	6	2	- 66.7%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$670,000	\$860,000	+ 28.4%	\$670,000	\$860,000	+ 28.4%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	93	87	- 6.5%	93	87	- 6.5%
Percent of Original List Price Received*	101.2%	98.6%	- 2.6%	101.2%	98.6%	- 2.6%
New Listings	9	4	- 55.6%	9	4	- 55.6%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Median Sales Price*	\$480,000	\$570,000	+ 18.8%	\$480,000	\$570,000	+ 18.8%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	83	32	- 61.4%	83	32	- 61.4%
Percent of Original List Price Received*	94.8%	99.8%	+ 5.3%	94.8%	99.8%	+ 5.3%
New Listings	4	2	- 50.0%	4	2	- 50.0%

* 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

