

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

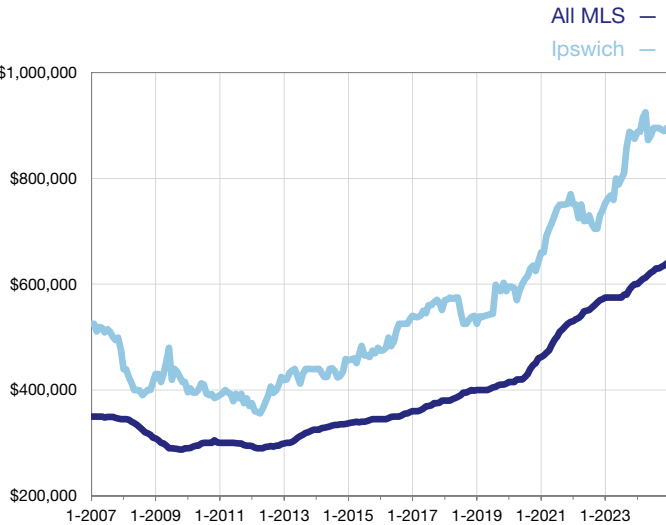
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	92	85	- 7.6%
Closed Sales	7	9	+ 28.6%	92	85	- 7.6%
Median Sales Price*	\$830,000	\$872,000	+ 5.1%	\$874,950	\$895,000	+ 2.3%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	20	21	+ 5.0%	39	32	- 17.9%
Percent of Original List Price Received*	102.7%	100.0%	- 2.6%	100.9%	101.1%	+ 0.2%
New Listings	1	2	+ 100.0%	111	104	- 6.3%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	44	40	- 9.1%
Closed Sales	6	4	- 33.3%	46	45	- 2.2%
Median Sales Price*	\$737,450	\$473,500	- 35.8%	\$575,000	\$615,000	+ 7.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	71	25	- 64.8%	43	33	- 23.3%
Percent of Original List Price Received*	100.6%	102.0%	+ 1.4%	103.6%	102.5%	- 1.1%
New Listings	1	0	- 100.0%	50	44	- 12.0%

* 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

