

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	4	- 33.3%	52	40	- 23.1%
Closed Sales	10	7	- 30.0%	51	38	- 25.5%
Median Sales Price*	\$807,500	\$935,000	+ 15.8%	\$850,000	\$885,000	+ 4.1%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	1.5	2.9	+ 93.3%	--	--	--
Cumulative Days on Market Until Sale	28	20	- 28.6%	57	34	- 40.4%
Percent of Original List Price Received*	101.5%	101.2%	- 0.3%	98.9%	102.7%	+ 3.8%
New Listings	9	11	+ 22.2%	60	60	0.0%

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

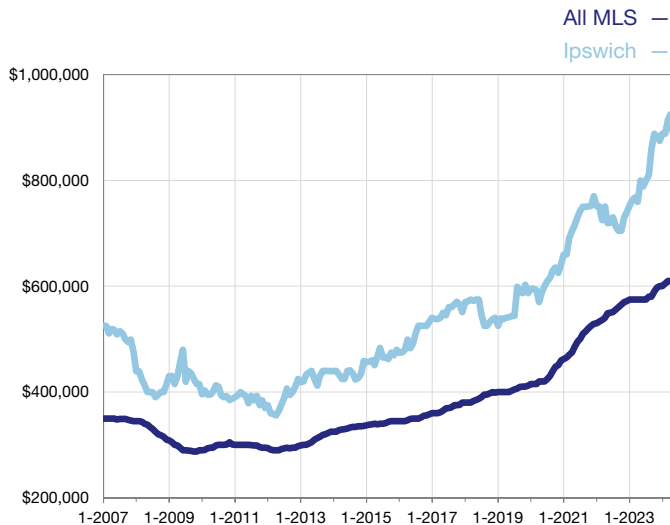
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	4	0.0%	26	24	- 7.7%
Closed Sales	6	9	+ 50.0%	26	27	+ 3.8%
Median Sales Price*	\$552,840	\$470,000	- 15.0%	\$530,000	\$570,000	+ 7.5%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	45	37	- 17.8%
Percent of Original List Price Received*	109.4%	104.6%	- 4.4%	104.7%	103.6%	- 1.1%
New Listings	3	5	+ 66.7%	32	29	- 9.4%

* 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

