

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lawrence

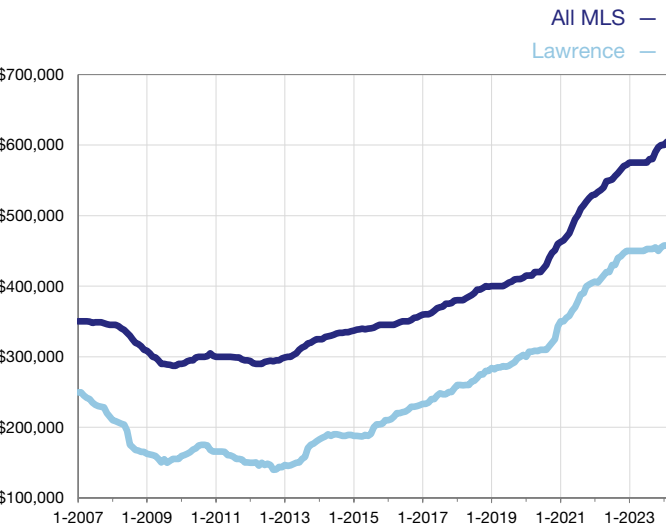
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	9	+ 125.0%	7	11	+ 57.1%
Closed Sales				4	1	- 75.0%	12	5	- 58.3%
Median Sales Price*				\$445,000	\$515,000	+ 15.7%	\$435,000	\$465,000	+ 6.9%
Inventory of Homes for Sale				9	8	- 11.1%	--	--	--
Months Supply of Inventory				0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale				21	25	+ 19.0%	27	26	- 3.7%
Percent of Original List Price Received*				98.2%	107.3%	+ 9.3%	102.5%	104.0%	+ 1.5%
New Listings				4	8	+ 100.0%	8	16	+ 100.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				6	1	- 83.3%	8	7	- 12.5%
Closed Sales				1	3	+ 200.0%	3	8	+ 166.7%
Median Sales Price*				\$340,000	\$300,000	- 11.8%	\$305,000	\$278,625	- 8.6%
Inventory of Homes for Sale				3	5	+ 66.7%	--	--	--
Months Supply of Inventory				0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale				16	8	- 50.0%	21	32	+ 52.4%
Percent of Original List Price Received*				103.0%	101.8%	- 1.2%	101.6%	100.4%	- 1.2%
New Listings				4	4	0.0%	10	7	- 30.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

