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## Absorption Rates By Month

The rate at which properties sell per month

### Solds Comparison

**Property Type:** Single Family

**Towns:** Essex, MA; Ipswich, MA; Topsfield, MA; Boxford, MA; Hamilton, MA; Beverly, MA; Danvers, MA; Manchester, MA; Wenham, MA

#### November 2007 through October 2008

Date		Sold			For Sale			Absorption Rate	
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Sale \$ to List \$	Units Sold / Units For Sale
November	2007	66	\$438,815	101	803	\$525,000	178	83.6%	8.2%
December	2007	62	\$425,000	147	693	\$523,000	199	81.3%	8.9%
January	2008	45	\$390,000	93	630	\$534,900	202	72.9%	7.1%
February	2008	37	\$400,000	106	661	\$539,000	196	74.2%	5.6%
March	2008	42	\$418,000	159	731	\$539,900	185	77.4%	5.7%
April	2008	66	\$420,000	135	791	\$547,000	176	76.8%	8.3%
May	2008	67	\$425,000	132	832	\$549,000	178	77.4%	8.1%
June	2008	93	\$395,000	100	857	\$549,000	180	71.9%	10.9%
July	2008	88	\$405,000	105	840	\$549,000	183	73.8%	10.5%
August	2008	83	\$453,000	98	805	\$549,000	187	82.5%	10.3%
September	2008	62	\$382,500	127	831	\$549,000	175	69.7%	7.5%
October	2008	59	\$355,000	115	796	\$549,900	165	64.6%	7.4%
<b>12-Month Average:</b>		<b>64</b>		<b>118</b>	<b>773</b>		<b>184</b>		
<b>12-Month Median:</b>			<b>\$412,000</b>			<b>\$499,000</b>			
<b>12-Month Total:</b>		<b>770</b>			<b>9,270</b>			<b>82.6%</b>	<b>8.3%</b>

#### November 2008 through October 2009

Date		Sold			For Sale			Absorption Rate	
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Sale \$ to List \$	Units Sold / Units For Sale
November	2008	15	\$402,900	118	645	\$569,000	163	70.8%	2.3%
December	2008		\$0		599	\$577,900	161	0.0%	0.0%
January	2009		\$0		599	\$577,900	161	0.0%	0.0%
February	2009		\$0		599	\$577,900	161	0.0%	0.0%
March	2009		\$0		599	\$577,900	161	0.0%	0.0%
April	2009		\$0		599	\$577,900	161	0.0%	0.0%
May	2009		\$0		599	\$577,900	161	0.0%	0.0%
June	2009		\$0		599	\$577,900	161	0.0%	0.0%
July	2009		\$0		599	\$577,900	161	0.0%	0.0%
August	2009		\$0		599	\$577,900	161	0.0%	0.0%
September	2009		\$0		599	\$577,900	161	0.0%	0.0%
October	2009		\$0		599	\$577,900	161	0.0%	0.0%
<b>12-Month Average:</b>		<b>1</b>		<b>10</b>	<b>603</b>		<b>161</b>		
<b>12-Month Median:</b>			<b>\$402,900</b>			<b>\$569,000</b>			
<b>12-Month Total:</b>		<b>15</b>			<b>7,234</b>			<b>70.8%</b>	<b>0.2%</b>