October 2026

Lawrence MLS Statistics

LAWRENCE Board of REALTORS®

City of Lawrence Housing Report



Market Overview

City of Lawrence Home Sales Fell in October

Total home sales in the City of Lawrence fell last month to 61 units, compared to 74 units in October 2025. Total sales volume was $22.0 million, down from a year earlier.

The median sale price in October was $325,000, up from $289,998 a year earlier. Homes that sold in October were typically on the market for 16 days and sold for 99.4% of their list prices.

City of Lawrence Active Listings Up at End of October

The total number of active listings in the City of Lawrence at the end of October was 238 units, up from 154 at the same point in 2025. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of October was $388,250.

During October, a total of 41 contracts were written down from 74 in October 2025. At the end of the month, there were 59 contracts still pending.

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Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Lawrence Multiple Listing Service.
Courtesy of the Kansas REALTORS®, Inc.

City of Lawrence
Summary Statistics

October MLS Statistics Three-year History		Current Month 2026	Current Month 2025	Current Month 2024	Year-to-Date 2026	Year-to-Date 2025	Year-to-Date 2024
Home Sales	Change from prior year	**61** -17.6%	**74** -16.9%	**89** 15.6%	**776** -11.1%	**873** 7.6%	**811** 3.8%
Active Listings	Change from prior year	**238** 54.5%	**154** -18.9%	**190** 27.5%	**N/A**	**N/A**	**N/A**
Months' Supply	Change from prior year	**3.2** 77.8%	**1.8** -25.0%	**2.4** 20.0%	**N/A**	**N/A**	**N/A**
New Listings	Change from prior year	**92** -2.1%	**94** -14.5%	**110** 8.9%	**1,126** -0.2%	**1,128** -2.5%	**1,157** 12.0%
Contracts Written	Change from prior year	**41** -44.6%	**74** 13.8%	**65** -4.4%	**789** -11.8%	**895** 5.9%	**845** 5.9%
Pending Contracts	Change from prior year	**59** -28.0%	**82** -10.9%	**92** 27.8%	**N/A**	**N/A**	**N/A**
Sales Volume (1,000s)	Change from prior year	**22,016** -15.6%	**26,087** -15.2%	**30,764** 19.2%	**286,616** -11.5%	**323,932** 14.7%	**282,353** 6.4%
Average	**Sale Price** Change from prior year	**360,925** 2.4%	**352,531** 2.0%	**345,662** 3.1%	**369,351** -0.5%	**371,056** 6.6%	**348,155** 2.4%
Average	**List Price of Actives** Change from prior year	**450,811** -0.2%	**451,550** 13.3%	**398,530** 6.6%	**N/A**	**N/A**	**N/A**
Average	**Days on Market** Change from prior year	**29** 45.0%	**20** -25.9%	**27** 8.0%	**24** 0.0%	**24** 0.0%	**24** 33.3%
Average	**Percent of List** Change from prior year	**97.8%** -0.7%	**98.5%** -0.1%	**98.6%** -0.3%	**99.1%** -0.2%	**99.3%** 0.2%	**99.1%** -1.5%
Average	**Percent of Original** Change from prior year	**96.1%** -1.7%	**97.8%** 0.4%	**97.4%** 0.1%	**98.1%** -0.3%	**98.4%** 0.0%	**98.4%** -1.6%
Median	**Sale Price** Change from prior year	**325,000** 12.1%	**289,999** -9.4%	**320,000** 0.0%	**329,000** 2.8%	**320,000** 1.6%	**315,000** 3.3%
Median	**List Price of Actives** Change from prior year	**388,250** 11.8%	**347,400** 0.0%	**347,450** -0.7%	**N/A**	**N/A**	**N/A**
Median	**Days on Market** Change from prior year	**16** 45.5%	**11** -8.3%	**12** 33.3%	**9** 28.6%	**7** -12.5%	**8** 100.0%
Median	**Percent of List** Change from prior year	**99.4%** -0.4%	**99.8%** 0.1%	**99.7%** -0.3%	**100.0%** 0.0%	**100.0%** 0.0%	**100.0%** 0.0%
Median	**Percent of Original** Change from prior year	**98.0%** -1.0%	**99.0%** 0.2%	**98.8%** 0.8%	**99.3%** -0.7%	**100.0%** 0.0%	**100.0%** 0.0%

