Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Ipswich

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**14**	+ 7.7%	88	**88**	0.0%
Closed Sales	14	**9**	- 35.7%	82	**74**	- 9.8%
Median Sales Price*	$775,000	**$1,132,000**	+ 46.1%	$900,000	**$905,000**	+ 0.6%
Inventory of Homes for Sale	25	**21**	- 16.0%	--	--	--
Months Supply of Inventory	3.0	**2.5**	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	44	**25**	- 43.2%	37	**51**	+ 37.8%
Percent of Original List Price Received*	100.2%	**103.3%**	+ 3.1%	100.8%	**101.6%**	+ 0.8%
New Listings	14	**15**	+ 7.1%	120	**115**	- 4.2%

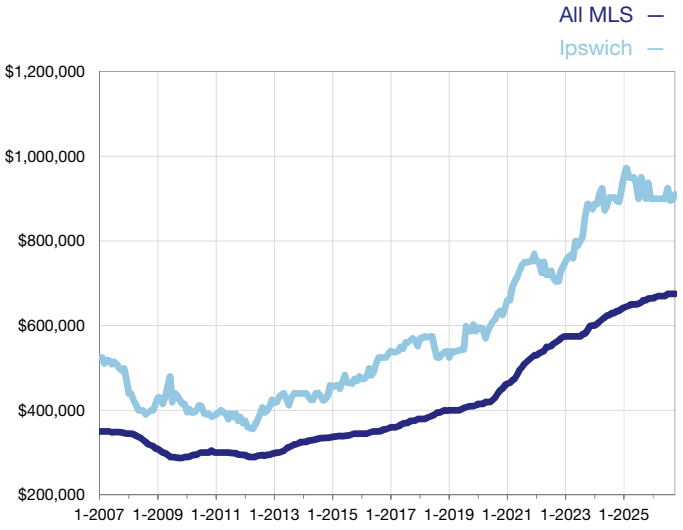
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

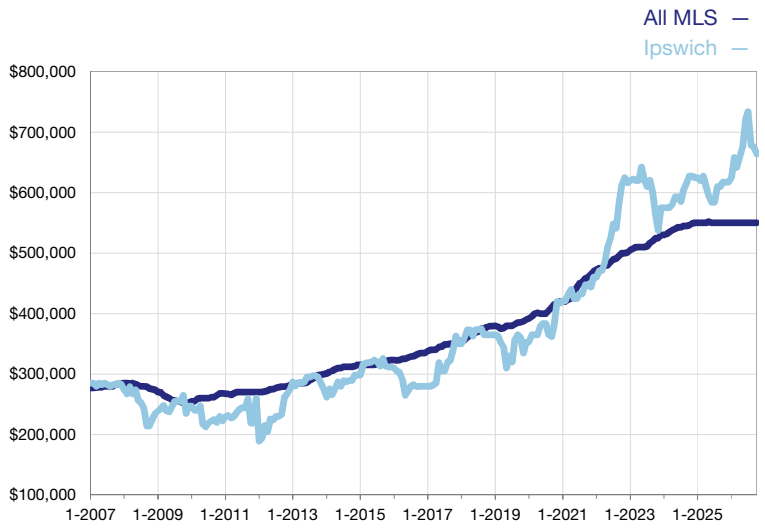
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**3**	+ 50.0%	41	**39**	- 4.9%
Closed Sales	5	**8**	+ 60.0%	38	**44**	+ 15.8%
Median Sales Price*	$795,000	**$671,000**	- 15.6%	$654,000	**$672,500**	+ 2.8%
Inventory of Homes for Sale	10	**18**	+ 80.0%	--	--	--
Months Supply of Inventory	2.5	**4.3**	+ 72.0%	--	--	--
Cumulative Days on Market Until Sale	60	**53**	- 11.7%	34	**43**	+ 26.5%
Percent of Original List Price Received*	100.7%	**101.1%**	+ 0.4%	103.2%	**102.6%**	- 0.6%
New Listings	4	**7**	+ 75.0%	56	**61**	+ 8.9%

* 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



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