

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

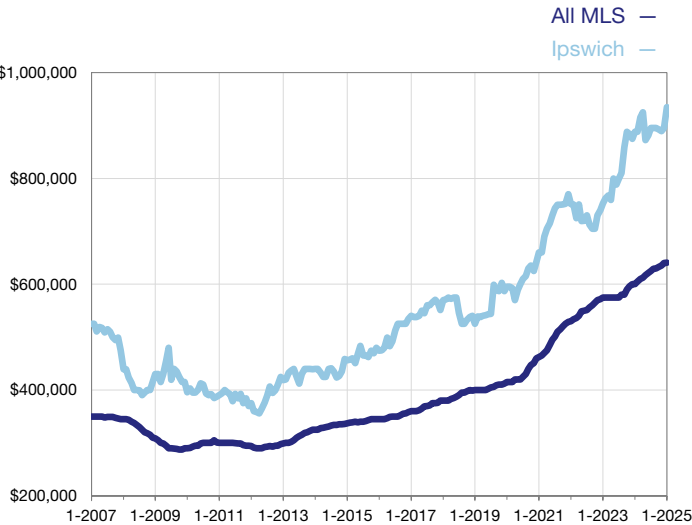
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	6	7	+ 16.7%	6	7	+ 16.7%
Median Sales Price*	\$860,000	\$1,158,000	+ 34.7%	\$860,000	\$1,158,000	+ 34.7%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	87	44	- 49.4%	87	44	- 49.4%
Percent of Original List Price Received*	98.6%	102.7%	+ 4.2%	98.6%	102.7%	+ 4.2%
New Listings	3	8	+ 166.7%	3	8	+ 166.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Median Sales Price*	\$570,000	\$330,000	- 42.1%	\$570,000	\$330,000	- 42.1%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	32	10	- 68.8%	32	10	- 68.8%
Percent of Original List Price Received*	99.8%	101.6%	+ 1.8%	99.8%	101.6%	+ 1.8%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%

\* 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