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

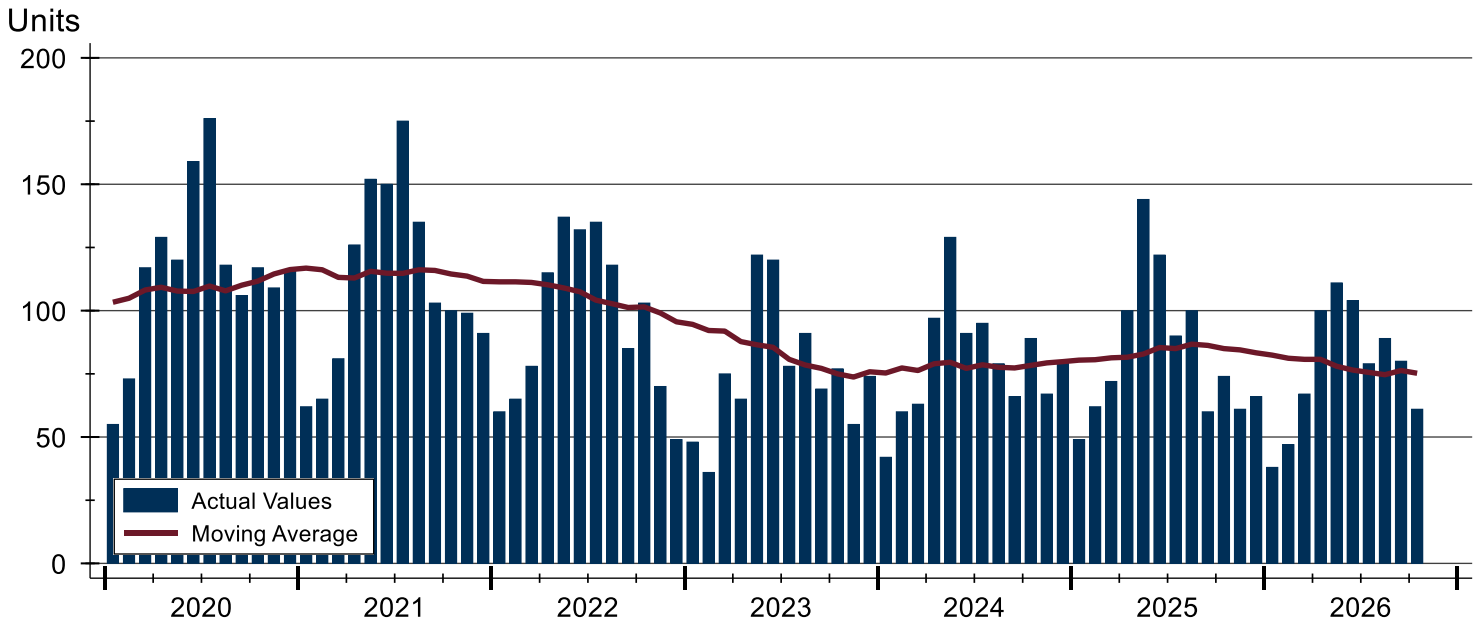
City of Lawrence
Closed Listings Analysis

Summary Statistics for Closed Listings		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Closed Listings		**61**	74	-17.6%	**776**	873	-11.1%
Volume (1,000s)		**22,016**	26,087	-15.6%	**286,616**	323,932	-11.5%
Months' Supply		**3.2**	1.8	77.8%	**N/A**	N/A	N/A
Average	Sale Price	**360,925**	352,531	2.4%	**369,351**	371,056	-0.5%
	Days on Market	**29**	20	45.0%	**24**	24	0.0%
	Percent of List	**97.8%**	98.5%	-0.7%	**99.1%**	99.3%	-0.2%
	Percent of Original	**96.1%**	97.8%	-1.7%	**98.1%**	98.4%	-0.3%
Median	Sale Price	**325,000**	289,999	12.1%	**329,000**	320,000	2.8%
	Days on Market	**16**	11	45.5%	**9**	7	28.6%
	Percent of List	**99.4%**	99.8%	-0.4%	**100.0%**	100.0%	0.0%
	Percent of Original	**98.0%**	99.0%	-1.0%	**99.3%**	100.0%	-0.7%

A total of 61 homes sold in the City of Lawrence in October, down from 74 units in October 2025. Total sales volume fell to $22.0 million compared to $26.1 million in the previous year.

