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Absorption Rates By Month

The rate at which properties sell per month

Property Type: Multi-Family

Towns: Essex, MA; Ipswich, MA; Topsfield, MA; Boxford, MA; Hamilton, MA; Beverly, MA; Danvers, MA; Manchester, MA; Wenham, MA

January 2006 through December 2006									
Date		Sold			For Sale			Absorption Rate	
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Sale \$ to List \$	Units Sold / Units For Sale
January	2006	4	\$450,000	33	54	\$488,900	101	92.0%	7.4%
February	2006	2	\$475,000	64	56	\$475,000	108	100.0%	3.6%
March	2006	10	\$435,000	105	62	\$475,000	95	91.6%	16.1%
April	2006	5	\$575,000	113	60	\$475,000	102	121.1%	8.3%
May	2006	7	\$496,500	114	66	\$459,000	94	108.2%	10.6%
June	2006	5	\$380,000	30	76	\$485,900	101	78.2%	6.6%
July	2006	4	\$429,000	91	84	\$450,000	101	95.3%	4.8%
August	2006	2	\$490,000	65	89	\$450,000	110	108.9%	2.2%
September	2006	9	\$440,000	75	90	\$449,900	116	97.8%	10.0%
October	2006	6	\$375,000	101	84	\$449,900	124	83.4%	7.1%
November	2006	5	\$385,000	74	79	\$450,000	129	85.6%	6.3%
December	2006	2	\$570,000	73	64	\$485,000	137	117.5%	3.1%
12-Month Average:		5		78	72		110		
12-Month Median:			\$432,800			\$469,000			
12-Month Total:		61			864			92.3%	7.1%

January 2007 through December 2007									
Date		Sold			For Sale			Absorption Rate	
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Sale \$ to List \$	Units Sold / Units For Sale
January	2007	4	\$380,000	143	63	\$475,000	143	80.0%	6.3%
February	2007	2	\$399,000	143	60	\$495,000	144	80.6%	3.3%
March	2007	3	\$440,000	65	61	\$460,000	155	95.7%	4.9%
April	2007	1	\$300,000	27	70	\$469,000	136	64.0%	1.4%
May	2007	8	\$445,000	56	73	\$469,900	132	94.7%	11.0%
June	2007	4	\$350,000	148	78	\$460,000	135	76.1%	5.1%
July	2007	6	\$422,000	179	77	\$469,000	147	90.0%	7.8%
August	2007	7	\$425,000	113	85	\$469,000	155	90.6%	8.2%
September	2007	3	\$360,000	33	81	\$460,000	159	78.3%	3.7%
October	2007	2	\$375,000	134	89	\$449,000	153	83.5%	2.2%
November	2007	4	\$405,000	88	84	\$449,500	155	90.1%	4.8%
December	2007	1	\$270,000	50	68	\$449,000	149	60.1%	1.5%
12-Month Average:		4		98	74		147		
12-Month Median:			\$411,000			\$450,000			
12-Month Total:		45			889			91.3%	5.1%