

Ipswich

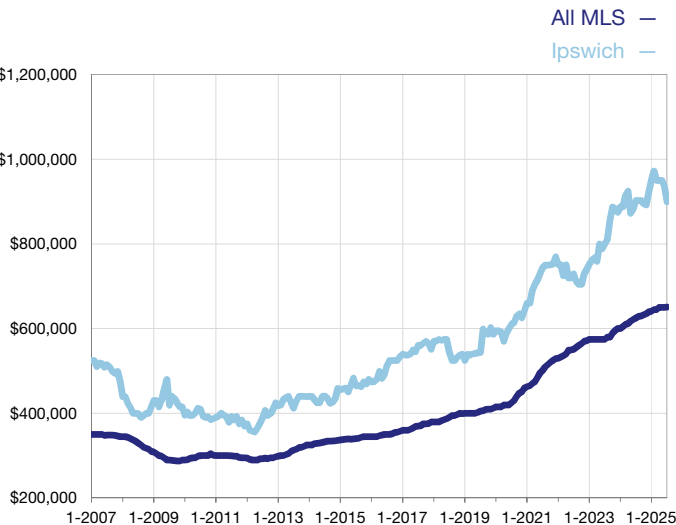
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	13	+ 550.0%	37	58	+ 56.8%
Closed Sales	6	12	+ 100.0%	37	52	+ 40.5%
Median Sales Price*	\$1,055,000	\$795,000	- 24.6%	\$895,000	\$887,500	- 0.8%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	19	33	+ 73.7%	35	33	- 5.7%
Percent of Original List Price Received*	102.5%	99.3%	- 3.1%	102.9%	102.5%	- 0.4%
New Listings	10	6	- 40.0%	58	85	+ 46.6%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	24	30	+ 25.0%
Closed Sales	10	2	- 80.0%	28	21	- 25.0%
Median Sales Price*	\$475,000	\$544,000	+ 14.5%	\$582,500	\$518,000	- 11.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	60	26	- 56.7%	50	27	- 46.0%
Percent of Original List Price Received*	103.5%	99.1%	- 4.3%	103.3%	104.6%	+ 1.3%
New Listings	6	3	- 50.0%	31	39	+ 25.8%

* 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