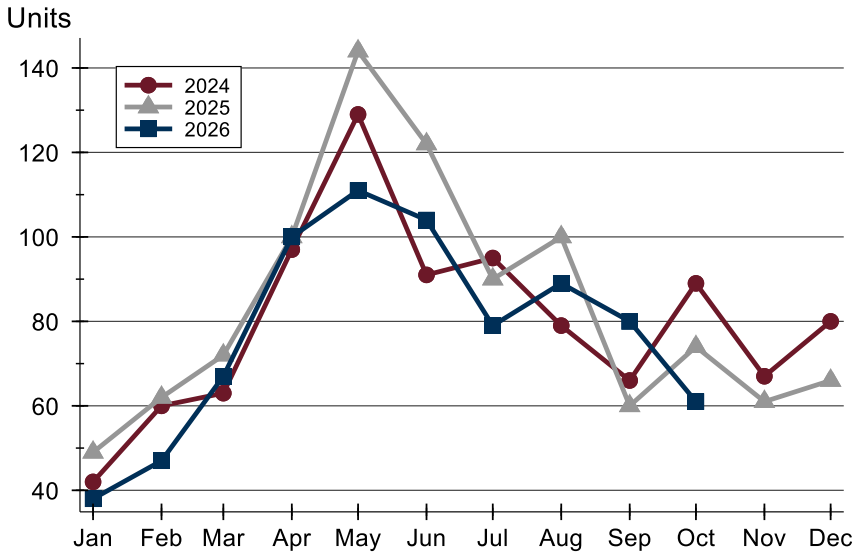
The median sales price in October was $325,000, up 12.1% compared to the prior year. Median days on market was 16 days, down from 18 days in September, but up from 10 in October 2025.

History of Closed Listings



City of Lawrence
Closed Listings Analysis

Closed Listings by Month



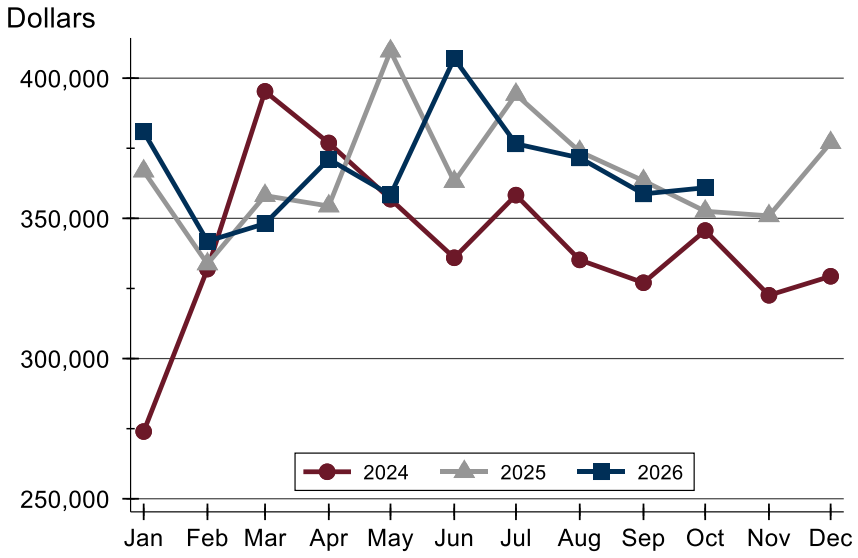
Month	2024	2025	2026
January	42	49	**38**
February	60	62	**47**
March	63	72	**67**
April	97	100	**100**
May	129	144	**111**
June	91	122	**104**
July	95	90	**79**
August	79	100	**89**
September	66	60	**80**
October	89	74	**61**
November	67	61	
December	80	66	

