

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lawrence

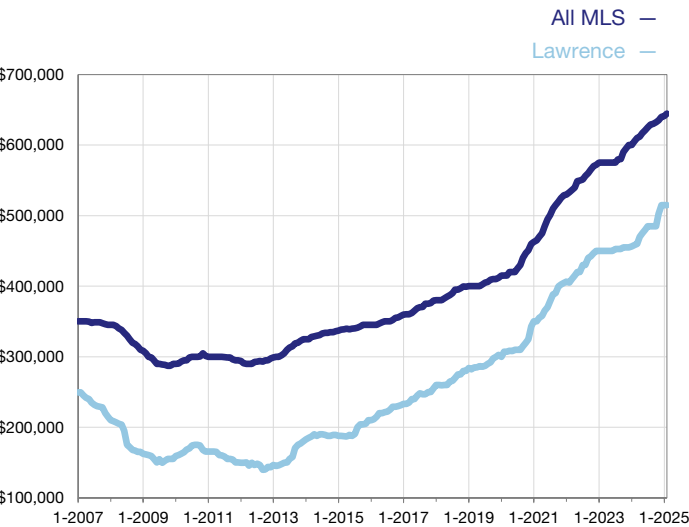
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	11	19	+ 72.7%
Closed Sales	1	9	+ 800.0%	5	19	+ 280.0%
Median Sales Price*	\$515,000	\$515,000	0.0%	\$465,000	\$524,900	+ 12.9%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	25	41	+ 64.0%	26	39	+ 50.0%
Percent of Original List Price Received*	107.3%	98.8%	- 7.9%	104.0%	98.8%	- 5.0%
New Listings	8	9	+ 12.5%	16	22	+ 37.5%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	7	6	- 14.3%
Closed Sales	4	1	- 75.0%	9	2	- 77.8%
Median Sales Price*	\$277,500	\$250,000	- 9.9%	\$257,250	\$310,000	+ 20.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	19	123	+ 547.4%	34	69	+ 102.9%
Percent of Original List Price Received*	99.9%	96.2%	- 3.7%	99.8%	102.5%	+ 2.7%
New Listings	3	4	+ 33.3%	6	5	- 16.7%

* 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

