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Absorption Rates By Month

The rate at which properties sell per month

Property Type: Land

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	7	\$320,000	55	102	\$439,000	244	6.9%
April	2005	4	\$415,000	208	106	\$399,900	236	3.8%
May	2005	13	\$303,000	83	111	\$369,000	243	11.7%
June	2005	3	\$275,000	143	116	\$399,900	254	2.6%
July	2005	6	\$316,000	92	128	\$399,900	244	4.7%
August	2005	4	\$530,000	178	134	\$395,900	239	3.0%
September	2005	1	\$299,900	348	138	\$360,000	234	0.7%
October	2005	2	\$170,750	15	141	\$369,000	238	1.4%
November	2005	3	\$550,000	211	140	\$375,000	255	2.1%
December	2005	5	\$249,900	237	132	\$360,000	269	3.8%
January	2006	5	\$188,000	108	153	\$399,000	245	3.3%
February	2006		\$0		148	\$385,000	253	0.0%
12-Month Average:		4		140	129		246	
12-Month Median:			\$299,000			\$379,000		
12-Month Total:		53			1,549			3.4%

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	1	\$565,000	36	158	\$375,000	242	0.6%
April	2006	7	\$290,000	77	157	\$375,000	246	4.5%
May	2006	9	\$250,000	81	158	\$379,900	245	5.7%
June	2006	3	\$155,000	73	169	\$399,000	247	1.8%
July	2006	7	\$310,000	100	172	\$399,000	250	4.1%
August	2006	6	\$315,000	115	183	\$399,900	249	3.3%
September	2006	4	\$250,000	116	200	\$399,000	239	2.0%
October	2006	4	\$600,000	143	211	\$385,000	236	1.9%
November	2006	3	\$303,500	171	199	\$378,000	237	1.5%
December	2006	7	\$240,000	76	189	\$384,999	247	3.7%
January	2007	3	\$350,000	60	181	\$384,999	225	1.7%
February	2007	3	\$189,000	151	165	\$384,999	222	1.8%

12-Month Average:	5	100	179	240	
12-Month Median:		\$260,000		\$375,000	
12-Month Total:	57		2,142		2.7%