



**February  
2023**

## Lawrence MLS Statistics



# City of Lawrence Housing Report



## Market Overview

### City of Lawrence Home Sales Fell in February

Total home sales in the City of Lawrence fell last month to 34 units, compared to 64 units in February 2022. Total sales volume was \$11.2 million, down from a year earlier.

The median sale price in February was \$331,000, up from \$274,250 a year earlier. Homes that sold in February were typically on the market for 12 days and sold for 100.0% of their list prices.

### City of Lawrence Active Listings Up at End of February

The total number of active listings in the City of Lawrence at the end of February was 84 units, up from 79 at the same point in 2022. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$407,400.

During February, a total of 61 contracts were written down from 74 in February 2022. At the end of the month, there were 83 contracts still pending.

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# Lawrence MLS Statistics



## City of Lawrence Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>34</b>	<b>64</b>	<b>63</b>	<b>77</b>	<b>122</b>	<b>124</b>
Change from prior year		-46.9%	1.6%	-11.3%	-36.9%	-1.6%	2.5%
<b>Active Listings</b>		<b>84</b>	<b>79</b>	<b>72</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		6.3%	9.7%	-65.9%			
<b>Months' Supply</b>		<b>0.9</b>	<b>0.7</b>	<b>0.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		28.6%	16.7%	-71.4%			
<b>New Listings</b>		<b>59</b>	<b>92</b>	<b>76</b>	<b>112</b>	<b>154</b>	<b>163</b>
Change from prior year		-35.9%	21.1%	-45.3%	-27.3%	-5.5%	-36.6%
<b>Contracts Written</b>		<b>61</b>	<b>74</b>	<b>76</b>	<b>106</b>	<b>132</b>	<b>155</b>
Change from prior year		-17.6%	-2.6%	-32.1%	-19.7%	-14.8%	-24.0%
<b>Pending Contracts</b>		<b>83</b>	<b>102</b>	<b>122</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-18.6%	-16.4%	-28.2%			
<b>Sales Volume (1,000s)</b>		<b>11,161</b>	<b>19,485</b>	<b>15,650</b>	<b>25,043</b>	<b>36,364</b>	<b>32,079</b>
Change from prior year		-42.7%	24.5%	-11.5%	-31.1%	13.4%	9.9%
Average	<b>Sale Price</b>	<b>328,257</b>	<b>304,454</b>	<b>248,417</b>	<b>325,232</b>	<b>298,069</b>	<b>258,700</b>
	Change from prior year	7.8%	22.6%	-0.3%	9.1%	15.2%	7.3%
	<b>List Price of Actives</b>	<b>424,319</b>	<b>378,114</b>	<b>345,051</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	12.2%	9.6%	4.3%			
	<b>Days on Market</b>	<b>30</b>	<b>23</b>	<b>33</b>	<b>29</b>	<b>21</b>	<b>36</b>
	Change from prior year	30.4%	-30.3%	-43.1%	38.1%	-41.7%	-36.8%
Median	<b>Percent of List</b>	<b>98.7%</b>	<b>101.0%</b>	<b>99.2%</b>	<b>98.8%</b>	<b>99.6%</b>	<b>99.7%</b>
	Change from prior year	-2.3%	1.8%	0.1%	-0.8%	-0.1%	1.0%
	<b>Percent of Original</b>	<b>97.9%</b>	<b>100.2%</b>	<b>98.0%</b>	<b>98.1%</b>	<b>98.9%</b>	<b>98.7%</b>
	Change from prior year	-2.3%	2.2%	1.0%	-0.8%	0.2%	1.6%
	<b>Sale Price</b>	<b>331,000</b>	<b>274,250</b>	<b>190,000</b>	<b>295,000</b>	<b>272,450</b>	<b>231,000</b>
	Change from prior year	20.7%	44.3%	-17.4%	8.3%	17.9%	1.5%
Median	<b>List Price of Actives</b>	<b>407,400</b>	<b>379,900</b>	<b>271,225</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	7.2%	40.1%	-11.9%			
	<b>Days on Market</b>	<b>12</b>	<b>5</b>	<b>5</b>	<b>11</b>	<b>5</b>	<b>5</b>
	Change from prior year	140.0%	0.0%	-83.9%	120.0%	0.0%	-82.1%
	<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
	Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Median	<b>Percent of Original</b>	<b>99.2%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.3%</b>	<b>100.0%</b>	<b>100.0%</b>
	Change from prior year	-0.8%	0.0%	1.2%	-0.7%	0.0%	1.1%

Note: Year-to-date statistics cannot be calculated for Active Listings, Months' Supply and Pending Contracts.



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## Lawrence MLS Statistics



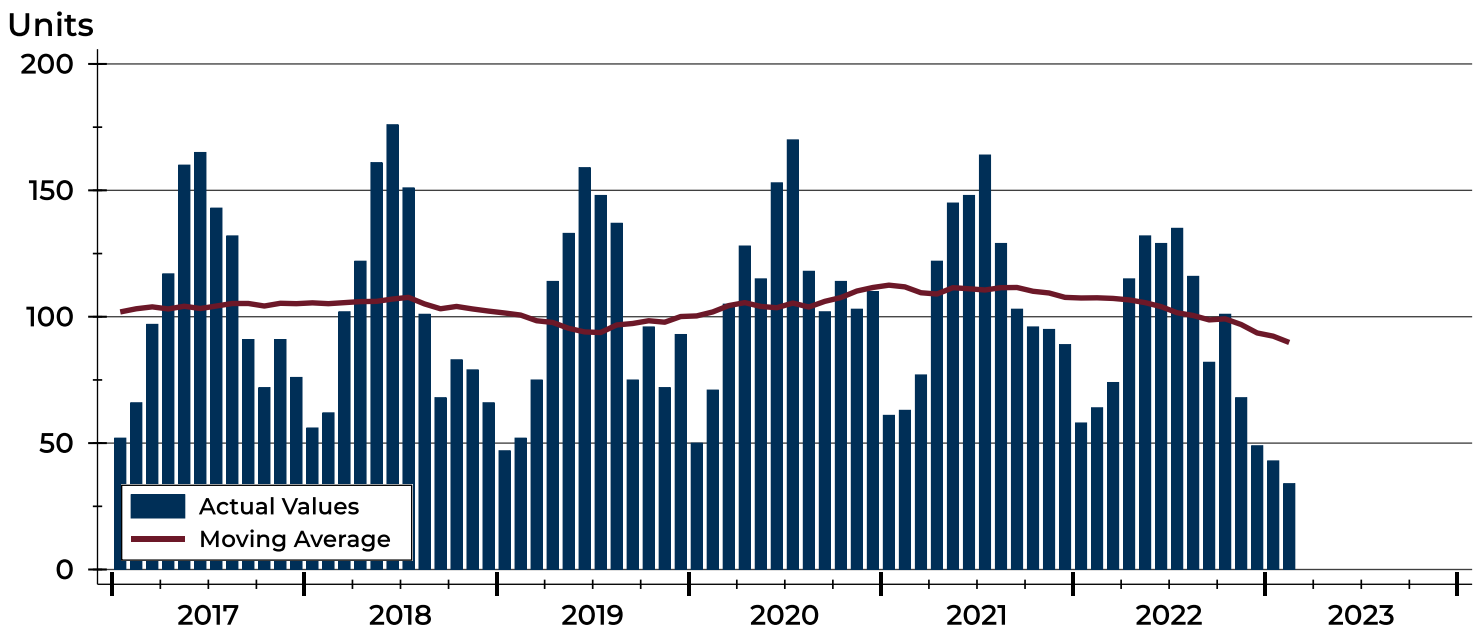
### City of Lawrence Closed Listings Analysis

Summary Statistics for Closed Listings		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Closed Listings		34	64	-46.9%	77	122	-36.9%
Volume (1,000s)		11,161	19,485	-42.7%	25,043	36,364	-31.1%
Months' Supply		0.9	0.7	28.6%	N/A	N/A	N/A
Average	Sale Price	328,257	304,454	7.8%	325,232	298,069	9.1%
	Days on Market	30	23	30.4%	29	21	38.1%
	Percent of List	98.7%	101.0%	-2.3%	98.8%	99.6%	-0.8%
	Percent of Original	97.9%	100.2%	-2.3%	98.1%	98.9%	-0.8%
Median	Sale Price	331,000	274,250	20.7%	295,000	272,450	8.3%
	Days on Market	12	5	140.0%	11	5	120.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	99.2%	100.0%	-0.8%	99.3%	100.0%	-0.7%

A total of 34 homes sold in the City of Lawrence in February, down from 64 units in February 2022. Total sales volume fell to \$11.2 million compared to \$19.5 million in the previous year.

The median sales price in February was \$331,000, up 20.7% compared to the prior year. Median days on market was 12 days, up from 10 days in January, and up from 5 in February 2022.

