



# City of Lawrence Housing Report



## Market Overview

### City of Lawrence Home Sales Fell in January

Total home sales in the City of Lawrence fell last month to 37 units, compared to 49 units in January 2025. Total sales volume was \$14.2 million, down from a year earlier.

The median sale price in January was \$359,900, up from \$340,000 a year earlier. Homes that sold in January were typically on the market for 21 days and sold for 99.0% of their list prices.

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

The total number of active listings in the City of Lawrence at the end of January was 124 units, up from 107 at the same point in 2025. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$387,450.

During January, a total of 52 contracts were written down from 63 in January 2025. At the end of the month, there were 58 contracts still pending.

## Report Contents

- Summary Statistics – Page 2
- Closed Listing Analysis – Page 3
- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

## Contact Information

Rob Hulse, Executive Vice-President  
 Lawrence Board of REALTORS®  
 3838 W. 6th Street (at Monterey)  
 Lawrence, KS 66049  
 785-842-1843  
[Rob@LawrenceRealtor.com](mailto:Rob@LawrenceRealtor.com)  
[www.LawrenceRealtor.com](http://www.LawrenceRealtor.com)



## City of Lawrence Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>37</b>	<b>49</b>	<b>42</b>	<b>37</b>	<b>49</b>	<b>42</b>
Change from prior year		-24.5%	16.7%	-12.5%	-24.5%	16.7%	-12.5%
<b>Active Listings</b>		<b>124</b>	<b>107</b>	<b>108</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		15.9%	-0.9%	14.9%			
<b>Months' Supply</b>		<b>1.5</b>	<b>1.3</b>	<b>1.4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		15.4%	-7.1%	40.0%			
<b>New Listings</b>		<b>55</b>	<b>64</b>	<b>65</b>	<b>55</b>	<b>64</b>	<b>65</b>
Change from prior year		-14.1%	-1.5%	12.1%	-14.1%	-1.5%	12.1%
<b>Contracts Written</b>		<b>52</b>	<b>63</b>	<b>64</b>	<b>52</b>	<b>63</b>	<b>64</b>
Change from prior year		-17.5%	-1.6%	25.5%	-17.5%	-1.6%	25.5%
<b>Pending Contracts</b>		<b>58</b>	<b>76</b>	<b>76</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-23.7%	0.0%	43.4%			
<b>Sales Volume (1,000s)</b>		<b>14,203</b>	<b>17,976</b>	<b>11,507</b>	<b>14,203</b>	<b>17,976</b>	<b>11,507</b>
Change from prior year		-21.0%	56.2%	-24.3%	-21.0%	56.2%	-24.3%
Average	<b>Sale Price</b>	<b>383,869</b>	<b>366,863</b>	<b>273,973</b>	<b>383,869</b>	<b>366,863</b>	<b>273,973</b>
	Change from prior year	4.6%	33.9%	-13.4%	4.6%	33.9%	-13.4%
	<b>List Price of Actives</b>	<b>455,173</b>	<b>397,492</b>	<b>380,405</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	14.5%	4.5%	-0.3%			
	<b>Days on Market</b>	<b>29</b>	<b>56</b>	<b>33</b>	<b>29</b>	<b>56</b>	<b>33</b>
Change from prior year	-48.2%	69.7%	26.9%	-48.2%	69.7%	26.9%	
<b>Percent of List</b>	<b>98.8%</b>	<b>98.2%</b>	<b>97.9%</b>	<b>98.8%</b>	<b>98.2%</b>	<b>97.9%</b>	
Change from prior year	0.6%	0.3%	-1.3%	0.6%	0.3%	-1.3%	
<b>Percent of Original</b>	<b>97.9%</b>	<b>96.8%</b>	<b>95.9%</b>	<b>97.9%</b>	<b>96.8%</b>	<b>95.9%</b>	
Change from prior year	1.1%	0.9%	-2.6%	1.1%	0.9%	-2.6%	
Median	<b>Sale Price</b>	<b>359,900</b>	<b>340,000</b>	<b>269,000</b>	<b>359,900</b>	<b>340,000</b>	<b>269,000</b>
	Change from prior year	5.9%	26.4%	-1.9%	5.9%	26.4%	-1.9%
	<b>List Price of Actives</b>	<b>387,450</b>	<b>355,000</b>	<b>324,450</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	9.1%	9.4%	-6.0%			
	<b>Days on Market</b>	<b>21</b>	<b>29</b>	<b>13</b>	<b>21</b>	<b>29</b>	<b>13</b>
Change from prior year	-27.6%	123.1%	62.5%	-27.6%	123.1%	62.5%	
<b>Percent of List</b>	<b>99.0%</b>	<b>98.6%</b>	<b>98.5%</b>	<b>99.0%</b>	<b>98.6%</b>	<b>98.5%</b>	
Change from prior year	0.4%	0.1%	-1.5%	0.4%	0.1%	-1.5%	
<b>Percent of Original</b>	<b>98.8%</b>	<b>97.5%</b>	<b>97.6%</b>	<b>98.8%</b>	<b>97.5%</b>	<b>97.6%</b>	
Change from prior year	1.3%	-0.1%	-2.4%	1.3%	-0.1%	-2.4%	

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



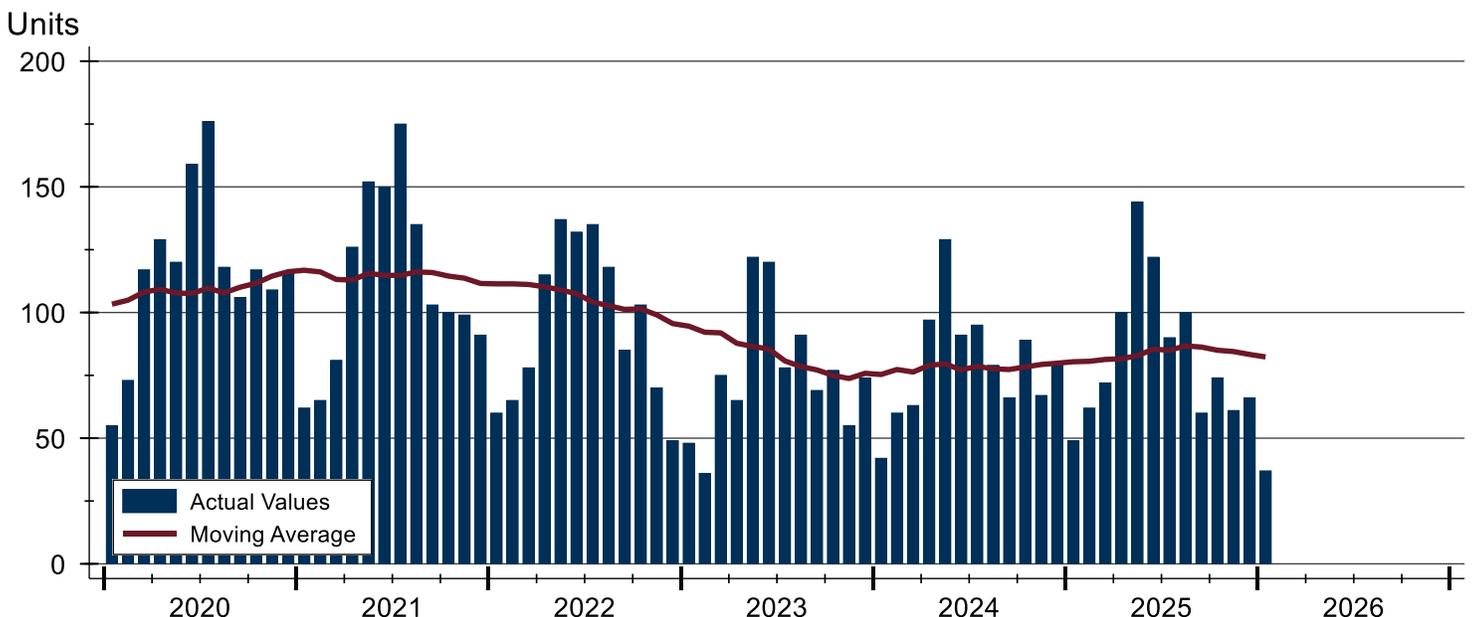
## City of Lawrence Closed Listings Analysis

Summary Statistics for Closed Listings		2026	January 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		<b>37</b>	49	-24.5%	<b>37</b>	49	-24.5%
Volume (1,000s)		<b>14,203</b>	17,976	-21.0%	<b>14,203</b>	17,976	-21.0%
Months' Supply		<b>1.5</b>	1.3	15.4%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>383,869</b>	366,863	4.6%	<b>383,869</b>	366,863	4.6%
	Days on Market	<b>29</b>	56	-48.2%	<b>29</b>	56	-48.2%
	Percent of List	<b>98.8%</b>	98.2%	0.6%	<b>98.8%</b>	98.2%	0.6%
	Percent of Original	<b>97.9%</b>	96.8%	1.1%	<b>97.9%</b>	96.8%	1.1%
Median	Sale Price	<b>359,900</b>	340,000	5.9%	<b>359,900</b>	340,000	5.9%
	Days on Market	<b>21</b>	29	-27.6%	<b>21</b>	29	-27.6%
	Percent of List	<b>99.0%</b>	98.6%	0.4%	<b>99.0%</b>	98.6%	0.4%
	Percent of Original	<b>98.8%</b>	97.5%	1.3%	<b>98.8%</b>	97.5%	1.3%

A total of 37 homes sold in the City of Lawrence in January, down from 49 units in January 2025. Total sales volume fell to \$14.2 million compared to \$18.0 million in the previous year.

The median sales price in January was \$359,900, up 5.9% compared to the prior year. Median days on market was 21 days, the same as December, and down from 29 in January 2025.

