

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lawrence

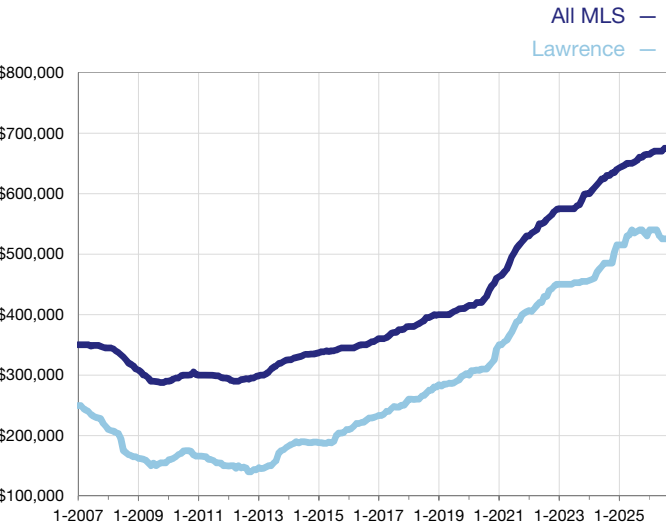
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	84	76	- 9.5%
Closed Sales	11	9	- 18.2%	83	67	- 19.3%
Median Sales Price*	\$540,000	\$535,000	- 0.9%	\$550,000	\$535,000	- 2.7%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	23	38	+ 65.2%	26	32	+ 23.1%
Percent of Original List Price Received*	104.5%	98.8%	- 5.5%	102.8%	100.3%	- 2.4%
New Listings	12	15	+ 25.0%	102	74	- 27.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	33	30	- 9.1%
Closed Sales	5	6	+ 20.0%	28	31	+ 10.7%
Median Sales Price*	\$311,500	\$270,000	- 13.3%	\$305,000	\$325,000	+ 6.6%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--
Cumulative Days on Market Until Sale	42	38	- 9.5%	30	45	+ 50.0%
Percent of Original List Price Received*	95.1%	97.1%	+ 2.1%	100.9%	98.2%	- 2.7%
New Listings	5	4	- 20.0%	44	41	- 6.8%

* 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

