

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

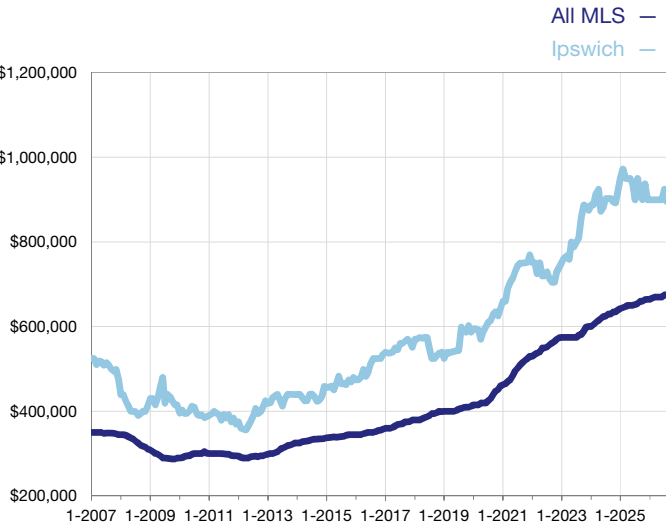
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	61	62	+ 1.6%
Closed Sales	8	8	0.0%	60	54	- 10.0%
Median Sales Price*	\$1,200,000	\$890,000	- 25.8%	\$932,500	\$897,500	- 3.8%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	29	80	+ 175.9%	33	59	+ 78.8%
Percent of Original List Price Received*	98.9%	98.2%	- 0.7%	102.1%	101.4%	- 0.7%
New Listings	9	13	+ 44.4%	91	81	- 11.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	33	30	- 9.1%
Closed Sales	10	6	- 40.0%	31	31	0.0%
Median Sales Price*	\$762,500	\$620,000	- 18.7%	\$585,000	\$675,000	+ 15.4%
Inventory of Homes for Sale	7	16	+ 128.6%	--	--	--
Months Supply of Inventory	1.8	3.9	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	34	28	- 17.6%	29	39	+ 34.5%
Percent of Original List Price Received*	101.1%	102.4%	+ 1.3%	103.5%	103.4%	- 0.1%
New Listings	4	12	+ 200.0%	45	50	+ 11.1%

* 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