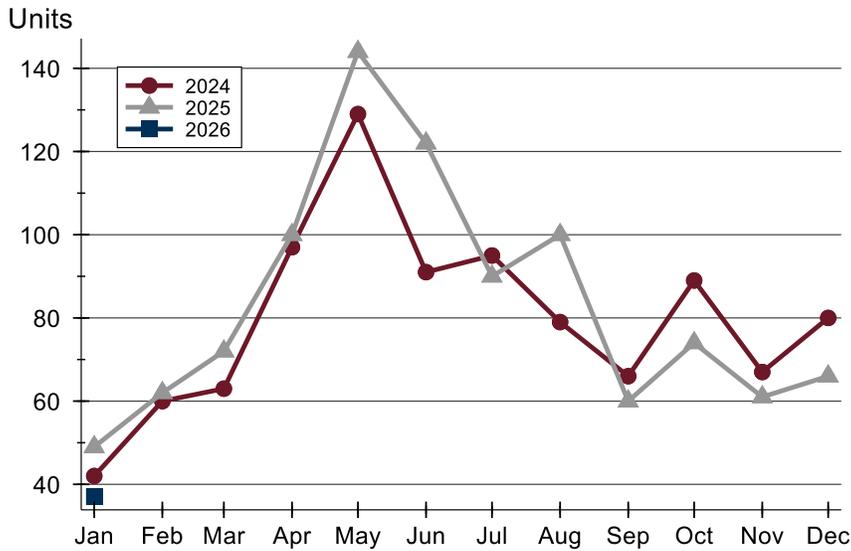
## History of Closed Listings





## City of Lawrence Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	42	49	<b>37</b>
February	60	62	
March	63	72	
April	97	100	
May	129	144	
June	91	122	
July	95	90	
August	79	100	
September	66	60	
October	89	74	
November	67	61	
December	80	66	

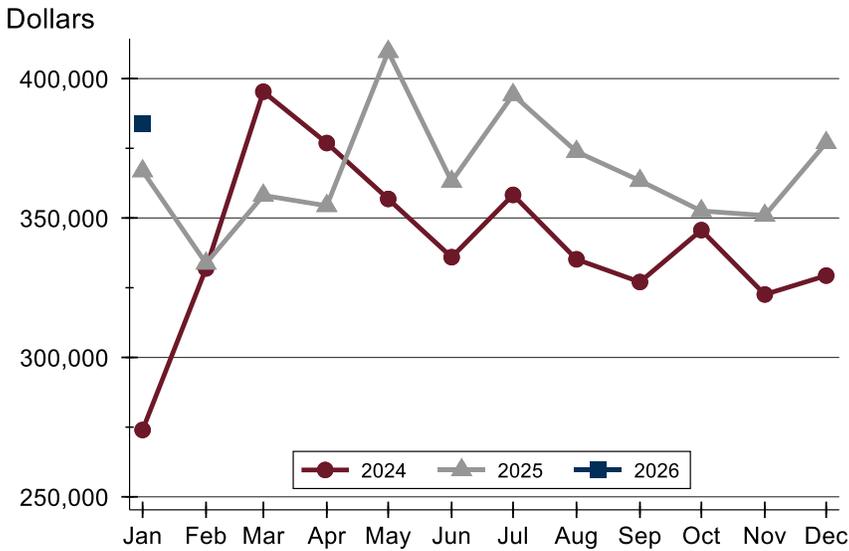
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	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	2	5.4%	0.6	188,750	188,750	8	8	99.4%	99.4%	99.4%	99.4%
\$200,000-\$249,999	1	2.7%	0.9	210,000	210,000	4	4	101.0%	101.0%	101.0%	101.0%
\$250,000-\$299,999	11	29.7%	1.1	268,159	265,000	30	15	99.4%	99.4%	97.3%	98.6%
\$300,000-\$349,999	4	10.8%	0.9	319,000	320,500	18	16	100.1%	100.0%	100.1%	100.0%
\$350,000-\$399,999	2	5.4%	1.2	364,950	364,950	24	24	98.1%	98.1%	97.4%	97.4%
\$400,000-\$449,999	5	13.5%	0.6	413,300	415,000	19	18	100.0%	98.8%	99.5%	97.7%
\$450,000-\$499,999	8	21.6%	1.7	471,063	472,500	32	30	97.9%	99.0%	97.7%	98.3%
\$500,000-\$599,999	2	5.4%	1.5	547,500	547,500	41	41	97.1%	97.1%	95.1%	95.1%
\$600,000-\$749,999	1	2.7%	7.2	650,000	650,000	14	14	89.7%	89.7%	89.7%	89.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	2.7%	4.4	1,080,000	1,080,000	165	165	98.2%	98.2%	98.2%	98.2%



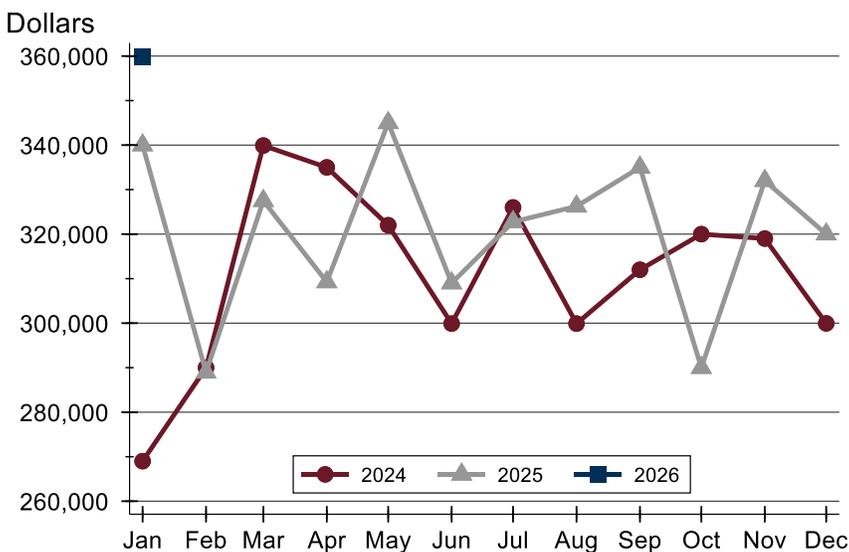
## City of Lawrence Closed Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	273,973	366,863	<b>383,869</b>
<b>February</b>	331,921	333,742	
<b>March</b>	395,294	358,114	
<b>April</b>	376,885	354,396	
<b>May</b>	356,843	409,665	
<b>June</b>	335,946	363,112	
<b>July</b>	358,291	394,198	
<b>August</b>	335,185	373,798	
<b>September</b>	327,043	363,390	
<b>October</b>	345,662	352,531	
<b>November</b>	322,575	350,902	
<b>December</b>	329,339	376,963	

### Median Price

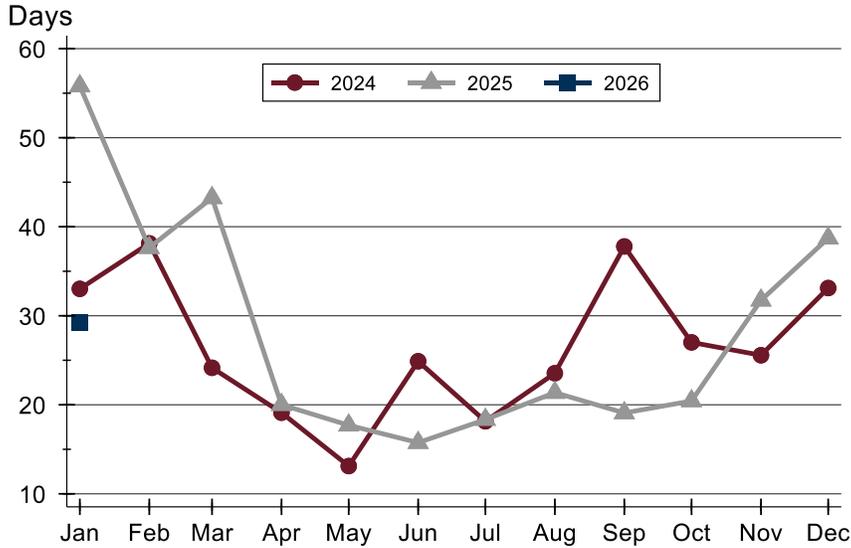


Month	2024	2025	2026
<b>January</b>	269,000	340,000	<b>359,900</b>
<b>February</b>	290,000	288,950	
<b>March</b>	339,900	327,500	
<b>April</b>	335,000	309,253	
<b>May</b>	322,000	345,000	
<b>June</b>	299,900	309,000	
<b>July</b>	326,000	322,750	
<b>August</b>	299,900	326,250	
<b>September</b>	312,000	335,000	
<b>October</b>	320,000	289,999	
<b>November</b>	319,000	332,000	
<b>December</b>	299,950	320,000	



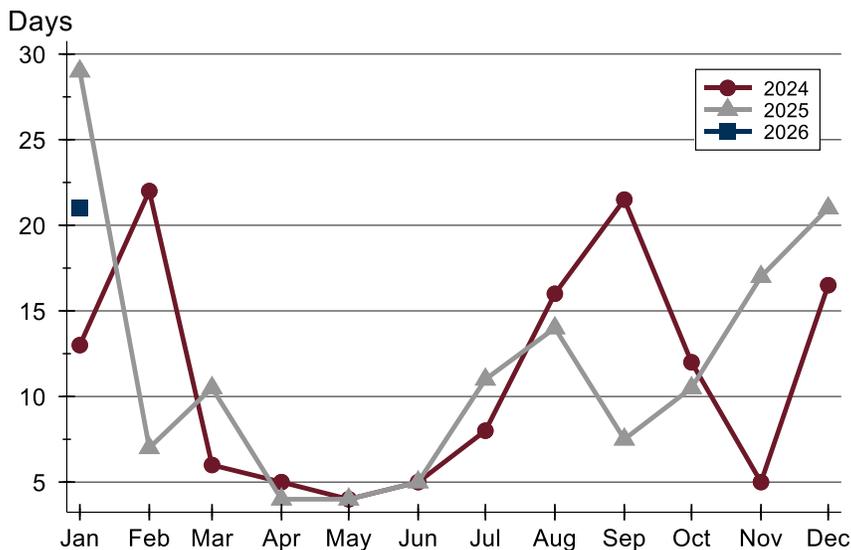
## City of Lawrence Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	33	56	<b>29</b>
February	38	38	
March	24	43	
April	19	20	
May	13	18	
June	25	16	
July	18	18	
August	24	21	
September	38	19	
October	27	20	
November	26	32	
December	33	39	

