

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

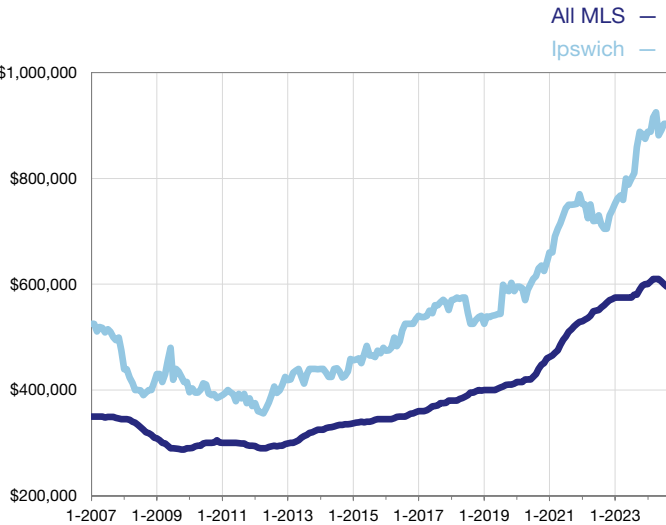
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	15	+ 66.7%	61	53	- 13.1%
Closed Sales	8	10	+ 25.0%	59	48	- 18.6%
Median Sales Price*	\$957,148	\$855,000	- 10.7%	\$850,000	\$885,000	+ 4.1%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	24	45	+ 87.5%	52	37	- 28.8%
Percent of Original List Price Received*	101.4%	93.8%	- 7.5%	99.2%	100.8%	+ 1.6%
New Listings	14	12	- 14.3%	74	71	- 4.1%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	30	33	+ 10.0%
Closed Sales	6	5	- 16.7%	32	32	0.0%
Median Sales Price*	\$812,500	\$625,000	- 23.1%	\$562,840	\$609,500	+ 8.3%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	40	22	- 45.0%	44	35	- 20.5%
Percent of Original List Price Received*	102.7%	99.0%	- 3.6%	104.3%	102.9%	- 1.3%
New Listings	4	7	+ 75.0%	36	37	+ 2.8%

* 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

