

Ipswich

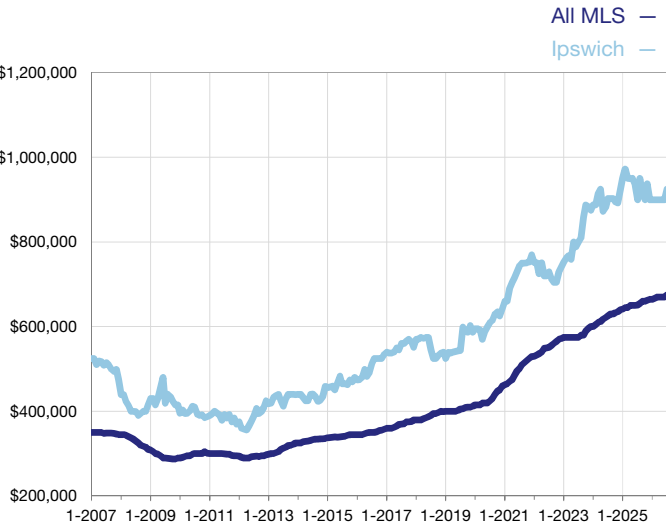
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	8	- 20.0%	55	54	- 1.8%
Closed Sales	12	6	- 50.0%	52	46	- 11.5%
Median Sales Price*	\$795,000	\$847,500	+ 6.6%	\$887,500	\$897,500	+ 1.1%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	95	+ 187.9%	33	55	+ 66.7%
Percent of Original List Price Received*	99.3%	98.8%	- 0.5%	102.5%	101.9%	- 0.6%
New Listings	5	7	+ 40.0%	82	68	- 17.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	29	25	- 13.8%
Closed Sales	2	3	+ 50.0%	21	25	+ 19.0%
Median Sales Price*	\$544,000	\$955,000	+ 75.6%	\$518,000	\$675,000	+ 30.3%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--
Cumulative Days on Market Until Sale	26	73	+ 180.8%	27	42	+ 55.6%
Percent of Original List Price Received*	99.1%	115.1%	+ 16.1%	104.6%	103.6%	- 1.0%
New Listings	3	10	+ 233.3%	41	38	- 7.3%

* 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