### Median DOM



Month	2024	2025	2026
January	13	29	<b>21</b>
February	22	7	
March	6	11	
April	5	4	
May	4	4	
June	5	5	
July	8	11	
August	16	14	
September	22	8	
October	12	11	
November	5	17	
December	17	21	



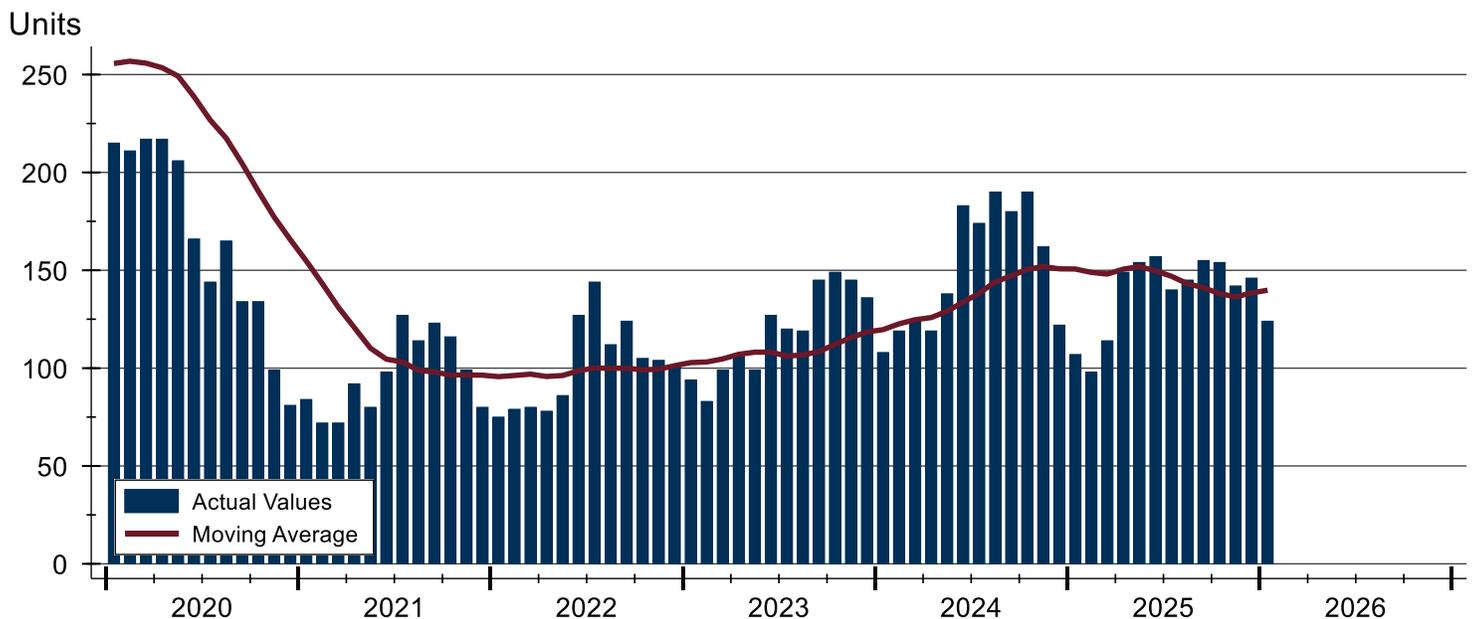
## City of Lawrence Active Listings Analysis

Summary Statistics for Active Listings		2026	End of January 2025	Change
Active Listings		<b>124</b>	107	15.9%
Volume (1,000s)		<b>56,441</b>	42,532	32.7%
Months' Supply		<b>1.5</b>	1.3	15.4%
Average	List Price	<b>455,173</b>	397,492	14.5%
	Days on Market	<b>53</b>	85	-37.6%
	Percent of Original	<b>98.3%</b>	98.3%	0.0%
Median	List Price	<b>387,450</b>	355,000	9.1%
	Days on Market	<b>20</b>	58	-65.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 124 homes were available for sale in the City of Lawrence at the end of January. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of January was \$387,450, up 9.1% from 2025. The typical time on market for active listings was 20 days, down from 58 days a year earlier.

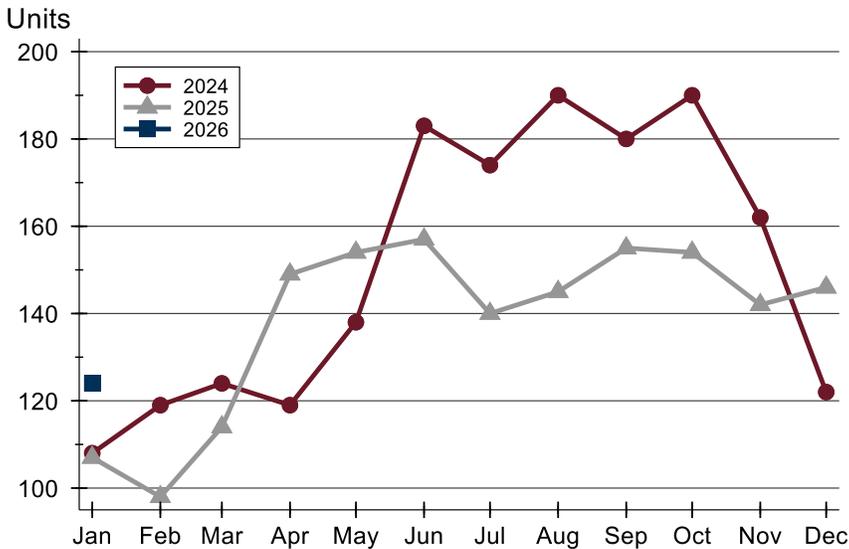
## History of Active Listings





## City of Lawrence Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
<b>January</b>	108	107	<b>124</b>
<b>February</b>	119	98	
<b>March</b>	124	114	
<b>April</b>	119	149	
<b>May</b>	138	154	
<b>June</b>	183	157	
<b>July</b>	174	140	
<b>August</b>	190	145	
<b>September</b>	180	155	
<b>October</b>	190	154	
<b>November</b>	162	142	
<b>December</b>	122	146	

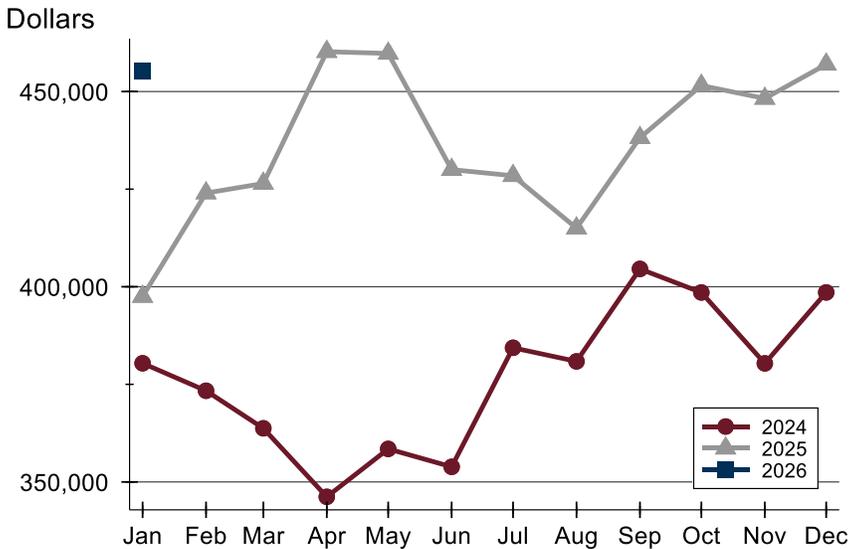
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$50,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	3.2%	N/A	84,905	86,725	60	46	92.8%	99.1%
\$100,000-\$149,999	7	5.6%	N/A	125,243	125,900	41	21	95.4%	100.0%
\$150,000-\$199,999	3	2.4%	0.6	182,933	189,900	76	70	100.0%	100.0%
\$200,000-\$249,999	10	8.1%	0.9	231,230	230,750	64	60	97.4%	98.4%
\$250,000-\$299,999	17	13.7%	1.1	282,055	285,000	37	17	99.0%	100.0%
\$300,000-\$349,999	12	9.7%	0.9	320,721	320,000	35	17	98.9%	100.0%
\$350,000-\$399,999	11	8.9%	1.2	370,736	365,000	51	46	99.1%	100.0%
\$400,000-\$449,999	4	3.2%	0.6	434,675	434,450	57	50	98.9%	98.9%
\$450,000-\$499,999	8	6.5%	1.7	471,600	476,950	35	27	98.6%	100.0%
\$500,000-\$599,999	10	8.1%	1.5	552,100	548,250	49	25	98.7%	100.0%
\$600,000-\$749,999	32	25.8%	7.2	659,716	649,000	44	19	99.3%	100.0%
\$750,000-\$999,999	2	1.6%	N/A	867,450	867,450	63	63	98.0%	98.0%
\$1,000,000 and up	4	3.2%	4.4	1,441,000	1,385,000	251	77	93.6%	92.9%



