



For more details call Bob Stallard RE/MAX Advantage Real Estate 978 882 4028

Absorption Rates By Month

The rate at which properties sell per month

Property Type: Multi-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	31	\$449,900	58	276	\$485,000	82	11.2%
September	2005	33	\$420,000	61	291	\$479,000	85	11.3%
October	2005	27	\$487,000	90	285	\$469,000	94	9.5%
November	2005	34	\$424,000	63	272	\$469,500	98	12.5%
December	2005	26	\$410,000	83	227	\$472,500	114	11.5%
January	2006	16	\$410,000	64	225	\$475,000	118	7.1%
February	2006	13	\$430,000	77	241	\$465,000	116	5.4%
March	2006	22	\$435,000	106	257	\$459,000	111	8.6%
April	2006	23	\$446,500	135	292	\$459,900	101	7.9%
May	2006	32	\$422,000	101	306	\$454,900	103	10.5%
June	2006	26	\$455,000	88	336	\$458,000	107	7.7%
July	2006	16	\$429,000	58	341	\$450,000	116	4.7%
12-Month Average:		25		82	279		104	
12-Month Median:			\$426,500			\$469,000		
12-Month Total:		299			3,349			8.9%

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	14	\$405,000	67	364	\$459,000	118	3.8%
September	2006	23	\$416,000	83	350	\$450,000	124	6.6%
October	2006	24	\$384,500	97	340	\$449,900	133	7.1%
November	2006	15	\$410,000	97	313	\$449,000	149	4.8%
December	2006	9	\$375,000	138	265	\$449,900	168	3.4%
January	2007	15	\$370,000	117	232	\$449,900	172	6.5%
February	2007	11	\$351,429	142	226	\$449,900	174	4.9%
March	2007	13	\$363,000	93	249	\$449,500	171	5.2%
April	2007	15	\$392,500	125	275	\$449,900	161	5.5%
May	2007	22	\$395,000	89	298	\$457,900	148	7.4%
June	2007	13	\$380,000	111	321	\$449,500	133	4.0%
July	2007	18	\$420,000	114	318	\$449,900	121	5.7%
12-Month Average:		16		106	296		148	
12-Month Median:			\$392,400			\$449,900		
12-Month Total:		192			3,551			5.4%