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## Absorption Rates By Month

The rate at which properties sell per month

**Property Type: Condo**

**Towns:**

Hamilton, MA; Marblehead, MA; Middleton, MA; Boxford, MA; Georgetown, MA; Rowley, MA; Danvers, MA; Gloucester, MA; Ipswich, MA; Peabody, MA; Salem, MA; Wenham, MA; Beverly, MA; Essex, MA; Manchester, MA; Topsfield, MA

**March 2005 through February 2006**

Date		Sold			For Sale			Absorption Rate
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Units Sold / Units For Sale
March	2005	109	\$285,000	76	717	\$310,000	129	15.2%
April	2005	124	\$279,000	75	799	\$319,000	121	15.5%
May	2005	122	\$285,000	71	857	\$315,900	118	14.2%
June	2005	139	\$299,000	84	901	\$315,000	118	15.4%
July	2005	122	\$295,000	77	921	\$319,000	124	13.2%
August	2005	147	\$269,332	64	961	\$309,900	129	15.3%
September	2005	152	\$276,500	72	1074	\$305,900	124	14.2%
October	2005	153	\$280,000	74	1112	\$305,000	134	13.8%
November	2005	104	\$306,000	105	1146	\$289,000	135	9.1%
December	2005	99	\$294,000	153	1077	\$289,000	150	9.2%
January	2006	71	\$287,500	97	1019	\$283,900	154	7.0%
February	2006	64	\$257,400	112	1043	\$289,000	155	6.1%
<b>12-Month Average:</b>		<b>117</b>		<b>88</b>	<b>969</b>		<b>133</b>	
<b>12-Month Median:</b>			<b>\$285,000</b>			<b>\$289,900</b>		
<b>12-Month Total:</b>		<b>1,406</b>			<b>11,627</b>			<b>12.1%</b>

**March 2006 through February 2007**

Date		Sold			For Sale			Absorption Rate
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Units Sold / Units For Sale
March	2006	113	\$263,400	103	1107	\$289,900	152	10.2%
April	2006	76	\$255,000	150	1131	\$299,000	152	6.7%
May	2006	133	\$265,000	115	1220	\$299,900	157	10.9%
June	2006	127	\$267,000	99	1223	\$299,900	166	10.4%
July	2006	104	\$259,500	104	1203	\$299,000	167	8.6%
August	2006	81	\$267,500	115	1231	\$299,900	173	6.6%
September	2006	67	\$270,000	127	1238	\$299,000	174	5.4%
October	2006	78	\$259,900	142	1190	\$299,900	177	6.6%
November	2006	79	\$275,000	109	1084	\$299,900	185	7.3%
December	2006	74	\$295,000	139	956	\$299,900	198	7.7%
January	2007	55	\$270,900	163	905	\$304,900	177	6.1%
February	2007	74	\$250,000	128	887	\$309,750	154	8.3%

<b>12-Month Average:</b>	<b>88</b>	<b>125</b>	<b>1,115</b>	<b>169</b>
<b>12-Month Median:</b>	<b>\$265,000</b>		<b>\$295,000</b>	
<b>12-Month Total:</b>	<b>1,061</b>		<b>13,375</b>	<b>7.9%</b>