



# 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 47 units, compared to 62 units in February 2025. Total sales volume was \$16.1 million, down from a year earlier.

The median sale price in February was \$304,000, up from \$288,950 a year earlier. Homes that sold in February were typically on the market for 23 days and sold for 99.0% 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 128 units, up from 98 at the same point in 2025. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$404,950.

During February, a total of 72 contracts were written up from 69 in February 2025. At the end of the month, there were 90 contracts still pending.

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## 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

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
<b>Home Sales</b>		<b>47</b>	<b>62</b>	<b>60</b>	<b>85</b>	<b>111</b>	<b>102</b>
Change from prior year		-24.2%	3.3%	66.7%	-23.4%	8.8%	21.4%
<b>Active Listings</b>		<b>128</b>	<b>98</b>	<b>119</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		30.6%	-17.6%	43.4%			
<b>Months' Supply</b>		<b>1.6</b>	<b>1.2</b>	<b>1.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		33.3%	-20.0%	66.7%			
<b>New Listings</b>		<b>86</b>	<b>80</b>	<b>86</b>	<b>145</b>	<b>144</b>	<b>151</b>
Change from prior year		7.5%	-7.0%	34.4%	0.7%	-4.6%	23.8%
<b>Contracts Written</b>		<b>72</b>	<b>69</b>	<b>63</b>	<b>128</b>	<b>132</b>	<b>127</b>
Change from prior year		4.3%	9.5%	-4.5%	-3.0%	3.9%	8.5%
<b>Pending Contracts</b>		<b>90</b>	<b>85</b>	<b>75</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		5.9%	13.3%	-9.6%			
<b>Sales Volume (1,000s)</b>		<b>16,067</b>	<b>20,692</b>	<b>19,915</b>	<b>30,540</b>	<b>38,668</b>	<b>31,422</b>
Change from prior year		-22.4%	3.9%	69.1%	-21.0%	23.1%	16.5%
<b>Average</b>	<b>Sale Price</b>	<b>341,848</b>	<b>333,742</b>	<b>331,921</b>	<b>359,292</b>	<b>348,363</b>	<b>308,060</b>
	Change from prior year	2.4%	0.5%	1.4%	3.1%	13.1%	-4.1%
	<b>List Price of Actives</b>	<b>450,701</b>	<b>423,998</b>	<b>373,361</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	6.3%	13.6%	-9.2%			
	<b>Days on Market</b>	<b>51</b>	<b>38</b>	<b>38</b>	<b>41</b>	<b>46</b>	<b>36</b>
Change from prior year	34.2%	0.0%	31.0%	-10.9%	27.8%	28.6%	
<b>Percent of List</b>	<b>98.6%</b>	<b>99.0%</b>	<b>98.9%</b>	<b>98.7%</b>	<b>98.7%</b>	<b>98.5%</b>	
Change from prior year	-0.4%	0.1%	0.1%	0.0%	0.2%	-0.5%	
<b>Percent of Original</b>	<b>96.9%</b>	<b>98.3%</b>	<b>98.2%</b>	<b>97.4%</b>	<b>97.6%</b>	<b>97.3%</b>	
Change from prior year	-1.4%	0.1%	0.2%	-0.2%	0.3%	-1.0%	
<b>Median</b>	<b>Sale Price</b>	<b>304,000</b>	<b>288,950</b>	<b>290,000</b>	<b>321,000</b>	<b>309,900</b>	<b>286,000</b>
	Change from prior year	5.2%	-0.4%	-10.3%	3.6%	8.4%	-2.2%
	<b>List Price of Actives</b>	<b>404,950</b>	<b>355,000</b>	<b>350,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	14.1%	1.4%	-10.2%			
	<b>Days on Market</b>	<b>23</b>	<b>7</b>	<b>22</b>	<b>21</b>	<b>17</b>	<b>17</b>
Change from prior year	228.6%	-68.2%	83.3%	23.5%	0.0%	54.5%	
<b>Percent of List</b>	<b>99.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-1.0%	0.0%	0.0%	-1.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>97.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>98.1%</b>	<b>98.6%</b>	<b>98.7%</b>	
Change from prior year	-3.0%	0.0%	0.3%	-0.5%	-0.1%	-1.3%	

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



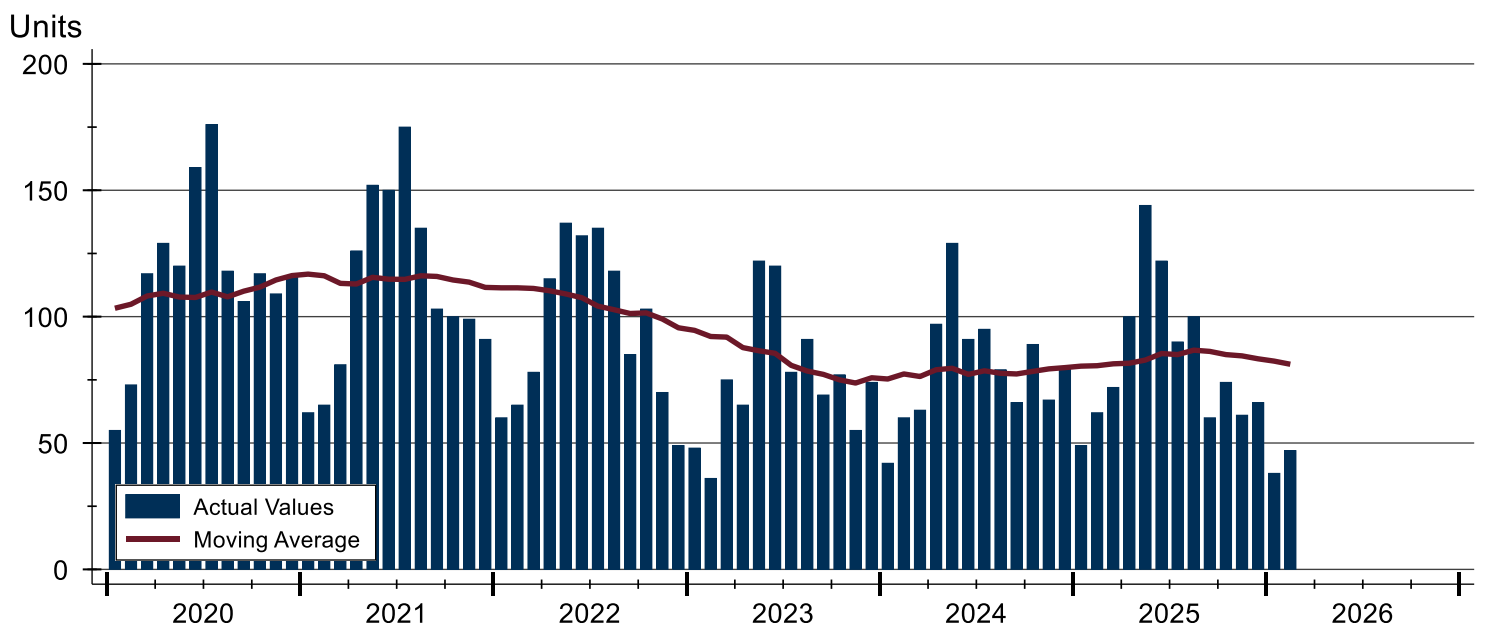
## City of Lawrence Closed Listings Analysis

Summary Statistics for Closed Listings		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Closed Listings		<b>47</b>	62	-24.2%	<b>85</b>	111	-23.4%
Volume (1,000s)		<b>16,067</b>	20,692	-22.4%	<b>30,540</b>	38,668	-21.0%
Months' Supply		<b>1.6</b>	1.2	33.3%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>341,848</b>	333,742	2.4%	<b>359,292</b>	348,363	3.1%
	Days on Market	<b>51</b>	38	34.2%	<b>41</b>	46	-10.9%
	Percent of List	<b>98.6%</b>	99.0%	-0.4%	<b>98.7%</b>	98.7%	0.0%
	Percent of Original	<b>96.9%</b>	98.3%	-1.4%	<b>97.4%</b>	97.6%	-0.2%
Median	Sale Price	<b>304,000</b>	288,950	5.2%	<b>321,000</b>	309,900	3.6%
	Days on Market	<b>23</b>	7	228.6%	<b>21</b>	17	23.5%
	Percent of List	<b>99.0%</b>	100.0%	-1.0%	<b>99.0%</b>	100.0%	-1.0%
	Percent of Original	<b>97.0%</b>	100.0%	-3.0%	<b>98.1%</b>	98.6%	-0.5%

A total of 47 homes sold in the City of Lawrence in February, down from 62 units in February 2025. Total sales volume fell to \$16.1 million compared to \$20.7 million in the previous year.

The median sales price in February was \$304,000, up 5.2% compared to the prior year. Median days on market was 23 days, up from 20 days in January, and up from 7 in February 2025.

