

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	12	+ 300.0%	14	23	+ 64.3%
Closed Sales	6	7	+ 16.7%	16	13	- 18.8%
Median Sales Price*	\$910,000	\$822,000	- 9.7%	\$972,500	\$862,000	- 11.4%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	18	108	+ 500.0%	33	95	+ 187.9%
Percent of Original List Price Received*	100.4%	91.0%	- 9.4%	100.9%	92.8%	- 8.0%
New Listings	9	11	+ 22.2%	22	23	+ 4.5%

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

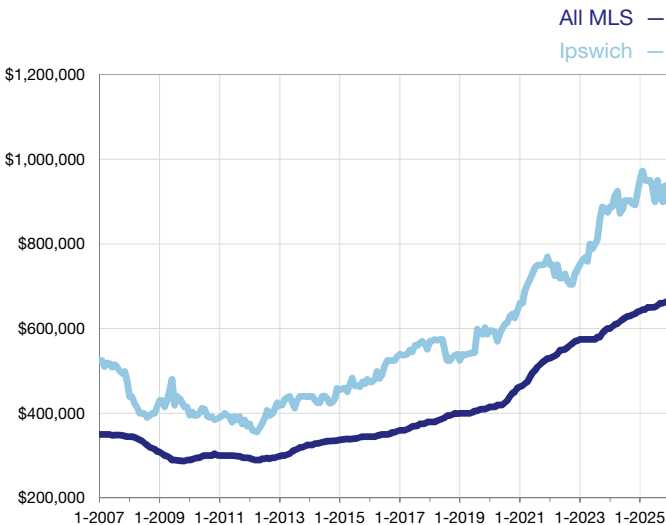
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	2	0.0%	6	6	0.0%
Closed Sales	1	4	+ 300.0%	3	13	+ 333.3%
Median Sales Price*	\$726,000	\$736,250	+ 1.4%	\$365,000	\$658,000	+ 80.3%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	2	43	+ 2,050.0%	6	46	+ 666.7%
Percent of Original List Price Received*	106.0%	107.4%	+ 1.3%	105.6%	102.6%	- 2.8%
New Listings	8	3	- 62.5%	13	9	- 30.8%

* 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