### History of Closed Listings





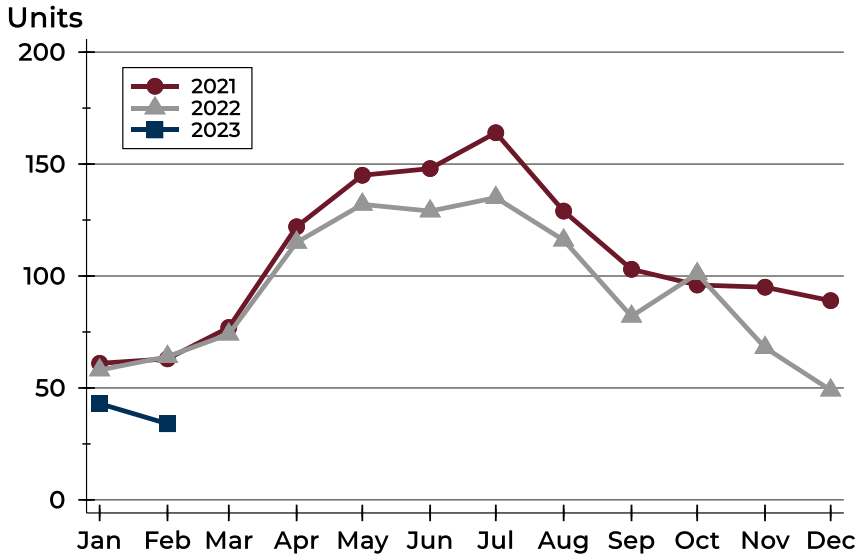
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## Lawrence MLS Statistics



### City of Lawrence Closed Listings Analysis

#### Closed Listings by Month



Month	2021	2022	2023
January	61	58	43
February	63	64	34
March	77	74	
April	122	115	
May	145	132	
June	148	129	
July	164	135	
August	129	116	
September	103	82	
October	96	101	
November	95	68	
December	89	49	

#### Closed Listings by Price Range

Price Range	Sales Number	Percent	Months' Supply	Sale Price Average	Median	Days on Market Avg.	Med.	Price as % of List Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	5	14.7%	0.5	179,400	190,000	27	14	96.9%	97.1%	94.4%	94.3%
\$200,000-\$249,999	6	17.6%	0.3	222,467	224,250	28	12	99.2%	100.0%	99.4%	99.5%
\$250,000-\$299,999	4	11.8%	0.3	274,750	275,500	35	3	99.0%	100.2%	96.5%	100.2%
\$300,000-\$349,999	7	20.6%	0.7	336,179	340,000	23	4	100.5%	100.3%	99.9%	100.3%
\$350,000-\$399,999	5	14.7%	0.5	369,980	370,000	34	24	97.2%	98.7%	97.2%	98.7%
\$400,000-\$449,999	1	2.9%	1.0	405,000	405,000	5	5	95.3%	95.3%	95.3%	95.3%
\$450,000-\$499,999	3	8.8%	1.7	469,300	474,900	26	24	99.7%	100.0%	99.7%	100.0%
\$500,000-\$599,999	1	2.9%	2.0	558,900	558,900	6	6	100.0%	100.0%	100.0%	100.0%
\$600,000-\$749,999	2	5.9%	2.4	627,500	627,500	71	71	98.8%	98.8%	97.3%	97.3%
\$750,000-\$999,999	0	0.0%	2.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



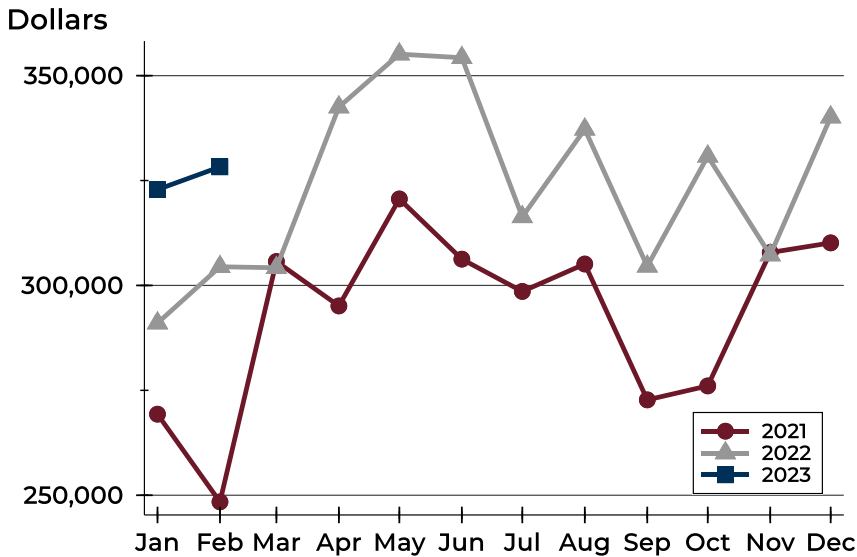
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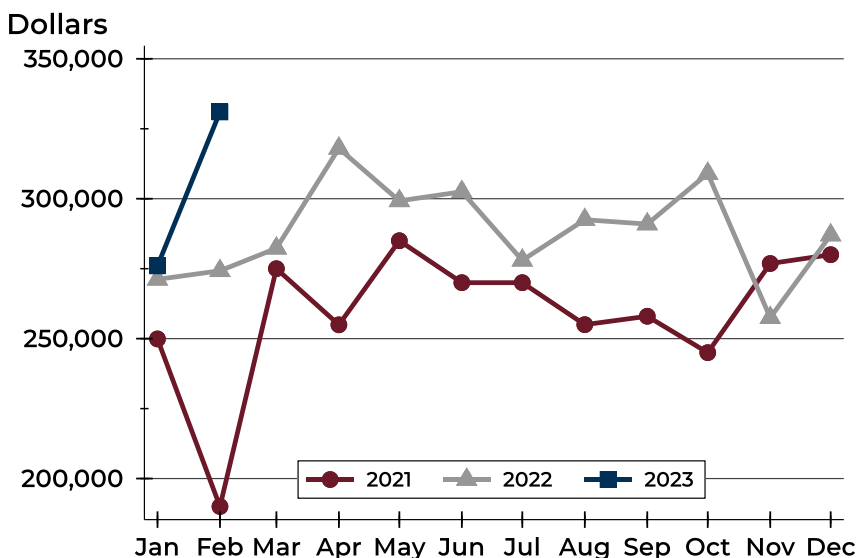
### City of Lawrence Closed Listings Analysis

#### Average Price



Month	2021	2022	2023
January	269,320	291,023	322,840
February	248,417	304,454	328,257
March	305,705	304,215	
April	295,115	342,504	
May	320,621	355,125	
June	306,274	354,276	
July	298,573	316,345	
August	305,107	337,220	
September	272,728	304,560	
October	276,053	330,782	
November	307,845	307,240	
December	310,146	340,120	

#### Median Price

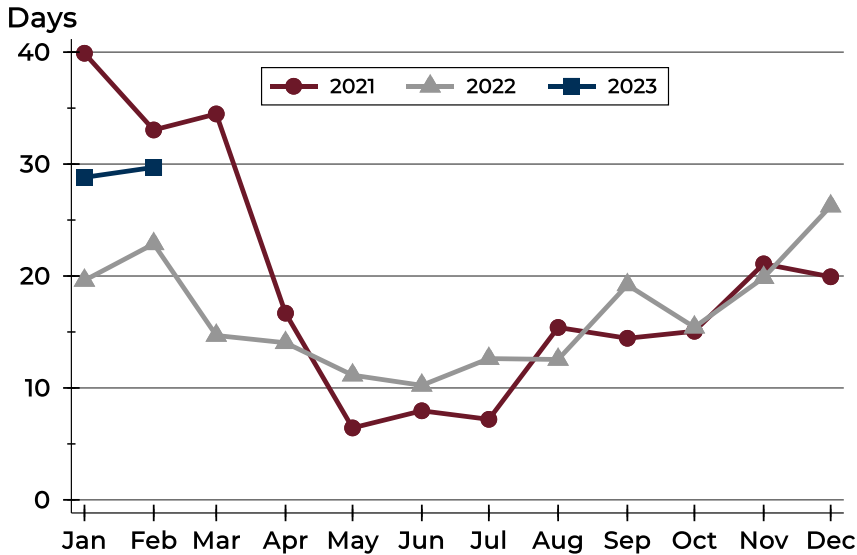


Month	2021	2022	2023
January	249,900	271,200	276,000
February	190,000	274,250	331,000
March	275,000	282,300	
April	254,950	318,000	
May	285,000	299,243	
June	270,000	302,500	
July	270,000	278,000	
August	255,000	292,500	
September	258,000	290,950	
October	245,000	309,000	
November	276,850	257,500	
December	280,000	287,000	



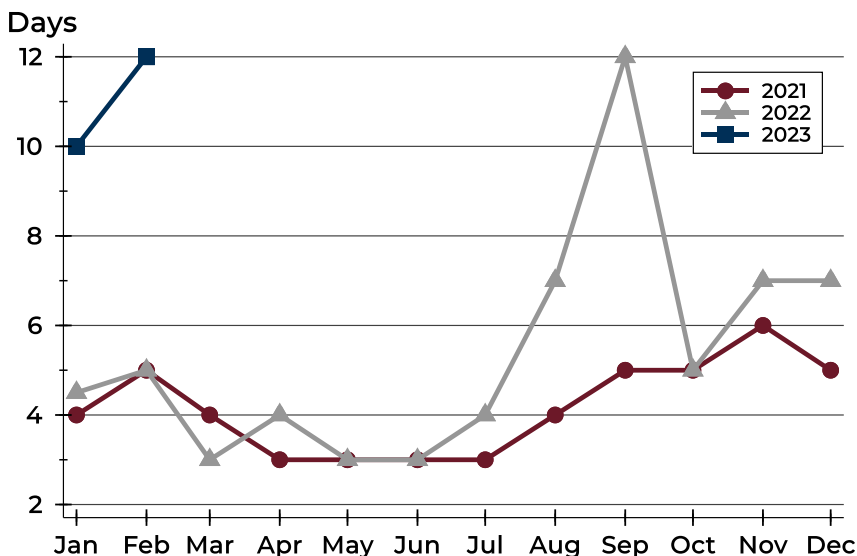
## City of Lawrence Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	40	20	29
February	33	23	30
March	34	15	
April	17	14	
May	6	11	
June	8	10	
July	7	13	
August	15	13	
September	14	19	
October	15	15	
November	21	20	
December	20	26	

### Median DOM



Month	2021	2022	2023
January	4	5	10
February	5	5	12
March	4	3	
April	3	4	
May	3	3	
June	3	3	
July	3	4	
August	4	7	
September	5	12	
October	5	5	
November	6	7	
December	5	7	