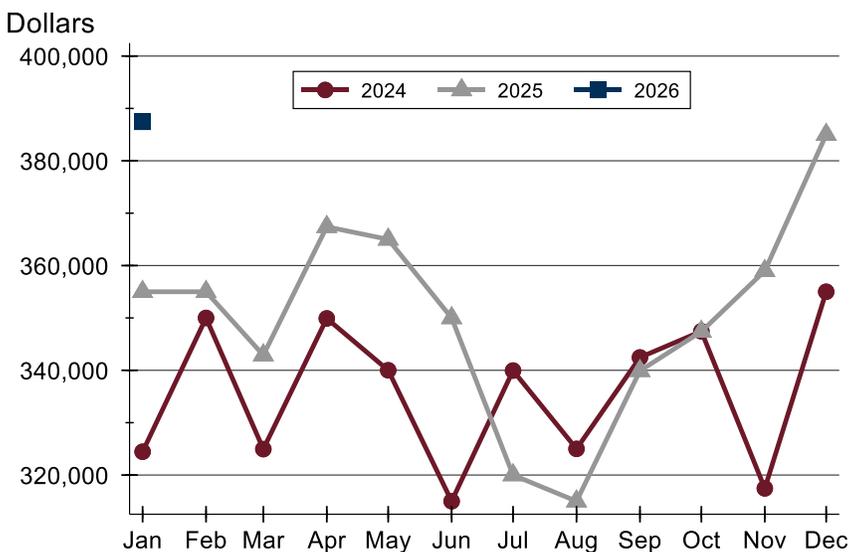
## City of Lawrence Active Listings Analysis

### Average Price



Month	2024	2025	2026
<b>January</b>	380,405	397,492	<b>455,173</b>
<b>February</b>	373,361	423,998	
<b>March</b>	363,744	426,466	
<b>April</b>	346,189	460,216	
<b>May</b>	358,466	459,766	
<b>June</b>	353,875	430,003	
<b>July</b>	384,366	428,439	
<b>August</b>	380,883	415,012	
<b>September</b>	404,570	438,170	
<b>October</b>	398,530	451,550	
<b>November</b>	380,374	448,229	
<b>December</b>	398,546	456,965	

### Median Price

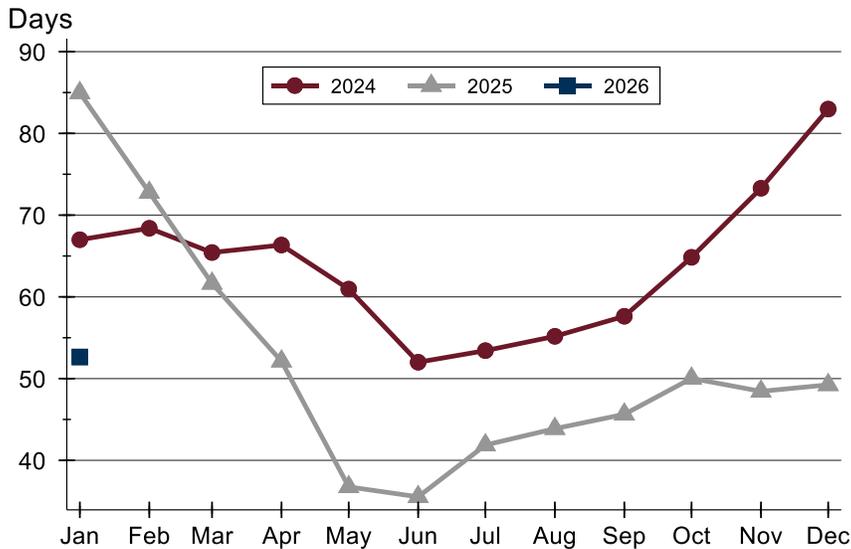


Month	2024	2025	2026
<b>January</b>	324,450	355,000	<b>387,450</b>
<b>February</b>	350,000	355,000	
<b>March</b>	324,950	342,900	
<b>April</b>	349,900	367,400	
<b>May</b>	340,000	365,000	
<b>June</b>	315,000	350,000	
<b>July</b>	339,950	320,000	
<b>August</b>	325,000	315,000	
<b>September</b>	342,450	339,900	
<b>October</b>	347,450	347,400	
<b>November</b>	317,450	359,000	
<b>December</b>	355,000	385,000	



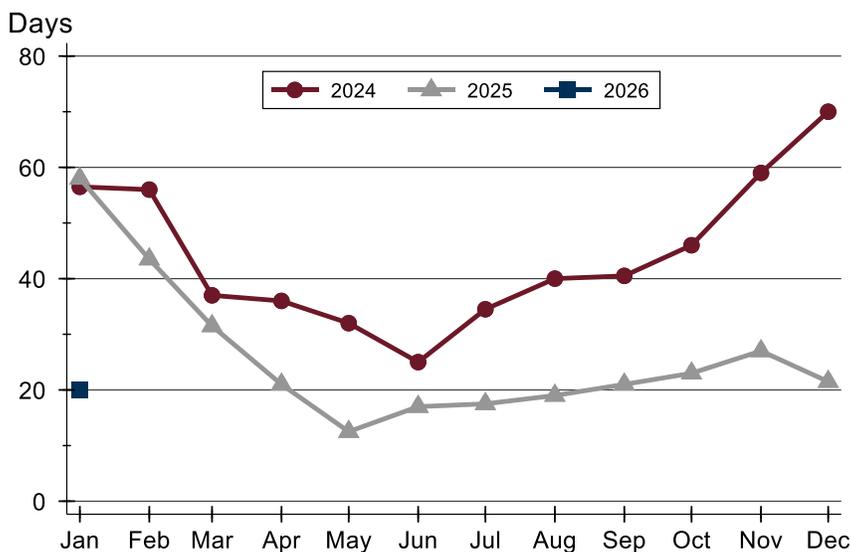
## City of Lawrence Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	67	85	<b>53</b>
February	68	73	
March	65	62	
April	66	52	
May	61	37	
June	52	36	
July	53	42	
August	55	44	
September	58	46	
October	65	50	
November	73	48	
December	83	49	

### Median DOM

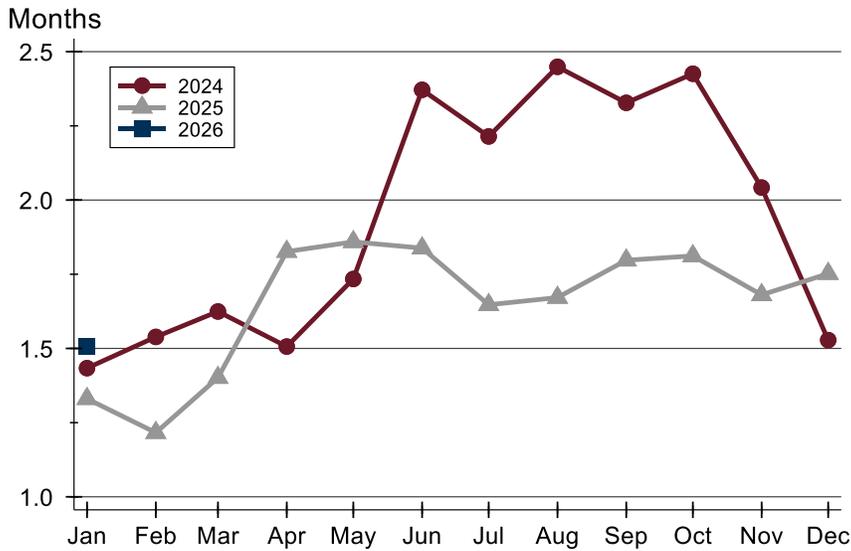


Month	2024	2025	2026
January	57	58	<b>20</b>
February	56	44	
March	37	32	
April	36	21	
May	32	13	
June	25	17	
July	35	18	
August	40	19	
September	41	21	
October	46	23	
November	59	27	
December	70	22	



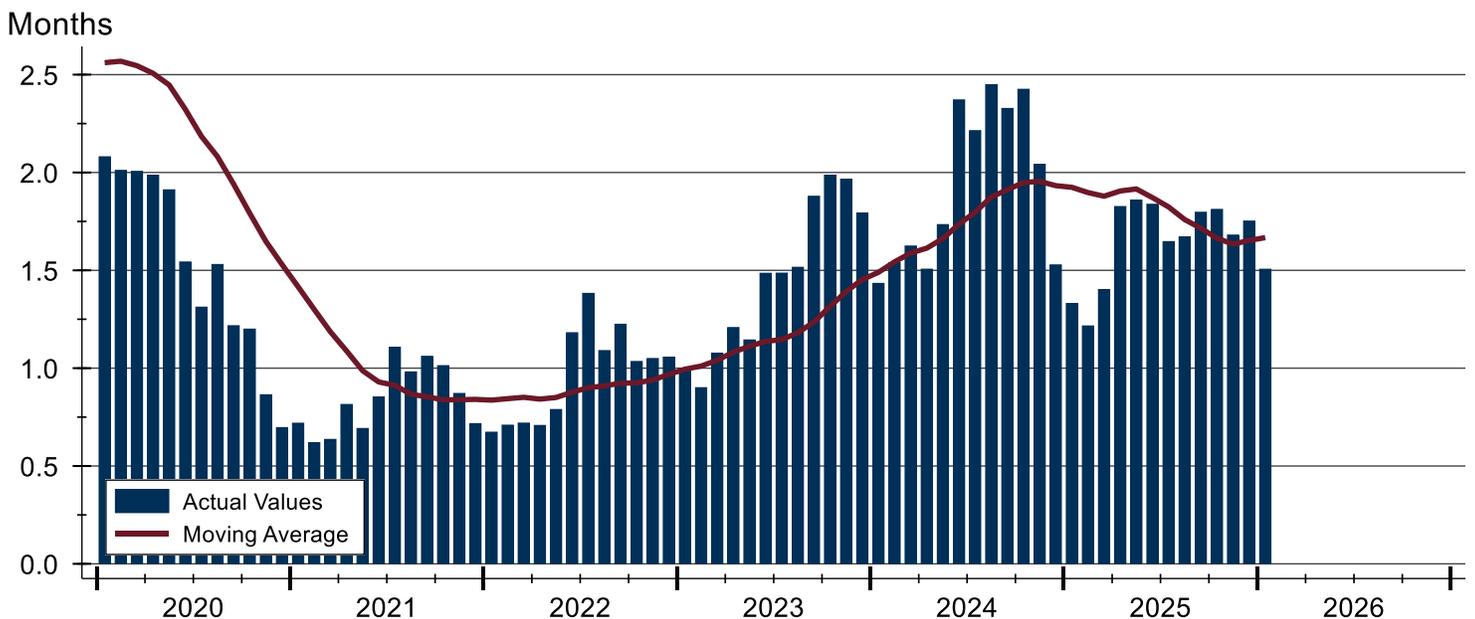
# City of Lawrence Months' Supply Analysis

