

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

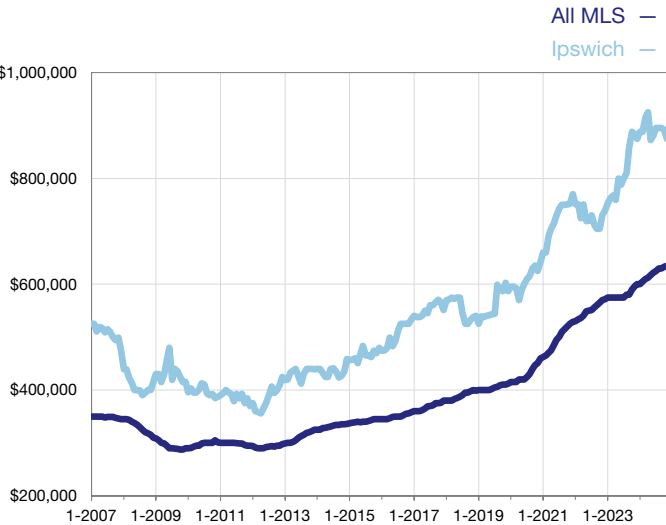
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	87	79	- 9.2%
Closed Sales	8	9	+ 12.5%	85	76	- 10.6%
Median Sales Price*	\$833,000	\$770,000	- 7.6%	\$888,000	\$903,000	+ 1.7%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	14	25	+ 78.6%	41	34	- 17.1%
Percent of Original List Price Received*	100.4%	99.6%	- 0.8%	100.7%	101.2%	+ 0.5%
New Listings	10	6	- 40.0%	110	102	- 7.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	40	39	- 2.5%
Closed Sales	1	1	0.0%	40	41	+ 2.5%
Median Sales Price*	\$287,000	\$283,773	- 1.1%	\$557,500	\$625,000	+ 12.1%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	15	15	0.0%	39	34	- 12.8%
Percent of Original List Price Received*	104.6%	100.0%	- 4.4%	104.1%	102.6%	- 1.4%
New Listings	3	2	- 33.3%	49	44	- 10.2%

* 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