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## Lawrence MLS Statistics



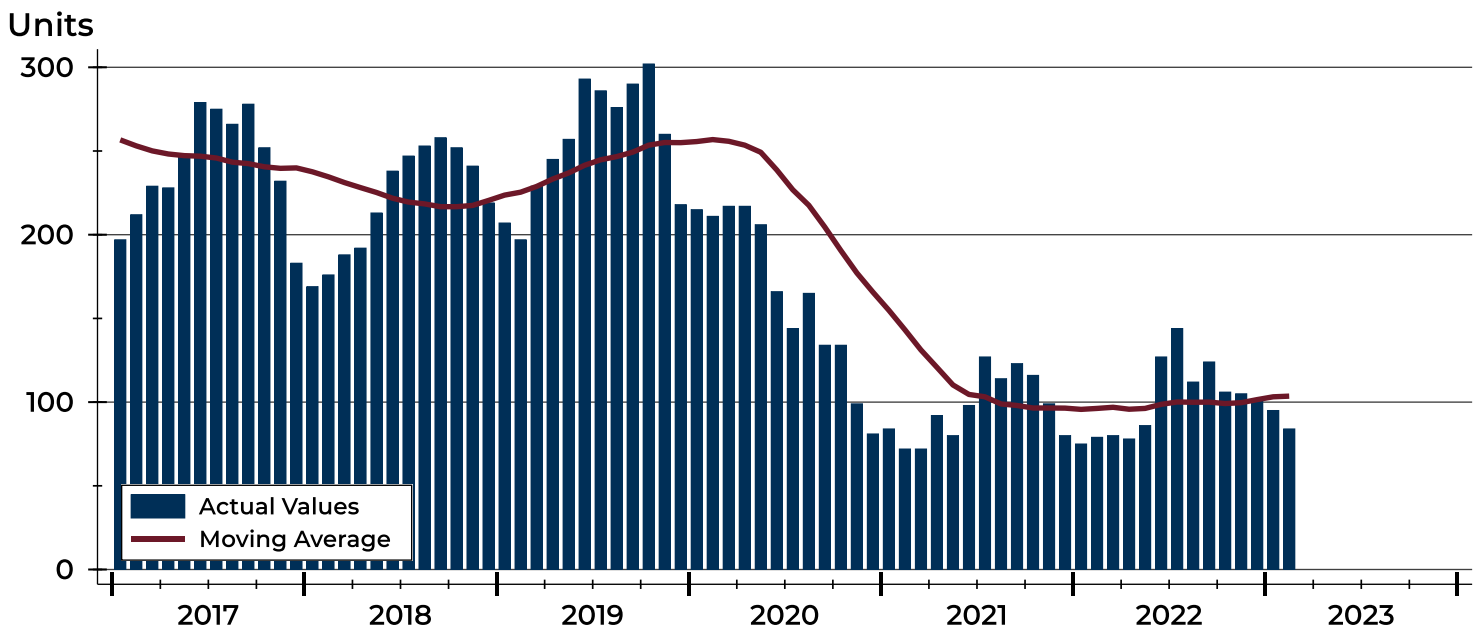
### City of Lawrence Active Listings Analysis

Summary Statistics for Active Listings		2023	End of February 2022	Change
Active Listings		84	79	6.3%
Volume (1,000s)		35,643	29,871	19.3%
Months' Supply		0.9	0.7	28.6%
Average	List Price	424,319	378,114	12.2%
	Days on Market	64	53	20.8%
	Percent of Original	98.2%	98.8%	-0.6%
Median	List Price	407,400	379,900	7.2%
	Days on Market	44	26	69.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 84 homes were available for sale in the City of Lawrence at the end of February. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$407,400, up 7.2% from 2022. The typical time on market for active listings was 44 days, up from 26 days a year earlier.

### History of Active Listings





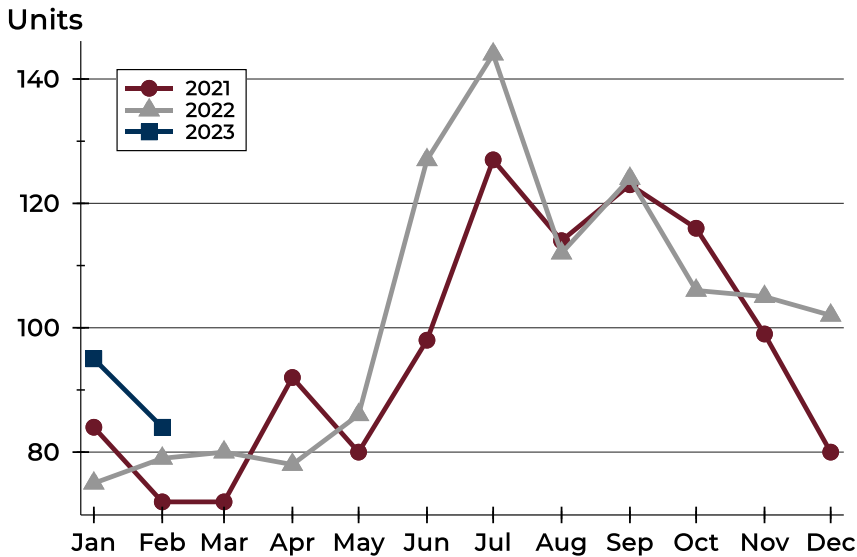
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### City of Lawrence Active Listings Analysis

#### Active Listings by Month



Month	2021	2022	2023
January	84	75	95
February	72	79	84
March	72	80	
April	92	78	
May	80	86	
June	98	127	
July	127	144	
August	114	112	
September	123	124	
October	116	106	
November	99	105	
December	80	102	

#### Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	4	4.8%	N/A	1,811	1,875	29	15	101.1%	100.0%
\$50,000-\$99,999	4	4.8%	N/A	84,905	86,725	60	46	92.8%	99.1%
\$100,000-\$149,999	7	8.3%	N/A	129,514	129,900	43	25	95.4%	100.0%
\$150,000-\$199,999	5	6.0%	0.5	183,920	189,900	53	70	95.6%	100.0%
\$200,000-\$249,999	5	6.0%	0.3	236,660	239,000	84	91	100.3%	100.0%
\$250,000-\$299,999	5	6.0%	0.3	280,760	289,900	62	41	96.8%	98.4%
\$300,000-\$349,999	8	9.5%	0.7	325,963	329,900	28	13	99.2%	100.0%
\$350,000-\$399,999	4	4.8%	0.5	367,450	364,950	40	35	100.0%	100.0%
\$400,000-\$449,999	6	7.1%	1.0	437,433	437,900	51	44	98.7%	100.0%
\$450,000-\$499,999	10	11.9%	1.7	480,435	475,000	101	73	98.6%	100.0%
\$500,000-\$599,999	12	14.3%	2.0	568,292	575,000	62	26	98.9%	100.0%
\$600,000-\$749,999	8	9.5%	2.4	673,581	669,450	108	86	98.0%	100.0%
\$750,000-\$999,999	3	3.6%	2.2	873,000	825,000	23	26	99.0%	100.0%
\$1,000,000 and up	3	3.6%	N/A	1,516,333	1,500,000	114	140	100.0%	100.0%





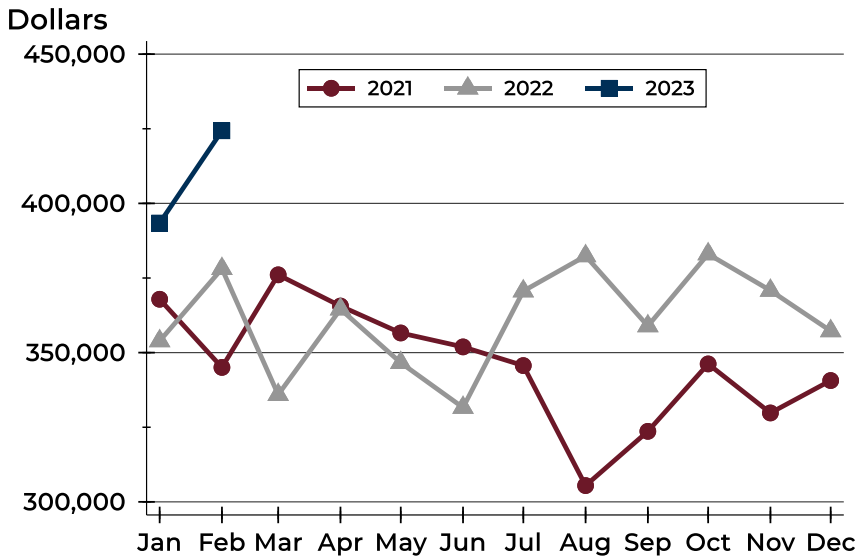
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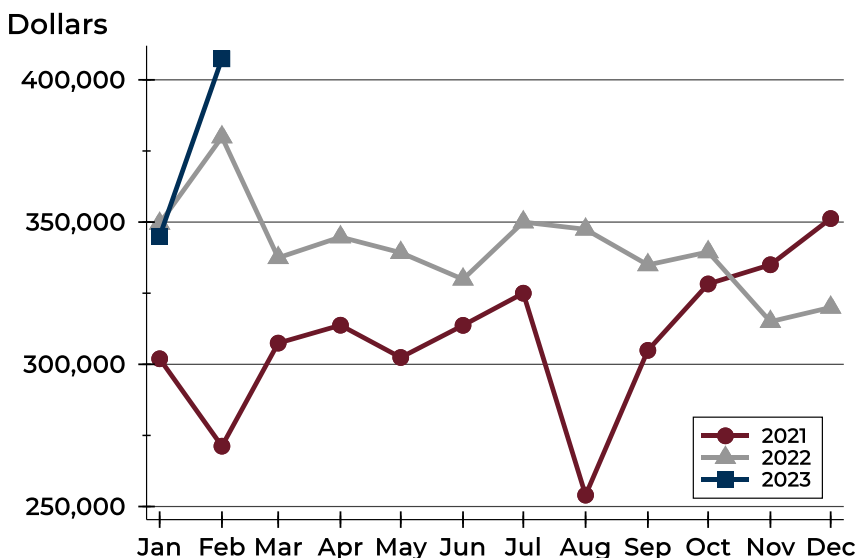
### City of Lawrence Active Listings Analysis

