

Local Market Update – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lawrence

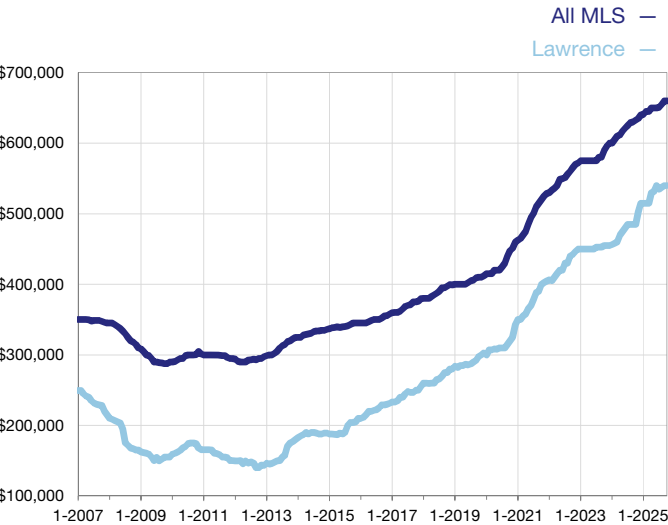
Single-Family Properties	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	16	+ 33.3%	112	110	- 1.8%
Closed Sales	15	8	- 46.7%	103	102	- 1.0%
Median Sales Price*	\$515,000	\$527,500	+ 2.4%	\$515,000	\$549,500	+ 6.7%
Inventory of Homes for Sale	27	14	- 48.1%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	23	29	+ 26.1%
Percent of Original List Price Received*	102.4%	98.7%	- 3.6%	103.9%	102.0%	- 1.8%
New Listings	20	15	- 25.0%	140	131	- 6.4%

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

Condominium Properties	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	44	41	- 6.8%
Closed Sales	5	2	- 60.0%	44	34	- 22.7%
Median Sales Price*	\$267,500	\$369,000	+ 37.9%	\$271,250	\$317,250	+ 17.0%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	60	24	- 60.0%	39	29	- 25.6%
Percent of Original List Price Received*	102.2%	102.5%	+ 0.3%	100.8%	101.2%	+ 0.4%
New Listings	4	6	+ 50.0%	55	56	+ 1.8%

* 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