## Months' Supply by Month



Month	2024	2025	2026
January	1.4	1.3	1.5
February	1.5	1.2	1.5
March	1.6	1.4	1.5
April	1.5	1.8	1.5
May	1.7	1.9	1.5
June	2.4	1.8	1.5
July	2.2	1.6	1.5
August	2.4	1.7	1.5
September	2.3	1.8	1.5
October	2.4	1.8	1.5
November	2.0	1.7	1.5
December	1.5	1.8	1.5

## History of Month's Supply





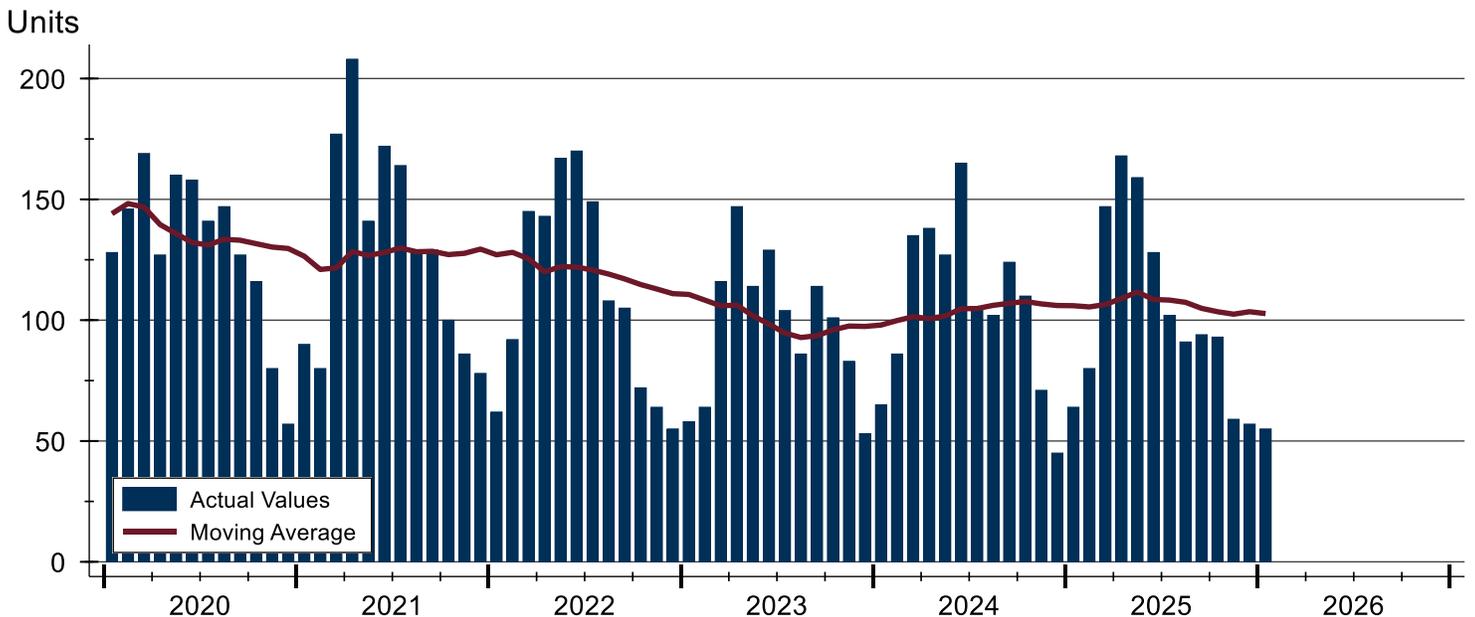
## City of Lawrence New Listings Analysis

Summary Statistics for New Listings		2026	January 2025	Change
Current Month	New Listings	<b>55</b>	64	-14.1%
	Volume (1,000s)	<b>20,821</b>	23,803	-12.5%
	Average List Price	<b>378,569</b>	371,917	1.8%
	Median List Price	<b>314,750</b>	331,950	-5.2%
Year-to-Date	New Listings	<b>55</b>	64	-14.1%
	Volume (1,000s)	<b>20,821</b>	23,803	-12.5%
	Average List Price	<b>378,569</b>	371,917	1.8%
	Median List Price	<b>314,750</b>	331,950	-5.2%

A total of 55 new listings were added in the City of Lawrence during January, down 14.1% from the same month in 2025.

The median list price of these homes was \$314,750 down from \$331,950 in 2025.

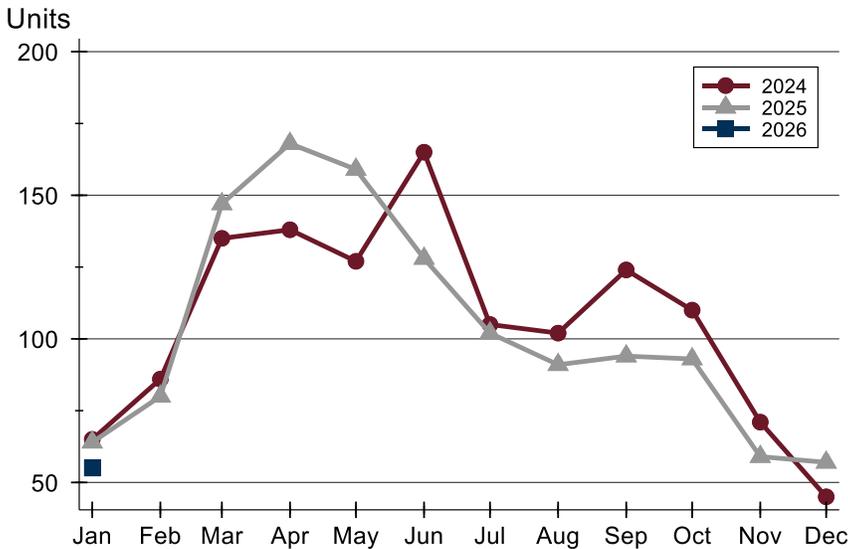
## History of New Listings





## City of Lawrence New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	65	64	<b>55</b>
February	86	80	
March	135	147	
April	138	168	
May	127	159	
June	165	128	
July	105	102	
August	102	91	
September	124	94	
October	110	93	
November	71	59	
December	45	57	

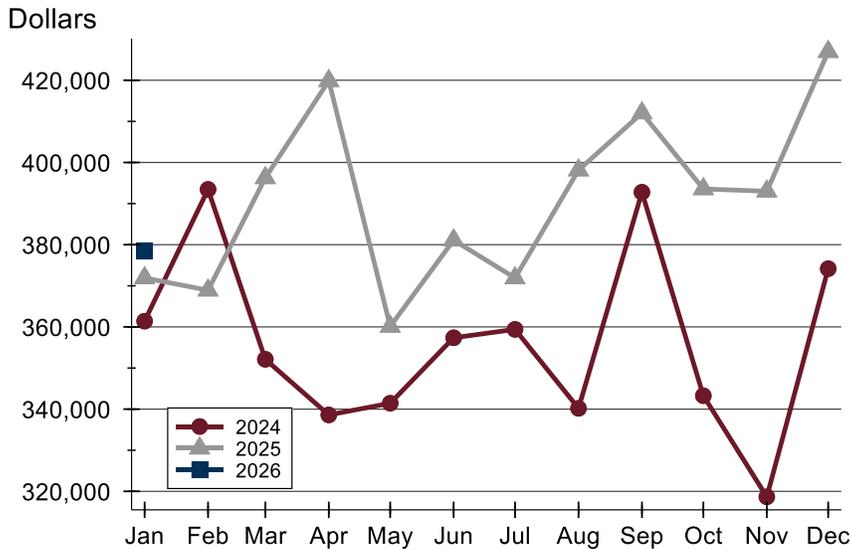
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	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
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	1	1.8%	180,000	180,000	0	0	100.0%	100.0%
\$200,000-\$249,999	7	12.7%	230,157	229,900	11	6	98.5%	100.0%
\$250,000-\$299,999	16	29.1%	275,300	266,500	10	8	99.4%	100.0%
\$300,000-\$349,999	10	18.2%	317,010	315,000	8	6	99.8%	100.0%
\$350,000-\$399,999	2	3.6%	379,200	379,200	2	2	100.0%	100.0%
\$400,000-\$449,999	3	5.5%	436,567	429,900	4	5	100.0%	100.0%
\$450,000-\$499,999	4	7.3%	482,000	489,500	17	20	100.0%	100.0%
\$500,000-\$599,999	6	10.9%	558,717	553,700	14	14	100.0%	100.0%
\$600,000-\$749,999	6	10.9%	684,483	659,000	9	10	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



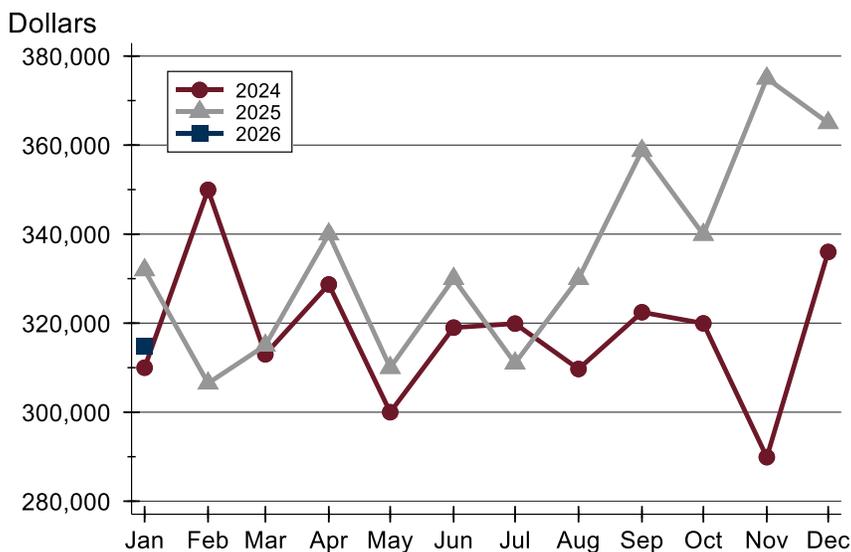
## City of Lawrence New Listings Analysis