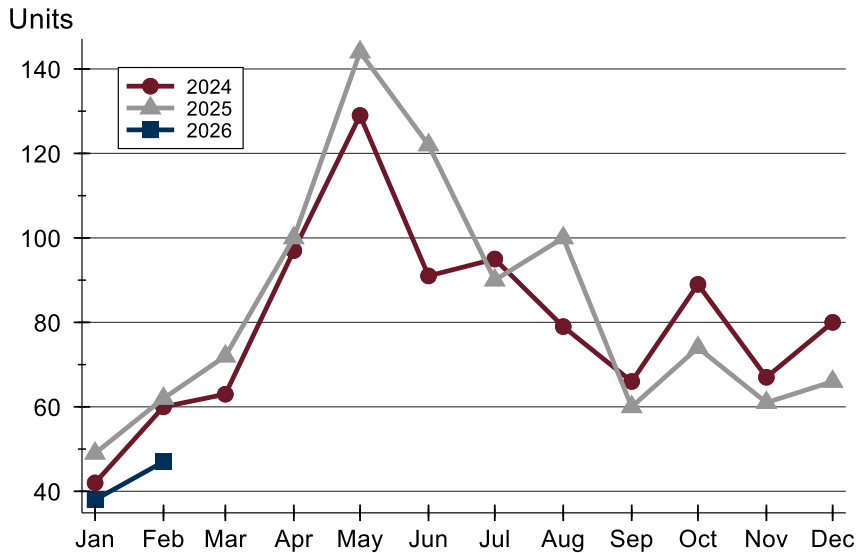
## History of Closed Listings





## City of Lawrence Closed Listings Analysis

### Closed Listings by Month



Month	2024	2025	2026
January	42	49	<b>38</b>
February	60	62	<b>47</b>
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	

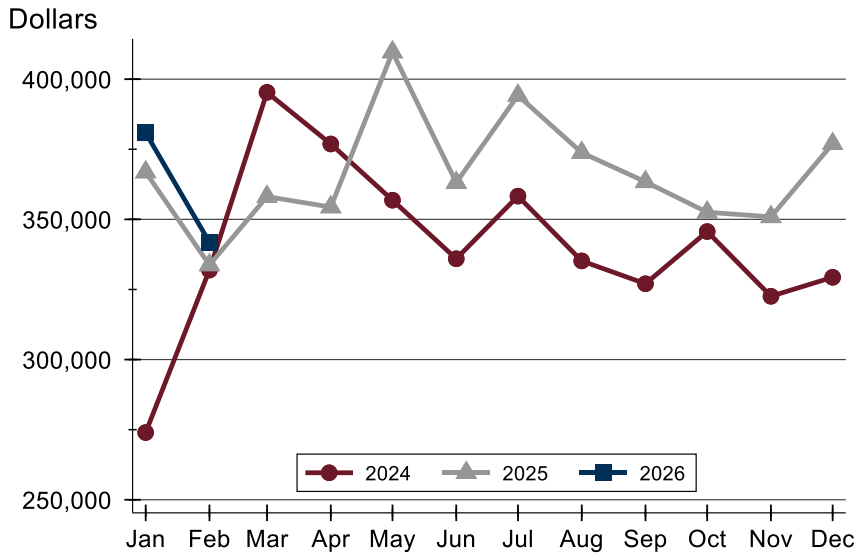
### Closed Listings by Price Range

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	5	10.6%	1.1	176,000	170,000	60	35	96.9%	100.0%	91.7%	94.5%
\$200,000-\$249,999	5	10.6%	0.7	232,820	230,200	70	37	98.5%	99.0%	94.9%	96.3%
\$250,000-\$299,999	13	27.7%	1.1	274,151	272,667	45	4	99.4%	100.0%	99.0%	100.0%
\$300,000-\$349,999	5	10.6%	0.9	324,980	324,900	51	65	97.5%	97.4%	97.0%	96.7%
\$350,000-\$399,999	6	12.8%	1.1	374,750	375,000	27	22	101.6%	98.8%	100.5%	97.7%
\$400,000-\$449,999	4	8.5%	1.8	433,725	432,500	49	25	96.7%	97.2%	95.2%	94.6%
\$450,000-\$499,999	3	6.4%	1.9	483,833	487,000	21	2	99.5%	100.0%	97.7%	98.4%
\$500,000-\$599,999	5	10.6%	1.2	544,200	520,000	73	70	96.8%	97.9%	95.4%	96.3%
\$600,000-\$749,999	1	2.1%	6.5	678,000	678,000	110	110	98.4%	98.4%	97.0%	97.0%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



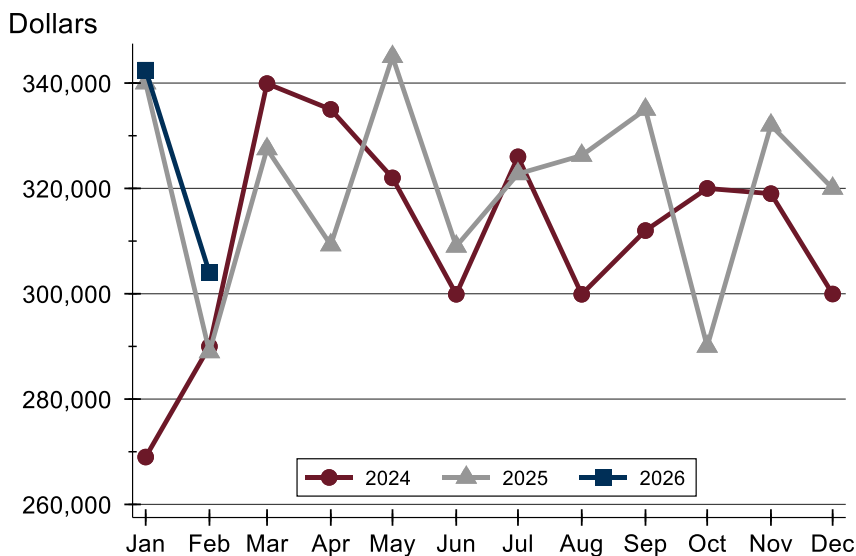
## City of Lawrence Closed Listings Analysis

### Average Price



Month	2024	2025	2026
January	273,973	366,863	<b>380,868</b>
February	331,921	333,742	<b>341,848</b>
March	395,294	358,114	
April	376,885	354,396	
May	356,843	409,665	
June	335,946	363,112	
July	358,291	394,198	
August	335,185	373,798	
September	327,043	363,390	
October	345,662	352,531	
November	322,575	350,902	
December	329,339	376,963	

### Median Price

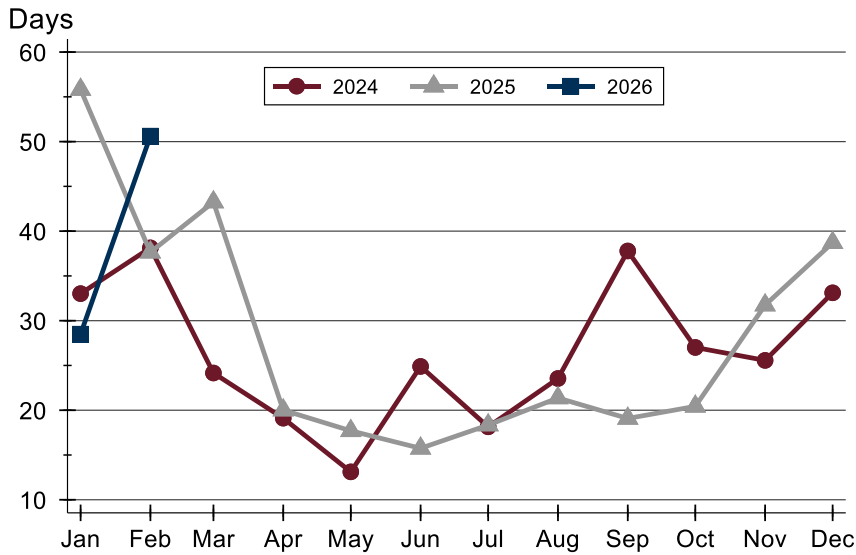


Month	2024	2025	2026
January	269,000	340,000	<b>342,450</b>
February	290,000	288,950	<b>304,000</b>
March	339,900	327,500	
April	335,000	309,253	
May	322,000	345,000	
June	299,900	309,000	
July	326,000	322,750	
August	299,900	326,250	
September	312,000	335,000	
October	320,000	289,999	
November	319,000	332,000	
December	299,950	320,000	



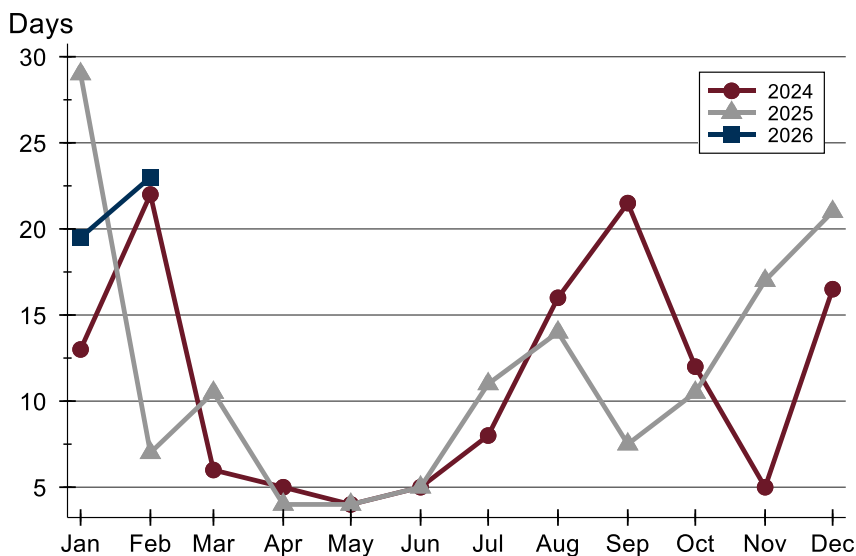
## City of Lawrence Closed Listings Analysis

### Average DOM



Month	2024	2025	2026
January	33	56	<b>29</b>
February	38	38	<b>51</b>
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>20</b>
February	22	7	<b>23</b>
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	



