

# Absorption Rates By Month

Property Type: Single Family

## 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	148	\$440,000	84	1374	\$539,000	106	10.8%
March	2004	231	\$425,000	88	1598	\$539,000	92	14.5%
April	2004	302	\$429,900	73	1690	\$549,900	84	17.9%
May	2004	301	\$427,500	71	1855	\$549,900	82	16.2%
June	2004	437	\$460,000	57	1991	\$549,900	81	21.9%
July	2004	418	\$490,000	53	1957	\$549,900	86	21.4%
August	2004	390	\$475,000	59	1965	\$549,900	90	19.8%
September	2004	331	\$445,000	64	2050	\$549,900	89	16.1%
October	2004	264	\$460,000	66	2019	\$559,000	94	13.1%
November	2004	261	\$469,000	75	1855	\$559,000	103	14.1%
December	2004	263	\$455,000	87	1546	\$575,000	121	17.0%
January	2005	199	\$446,900	84	1482	\$577,500	114	13.4%
<b>12-Month Average:</b>		<b>295</b>		<b>72</b>	<b>1,782</b>		<b>95</b>	
<b>12-Month Median:</b>			<b>\$450,000</b>			<b>\$519,000</b>		
<b>12-Month Total:</b>		<b>3,545</b>			<b>21,382</b>			<b>16.6%</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	158	\$462,000	81	1488	\$569,900	107	10.6%
March	2005	222	\$462,000	91	1690	\$569,900	98	13.1%
April	2005	271	\$462,000	72	1933	\$559,000	91	14.0%
May	2005	306	\$485,000	67	2120	\$555,000	91	14.4%
June	2005	402	\$489,000	69	2293	\$549,900	92	17.5%
July	2005	344	\$499,900	62	2323	\$550,000	99	14.8%
August	2005	372	\$500,186	62	2346	\$549,900	108	15.9%
September	2005	279	\$490,000	66	2540	\$549,900	110	11.0%
October	2005	252	\$460,500	74	2586	\$545,000	117	9.7%
November	2005	226	\$445,000	82	2403	\$549,000	126	9.4%
December	2005	244	\$436,000	85	2043	\$549,000	133	11.9%
January	2006	132	\$465,000	92	1887	\$545,000	110	7.0%
<b>12-Month Average:</b>		<b>267</b>		<b>75</b>	<b>2,138</b>		<b>107</b>	
<b>12-Month Median:</b>			<b>\$472,500</b>			<b>\$525,000</b>		
<b>12-Month Total:</b>		<b>3,208</b>			<b>25,652</b>			<b>12.5%</b>