

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	10	+ 25.0%	22	31	+ 40.9%
Closed Sales	6	6	0.0%	22	19	- 13.6%
Median Sales Price*	\$850,000	\$1,069,500	+ 25.8%	\$960,000	\$900,000	- 6.3%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	68	41	- 39.7%	42	78	+ 85.7%
Percent of Original List Price Received*	103.7%	105.5%	+ 1.7%	101.7%	96.8%	- 4.8%
New Listings	18	13	- 27.8%	40	36	- 10.0%

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

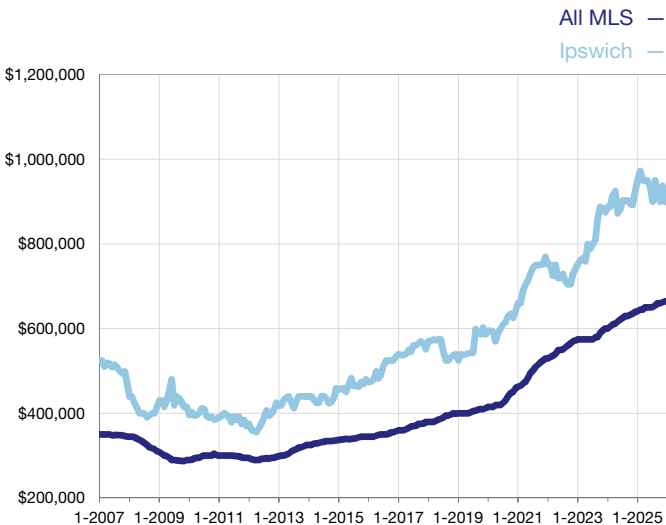
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	5	0.0%	11	11	0.0%
Closed Sales	2	1	- 50.0%	5	14	+ 180.0%
Median Sales Price*	\$440,000	\$500,000	+ 13.6%	\$405,000	\$622,250	+ 53.6%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	89	42	- 52.8%	39	46	+ 17.9%
Percent of Original List Price Received*	100.9%	100.2%	- 0.7%	103.7%	102.4%	- 1.3%
New Listings	11	9	- 18.2%	24	18	- 25.0%

* 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