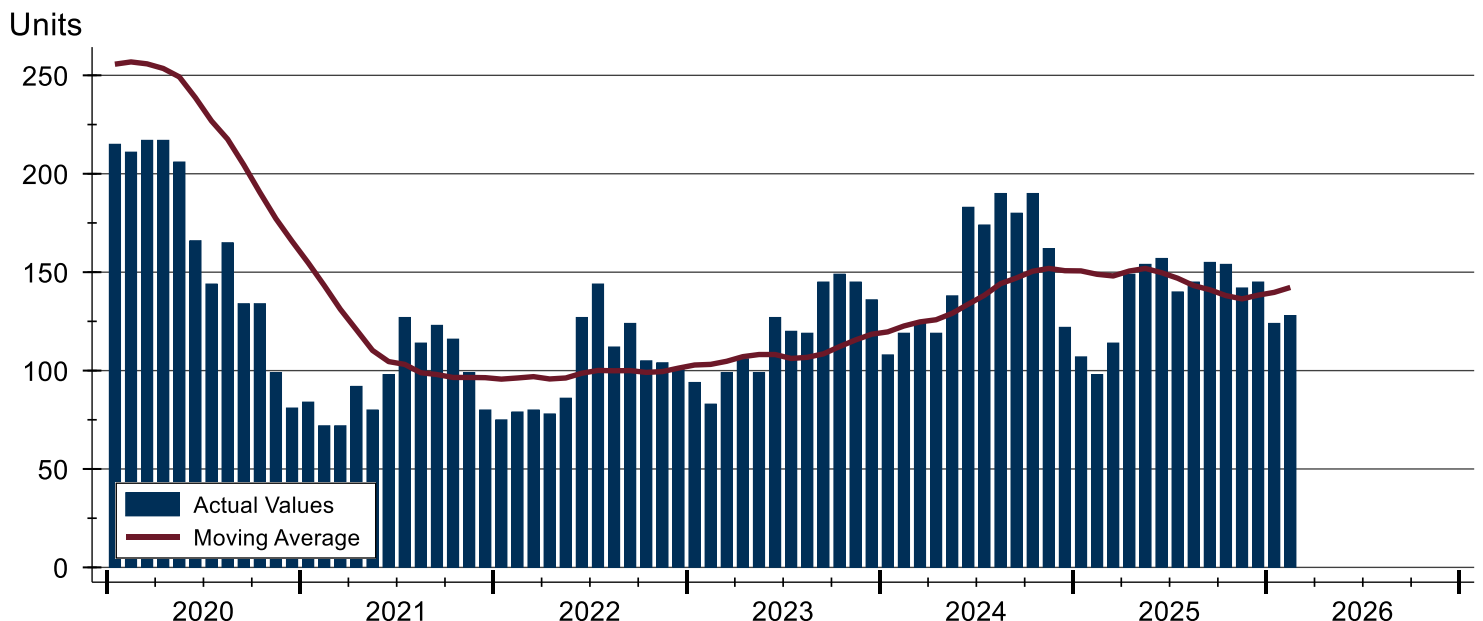
## City of Lawrence Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		<b>128</b>	98	30.6%
Volume (1,000s)		<b>57,690</b>	41,552	38.8%
Months' Supply		<b>1.6</b>	1.2	33.3%
Average	List Price	<b>450,701</b>	423,998	6.3%
	Days on Market	<b>52</b>	73	-28.8%
	Percent of Original	<b>98.7%</b>	98.0%	0.7%
Median	List Price	<b>404,950</b>	355,000	14.1%
	Days on Market	<b>20</b>	44	-54.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 128 homes were available for sale in the City of Lawrence at the end of February. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of February was \$404,950, up 14.1% from 2025. The typical time on market for active listings was 20 days, down from 44 days a year earlier.

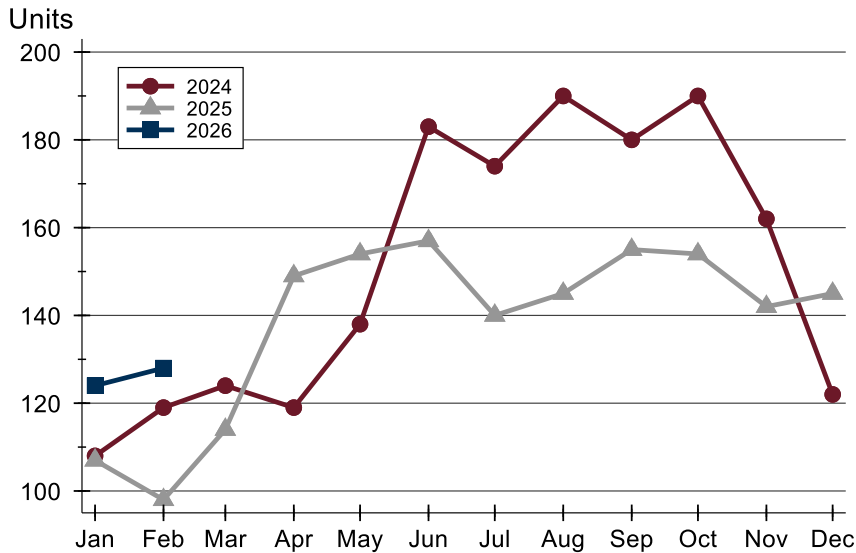
## History of Active Listings





## City of Lawrence Active Listings Analysis

### Active Listings by Month



Month	2024	2025	2026
January	108	107	<b>124</b>
February	119	98	<b>128</b>
March	124	114	
April	119	149	
May	138	154	
June	183	157	
July	174	140	
August	190	145	
September	180	155	
October	190	154	
November	162	142	
December	122	145	

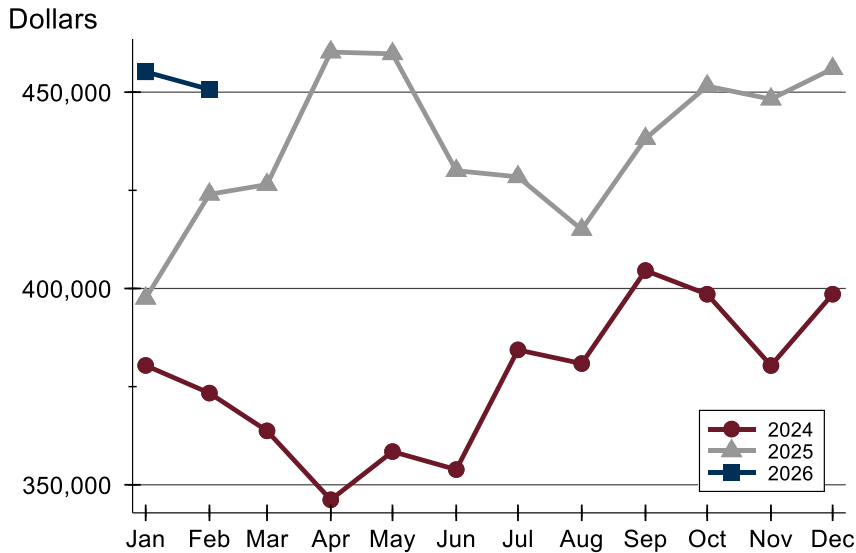
### Active Listings by Price Range

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	5	3.9%	N/A	86,914	89,950	49	13	94.2%	100.0%
\$100,000-\$149,999	7	5.5%	N/A	132,371	134,000	41	21	95.4%	100.0%
\$150,000-\$199,999	5	3.9%	1.1	184,740	189,900	53	5	100.0%	100.0%
\$200,000-\$249,999	7	5.5%	0.7	230,886	242,500	35	8	100.2%	100.0%
\$250,000-\$299,999	16	12.5%	1.1	279,994	279,950	22	5	99.4%	100.0%
\$300,000-\$349,999	12	9.4%	0.9	325,883	322,500	17	10	99.7%	100.0%
\$350,000-\$399,999	10	7.8%	1.1	373,740	377,000	48	28	99.4%	100.0%
\$400,000-\$449,999	12	9.4%	1.8	418,542	419,900	40	9	98.1%	100.0%
\$450,000-\$499,999	9	7.0%	1.9	475,078	479,000	30	11	99.3%	100.0%
\$500,000-\$599,999	8	6.3%	1.2	555,663	549,500	78	99	98.1%	100.0%
\$600,000-\$749,999	28	21.9%	6.5	656,871	649,000	72	66	99.2%	100.0%
\$750,000-\$999,999	5	3.9%	N/A	842,960	825,000	28	5	99.2%	100.0%
\$1,000,000 and up	4	3.1%	N/A	1,327,500	1,332,500	254	85	96.0%	96.1%



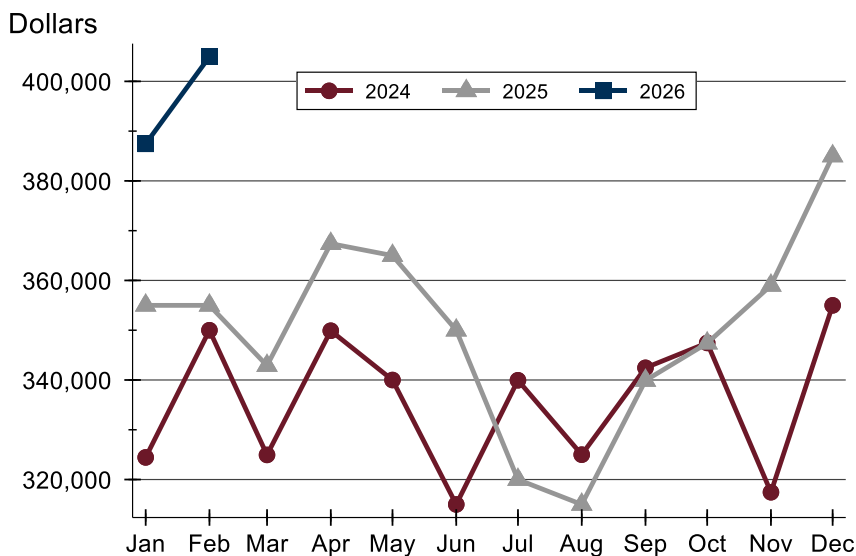
## City of Lawrence Active Listings Analysis

