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Absorption Rates By Month

The rate at which properties sell per month

Property Type: Land

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	6	\$360,000	160	157	\$395,900	217	3.8%
September	2005	3	\$375,000	172	160	\$369,000	212	1.9%
October	2005	3	\$170,750	51	163	\$369,000	212	1.8%
November	2005	3	\$550,000	211	163	\$369,000	226	1.8%
December	2005	5	\$249,900	237	158	\$350,000	238	3.2%
January	2006	9	\$250,000	115	175	\$389,900	210	5.1%
February	2006		\$0		167	\$375,000	221	0.0%
March	2006	2	\$565,000	230	180	\$375,000	210	1.1%
April	2006	11	\$430,000	101	182	\$389,900	214	6.0%
May	2006	10	\$250,000	90	184	\$375,000	214	5.4%
June	2006	6	\$215,000	82	194	\$395,000	217	3.1%
July	2006	7	\$310,000	100	196	\$395,900	225	3.6%
12-Month Average:		5		129	173		218	
12-Month Median:			\$300,000			\$395,000		
12-Month Total:		65			2,079			3.1%

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	8	\$309,000	94	209	\$399,000	229	3.8%
September	2006	4	\$250,000	116	230	\$375,000	223	1.7%
October	2006	5	\$450,000	144	243	\$375,000	222	2.1%
November	2006	4	\$303,500	169	232	\$375,000	229	1.7%
December	2006	9	\$240,000	69	223	\$375,000	246	4.0%
January	2007	4	\$350,000	72	218	\$375,000	241	1.8%
February	2007	5	\$189,000	132	211	\$375,000	246	2.4%
March	2007	5	\$500,000	96	220	\$350,000	245	2.3%
April	2007	7	\$325,000	121	227	\$349,000	233	3.1%
May	2007	12	\$275,000	196	240	\$350,000	223	5.0%
June	2007	8	\$275,000	166	258	\$350,000	207	3.1%
July	2007	3	\$200,000	113	268	\$363,000	183	1.1%
12-Month Average:		6		124	232		227	
12-Month Median:			\$275,000			\$365,000		
12-Month Total:		74			2,779			2.7%