Closed Listings by Price Range

Price Range	Sales Number	Sales Percent	Months' Supply	Sale Price Average	Sale Price Median	Days on Market Avg.	Days on Market Med.	Price as % of List Avg.	Price as % of List 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	N/A	N/A
$50,000-$99,999	1	1.6%	8.0	87,000	87,000	2	2	102.4%	102.4%	102.4%	102.4%
$100,000-$149,999	2	3.3%	5.6	118,500	118,500	5	5	98.8%	98.8%	98.8%	98.8%
$150,000-$199,999	5	8.2%	2.4	191,740	190,000	44	25	90.2%	92.7%	85.3%	85.7%
$200,000-$249,999	8	13.1%	2.2	228,269	225,125	11	8	98.9%	99.1%	97.3%	97.7%
$250,000-$299,999	13	21.3%	2.4	272,946	275,000	23	10	98.3%	99.8%	97.1%	99.0%
$300,000-$349,999	7	11.5%	2.2	330,057	335,000	13	16	98.2%	100.0%	97.2%	98.0%
$350,000-$399,999	7	11.5%	2.8	379,286	379,000	37	28	97.6%	98.7%	94.8%	97.4%
$400,000-$449,999	5	8.2%	3.0	430,600	435,000	30	32	99.6%	101.1%	97.0%	101.1%
$450,000-$499,999	0	0.0%	4.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$500,000-$599,999	6	9.8%	3.7	547,311	543,534	12	7	98.8%	99.1%	98.7%	98.7%
$600,000-$749,999	5	8.2%	7.0	674,400	675,000	83	92	97.8%	96.6%	95.9%	95.1%
$750,000-$999,999	2	3.3%	5.6	792,500	792,500	70	70	98.8%	98.8%	97.6%	97.6%
$1,000,000 and up	0	0.0%	16.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

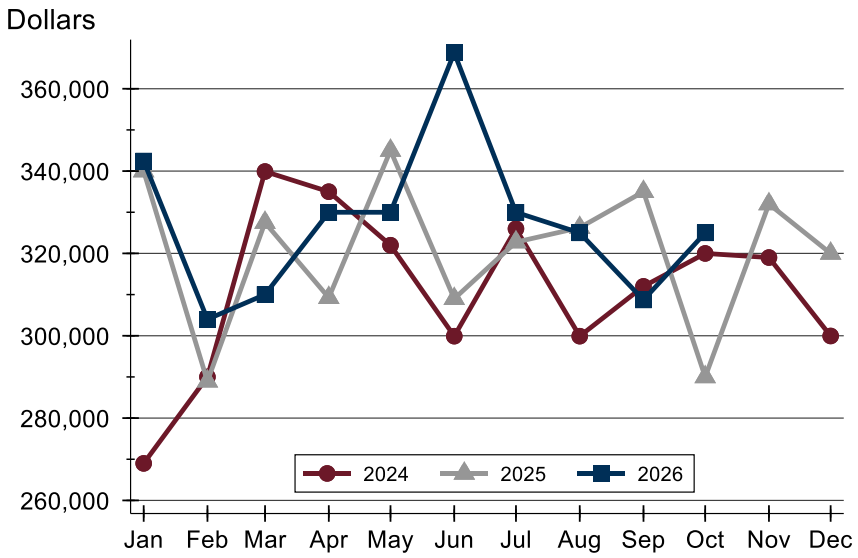
City of Lawrence
Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	273,973	366,863	**380,868**
February	331,921	333,742	**341,848**
March	395,294	358,114	**348,115**
April	376,885	354,396	**371,104**
May	356,843	409,665	**358,338**
June	335,946	363,112	**407,031**
July	358,291	394,198	**376,586**
August	335,185	373,798	**371,579**
September	327,043	363,390	**358,733**
October	345,662	352,531	**360,925**
November	322,575	350,902	
December	329,339	376,963	

