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## Absorption Rates By Month

The rate at which properties sell per month

**Property Type:** Condo

**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	184	\$289,900	68	1218	\$310,000	119	15.1%
September	2005	177	\$275,000	69	1337	\$309,900	114	13.2%
October	2005	175	\$285,000	74	1375	\$309,000	124	12.7%
November	2005	127	\$306,000	98	1393	\$295,000	126	9.1%
December	2005	118	\$285,000	139	1282	\$295,000	144	9.2%
January	2006	89	\$281,300	94	1224	\$289,900	146	7.3%
February	2006	81	\$250,000	113	1261	\$299,000	145	6.4%
March	2006	137	\$270,000	98	1365	\$299,900	145	10.0%
April	2006	101	\$264,500	138	1394	\$300,000	144	7.2%
May	2006	154	\$267,000	110	1513	\$309,000	149	10.2%
June	2006	163	\$289,000	104	1528	\$309,900	155	10.7%
July	2006	132	\$270,000	104	1484	\$299,990	158	8.9%
<b>12-Month Average:</b>		<b>137</b>		<b>101</b>	<b>1,365</b>		<b>139</b>	
<b>12-Month Median:</b>			<b>\$278,500</b>			<b>\$299,000</b>		
<b>12-Month Total:</b>		<b>1,638</b>			<b>16,374</b>			<b>10.0%</b>

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	96	\$285,000	115	1511	\$299,900	163	6.4%
September	2006	99	\$300,000	112	1528	\$299,900	164	6.5%
October	2006	106	\$262,000	129	1469	\$304,900	168	7.2%
November	2006	97	\$266,638	104	1342	\$299,900	180	7.2%
December	2006	95	\$300,000	148	1190	\$304,900	201	8.0%
January	2007	71	\$269,000	148	1127	\$299,900	195	6.3%
February	2007	92	\$257,000	128	1149	\$306,900	192	8.0%
March	2007	119	\$253,000	130	1206	\$299,900	189	9.9%
April	2007	108	\$299,000	134	1293	\$299,900	178	8.4%
May	2007	96	\$283,500	147	1363	\$299,900	167	7.0%
June	2007	142	\$270,000	115	1353	\$299,900	158	10.5%
July	2007	80	\$281,500	112	1291	\$299,000	149	6.2%
<b>12-Month Average:</b>		<b>100</b>		<b>127</b>	<b>1,319</b>		<b>175</b>	
<b>12-Month Median:</b>			<b>\$275,000</b>			<b>\$299,000</b>		
<b>12-Month Total:</b>		<b>1,201</b>			<b>15,822</b>			<b>7.6%</b>