### Average Price



Month	2024	2025	2026
January	361,397	371,917	<b>378,569</b>
February	393,460	368,919	
March	352,127	396,268	
April	338,599	419,880	
May	341,437	360,126	
June	357,359	381,115	
July	359,406	371,907	
August	340,199	398,141	
September	392,773	412,032	
October	343,271	393,572	
November	318,672	393,008	
December	374,167	426,959	

### Median Price



Month	2024	2025	2026
January	310,000	331,950	<b>314,750</b>
February	349,950	306,500	
March	313,000	315,000	
April	328,700	340,000	
May	299,999	310,000	
June	319,000	330,000	
July	319,900	311,000	
August	309,700	330,000	
September	322,450	358,750	
October	319,950	339,900	
November	289,900	375,000	
December	336,000	365,000	



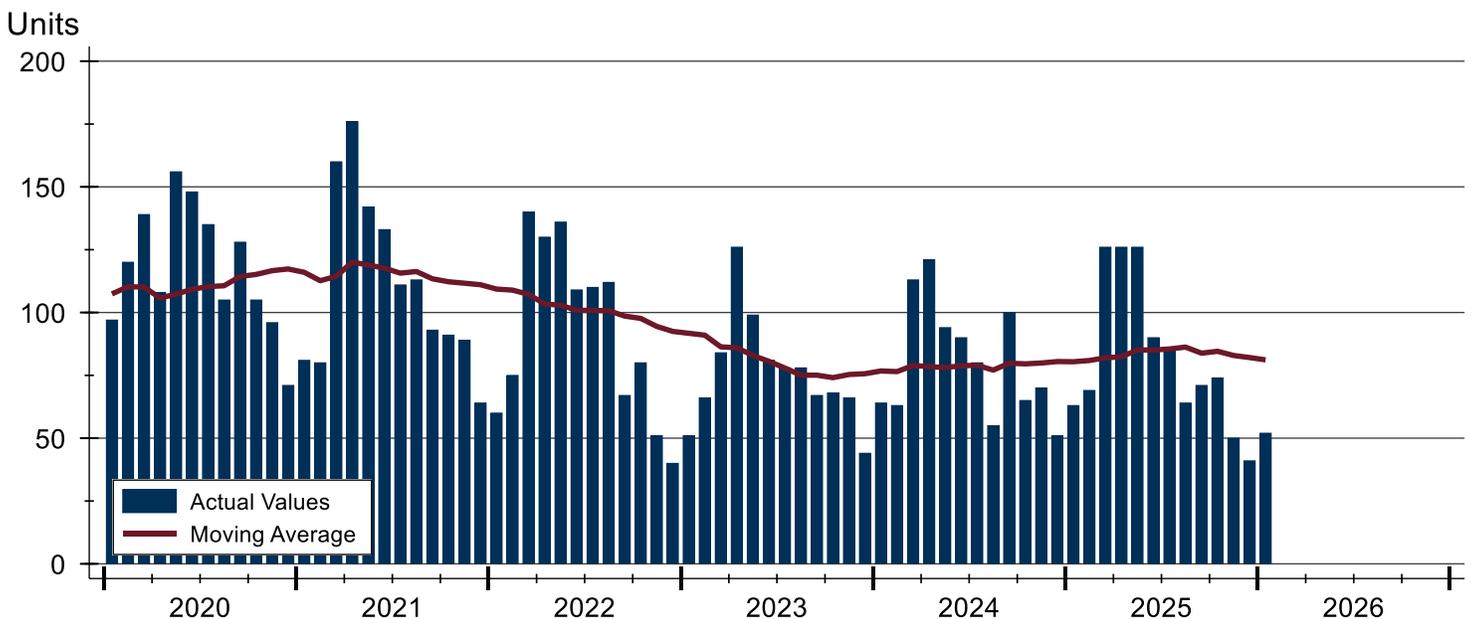
## City of Lawrence Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2026	2025	Change	2026	2025	Change
Contracts Written		<b>52</b>	63	-17.5%	<b>52</b>	63	-17.5%
Volume (1,000s)		<b>18,080</b>	23,387	-22.7%	<b>18,080</b>	23,387	-22.7%
Average	Sale Price	<b>347,688</b>	371,215	-6.3%	<b>347,688</b>	371,215	-6.3%
	Days on Market	<b>45</b>	37	21.6%	<b>45</b>	37	21.6%
	Percent of Original	<b>98.3%</b>	98.0%	0.3%	<b>98.3%</b>	98.0%	0.3%
Median	Sale Price	<b>312,000</b>	315,000	-1.0%	<b>312,000</b>	315,000	-1.0%
	Days on Market	<b>25</b>	10	150.0%	<b>25</b>	10	150.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 52 contracts for sale were written in the City of Lawrence during the month of January, down from 63 in 2025. The median list price of these homes was \$312,000, down from \$315,000 the prior year.

Half of the homes that went under contract in January were on the market less than 25 days, compared to 10 days in January 2025.

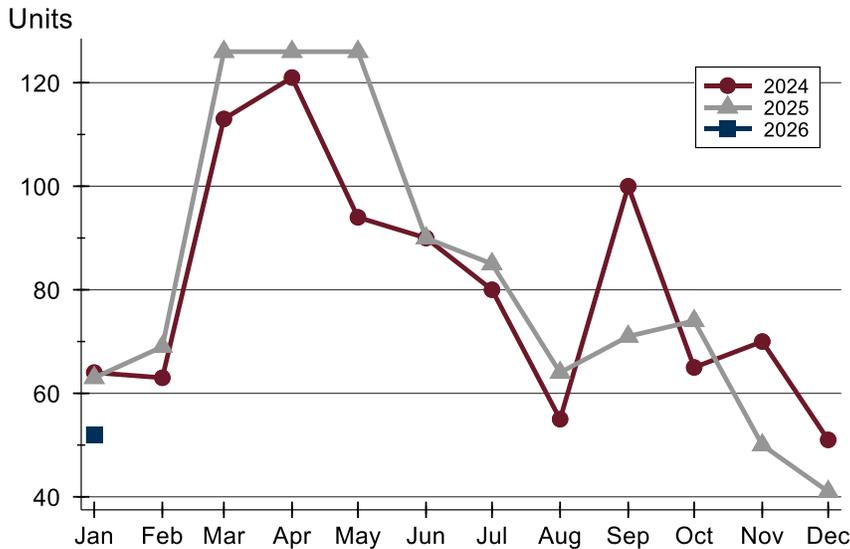
## History of Contracts Written





## City of Lawrence Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
<b>January</b>	64	63	<b>52</b>
<b>February</b>	63	69	
<b>March</b>	113	126	
<b>April</b>	121	126	
<b>May</b>	94	126	
<b>June</b>	90	90	
<b>July</b>	80	85	
<b>August</b>	55	64	
<b>September</b>	100	71	
<b>October</b>	65	74	
<b>November</b>	70	50	
<b>December</b>	51	41	

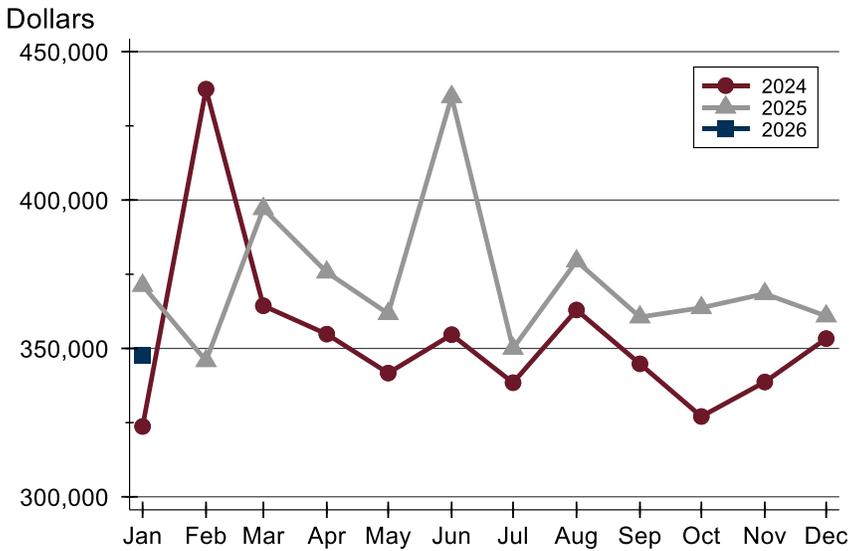
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	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
\$100,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$199,999	4	7.7%	174,725	179,950	70	41	93.1%	94.1%
\$200,000-\$249,999	7	13.5%	230,293	229,900	44	23	98.4%	100.0%
\$250,000-\$299,999	14	26.9%	272,064	265,000	30	10	100.0%	100.0%
\$300,000-\$349,999	7	13.5%	323,971	324,900	27	7	99.6%	100.0%
\$350,000-\$399,999	5	9.6%	387,400	387,000	40	45	96.8%	96.4%
\$400,000-\$449,999	2	3.8%	439,900	439,900	73	73	95.8%	95.8%
\$450,000-\$499,999	6	11.5%	468,250	469,750	44	35	98.4%	99.8%
\$500,000-\$599,999	6	11.5%	552,800	546,450	82	84	98.1%	99.1%
\$600,000-\$749,999	1	1.9%	749,000	749,000	13	13	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



