

Ipswich

Community · MA · Massachusetts > Essex County

SELLER'S MARKET

\$835K

MEDIAN SALE PRICE

+16.0%

1-YR CHANGE

166

SALES (12 MO)

\$819K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

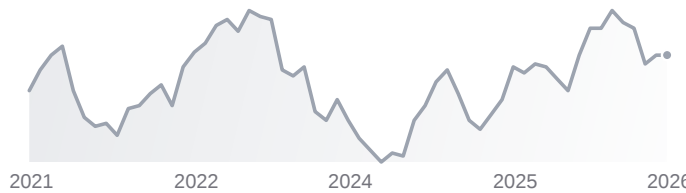
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

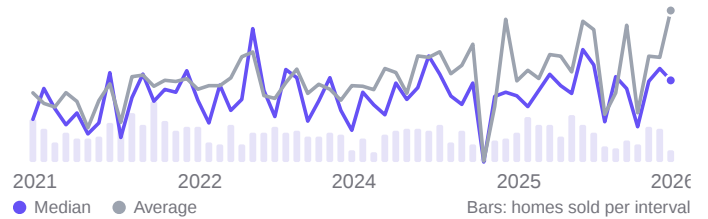
Market temperature (0–100)

62 / 100



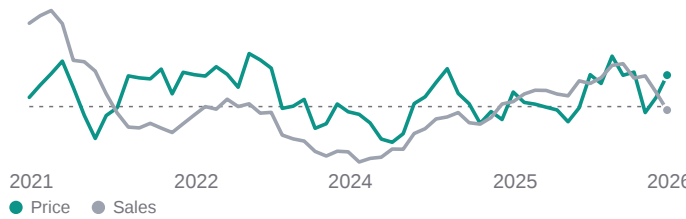
Sale prices

Median \$815K · Average \$1.2M



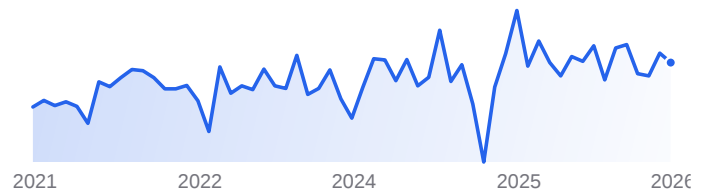
Growth (year over year)

Price +16.0% · Sales -1.8%



Price per square foot

\$421/ft²



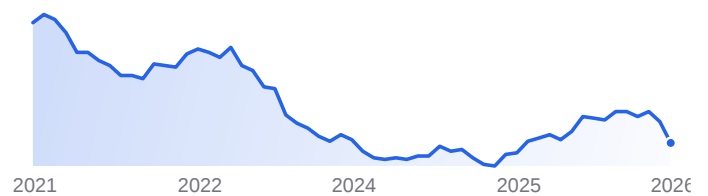
Sale premium vs estimated value

+5.2%



Annual turnover (share of homes sold)

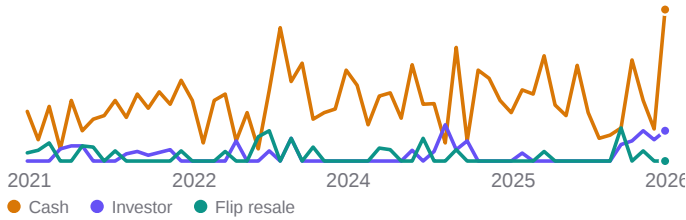
3.2%



BUYERS & OUTCOMES

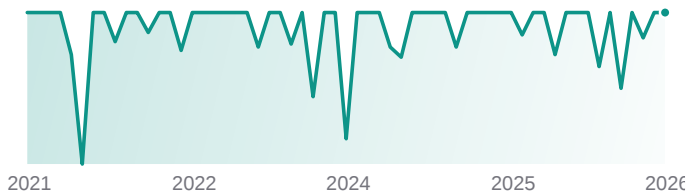
Buyer mix

Cash 83% · Investor 17% · Flip resale 0%



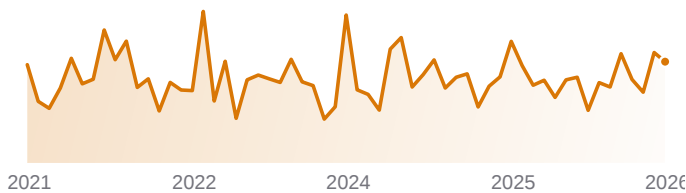
Sellers who sold at a gain

100%

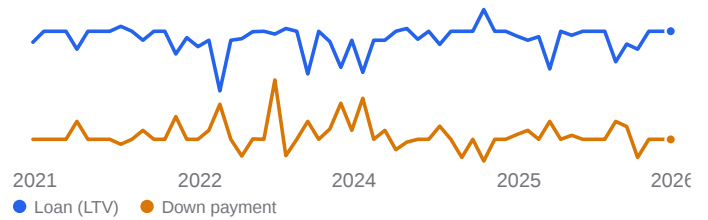


Median annualized return at resale

+6.3%

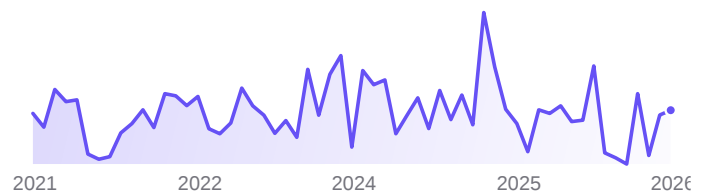


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



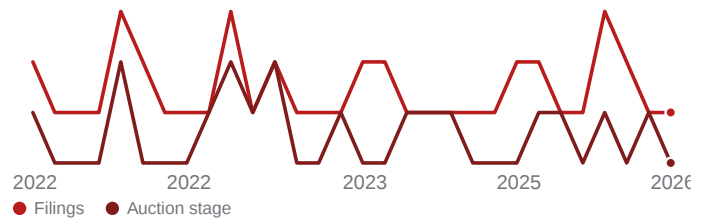
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,117
Median value (AVM)	\$819K
Median size	1,880 ft²
Median bedrooms	3
Median year built	1965
Single family	73%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.8%
Owner occupied	85%
Company owned	19%
Median loan-to-value	39%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	4,411
Density	2,691 / mi²
Median household income	\$97K
Average household income	\$135K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	90
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	6.6%
Unemployment	1.4%
Average temp	49°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.