

# Absorption Rates By Month

Property Type: Condo

Towns:

Boxford, MA; Hamilton, MA; Manchester, MA; Newburyport, MA; Rowley, MA; Swampscott, MA; Wenham, MA;  
Andover, MA; Georgetown, MA; Marblehead, MA; North Andover, MA; Salem, MA; Topsfield, MA; West  
Newbury, MA; Beverly, MA; Danvers, MA; Gloucester, MA; Peabody, MA; Essex, MA; Ipswich, MA; Newbury,  
MA; Rockport, MA

February 2004 through January 2005								
Date		Sold			For Sale			Absorption Rate
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Units Sold ÷ Units For Sale
February	2004	100	\$255,000	66	691	\$279,900	116	14.5%
March	2004	125	\$260,000	72	826	\$289,900	116	15.1%
April	2004	153	\$240,000	63	838	\$289,900	115	18.3%
May	2004	173	\$275,000	67	861	\$294,900	103	20.1%
June	2004	235	\$269,900	74	955	\$289,900	102	24.6%
July	2004	214	\$269,900	66	985	\$289,900	102	21.7%
August	2004	195	\$268,000	61	979	\$295,000	103	19.9%
September	2004	174	\$269,900	67	994	\$299,000	108	17.5%
October	2004	146	\$237,000	55	1011	\$299,900	110	14.4%
November	2004	148	\$267,000	73	1044	\$299,900	116	14.2%
December	2004	133	\$259,900	72	894	\$309,900	139	14.9%
January	2005	104	\$282,500	66	867	\$310,000	140	12.0%
<b>12-Month Average:</b>		<b>158</b>		<b>67</b>	<b>912</b>		<b>114</b>	
<b>12-Month Median:</b>			<b>\$265,000</b>			<b>\$283,000</b>		
<b>12-Month Total:</b>		<b>1,900</b>			<b>10,945</b>			<b>17.4%</b>
February 2005 through January 2006								
Date		Sold			For Sale			Absorption Rate
Month	Year	Units	Median Price	DOM	Units	Median Price	DOM	Units Sold ÷ Units For Sale
February	2005	92	\$255,000	61	898	\$305,000	140	10.2%
March	2005	135	\$270,000	75	994	\$314,900	134	13.6%
April	2005	159	\$271,000	87	1108	\$319,900	129	14.4%
May	2005	180	\$278,000	83	1178	\$319,900	129	15.3%
June	2005	210	\$285,000	89	1241	\$315,000	129	16.9%
July	2005	174	\$290,000	77	1310	\$319,000	130	13.3%
August	2005	190	\$269,332	72	1354	\$309,900	136	14.0%
September	2005	196	\$272,000	74	1493	\$304,000	134	13.1%
October	2005	195	\$287,000	80	1568	\$309,000	139	12.4%
November	2005	143	\$284,000	99	1575	\$299,000	142	9.1%
December	2005	133	\$280,000	128	1418	\$299,900	144	9.4%
January	2006	84	\$273,000	94	1347	\$299,900	126	6.2%
<b>12-Month Average:</b>		<b>158</b>		<b>85</b>	<b>1,290</b>		<b>134</b>	
<b>12-Month Median:</b>			<b>\$279,000</b>			<b>\$299,000</b>		
<b>12-Month Total:</b>		<b>1,891</b>			<b>15,484</b>			<b>12.2%</b>