### Average Price



Month	2024	2025	2026
January	380,405	397,492	<b>455,173</b>
February	373,361	423,998	<b>450,701</b>
March	363,744	426,466	
April	346,189	460,216	
May	358,466	459,766	
June	353,875	430,003	
July	384,366	428,439	
August	380,883	415,012	
September	404,570	438,170	
October	398,530	451,550	
November	380,374	448,229	
December	398,546	455,985	

### Median Price

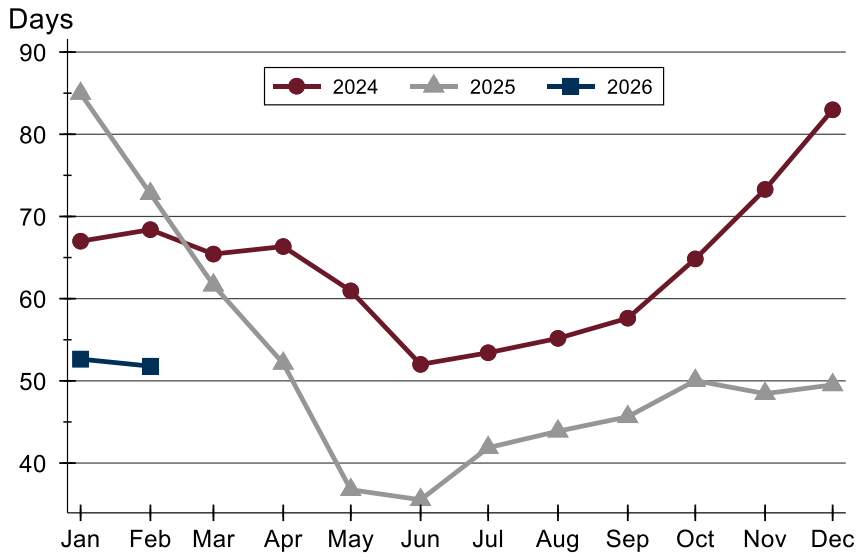


Month	2024	2025	2026
January	324,450	355,000	<b>387,450</b>
February	350,000	355,000	<b>404,950</b>
March	324,950	342,900	
April	349,900	367,400	
May	340,000	365,000	
June	315,000	350,000	
July	339,950	320,000	
August	325,000	315,000	
September	342,450	339,900	
October	347,450	347,400	
November	317,450	359,000	
December	355,000	385,000	



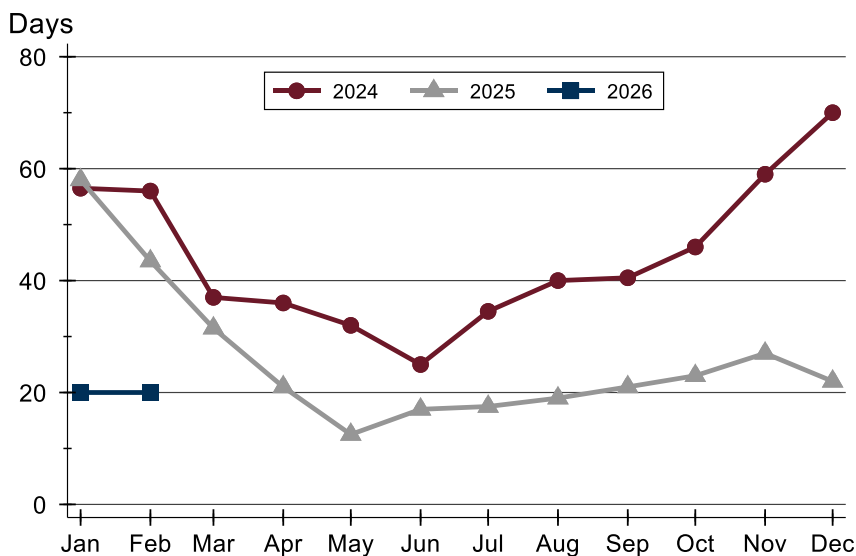
## City of Lawrence Active Listings Analysis

### Average DOM



Month	2024	2025	2026
January	67	85	<b>53</b>
February	68	73	<b>52</b>
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	50	

### Median DOM

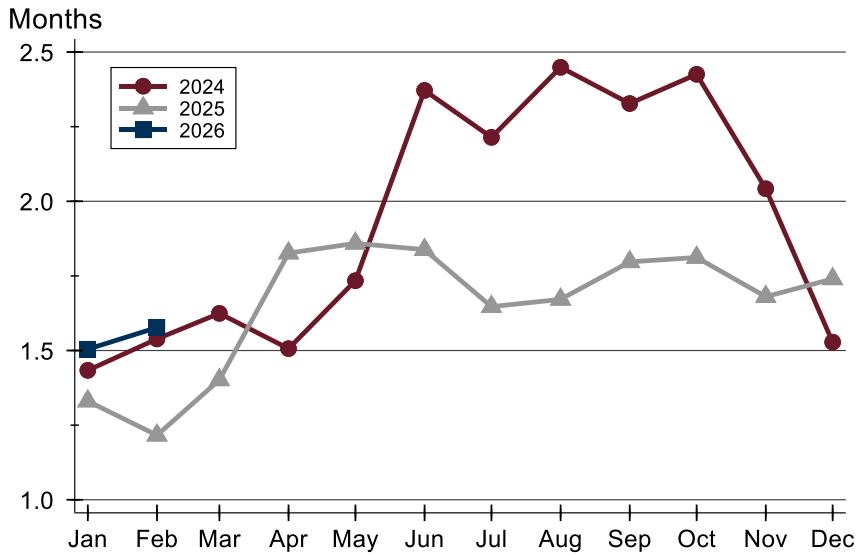


Month	2024	2025	2026
January	57	58	<b>20</b>
February	56	44	<b>20</b>
March	37	32	
April	36	21	
May	32	13	
June	25	17	
July	35	18	
August	40	19	
September	41	21	
October	46	23	
November	59	27	
December	70	22	



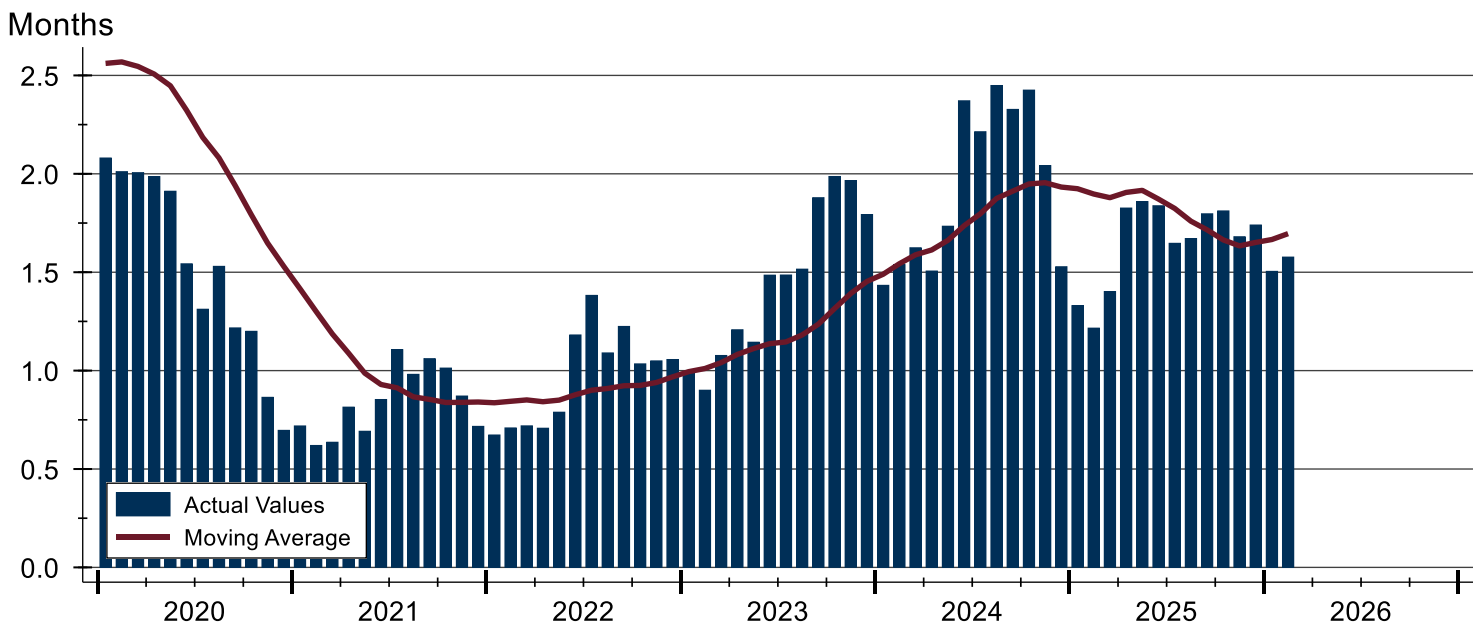
# City of Lawrence Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





