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Absorption Rates By Month

The rate at which properties sell per month

Property Type: Single 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	43	\$419,000	106	685	\$575,000	121	72.9%	6.3%
February	2006	37	\$429,900	86	725	\$585,000	117	73.5%	5.1%
March	2006	81	\$418,000	100	816	\$585,000	113	71.5%	9.9%
April	2006	71	\$434,000	99	864	\$585,000	113	74.2%	8.2%
May	2006	77	\$475,000	120	923	\$579,900	117	81.9%	8.3%
June	2006	109	\$501,000	104	976	\$575,000	117	87.1%	11.2%
July	2006	82	\$511,500	106	970	\$569,000	127	89.9%	8.5%
August	2006	76	\$450,000	101	960	\$564,000	132	79.8%	7.9%
September	2006	79	\$467,500	105	949	\$568,876	138	82.2%	8.3%
October	2006	59	\$539,900	115	915	\$559,000	143	96.6%	6.4%
November	2006	80	\$454,000	110	842	\$559,000	159	81.2%	9.5%
December	2006	58	\$480,000	126	730	\$549,900	179	87.3%	7.9%
12-Month Average:		71		107	863		131		
12-Month Median:			\$465,000			\$540,000			
12-Month Total:		852			10,355			86.1%	8.2%

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	49	\$423,900	140	682	\$545,900	167	77.7%	7.2%
February	2007	47	\$452,500	135	696	\$565,000	165	80.1%	6.8%
March	2007	73	\$432,750	119	749	\$568,876	161	76.1%	9.7%
April	2007	53	\$422,000	128	828	\$550,000	150	76.7%	6.4%
May	2007	93	\$427,500	97	930	\$552,000	145	77.4%	10.0%
June	2007	107	\$470,000	95	934	\$549,900	147	85.5%	11.5%
July	2007	99	\$445,000	84	899	\$539,900	158	82.4%	11.0%
August	2007	95	\$462,620	112	866	\$539,000	165	85.8%	11.0%
September	2007	61	\$400,000	105	870	\$539,900	168	74.1%	7.0%
October	2007	66	\$430,000	101	854	\$530,000	172	81.1%	7.7%
November	2007	66	\$438,815	101	782	\$539,000	176	81.4%	8.4%
December	2007	61	\$423,000	145	666	\$539,900	181	78.3%	9.2%
12-Month Average:		73		114	813		163		
12-Month Median:			\$441,000			\$519,000			
12-Month Total:		870			9,756			85.0%	8.9%