#### Average Price



Month	2021	2022	2023
January	367,887	353,910	393,434
February	345,051	378,114	424,319
March	376,063	335,920	
April	365,613	364,571	
May	356,591	346,614	
June	351,923	331,603	
July	345,664	370,614	
August	305,460	382,390	
September	323,634	358,932	
October	346,221	383,034	
November	329,796	370,811	
December	340,652	357,261	

#### Median Price



Month	2021	2022	2023
January	301,950	349,500	345,000
February	271,225	379,900	407,400
March	307,450	337,450	
April	313,750	344,750	
May	302,400	339,250	
June	313,700	329,900	
July	325,000	350,000	
August	254,000	347,450	
September	304,900	334,950	
October	328,250	339,500	
November	335,000	315,000	
December	351,250	320,000	



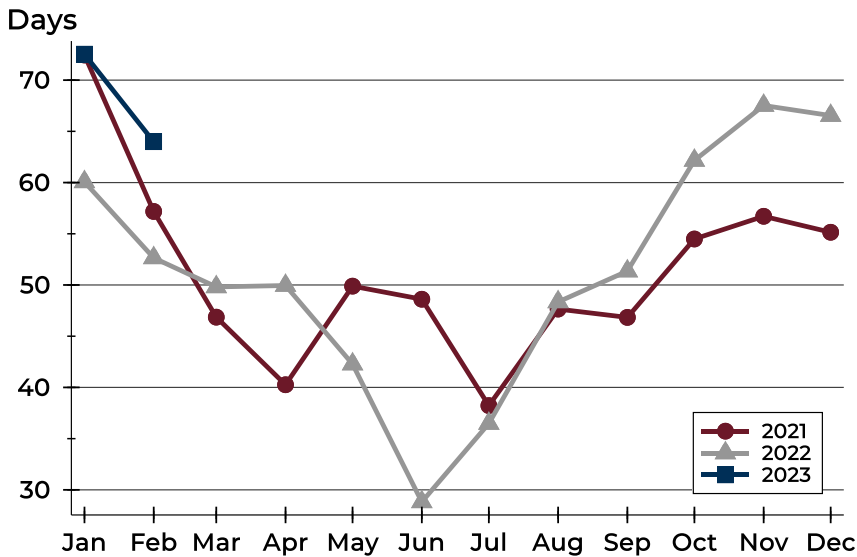
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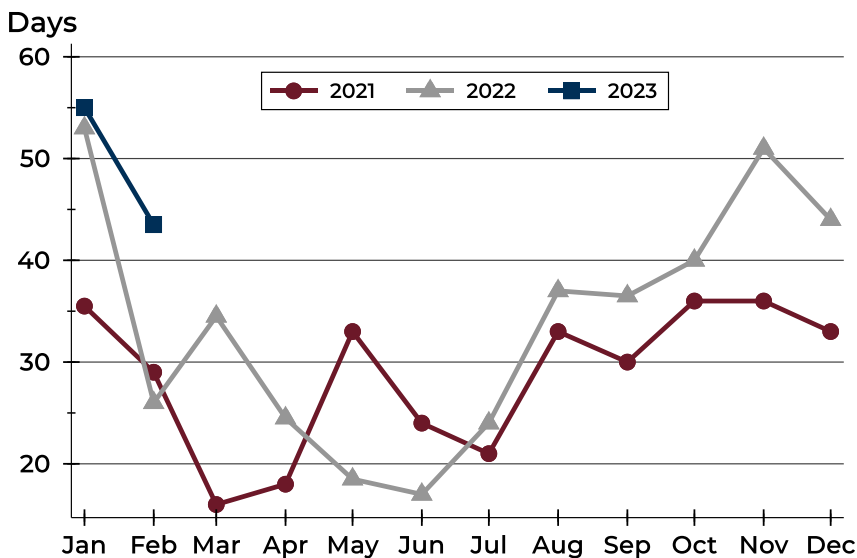
### City of Lawrence Active Listings Analysis

#### Average DOM



Month	2021	2022	2023
January	72	60	73
February	57	53	64
March	47	50	
April	40	50	
May	50	42	
June	49	29	
July	38	36	
August	48	48	
September	47	51	
October	54	62	
November	57	68	
December	55	67	

#### Median DOM



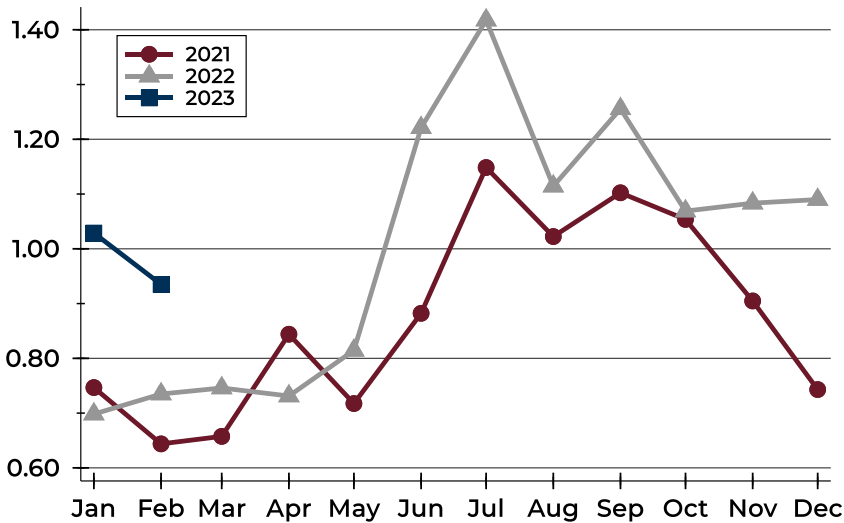
Month	2021	2022	2023
January	36	53	55
February	29	26	44
March	16	35	
April	18	25	
May	33	19	
June	24	17	
July	21	24	
August	33	37	
September	30	37	
October	36	40	
November	36	51	
December	33	44	



## City of Lawrence Months' Supply Analysis

### Months' Supply by Month

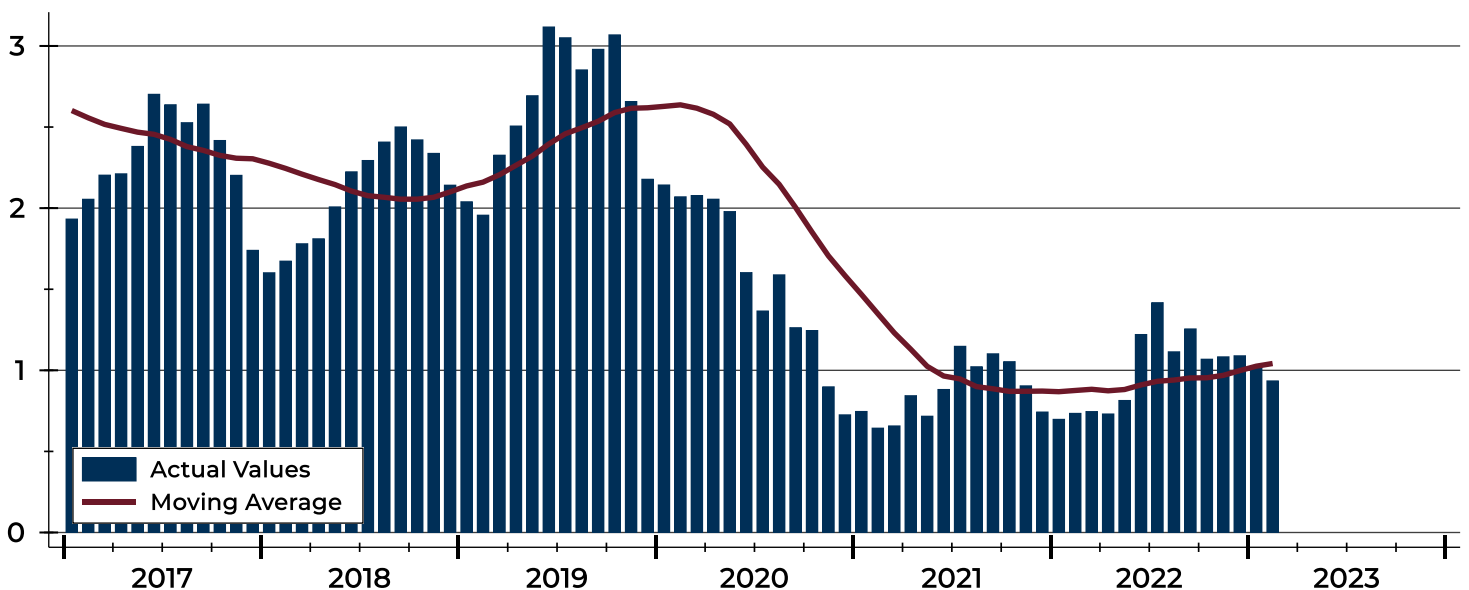
Months



Month	2021	2022	2023
January	0.7	0.7	1.0
February	0.6	0.7	0.9
March	0.7	0.7	
April	0.8	0.7	
May	0.7	0.8	
June	0.9	1.2	
July	1.1	1.4	
August	1.0	1.1	
September	1.1	1.3	
October	1.1	1.1	
November	0.9	1.1	
December	0.7	1.1	

### History of Month's Supply

Months





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### City of Lawrence New Listings Analysis

