

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

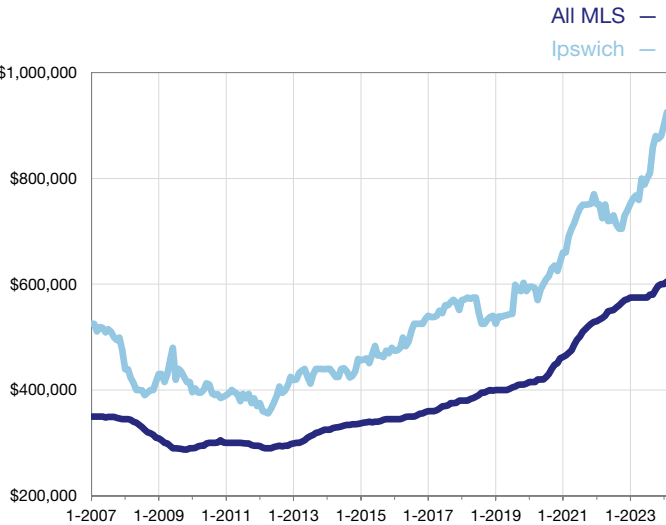
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	4	- 50.0%	14	5	- 64.3%
Closed Sales	4	2	- 50.0%	9	8	- 11.1%
Median Sales Price*	\$844,950	\$707,500	- 16.3%	\$810,000	\$850,000	+ 4.9%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	49	56	+ 14.3%	73	79	+ 8.2%
Percent of Original List Price Received*	95.2%	98.9%	+ 3.9%	98.5%	98.7%	+ 0.2%
New Listings	6	3	- 50.0%	15	7	- 53.3%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	5	6	+ 20.0%
Closed Sales	3	0	- 100.0%	5	5	0.0%
Median Sales Price*	\$511,500	\$0	- 100.0%	\$511,500	\$570,000	+ 11.4%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	44	32	- 27.3%
Percent of Original List Price Received*	107.0%	0.0%	- 100.0%	102.1%	99.8%	- 2.3%
New Listings	4	3	- 25.0%	8	5	- 37.5%

\* 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