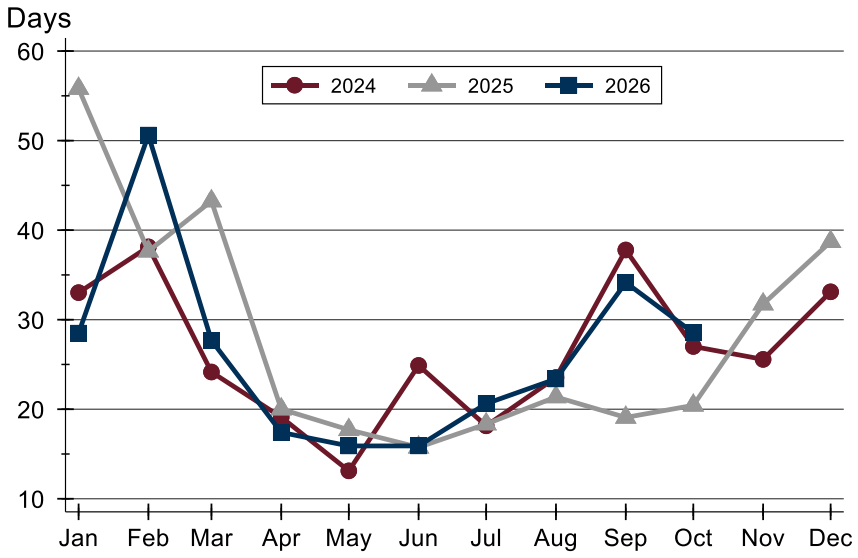
Median Price



Month	2024	2025	2026
January	269,000	340,000	**342,450**
February	290,000	288,950	**304,000**
March	339,900	327,500	**310,000**
April	335,000	309,253	**330,000**
May	322,000	345,000	**330,000**
June	299,900	309,000	**368,750**
July	326,000	322,750	**330,000**
August	299,900	326,250	**325,000**
September	312,000	335,000	**308,700**
October	320,000	289,999	**325,000**
November	319,000	332,000	
December	299,950	320,000	

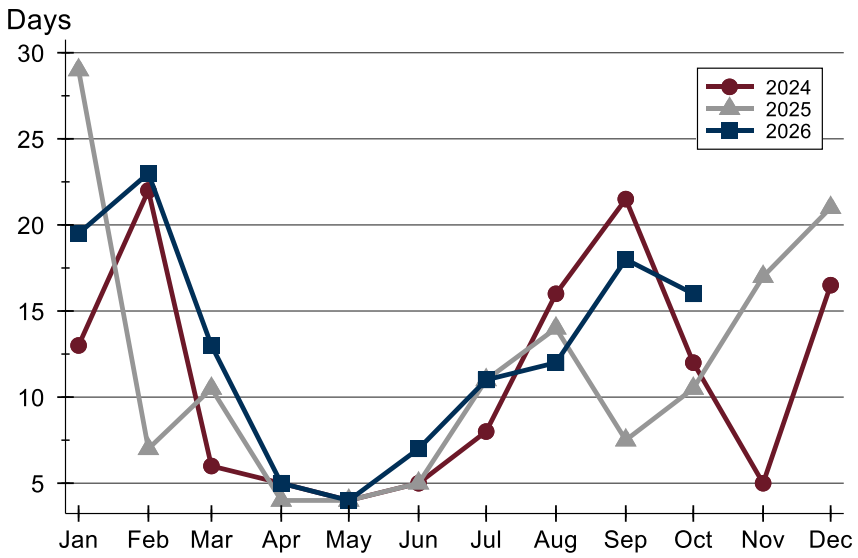
City of Lawrence
Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	33	56	**29**
February	38	38	**51**
March	24	43	**28**
April	19	20	**17**
May	13	18	**16**
June	25	16	**16**
July	18	18	**21**
August	24	21	**23**
September	38	19	**34**
October	27	20	**29**
November	26	32	
December	33	39	

Median DOM



Month	2024	2025	2026
January	13	29	**20**
February	22	7	**23**
March	6	11	**13**
April	5	4	**5**
May	4	4	**4**
June	5	5	**7**
July	8	11	**11**
August	16	14	**12**
September	22	8	**18**
October	12	11	**16**
November	5	17	
December	17	21	