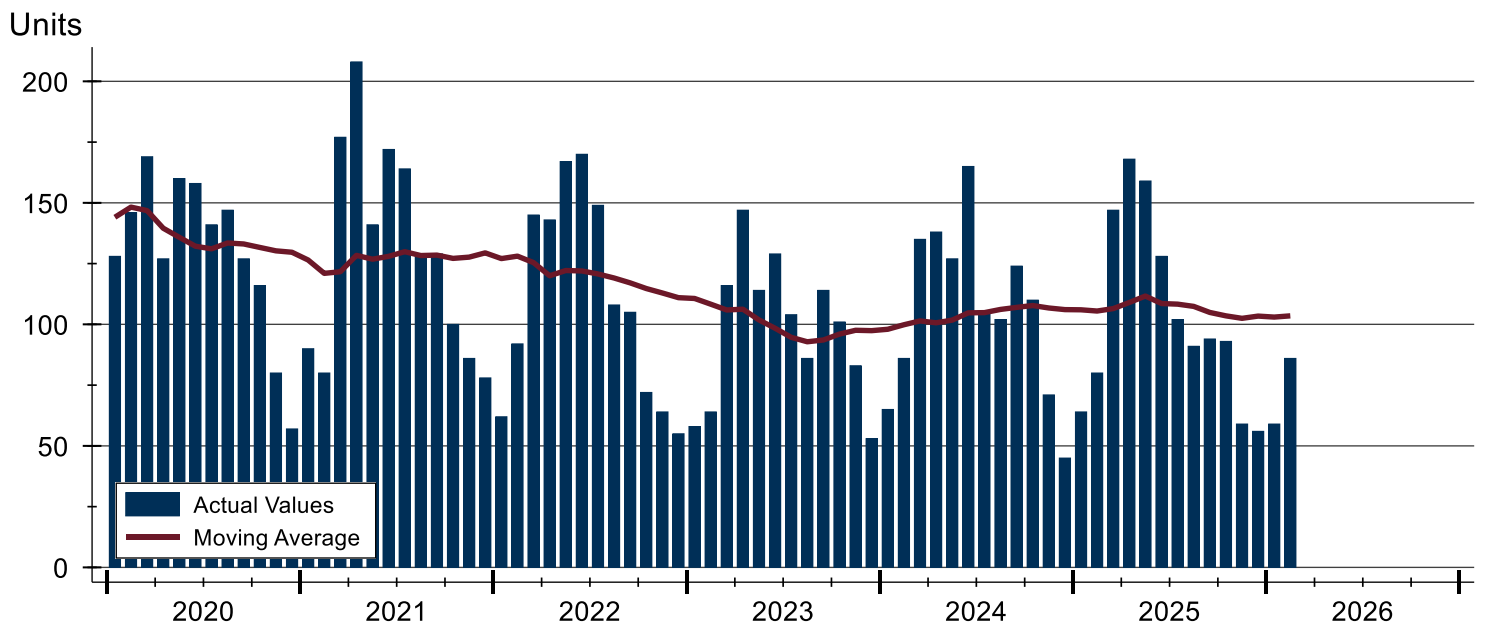
# City of Lawrence New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	<b>86</b>	80	7.5%
	Volume (1,000s)	<b>34,647</b>	29,514	17.4%
	Average List Price	<b>402,867</b>	368,919	9.2%
	Median List Price	<b>348,500</b>	306,500	13.7%
Year-to-Date	New Listings	<b>145</b>	144	0.7%
	Volume (1,000s)	<b>56,903</b>	53,316	6.7%
	Average List Price	<b>392,434</b>	370,251	6.0%
	Median List Price	<b>325,000</b>	313,450	3.7%

A total of 86 new listings were added in the City of Lawrence during February, up 7.5% from the same month in 2025. Year-to-date the City of Lawrence has seen 145 new listings.

The median list price of these homes was \$348,500 up from \$306,500 in 2025.

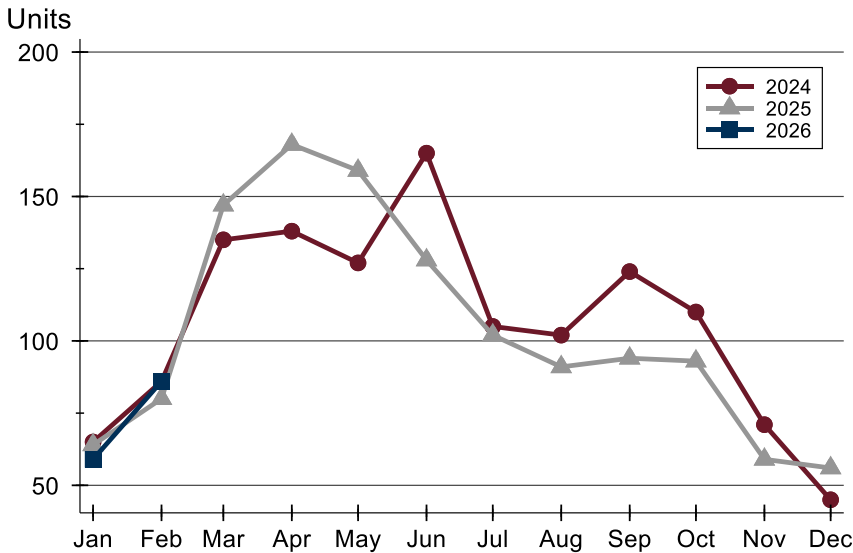
## History of New Listings





## City of Lawrence New Listings Analysis

### New Listings by Month



Month	2024	2025	2026
January	65	64	59
February	86	80	86
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	56	

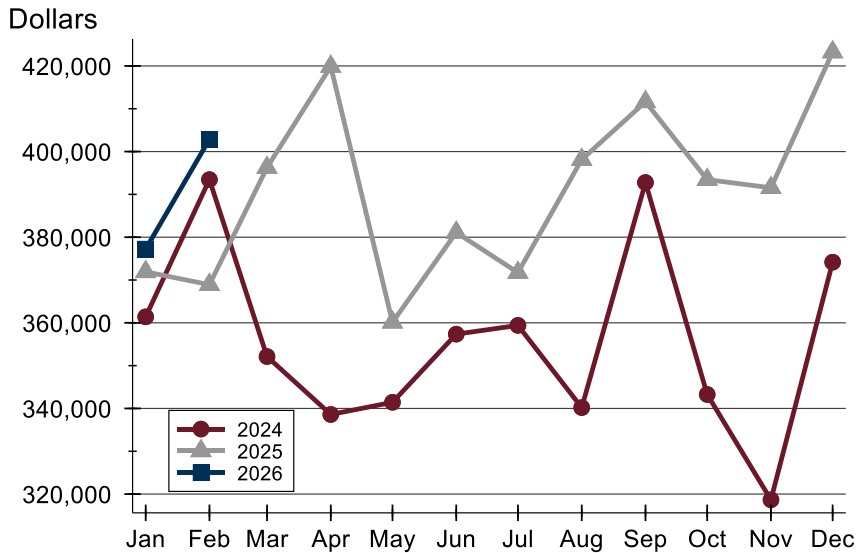
### New Listings by Price Range

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	1	1.2%	94,950	94,950	17	17	100.0%	100.0%
\$100,000-\$149,999	1	1.2%	149,900	149,900	11	11	100.0%	100.0%
\$150,000-\$199,999	5	5.8%	191,760	195,000	14	7	100.0%	100.0%
\$200,000-\$249,999	3	3.5%	228,300	239,900	10	7	101.4%	100.0%
\$250,000-\$299,999	21	24.4%	279,571	284,900	7	6	100.0%	100.0%
\$300,000-\$349,999	16	18.6%	328,469	332,450	9	8	99.7%	100.0%
\$350,000-\$399,999	11	12.8%	379,741	385,000	15	13	99.5%	100.0%
\$400,000-\$449,999	8	9.3%	416,600	412,000	13	14	99.3%	100.0%
\$450,000-\$499,999	4	4.7%	477,975	476,950	11	11	100.0%	100.0%
\$500,000-\$599,999	5	5.8%	571,400	579,000	6	9	100.0%	100.0%
\$600,000-\$749,999	5	5.8%	670,760	659,000	11	6	100.0%	100.0%
\$750,000-\$999,999	4	4.7%	813,475	799,500	10	10	99.2%	100.0%
\$1,000,000 and up	2	2.3%	1,372,500	1,372,500	21	21	100.0%	100.0%



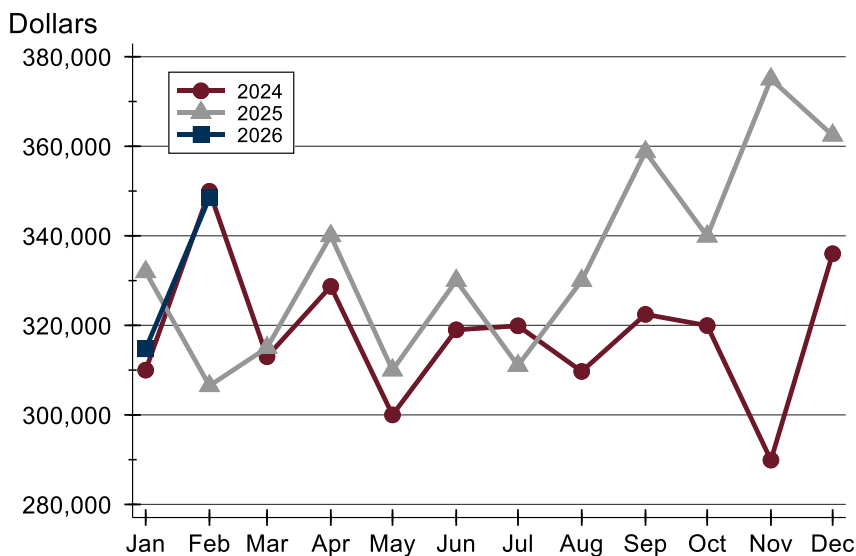
## City of Lawrence New Listings Analysis