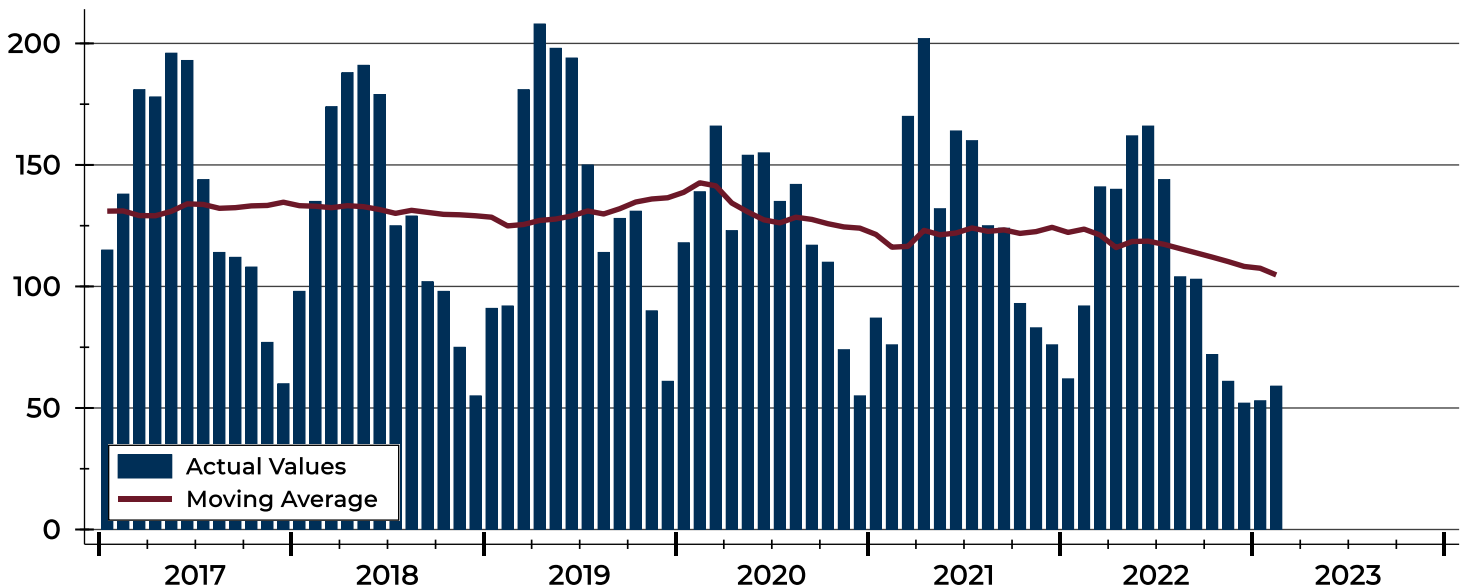
Summary Statistics for New Listings		2023	February 2022	Change
Current Month	New Listings	59	92	-35.9%
	Volume (1,000s)	20,817	34,053	-38.9%
	Average List Price	352,833	370,146	-4.7%
	Median List Price	325,000	349,900	-7.1%
Year-to-Date	New Listings	112	154	-27.3%
	Volume (1,000s)	40,261	53,216	-24.3%
	Average List Price	359,471	345,556	4.0%
	Median List Price	320,000	339,450	-5.7%

A total of 59 new listings were added in the City of Lawrence during February, down 35.9% from the same month in 2022. Year-to-date the City of Lawrence has seen 112 new listings.

The median list price of these homes was \$325,000 down from \$349,900 in 2022.

### History of New Listings

Units





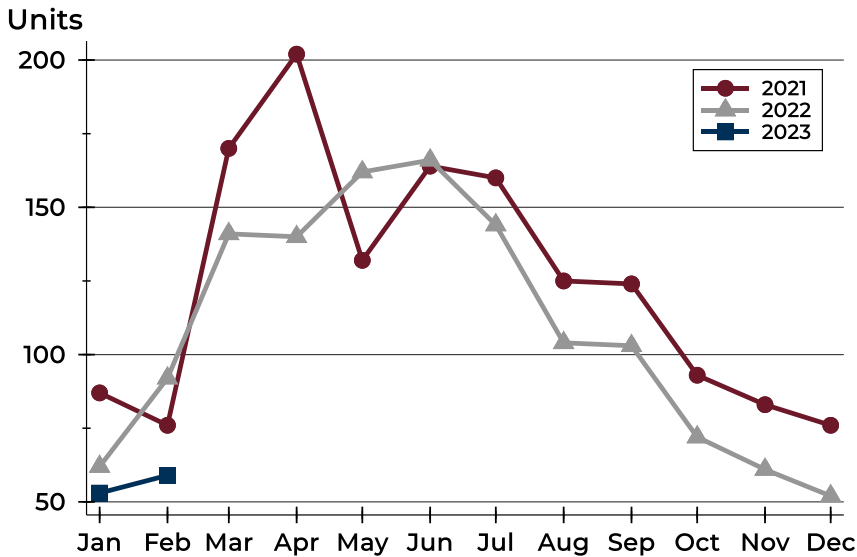
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## Lawrence MLS Statistics



### City of Lawrence New Listings Analysis

#### New Listings by Month



Month	2021	2022	2023
January	87	62	53
February	76	92	59
March	170	141	
April	202	140	
May	132	162	
June	164	166	
July	160	144	
August	125	104	
September	124	103	
October	93	72	
November	83	61	
December	76	52	

#### New Listings by Price Range

Price Range	New Listings Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	3	5.1%	1,667	1,450	19	17	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	7	11.9%	175,757	173,000	2	3	100.2%	100.0%
\$200,000-\$249,999	5	8.5%	222,720	214,900	4	4	100.0%	100.0%
\$250,000-\$299,999	11	18.6%	266,936	272,000	6	2	99.9%	100.0%
\$300,000-\$349,999	12	20.3%	328,267	329,900	7	3	100.1%	100.0%
\$350,000-\$399,999	4	6.8%	376,975	376,950	8	7	100.0%	100.0%
\$400,000-\$449,999	3	5.1%	428,000	434,000	9	4	98.9%	100.0%
\$450,000-\$499,999	3	5.1%	479,667	485,000	10	9	103.3%	100.0%
\$500,000-\$599,999	6	10.2%	567,317	575,000	12	11	100.0%	100.0%
\$600,000-\$749,999	3	5.1%	712,650	699,950	18	18	100.0%	100.0%
\$750,000-\$999,999	2	3.4%	910,000	910,000	20	20	98.5%	98.5%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



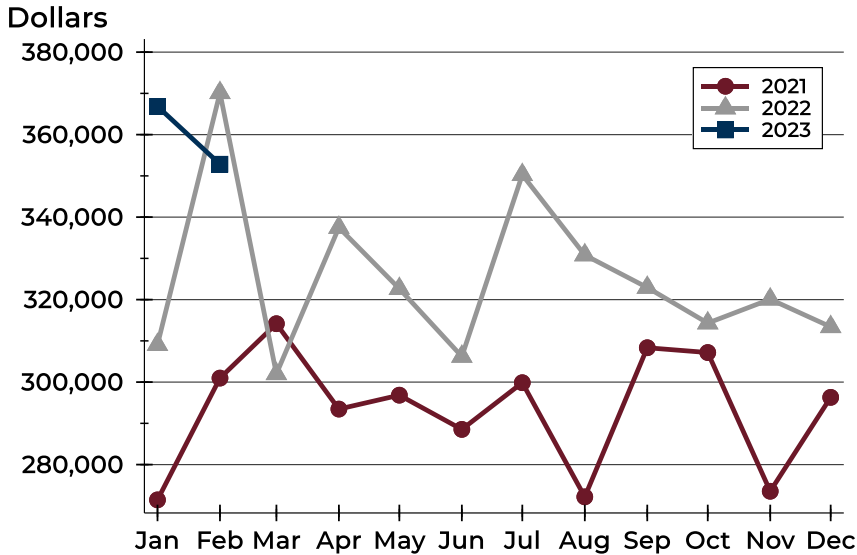
**February  
2023**

## Lawrence MLS Statistics



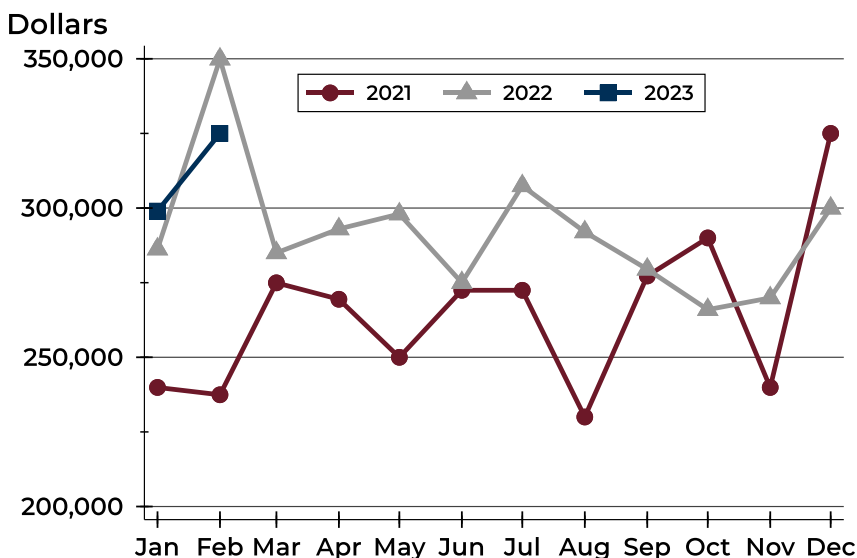
### City of Lawrence New Listings Analysis

#### Average Price



Month	2021	2022	2023
January	271,450	309,069	366,861
February	300,975	370,146	352,833
March	314,158	302,005	
April	293,463	337,476	
May	296,834	322,653	
June	288,542	306,220	
July	299,860	350,269	
August	272,188	330,808	
September	308,336	322,933	
October	307,168	314,309	
November	273,545	320,085	
December	296,310	313,404	

