

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	2	- 66.7%	82	101	+ 23.2%
Closed Sales	7	10	+ 42.9%	82	107	+ 30.5%
Median Sales Price*	\$994,000	\$725,000	- 27.1%	\$923,000	\$900,000	- 2.5%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	22	64	+ 190.9%	33	43	+ 30.3%
Percent of Original List Price Received*	100.4%	94.3%	- 6.1%	101.2%	99.8%	- 1.4%
New Listings	2	2	0.0%	102	128	+ 25.5%

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

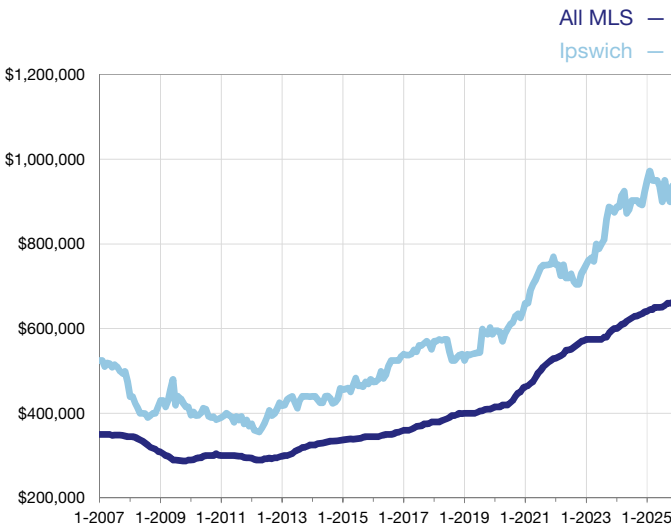
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	5	+ 400.0%	42	52	+ 23.8%
Closed Sales	5	3	- 40.0%	47	44	- 6.4%
Median Sales Price*	\$490,000	\$510,000	+ 4.1%	\$625,000	\$617,500	- 1.2%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	68	53	- 22.1%	45	35	- 22.2%
Percent of Original List Price Received*	101.4%	96.9%	- 4.4%	102.3%	102.3%	0.0%
New Listings	0	4	--	45	62	+ 37.8%

* 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

