

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

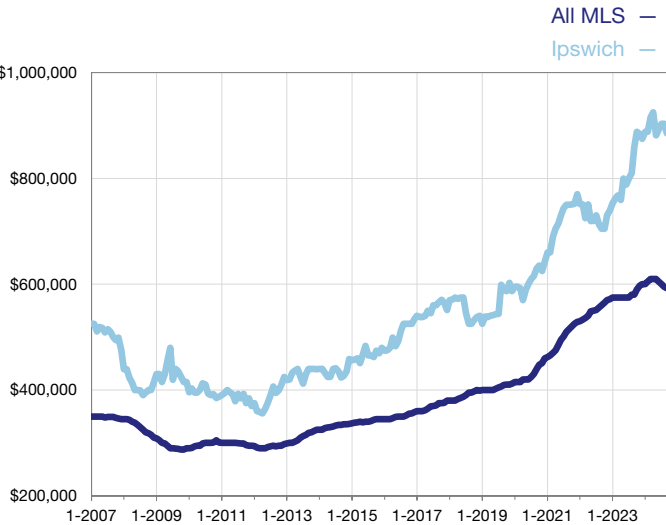
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	68	64	- 5.9%
Closed Sales	10	10	0.0%	69	58	- 15.9%
Median Sales Price*	\$969,238	\$975,250	+ 0.6%	\$879,900	\$903,000	+ 2.6%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	14	38	+ 171.4%	47	37	- 21.3%
Percent of Original List Price Received*	108.5%	101.1%	- 6.8%	100.6%	100.9%	+ 0.3%
New Listings	8	12	+ 50.0%	82	83	+ 1.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	33	35	+ 6.1%
Closed Sales	2	4	+ 100.0%	34	36	+ 5.9%
Median Sales Price*	\$1,009,950	\$635,000	- 37.1%	\$562,840	\$620,000	+ 10.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	13	28	+ 115.4%	42	34	- 19.0%
Percent of Original List Price Received*	108.9%	102.7%	- 5.7%	104.6%	102.9%	- 1.6%
New Listings	4	5	+ 25.0%	40	42	+ 5.0%

* 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