### Average Price



Month	2024	2025	2026
January	361,397	371,917	<b>377,225</b>
February	393,460	368,919	<b>402,867</b>
March	352,127	396,268	
April	338,599	419,880	
May	341,437	360,126	
June	357,359	381,115	
July	359,406	371,730	
August	340,199	398,141	
September	392,773	411,622	
October	343,271	393,452	
November	318,672	391,551	
December	374,167	423,244	

### Median Price



Month	2024	2025	2026
January	310,000	331,950	<b>314,750</b>
February	349,950	306,500	<b>348,500</b>
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	362,450	



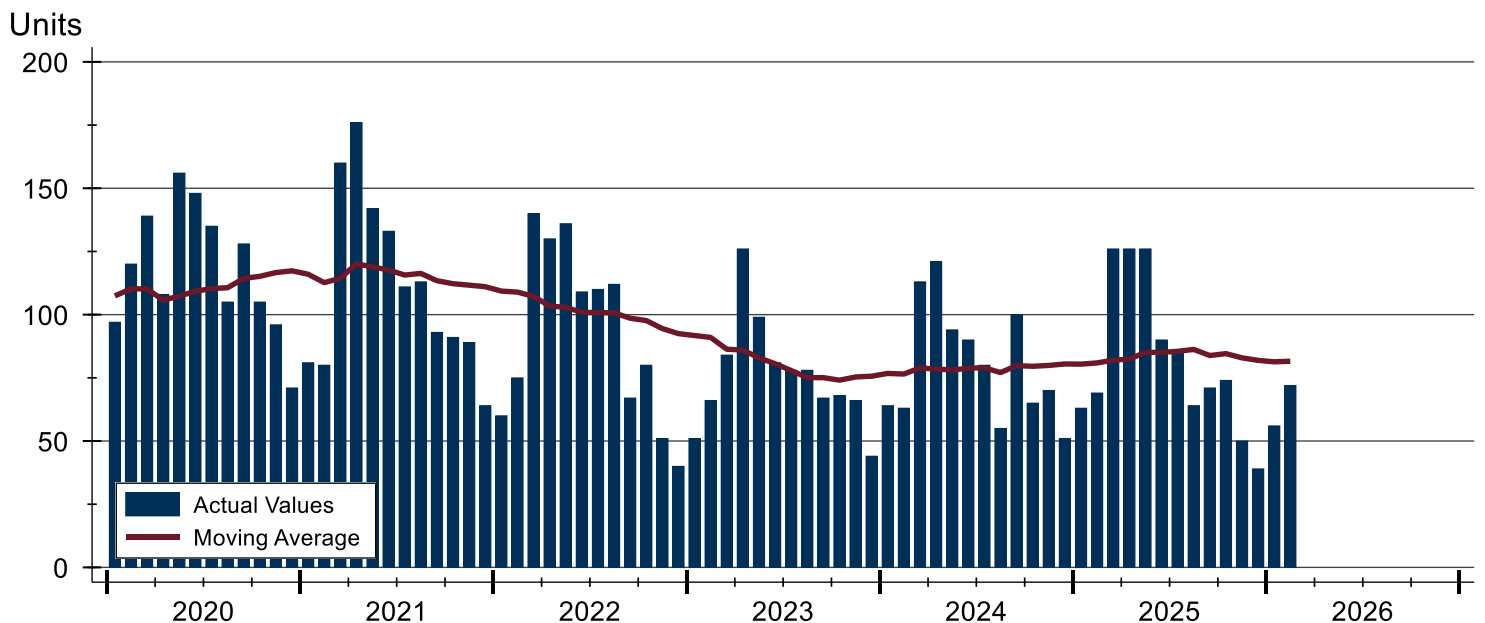
## City of Lawrence Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		<b>72</b>	69	4.3%	<b>128</b>	132	-3.0%
Volume (1,000s)		<b>25,752</b>	23,863	7.9%	<b>45,132</b>	47,250	-4.5%
Average	Sale Price	<b>357,668</b>	345,843	3.4%	<b>352,593</b>	357,952	-1.5%
	Days on Market	<b>39</b>	44	-11.4%	<b>39</b>	41	-4.9%
	Percent of Original	<b>99.1%</b>	99.3%	-0.2%	<b>98.5%</b>	98.7%	-0.2%
Median	Sale Price	<b>322,500</b>	309,500	4.2%	<b>312,500</b>	313,500	-0.3%
	Days on Market	<b>15</b>	5	200.0%	<b>16</b>	7	128.6%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%	<b>100.0%</b>	100.0%	0.0%

A total of 72 contracts for sale were written in the City of Lawrence during the month of February, up from 69 in 2025. The median list price of these homes was \$322,500, up from \$309,500 the prior year.

Half of the homes that went under contract in February were on the market less than 14 days, compared to 5 days in February 2025.

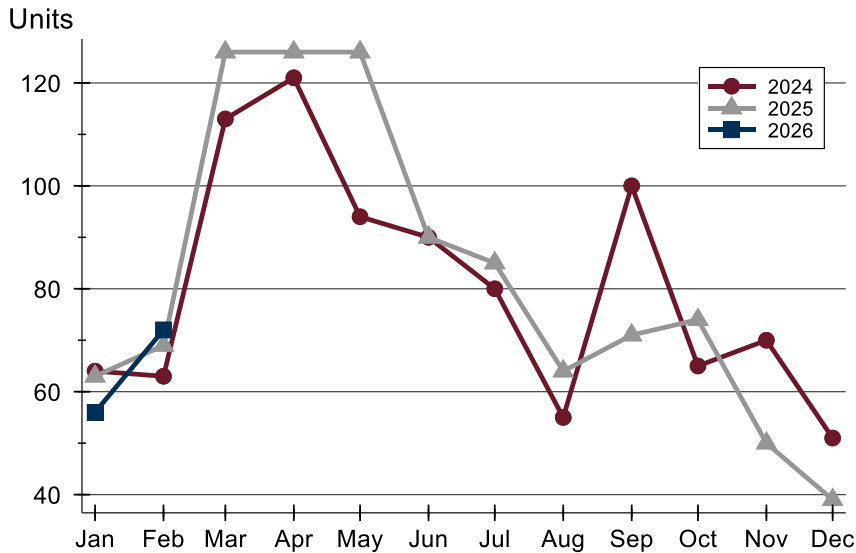
## History of Contracts Written





## City of Lawrence Contracts Written Analysis

### Contracts Written by Month



Month	2024	2025	2026
January	64	63	<b>56</b>
February	63	69	<b>72</b>
March	113	126	
April	121	126	
May	94	126	
June	90	90	
July	80	85	
August	55	64	
September	100	71	
October	65	74	
November	70	50	
December	51	39	

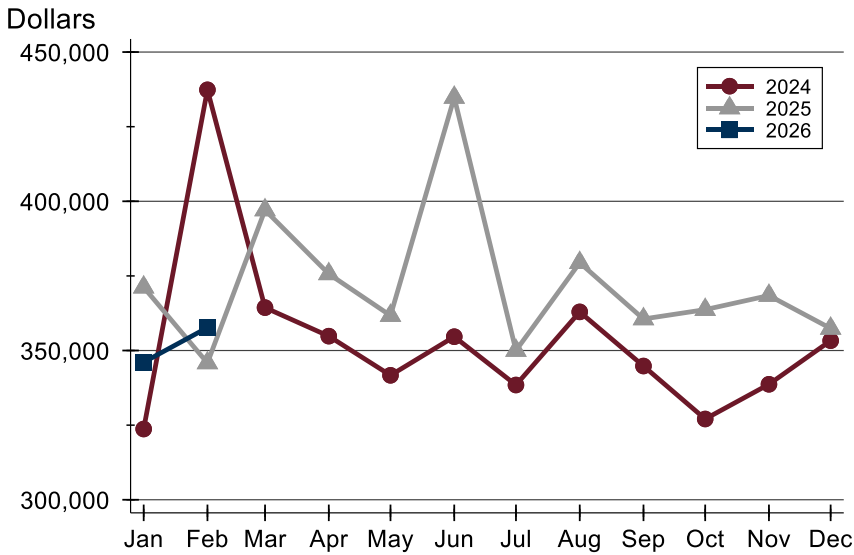
### Contracts Written by Price Range

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	1	1.4%	100,000	100,000	82	82	100.0%	100.0%
\$150,000-\$199,999	4	5.6%	195,963	197,000	107	116	97.7%	100.0%
\$200,000-\$249,999	6	8.3%	231,725	230,900	66	76	98.3%	97.1%
\$250,000-\$299,999	18	25.0%	276,276	273,765	37	19	99.0%	100.0%
\$300,000-\$349,999	18	25.0%	327,225	329,500	18	6	99.6%	100.0%
\$350,000-\$399,999	7	9.7%	377,750	365,000	32	11	99.2%	100.0%
\$400,000-\$449,999	1	1.4%	439,900	439,900	48	48	97.8%	97.8%
\$450,000-\$499,999	6	8.3%	475,333	477,000	41	15	99.7%	100.0%
\$500,000-\$599,999	8	11.1%	565,213	554,950	26	10	98.7%	100.0%
\$600,000-\$749,999	2	2.8%	679,000	679,000	92	92	98.5%	98.5%
\$750,000-\$999,999	1	1.4%	799,000	799,000	5	5	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



