

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

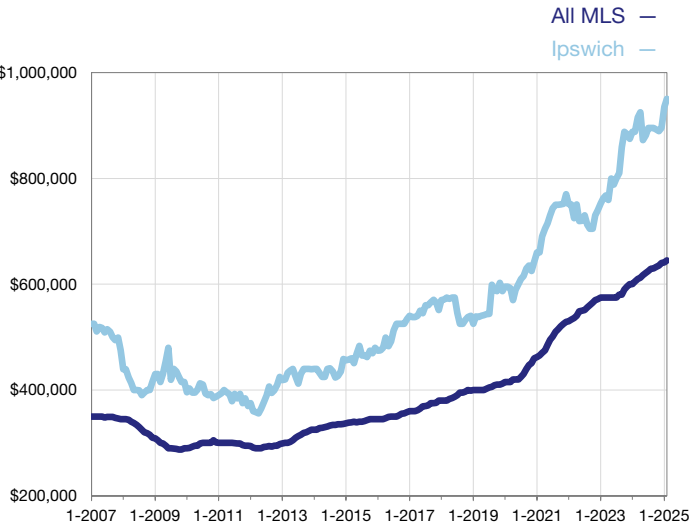
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	8	+ 300.0%	3	12	+ 300.0%
Closed Sales	2	3	+ 50.0%	8	10	+ 25.0%
Median Sales Price*	\$707,500	\$999,500	+ 41.3%	\$850,000	\$1,078,750	+ 26.9%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	56	36	- 35.7%	79	41	- 48.1%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	98.7%	101.3%	+ 2.6%
New Listings	3	5	+ 66.7%	6	13	+ 116.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	6	4	- 33.3%
Closed Sales	0	1	--	5	2	- 60.0%
Median Sales Price*	\$0	\$365,000	--	\$570,000	\$347,500	- 39.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	0	6	--	32	8	- 75.0%
Percent of Original List Price Received*	0.0%	109.3%	--	99.8%	105.4%	+ 5.6%
New Listings	3	2	- 33.3%	5	5	0.0%

* 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