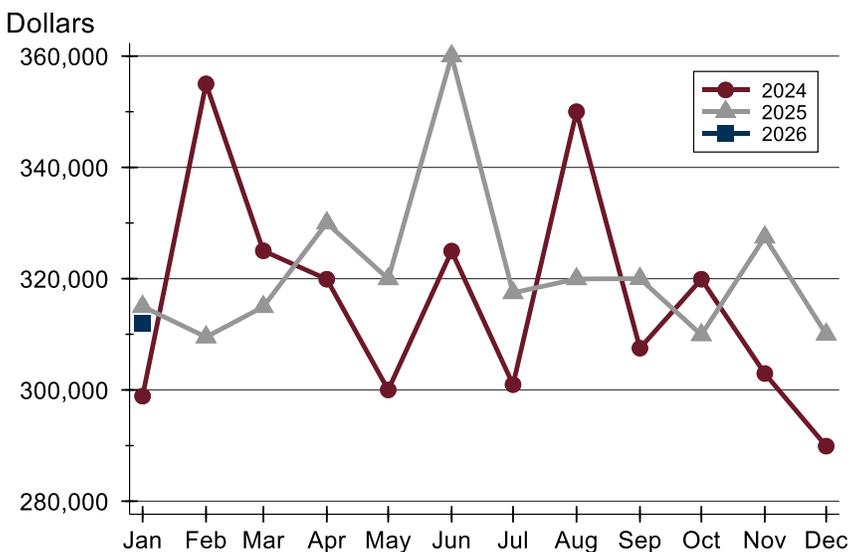
# City of Lawrence Contracts Written Analysis

## Average Price



Month	2024	2025	2026
January	323,707	371,215	<b>347,688</b>
February	437,352	345,843	
March	364,385	397,088	
April	354,828	375,675	
May	341,694	361,708	
June	354,642	434,789	
July	338,454	350,006	
August	362,953	379,417	
September	344,812	360,576	
October	327,064	363,710	
November	338,691	368,432	
December	353,308	360,916	

## Median Price

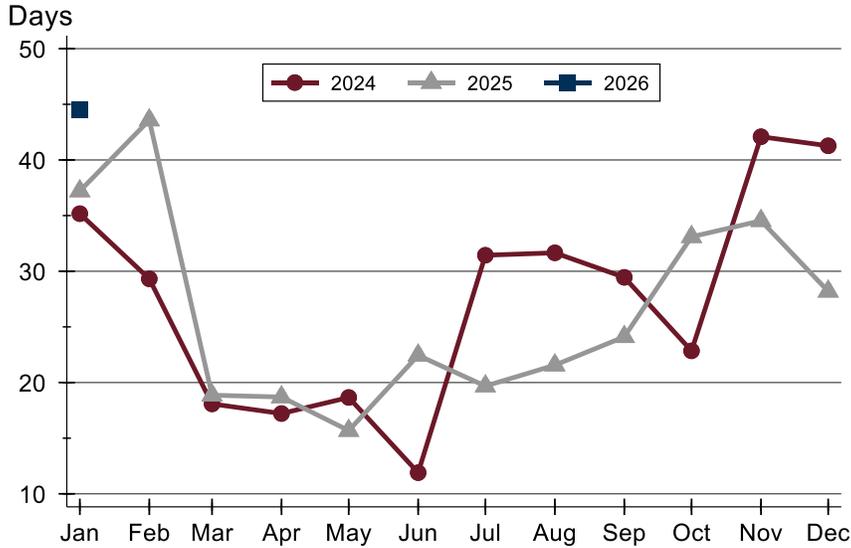


Month	2024	2025	2026
January	298,880	315,000	<b>312,000</b>
February	355,000	309,500	
March	325,000	314,950	
April	319,900	330,000	
May	300,000	319,950	
June	324,950	360,000	
July	300,950	317,450	
August	350,000	319,950	
September	307,500	320,000	
October	319,900	309,900	
November	302,950	327,450	
December	289,900	310,000	



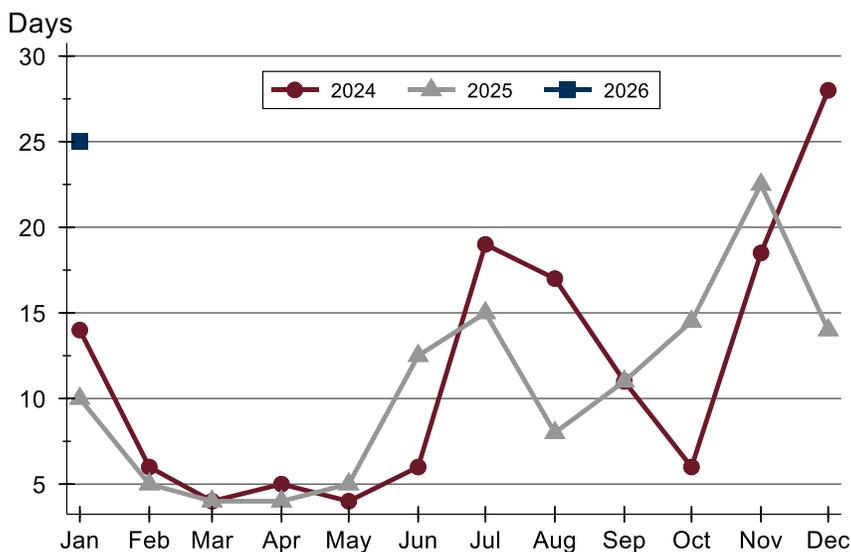
## City of Lawrence Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	35	37	<b>45</b>
February	29	44	
March	18	19	
April	17	19	
May	19	16	
June	12	22	
July	31	20	
August	32	22	
September	29	24	
October	23	33	
November	42	35	
December	41	28	

### Median DOM



Month	2024	2025	2026
January	14	10	<b>25</b>
February	6	5	
March	4	4	
April	5	4	
May	4	5	
June	6	13	
July	19	15	
August	17	8	
September	11	11	
October	6	15	
November	19	23	
December	28	14	



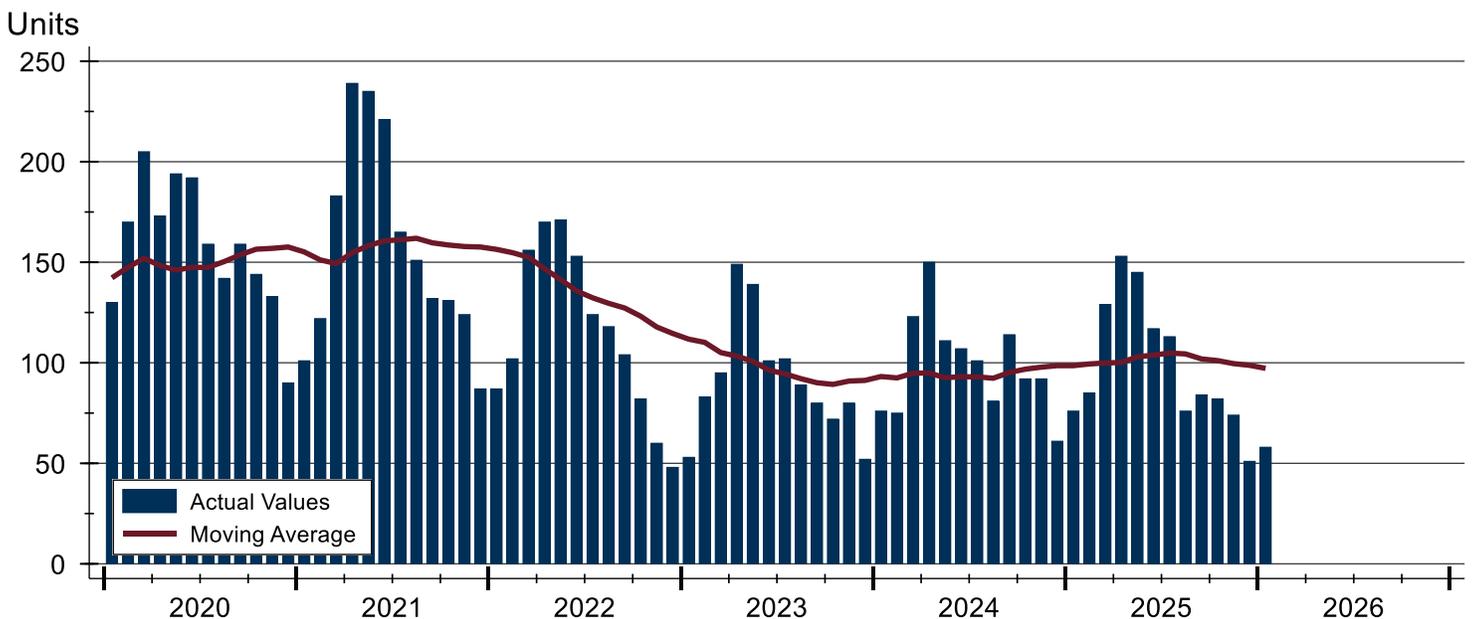
## City of Lawrence Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2026	2025	Change
Pending Contracts		<b>58</b>	76	-23.7%
Volume (1,000s)		<b>19,790</b>	29,498	-32.9%
Average	List Price	<b>341,206</b>	388,137	-12.1%
	Days on Market	<b>44</b>	35	25.7%
	Percent of Original	<b>98.4%</b>	98.8%	-0.4%
Median	List Price	<b>299,950</b>	304,950	-1.6%
	Days on Market	<b>21</b>	11	90.9%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 58 listings in the City of Lawrence had contracts pending at the end of January, down from 76 contracts pending at the end of January 2025.

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.