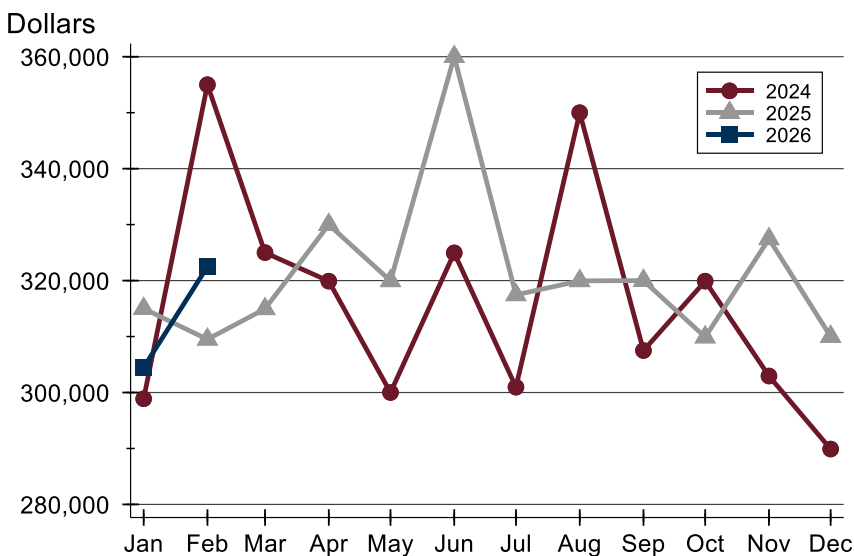
## City of Lawrence Contracts Written Analysis

### Average Price



Month	2024	2025	2026
January	323,707	371,215	<b>346,068</b>
February	437,352	345,843	<b>357,668</b>
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	357,411	

### Median Price

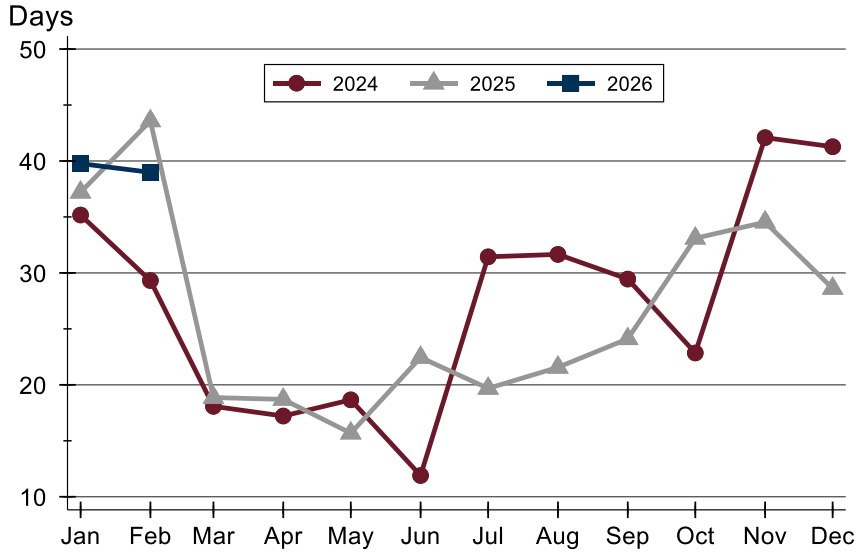


Month	2024	2025	2026
January	298,880	315,000	<b>304,475</b>
February	355,000	309,500	<b>322,500</b>
March	325,000	314,950	
April	319,900	330,000	
May	300,000	319,950	
June	324,950	360,000	
July	300,950	317,450	
August	350,000	319,950	
September	307,500	320,000	
October	319,900	309,900	
November	302,950	327,450	
December	289,900	310,000	



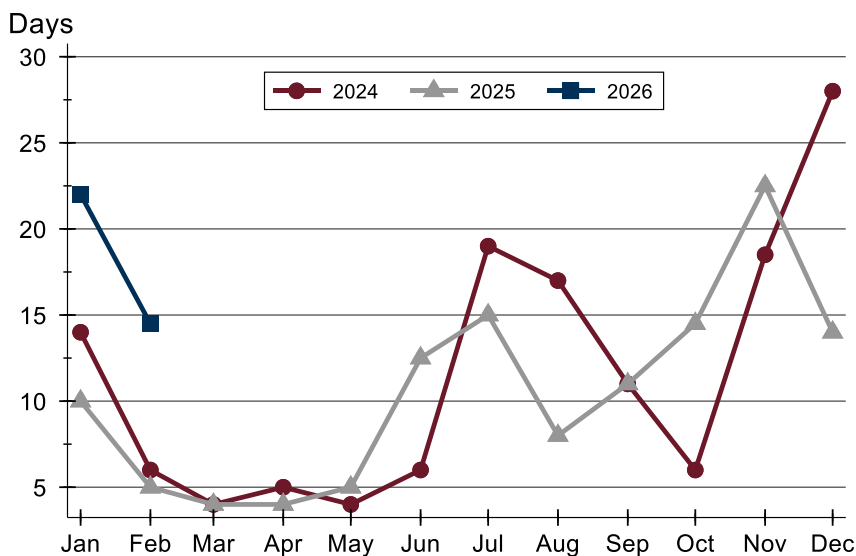
## City of Lawrence Contracts Written Analysis

### Average DOM



Month	2024	2025	2026
January	35	37	<b>40</b>
February	29	44	<b>39</b>
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	29	

### Median DOM



Month	2024	2025	2026
January	14	10	<b>22</b>
February	6	5	<b>15</b>
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	



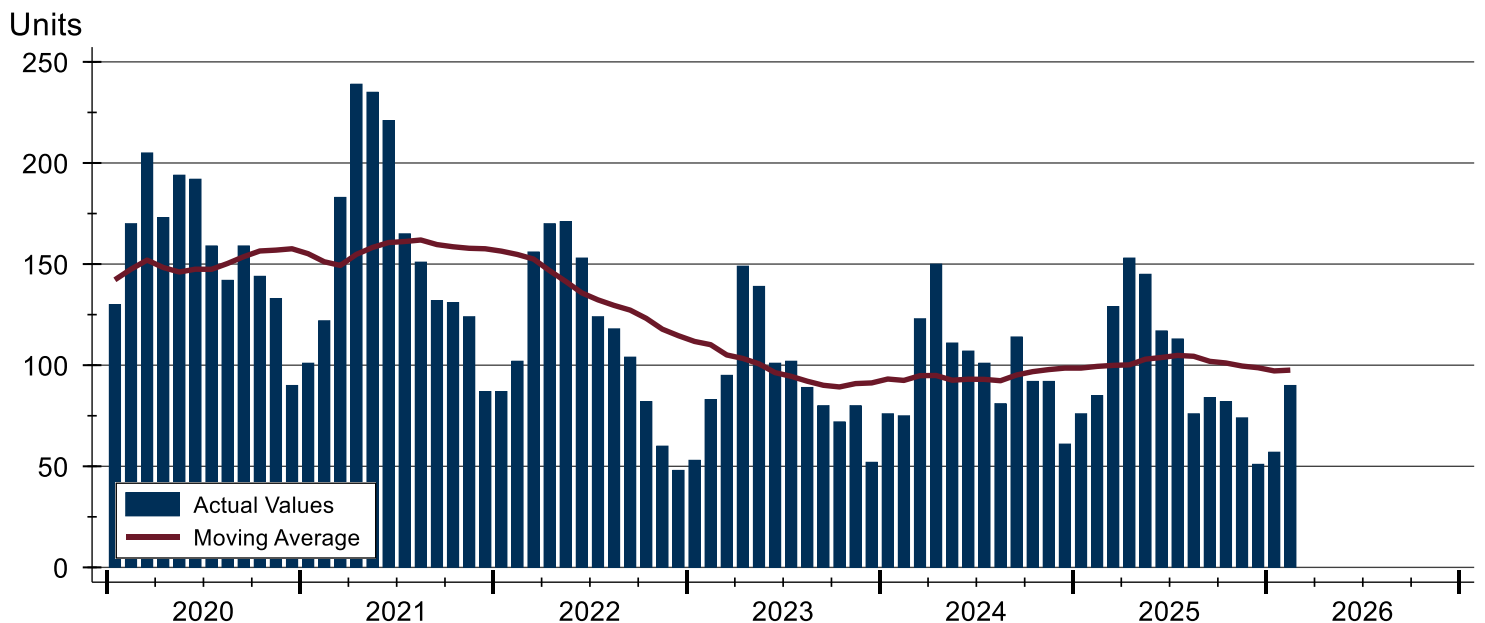
## City of Lawrence Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		<b>90</b>	85	5.9%
Volume (1,000s)		<b>32,539</b>	32,463	0.2%
Average	List Price	<b>361,544</b>	381,923	-5.3%
	Days on Market	<b>35</b>	39	-10.3%
	Percent of Original	<b>98.8%</b>	99.2%	-0.4%
Median	List Price	<b>308,725</b>	330,000	-6.4%
	Days on Market	<b>15</b>	11	36.4%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 90 listings in the City of Lawrence had contracts pending at the end of February, up from 85 contracts pending at the end of February 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.

