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Absorption Rates By Month

The rate at which properties sell per month

Property Type: Single Family

Towns: Essex, MA; Middleton, MA; Rockport, MA; Boxford, MA; Hamilton, MA; Rowley, MA; Georgetown, MA; Manchester, MA; Newbury, MA; Peabody, MA; Salem, MA; Swampscott, MA; Wenham, MA; Beverly, MA; Danvers, MA; Gloucester, MA; Ipswich, MA; Marblehead, MA; Newburyport, MA; Topsfield, MA; West Newbury, MA

August 2005 through July 2006								
Date		Sold			For Sale			Absorption Rate
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Units Sold / Units For Sale
August	2005	304	\$480,000	63	2098	\$539,000	96	14.5%
September	2005	231	\$445,000	75	2263	\$539,000	96	10.2%
October	2005	218	\$439,900	78	2303	\$529,000	101	9.5%
November	2005	203	\$425,000	83	2154	\$529,000	112	9.4%
December	2005	184	\$399,000	91	1872	\$529,000	130	9.8%
January	2006	130	\$430,000	99	1806	\$519,900	125	7.2%
February	2006	115	\$397,499	89	1902	\$535,000	120	6.0%
March	2006	200	\$429,000	102	2176	\$529,900	115	9.2%
April	2006	208	\$462,000	98	2357	\$529,900	114	8.8%
May	2006	221	\$455,000	98	2490	\$529,000	116	8.9%
June	2006	269	\$470,000	95	2582	\$529,000	119	10.4%
July	2006	223	\$460,000	92	2616	\$525,000	128	8.5%
12-Month Average:		209		89	2,218		114	
12-Month Median:			\$445,000			\$499,900		
12-Month Total:		2,506			26,619			9.4%

August 2006 through July 2007								
Date		Sold			For Sale			Absorption Rate
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Units Sold / Units For Sale
August	2006	209	\$423,500	99	2631	\$520,000	134	7.9%
September	2006	218	\$465,000	109	2602	\$525,000	140	8.4%
October	2006	189	\$410,000	111	2525	\$519,900	145	7.5%
November	2006	189	\$435,000	110	2258	\$518,900	156	8.4%
December	2006	178	\$420,000	124	1931	\$515,000	175	9.2%
January	2007	158	\$400,000	121	1800	\$512,000	169	8.8%
February	2007	118	\$435,000	147	1827	\$519,900	166	6.5%
March	2007	205	\$410,000	126	1956	\$520,000	159	10.5%
April	2007	176	\$408,250	111	2110	\$521,900	150	8.3%
May	2007	228	\$420,000	98	2362	\$525,000	141	9.7%
June	2007	270	\$462,000	91	2423	\$520,000	130	11.1%
July	2007	213	\$436,000	91	2301	\$519,000	117	9.3%
12-Month Average:		196		112	2,227		149	
12-Month Median:			\$425,000			\$499,000		
12-Month Total:		2,351			26,726			8.8%