

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	6	- 14.3%	11	11	0.0%
Closed Sales	3	3	0.0%	10	5	- 50.0%
Median Sales Price*	\$999,500	<b>\$862,000</b>	- 13.8%	\$1,078,750	<b>\$900,000</b>	- 16.6%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	36	95	+ 163.9%	41	72	+ 75.6%
Percent of Original List Price Received*	98.0%	97.3%	- 0.7%	101.3%	94.0%	- 7.2%
New Listings	5	5	0.0%	13	12	- 7.7%

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

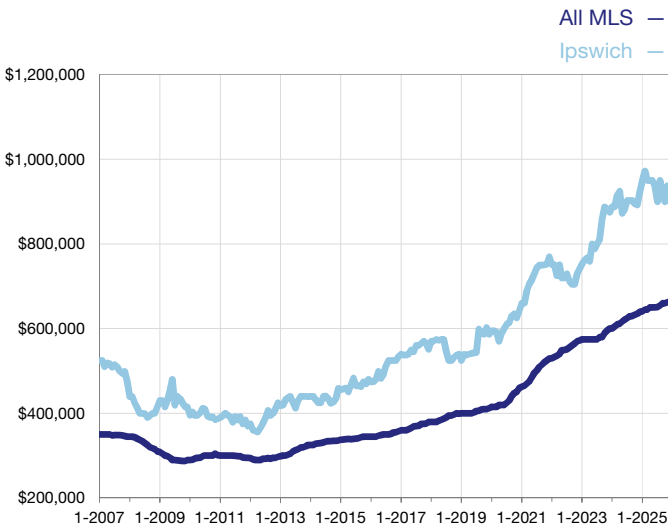
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	4	4	0.0%
Closed Sales	1	4	+ 300.0%	2	8	+ 300.0%
Median Sales Price*	\$365,000	<b>\$695,605</b>	+ 90.6%	\$347,500	<b>\$630,750</b>	+ 81.5%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	6	65	+ 983.3%	8	47	+ 487.5%
Percent of Original List Price Received*	109.3%	98.9%	- 9.5%	105.4%	100.6%	- 4.6%
New Listings	2	3	+ 50.0%	5	6	+ 20.0%

\* 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

