

# Ipswich

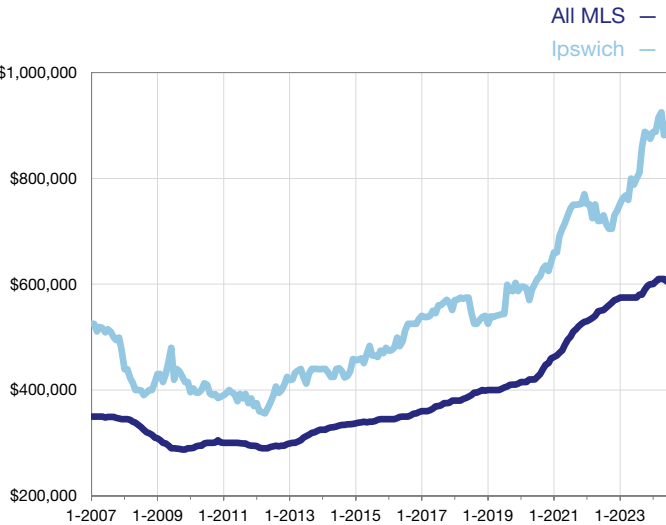
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	15	+ 36.4%	46	39	- 15.2%
Closed Sales	8	10	+ 25.0%	41	31	- 24.4%
Median Sales Price*	\$817,500	\$917,500	+ 12.2%	\$870,000	\$875,000	+ 0.6%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	73	21	- 71.2%	63	38	- 39.7%
Percent of Original List Price Received*	94.7%	107.3%	+ 13.3%	98.2%	103.0%	+ 4.9%
New Listings	8	9	+ 12.5%	51	52	+ 2.0%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	22	19	- 13.6%
Closed Sales	7	3	- 57.1%	20	18	- 10.0%
Median Sales Price*	\$621,500	\$680,000	+ 9.4%	\$525,750	\$644,500	+ 22.6%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	53	45	- 15.1%
Percent of Original List Price Received*	105.4%	102.4%	- 2.8%	103.3%	103.2%	- 0.1%
New Listings	5	3	- 40.0%	29	22	- 24.1%

\* 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

