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Absorption Rates By Month

The rate at which properties sell per month

Property Type: Multi-Family

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	30	\$388,800	81	131	\$479,900	72	22.9%
April	2005	21	\$420,000	42	147	\$489,000	67	14.3%
May	2005	23	\$460,000	37	174	\$479,987	70	13.2%
June	2005	20	\$455,000	38	203	\$479,900	71	9.9%
July	2005	24	\$440,000	63	220	\$489,000	72	10.9%
August	2005	28	\$439,000	56	243	\$479,900	75	11.5%
September	2005	32	\$420,000	62	255	\$469,956	79	12.5%
October	2005	24	\$493,000	68	256	\$460,000	89	9.4%
November	2005	33	\$424,000	63	240	\$459,900	95	13.8%
December	2005	24	\$410,000	65	198	\$462,900	111	12.1%
January	2006	13	\$410,000	54	196	\$467,900	115	6.6%
February	2006	12	\$462,000	74	212	\$459,900	114	5.7%
12-Month Average:		24		59	206		86	
12-Month Median:			\$434,500			\$465,000		
12-Month Total:		284			2,475			11.5%

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	18	\$435,000	106	225	\$449,900	109	8.0%
April	2006	22	\$446,500	136	250	\$450,000	102	8.8%
May	2006	32	\$422,000	101	259	\$449,000	106	12.4%
June	2006	19	\$425,000	51	289	\$450,000	112	6.6%
July	2006	12	\$387,000	66	291	\$449,900	121	4.1%
August	2006	13	\$405,000	63	310	\$450,000	125	4.2%
September	2006	21	\$416,000	81	299	\$449,500	129	7.0%
October	2006	22	\$384,500	96	290	\$449,000	139	7.6%
November	2006	12	\$410,000	82	265	\$439,000	150	4.5%
December	2006	9	\$375,000	138	227	\$449,500	160	4.0%
January	2007	14	\$370,000	105	185	\$449,500	150	7.6%
February	2007	8	\$393,500	139	173	\$449,500	133	4.6%

12-Month Average:	17	97	255	128
12-Month Median:		\$405,000		\$449,000
12-Month Total:	202		3,063	6.6%