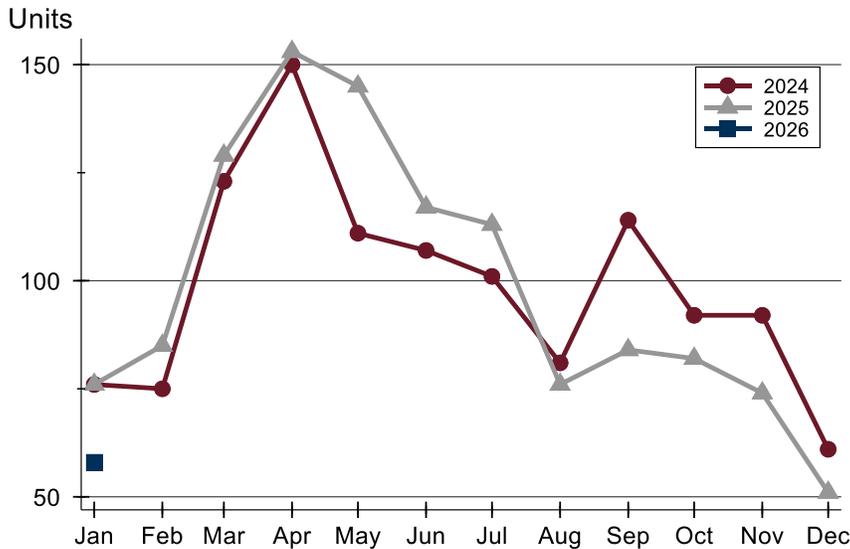
## History of Pending Contracts





## City of Lawrence Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
<b>January</b>	76	76	<b>58</b>
<b>February</b>	75	85	
<b>March</b>	123	129	
<b>April</b>	150	153	
<b>May</b>	111	145	
<b>June</b>	107	117	
<b>July</b>	101	113	
<b>August</b>	81	76	
<b>September</b>	114	84	
<b>October</b>	92	82	
<b>November</b>	92	74	
<b>December</b>	61	51	

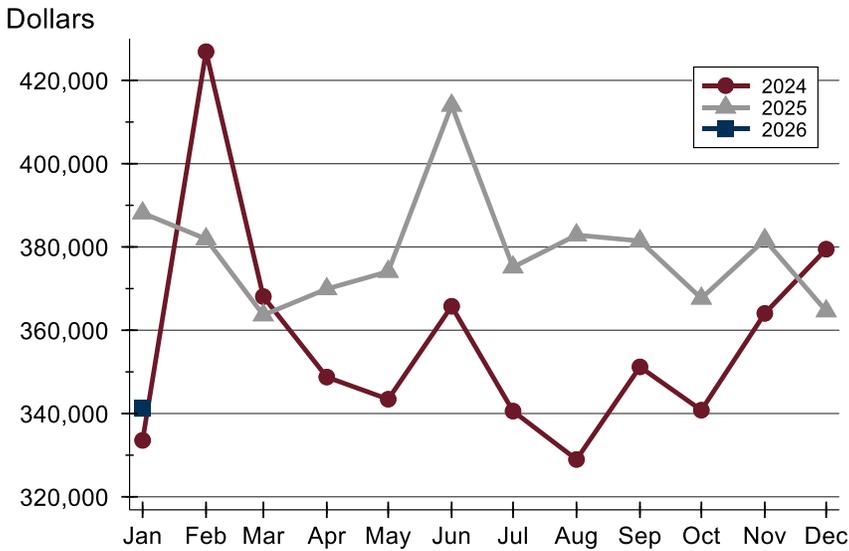
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$50,000	0	0.0%	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
\$100,000-\$149,999	2	3.4%	129,475	129,475	56	56	93.6%	93.6%
\$150,000-\$199,999	7	12.1%	181,236	184,900	76	46	94.0%	94.9%
\$200,000-\$249,999	7	12.1%	228,493	229,900	42	6	98.8%	100.0%
\$250,000-\$299,999	14	24.1%	273,764	267,450	26	6	100.0%	100.0%
\$300,000-\$349,999	7	12.1%	323,971	324,900	27	7	99.6%	100.0%
\$350,000-\$399,999	5	8.6%	385,680	387,000	36	41	98.7%	98.7%
\$400,000-\$449,999	2	3.4%	439,900	439,900	73	73	96.9%	96.9%
\$450,000-\$499,999	3	5.2%	461,500	465,000	37	29	98.3%	100.0%
\$500,000-\$599,999	9	15.5%	552,300	534,900	58	29	98.7%	100.0%
\$600,000-\$749,999	2	3.4%	699,500	699,500	65	65	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



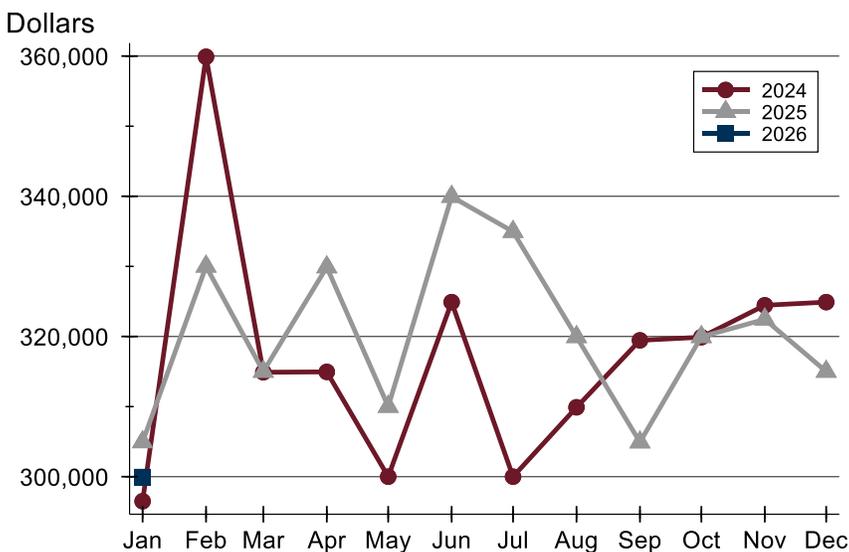
# City of Lawrence Pending Contracts Analysis

## Average Price



Month	2024	2025	2026
January	333,556	388,137	<b>341,206</b>
February	426,894	381,923	
March	368,083	363,646	
April	348,759	369,918	
May	343,428	374,093	
June	365,760	413,985	
July	340,577	375,138	
August	328,967	382,863	
September	351,206	381,444	
October	340,800	367,657	
November	364,048	381,714	
December	379,455	364,610	

## Median Price

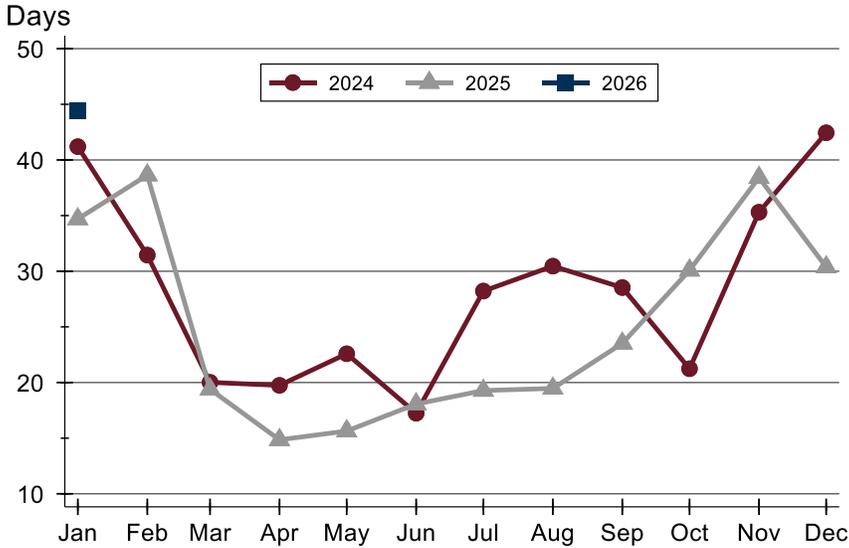


Month	2024	2025	2026
January	296,500	304,950	<b>299,950</b>
February	359,900	330,000	
March	314,900	315,000	
April	314,950	329,900	
May	300,000	310,000	
June	324,900	339,950	
July	300,000	334,950	
August	309,900	319,950	
September	319,450	304,925	
October	319,900	319,950	
November	324,450	322,450	
December	324,900	315,000	



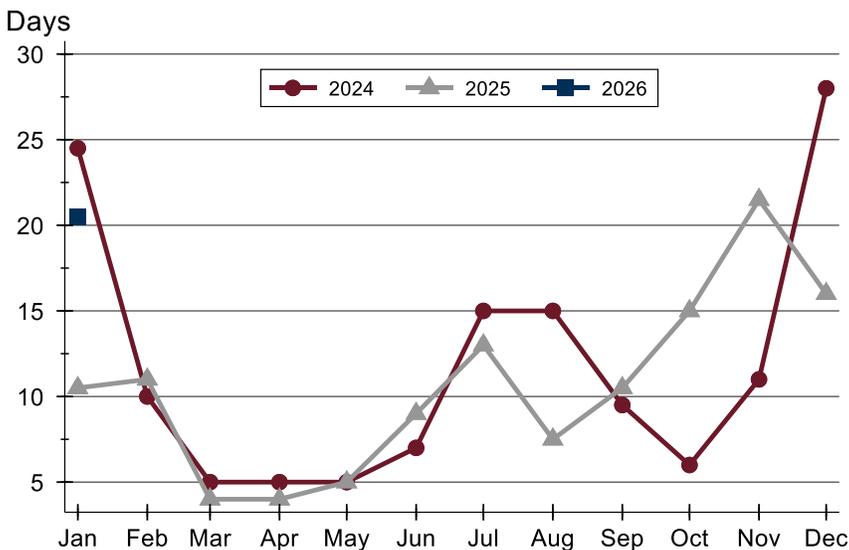
## City of Lawrence Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	41	35	<b>44</b>
February	31	39	
March	20	19	
April	20	15	
May	23	16	
June	17	18	
July	28	19	
August	30	19	
September	29	24	
October	21	30	
November	35	38	
December	42	30	

### Median DOM



Month	2024	2025	2026
January	25	11	<b>21</b>
February	10	11	
March	5	4	
April	5	4	
May	5	5	
June	7	9	
July	15	13	
August	15	8	
September	10	11	
October	6	15	
November	11	22	
December	28	16	