

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

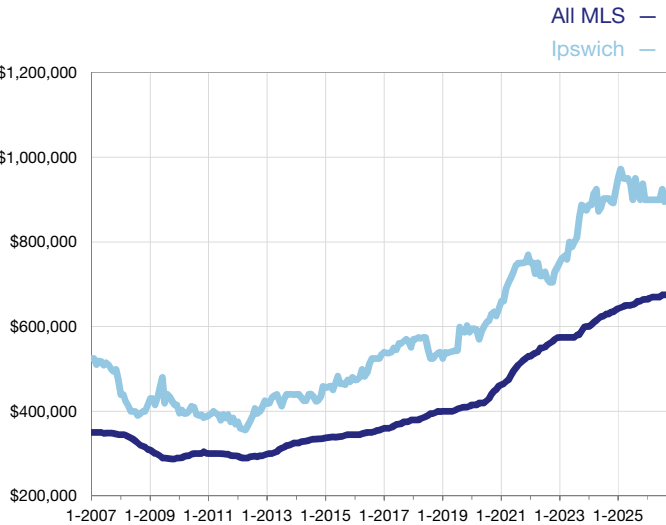
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	14	0.0%	75	76	+ 1.3%
Closed Sales	8	11	+ 37.5%	68	65	- 4.4%
Median Sales Price*	\$783,000	\$890,000	+ 13.7%	\$907,500	\$895,000	- 1.4%
Inventory of Homes for Sale	27	23	- 14.8%	--	--	--
Months Supply of Inventory	3.4	2.7	- 20.6%	--	--	--
Cumulative Days on Market Until Sale	57	34	- 40.4%	36	55	+ 52.8%
Percent of Original List Price Received*	92.7%	101.6%	+ 9.6%	101.0%	101.4%	+ 0.4%
New Listings	15	19	+ 26.7%	106	99	- 6.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	39	36	- 7.7%
Closed Sales	2	5	+ 150.0%	33	36	+ 9.1%
Median Sales Price*	\$831,500	\$648,500	- 22.0%	\$610,000	\$672,500	+ 10.2%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	1.9	3.9	+ 105.3%	--	--	--
Cumulative Days on Market Until Sale	43	52	+ 20.9%	30	41	+ 36.7%
Percent of Original List Price Received*	104.2%	99.9%	- 4.1%	103.5%	102.9%	- 0.6%
New Listings	7	5	- 28.6%	52	54	+ 3.8%

* 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

