

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lawrence

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	10	0.0%	130	127	- 2.3%
Closed Sales	10	12	+ 20.0%	122	130	+ 6.6%
Median Sales Price*	\$509,500	\$507,000	- 0.5%	\$515,000	\$530,000	+ 2.9%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	25	60	+ 140.0%	23	31	+ 34.8%
Percent of Original List Price Received*	95.4%	97.6%	+ 2.3%	103.3%	101.4%	- 1.8%
New Listings	5	10	+ 100.0%	153	151	- 1.3%

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

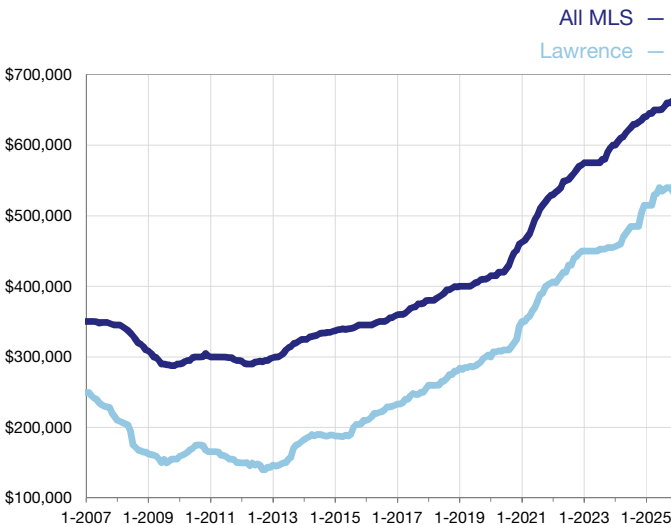
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	49	49	0.0%
Closed Sales	2	2	0.0%	50	45	- 10.0%
Median Sales Price*	\$262,000	\$300,000	+ 14.5%	\$268,000	\$310,000	+ 15.7%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	37	30	- 18.9%
Percent of Original List Price Received*	99.8%	101.8%	+ 2.0%	100.8%	101.6%	+ 0.8%
New Listings	3	4	+ 33.3%	61	67	+ 9.8%

* 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