#### Median Price



Month	2021	2022	2023
January	239,900	286,250	299,000
February	237,450	349,900	325,000
March	274,950	285,000	
April	269,450	293,000	
May	250,000	298,000	
June	272,450	275,000	
July	272,450	307,450	
August	230,000	292,000	
September	277,250	279,500	
October	290,000	265,975	
November	239,900	269,900	
December	325,000	299,950	



**February  
2023**

## Lawrence MLS Statistics



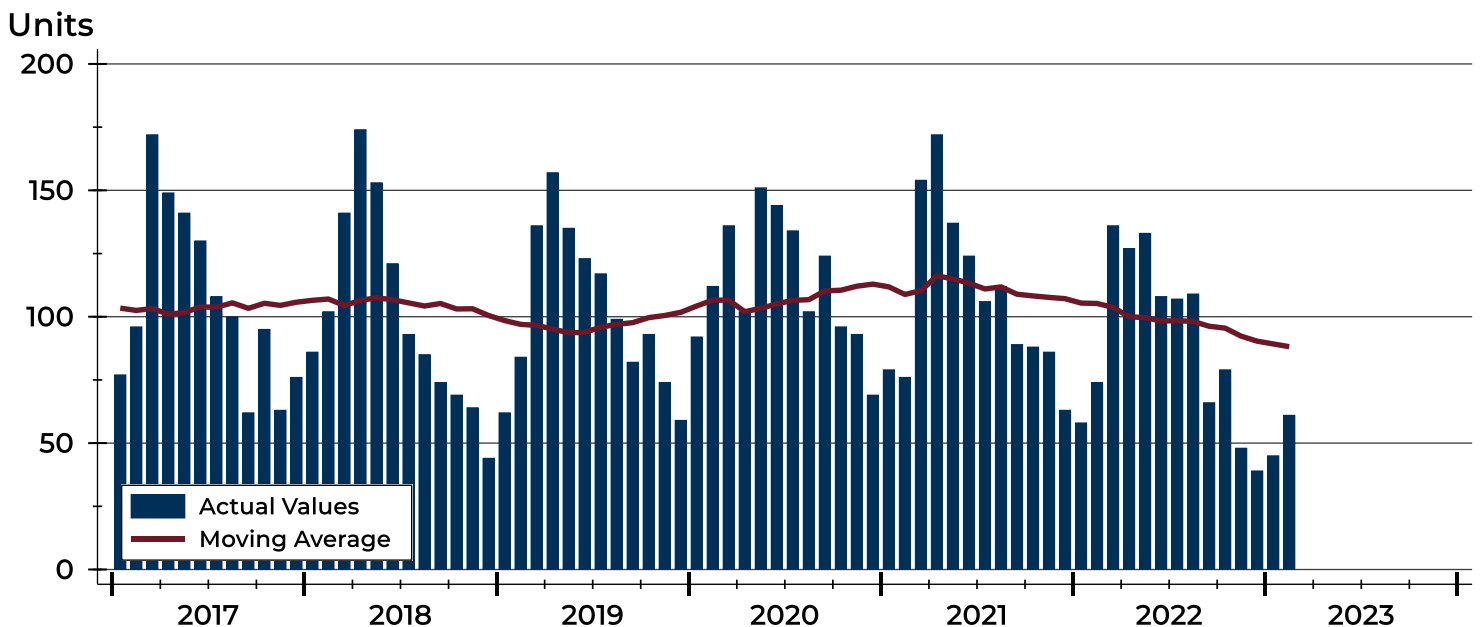
# City of Lawrence Contracts Written Analysis

Summary Statistics for Contracts Written		2023	February 2022	Change	2023	Year-to-Date 2022	Change
Contracts Written		61	74	-17.6%	106	132	-19.7%
Volume (1,000s)		20,895	27,606	-24.3%	34,761	45,799	-24.1%
Average	Sale Price	342,533	373,052	-8.2%	327,938	346,962	-5.5%
	Days on Market	27	17	58.8%	32	21	52.4%
	Percent of Original	99.9%	102.9%	-2.9%	98.7%	101.5%	-2.8%
Median	Sale Price	289,900	294,475	-1.6%	289,900	296,700	-2.3%
	Days on Market	4	3	33.3%	8	4	100.0%
	Percent of Original	100.0%	100.5%	-0.5%	100.0%	100.0%	0.0%

A total of 61 contracts for sale were written in the City of Lawrence during the month of February, down from 74 in 2022. The median list price of these homes was \$289,900, down from \$294,475 the prior year.

Half of the homes that went under contract in February were on the market less than 4 days, compared to 3 days in February 2022.

## History of Contracts Written





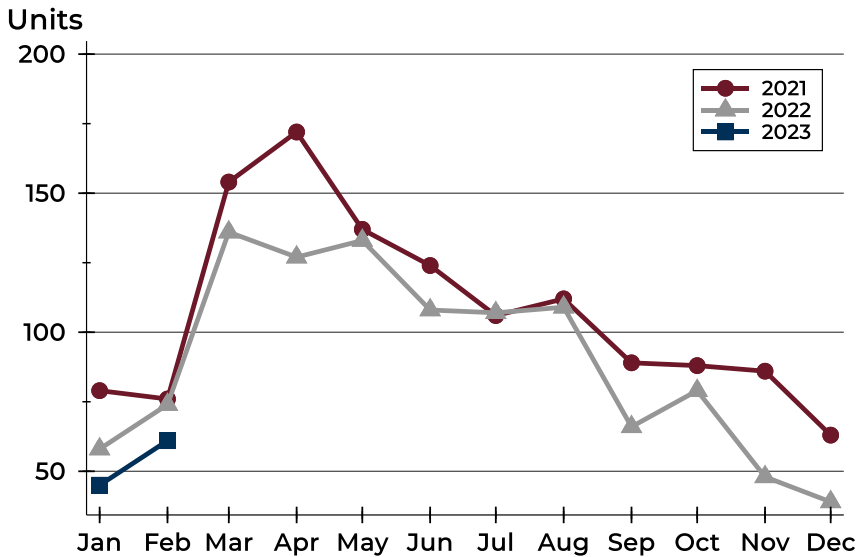
**February  
2023**

## Lawrence MLS Statistics



### City of Lawrence Contracts Written Analysis

#### Contracts Written by Month



Month	2021	2022	2023
January	79	58	45
February	76	74	61
March	154	136	
April	172	127	
May	137	133	
June	124	108	
July	106	107	
August	112	109	
September	89	66	
October	88	79	
November	86	48	
December	63	39	

#### Contracts Written by Price Range

Price Range	Contracts Written Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	1.6%	95,000	95,000	3	3	100.0%	100.0%
\$100,000-\$149,999	1	1.6%	139,900	139,900	15	15	100.0%	100.0%
\$150,000-\$199,999	12	19.7%	176,100	171,450	15	5	99.6%	100.0%
\$200,000-\$249,999	7	11.5%	217,643	214,900	17	4	100.0%	100.0%
\$250,000-\$299,999	10	16.4%	267,730	268,450	15	2	100.3%	100.0%
\$300,000-\$349,999	9	14.8%	322,367	325,000	14	3	101.0%	100.0%
\$350,000-\$399,999	6	9.8%	382,117	379,450	37	36	99.8%	100.0%
\$400,000-\$449,999	4	6.6%	417,500	415,000	57	43	99.4%	100.0%
\$450,000-\$499,999	3	4.9%	482,667	494,000	65	9	98.4%	100.0%
\$500,000-\$599,999	2	3.3%	549,450	549,450	110	110	99.1%	99.1%
\$600,000-\$749,999	5	8.2%	686,940	689,000	33	15	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	1.6%	1,500,000	1,500,000	35	35	100.0%	100.0%





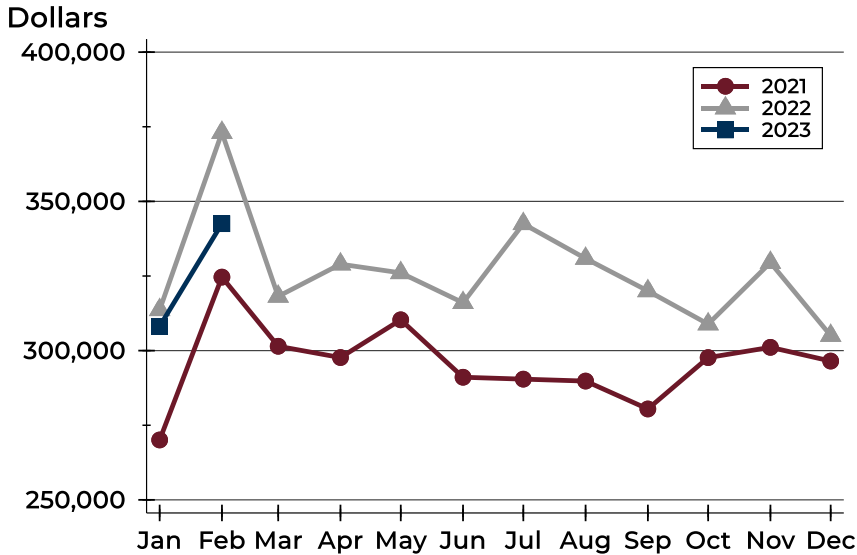
**February  
2023**

## Lawrence MLS Statistics



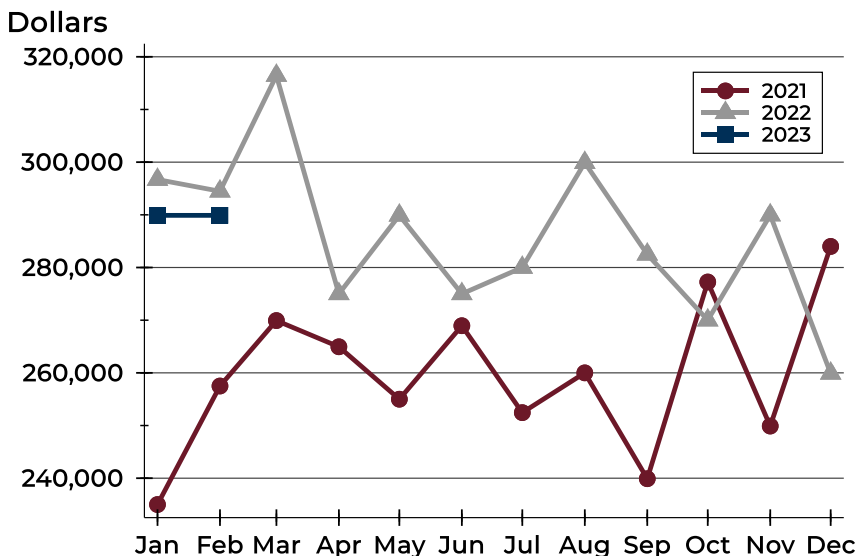
### City of Lawrence Contracts Written Analysis

