

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Lawrence

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	5	- 44.4%	17	19	+ 11.8%
Closed Sales	9	10	+ 11.1%	19	15	- 21.1%
Median Sales Price*	\$515,000	<b>\$552,500</b>	+ 7.3%	\$524,900	<b>\$549,900</b>	+ 4.8%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	41	38	- 7.3%	39	39	0.0%
Percent of Original List Price Received*	98.8%	99.1%	+ 0.3%	98.8%	99.6%	+ 0.8%
New Listings	9	2	- 77.8%	22	6	- 72.7%

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

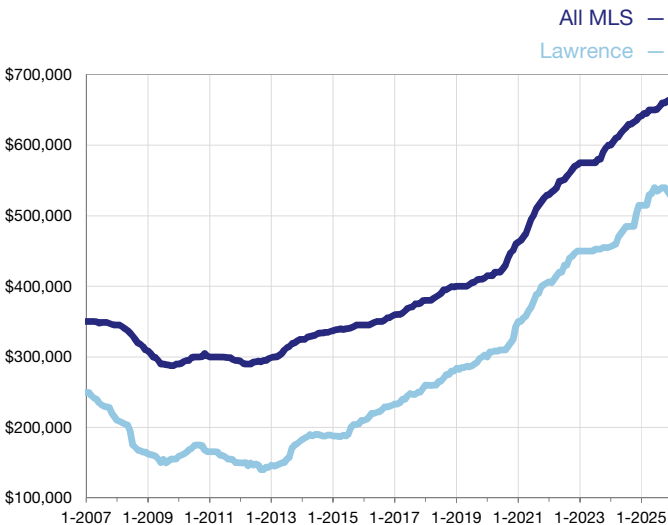
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	2	- 50.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	2	7	+ 250.0%
Median Sales Price*	\$250,000	<b>\$252,500</b>	+ 1.0%	\$310,000	<b>\$300,000</b>	- 3.2%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	123	48	- 61.0%	69	57	- 17.4%
Percent of Original List Price Received*	96.2%	93.6%	- 2.7%	102.5%	97.5%	- 4.9%
New Listings	4	3	- 25.0%	5	7	+ 40.0%

\* 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