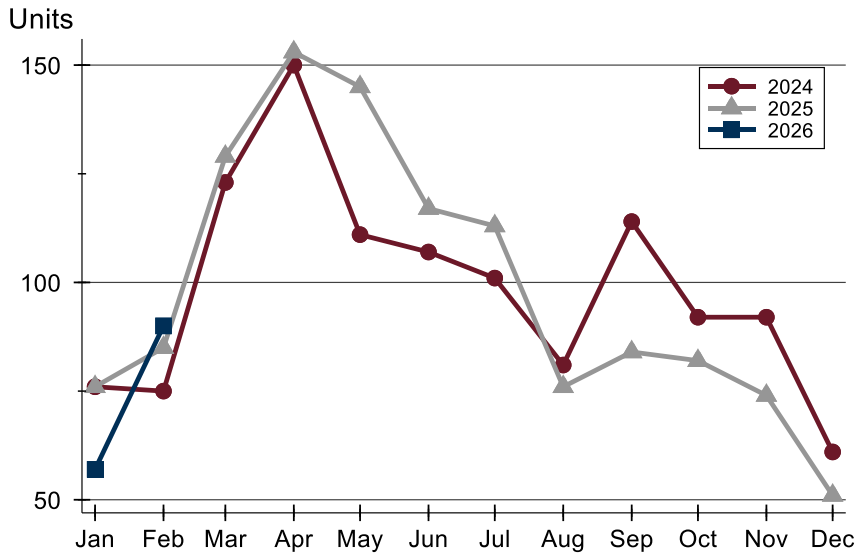
## History of Pending Contracts





## City of Lawrence Pending Contracts Analysis

### Pending Contracts by Month



Month	2024	2025	2026
January	76	76	57
February	75	85	90
March	123	129	
April	150	153	
May	111	145	
June	107	117	
July	101	113	
August	81	76	
September	114	84	
October	92	82	
November	92	74	
December	61	51	

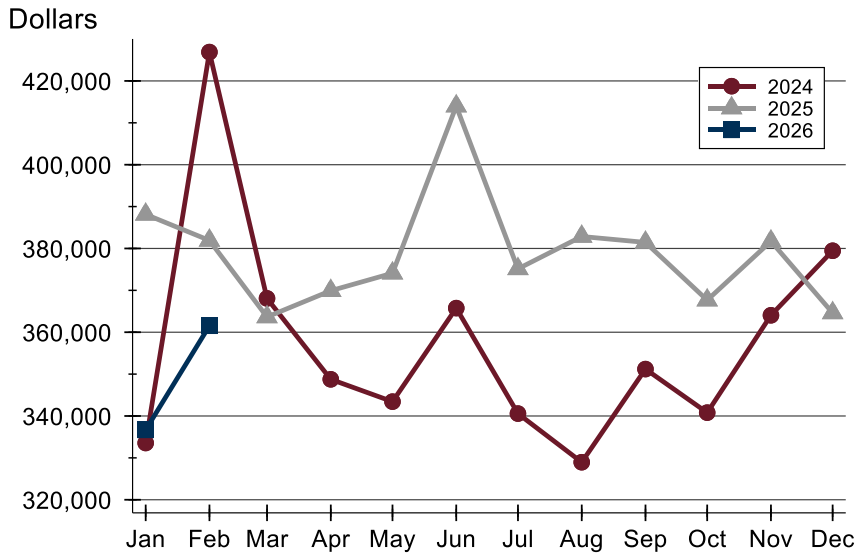
### Pending Contracts by Price Range

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	3	3.3%	119,650	109,000	64	82	95.8%	100.0%
\$150,000-\$199,999	5	5.6%	186,730	184,900	76	73	97.2%	100.0%
\$200,000-\$249,999	12	13.3%	231,454	231,200	50	31	97.9%	98.9%
\$250,000-\$299,999	22	24.4%	276,815	275,000	30	15	99.3%	100.0%
\$300,000-\$349,999	18	20.0%	327,275	329,450	20	9	99.4%	100.0%
\$350,000-\$399,999	7	7.8%	385,521	398,500	8	5	100.0%	100.0%
\$400,000-\$449,999	1	1.1%	439,900	439,900	48	48	97.8%	97.8%
\$450,000-\$499,999	4	4.4%	479,500	480,000	15	15	100.0%	100.0%
\$500,000-\$599,999	14	15.6%	554,893	550,000	39	12	98.8%	100.0%
\$600,000-\$749,999	2	2.2%	744,500	744,500	29	29	100.0%	100.0%
\$750,000-\$999,999	1	1.1%	799,000	799,000	5	5	100.0%	100.0%
\$1,000,000 and up	1	1.1%	1,375,000	1,375,000	147	147	88.7%	88.7%



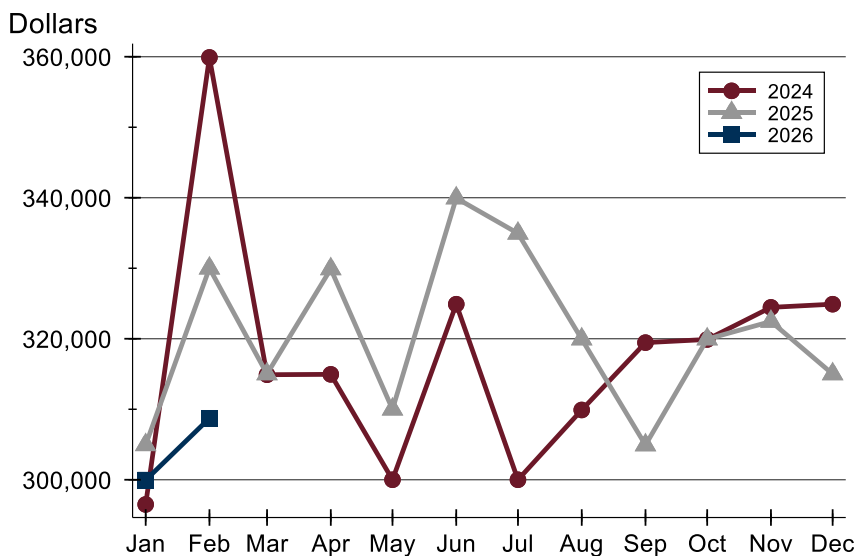
## City of Lawrence Pending Contracts Analysis

### Average Price



Month	2024	2025	2026
January	333,556	388,137	<b>336,683</b>
February	426,894	381,923	<b>361,544</b>
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

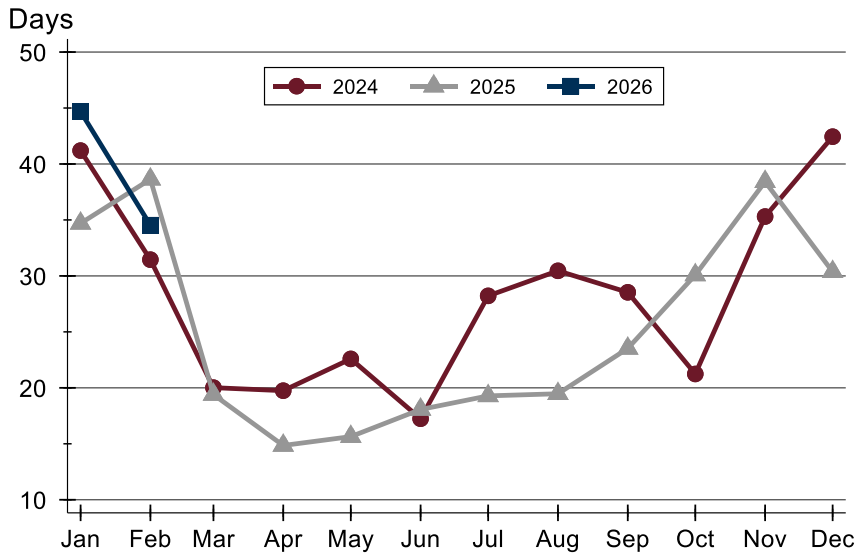


Month	2024	2025	2026
January	296,500	304,950	<b>299,950</b>
February	359,900	330,000	<b>308,725</b>
March	314,900	315,000	
April	314,950	329,900	
May	300,000	310,000	
June	324,900	339,950	
July	300,000	334,950	
August	309,900	319,950	
September	319,450	304,925	
October	319,900	319,950	
November	324,450	322,450	
December	324,900	315,000	



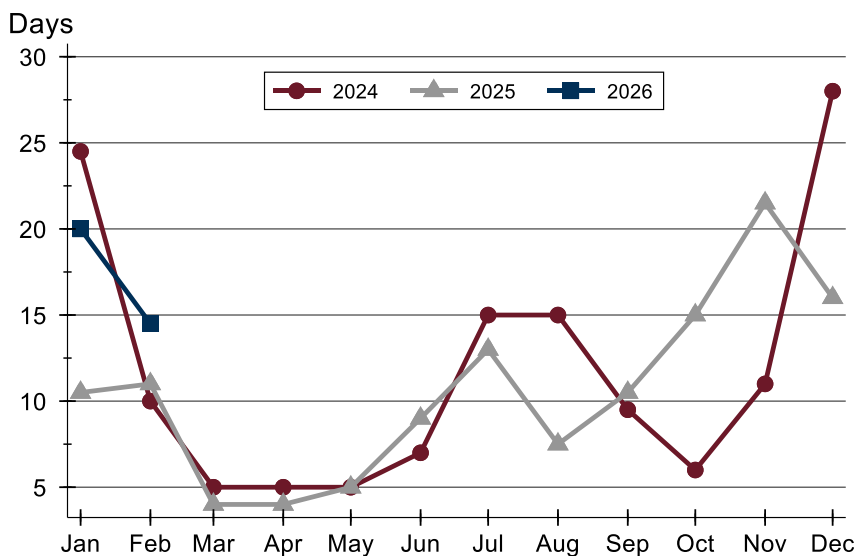
## City of Lawrence Pending Contracts Analysis

### Average DOM



Month	2024	2025	2026
January	41	35	<b>45</b>
February	31	39	<b>35</b>
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>20</b>
February	10	11	<b>15</b>
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	