#### Average Price



Month	2021	2022	2023
January	270,075	313,674	308,153
February	324,637	373,052	342,533
March	301,464	318,167	
April	297,692	328,966	
May	310,322	326,059	
June	291,092	316,044	
July	290,450	342,488	
August	289,806	330,861	
September	280,458	320,001	
October	297,672	308,888	
November	301,109	329,483	
December	296,505	305,041	

#### Median Price



Month	2021	2022	2023
January	235,000	296,700	289,900
February	257,500	294,475	289,900
March	269,925	316,450	
April	264,950	275,000	
May	255,000	289,900	
June	268,950	275,000	
July	252,450	280,000	
August	260,000	299,900	
September	239,900	282,500	
October	277,250	270,000	
November	249,900	289,950	
December	284,000	259,900	



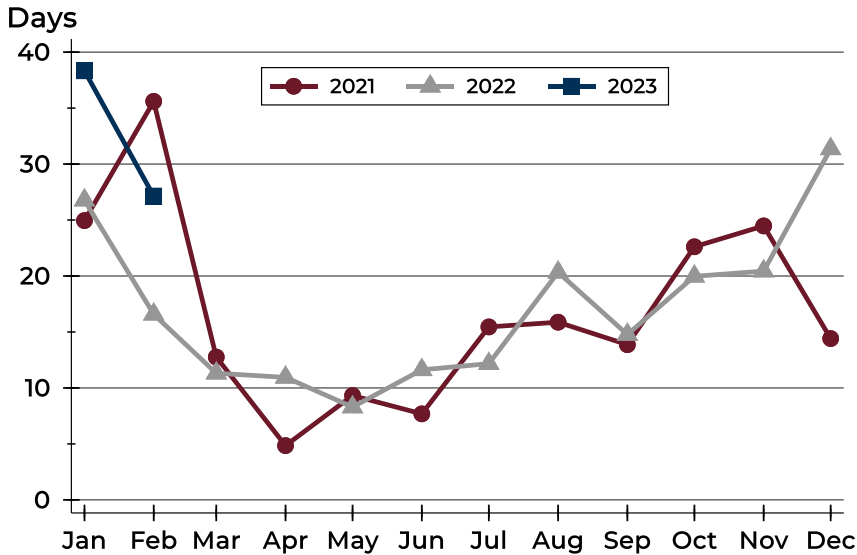
**February  
2023**

## Lawrence MLS Statistics



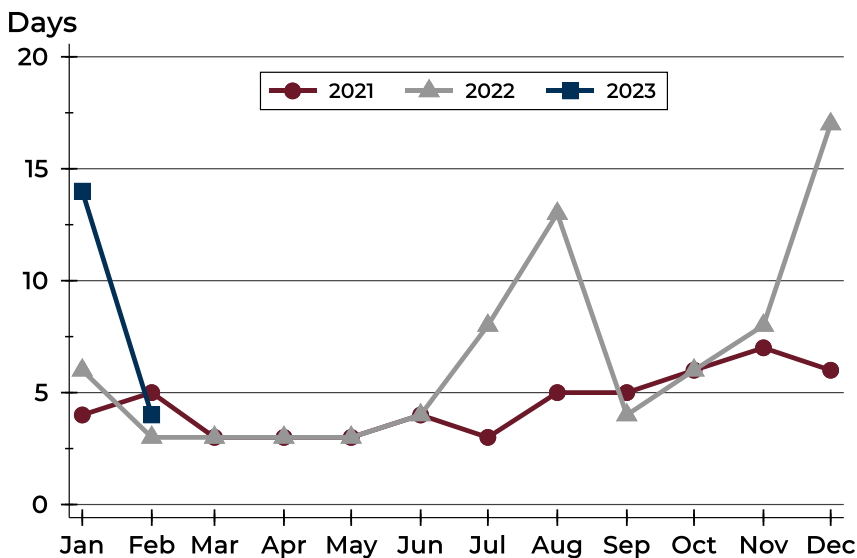
### City of Lawrence Contracts Written Analysis

#### Average DOM



Month	2021	2022	2023
January	25	27	38
February	36	17	27
March	13	11	
April	5	11	
May	9	8	
June	8	12	
July	15	12	
August	16	20	
September	14	15	
October	23	20	
November	24	20	
December	14	31	

#### Median DOM



Month	2021	2022	2023
January	4	6	14
February	5	3	4
March	3	3	
April	3	3	
May	3	3	
June	4	4	
July	3	8	
August	5	13	
September	5	4	
October	6	6	
November	7	8	
December	6	17	



**February  
2023**

## Lawrence MLS Statistics



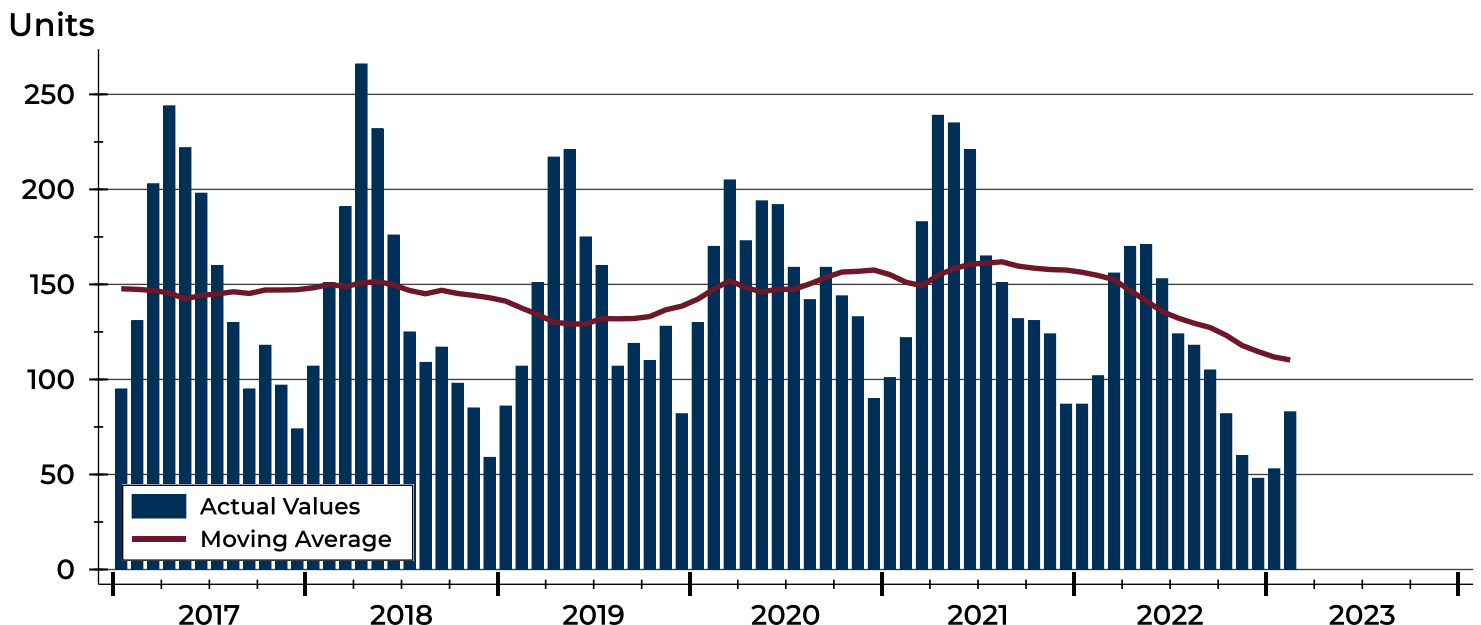
# City of Lawrence Pending Contracts Analysis

Summary Statistics for Pending Contracts		2023	End of February 2022	Change
Pending Contracts		83	102	-18.6%
Volume (1,000s)		27,788	35,689	-22.1%
Average	List Price	334,790	349,894	-4.3%
	Days on Market	29	22	31.8%
	Percent of Original	99.5%	99.6%	-0.1%
Median	List Price	275,000	339,450	-19.0%
	Days on Market	7	5	40.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 83 listings in the City of Lawrence had contracts pending at the end of February, down from 102 contracts pending at the end of February 2022.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

