

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lawrence

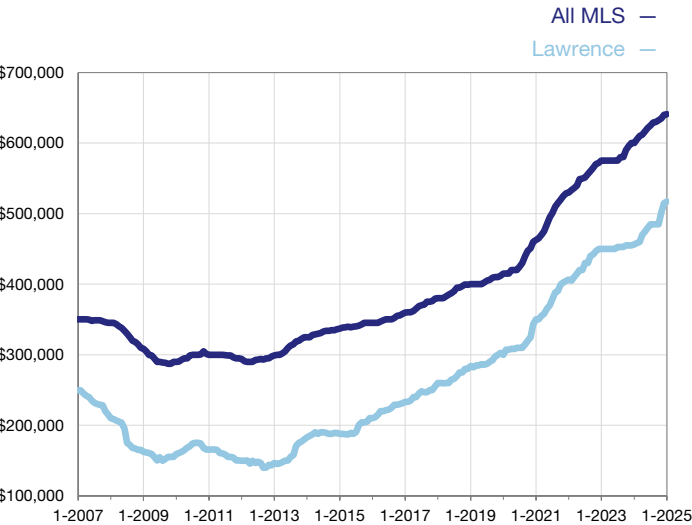
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	11	+ 450.0%	2	11	+ 450.0%
Closed Sales	4	8	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$435,000	\$540,000	+ 24.1%	\$435,000	\$540,000	+ 24.1%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	27	38	+ 40.7%	27	38	+ 40.7%
Percent of Original List Price Received*	103.1%	98.1%	- 4.8%	103.1%	98.1%	- 4.8%
New Listings	8	13	+ 62.5%	8	13	+ 62.5%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	1	- 83.3%	6	1	- 83.3%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Median Sales Price*	\$257,250	\$370,000	+ 43.8%	\$257,250	\$370,000	+ 43.8%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	47	14	- 70.2%	47	14	- 70.2%
Percent of Original List Price Received*	99.6%	108.9%	+ 9.3%	99.6%	108.9%	+ 9.3%
New Listings	3	1	- 66.7%	3	1	- 66.7%

\* 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