## History of Pending Contracts





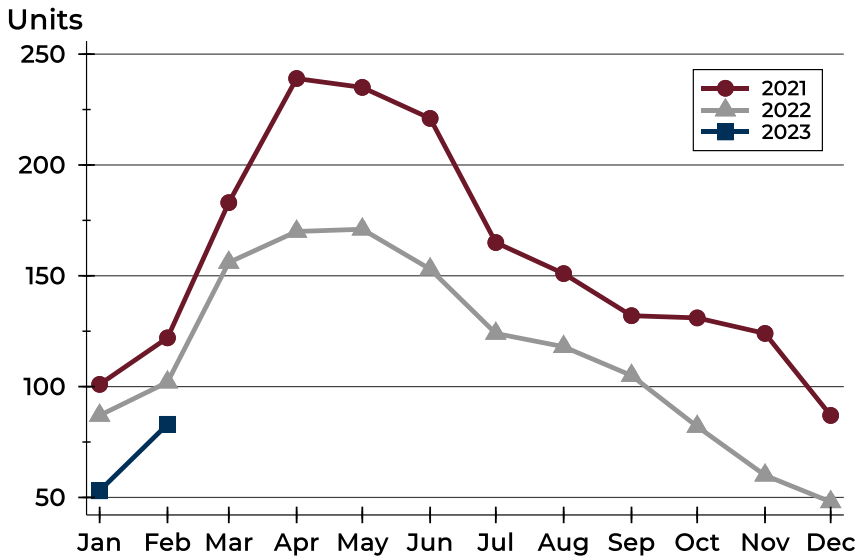
**February  
2023**

## Lawrence MLS Statistics



### City of Lawrence Pending Contracts Analysis

#### Pending Contracts by Month



Month	2021	2022	2023
January	101	87	53
February	122	102	83
March	183	156	
April	239	170	
May	235	171	
June	221	153	
July	165	124	
August	151	118	
September	132	105	
October	131	82	
November	124	60	
December	87	48	

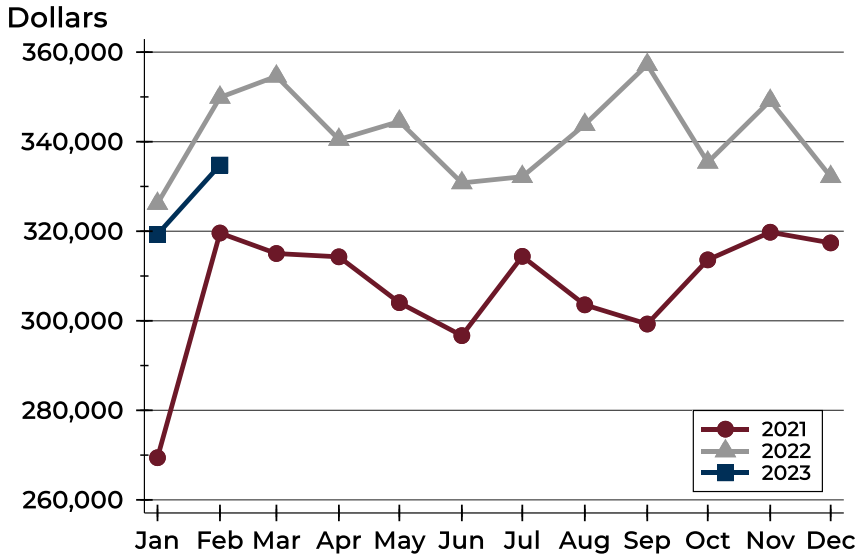
#### Pending Contracts by Price Range

Price Range	Pending Contracts Number	Percent	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. Avg.	Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	1.2%	95,000	95,000	3	3	100.0%	100.0%
\$100,000-\$149,999	3	3.6%	132,950	139,900	42	15	95.8%	100.0%
\$150,000-\$199,999	16	19.3%	176,163	175,250	20	5	99.6%	100.0%
\$200,000-\$249,999	13	15.7%	224,677	219,900	26	7	99.8%	100.0%
\$250,000-\$299,999	14	16.9%	269,007	268,450	18	6	99.8%	100.0%
\$300,000-\$349,999	9	10.8%	325,133	329,900	22	3	98.7%	100.0%
\$350,000-\$399,999	6	7.2%	381,267	379,450	26	13	100.0%	100.0%
\$400,000-\$449,999	6	7.2%	423,150	422,450	61	43	99.6%	100.0%
\$450,000-\$499,999	3	3.6%	482,667	494,000	65	9	98.4%	100.0%
\$500,000-\$599,999	4	4.8%	543,450	549,450	57	5	99.6%	100.0%
\$600,000-\$749,999	6	7.2%	677,283	669,450	29	14	100.0%	100.0%
\$750,000-\$999,999	1	1.2%	850,000	850,000	12	12	100.0%	100.0%
\$1,000,000 and up	1	1.2%	1,500,000	1,500,000	35	35	100.0%	100.0%



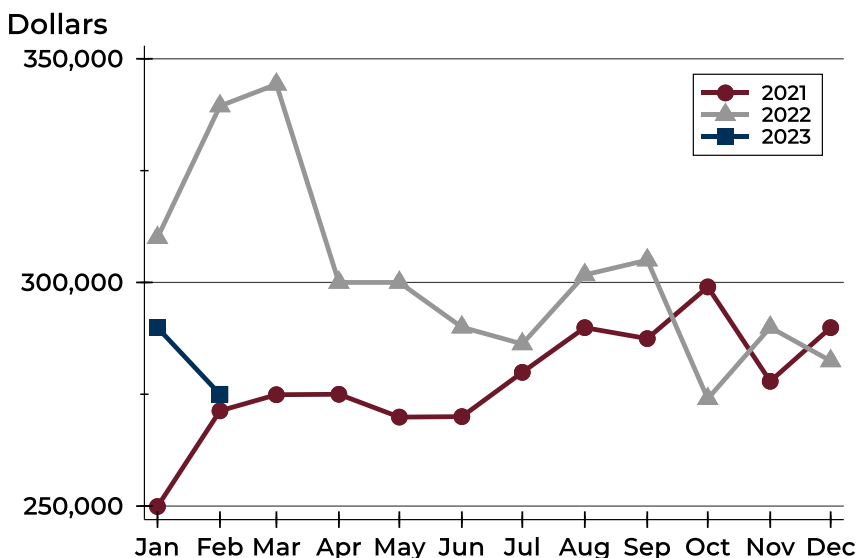
## City of Lawrence Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	269,413	326,176	319,303
February	319,605	349,894	334,790
March	315,023	354,598	
April	314,285	340,485	
May	304,048	344,523	
June	296,684	330,793	
July	314,396	332,179	
August	303,562	343,818	
September	299,276	357,188	
October	313,606	335,385	
November	319,781	349,171	
December	317,398	332,166	

### Median Price

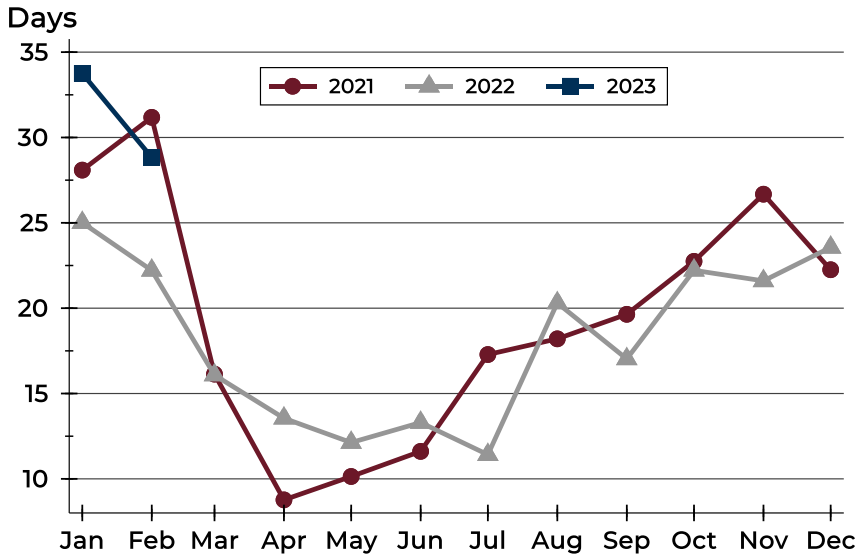


Month	2021	2022	2023
January	249,900	310,000	289,900
February	271,300	339,450	275,000
March	274,900	344,300	
April	275,000	300,000	
May	269,900	300,000	
June	270,000	290,000	
July	279,900	286,250	
August	289,900	301,700	
September	287,450	305,000	
October	299,000	274,000	
November	277,900	289,950	
December	289,900	282,450	



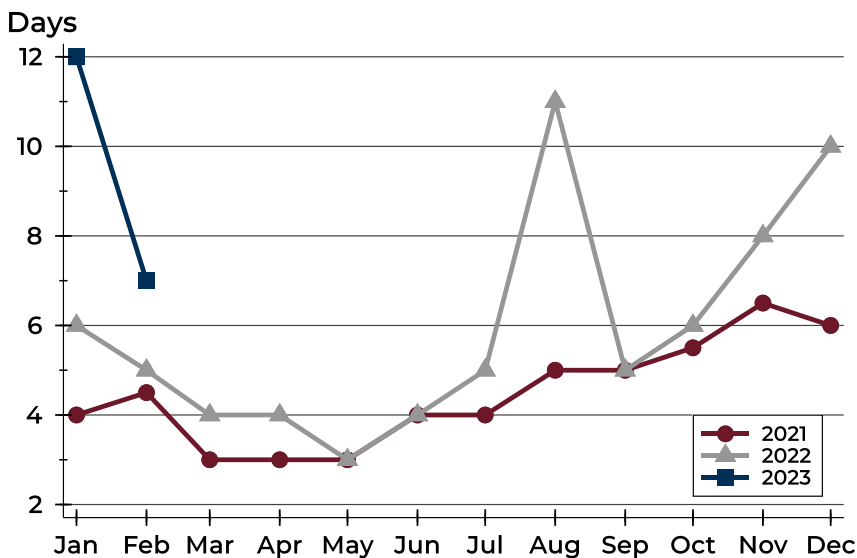
## City of Lawrence Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	28	25	34
February	31	22	29
March	16	16	
April	9	14	
May	10	12	
June	12	13	
July	17	11	
August	18	20	
September	20	17	
October	23	22	
November	27	22	
December	22	24	

### Median DOM



Month	2021	2022	2023
January	4	6	12
February	5	5	7
March	3	4	
April	3	4	
May	3	3	
June	4	4	
July	4	5	
August	5	11	
September	5	5	
October	6	6	
November	7	8	
December	6	10	