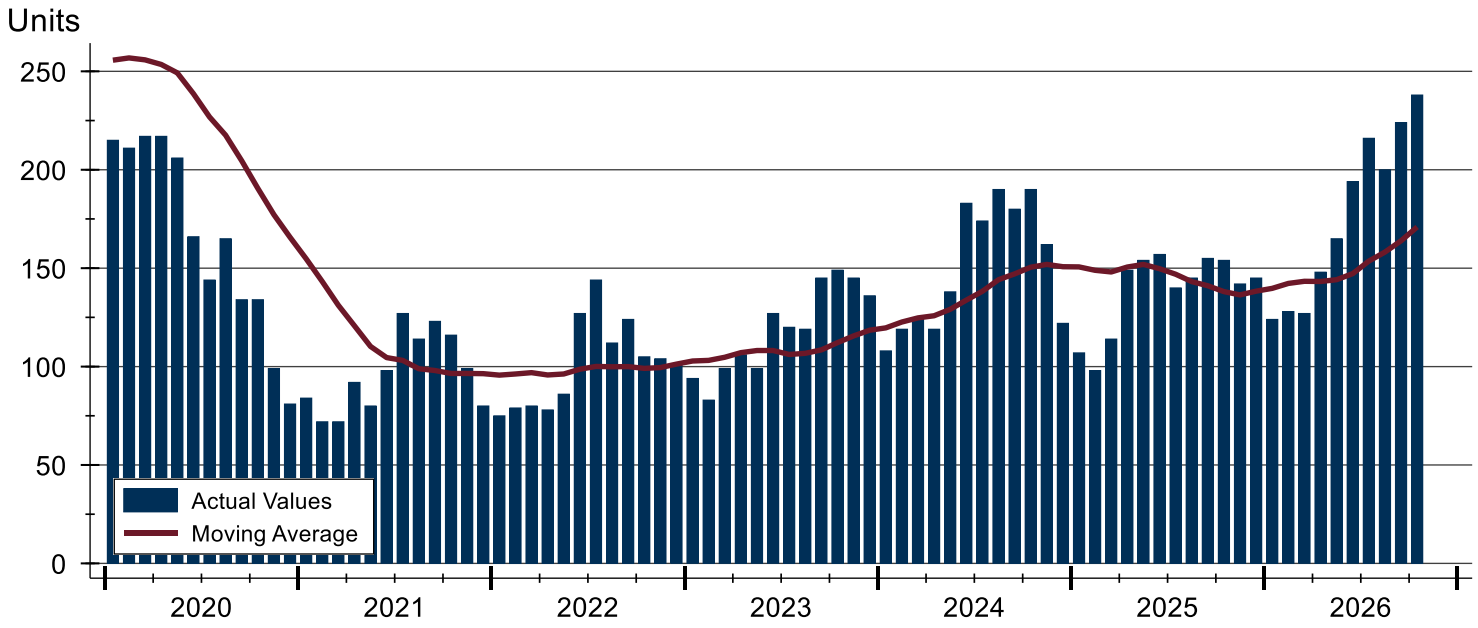
City of Lawrence
Active Listings Analysis

Summary Statistics for Active Listings		End of October 2026	2025	Change
Active Listings		**238**	154	54.5%
Volume (1,000s)		**107,293**	69,539	54.3%
Months' Supply		**3.2**	1.8	77.8%
Average	List Price	**450,811**	451,550	-0.2%
	Days on Market	**45**	50	-10.0%
	Percent of Original	**97.7%**	97.7%	0.0%
Median	List Price	**388,250**	347,400	11.8%
	Days on Market	**26**	23	13.0%
	Percent of Original	**100.0%**	100.0%	0.0%

A total of 238 homes were available for sale in the City of Lawrence at the end of October. This represents a 3.2 months' supply of active listings.

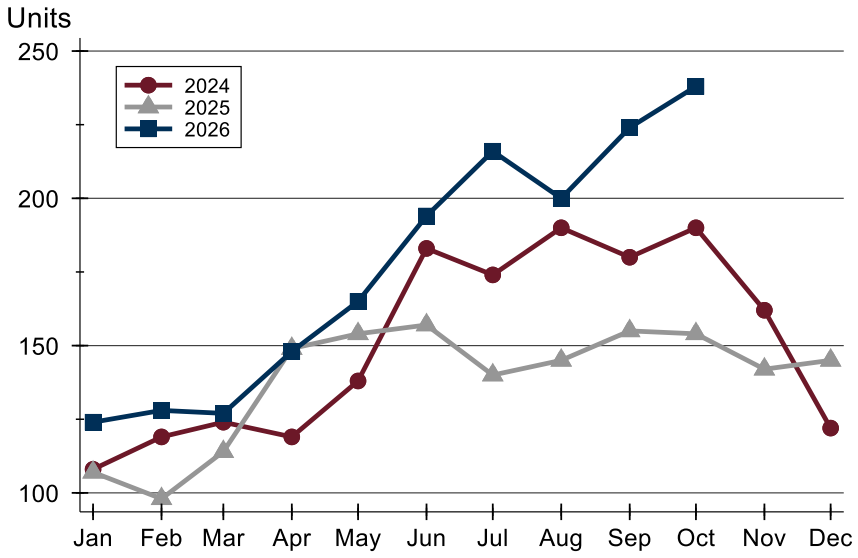
The median list price of homes on the market at the end of October was $388,250, up 11.8% from 2025. The typical time on market for active listings was 26 days, up from 23 days a year earlier.

History of Active Listings



City of Lawrence
Active Listings Analysis

Active Listings by Month



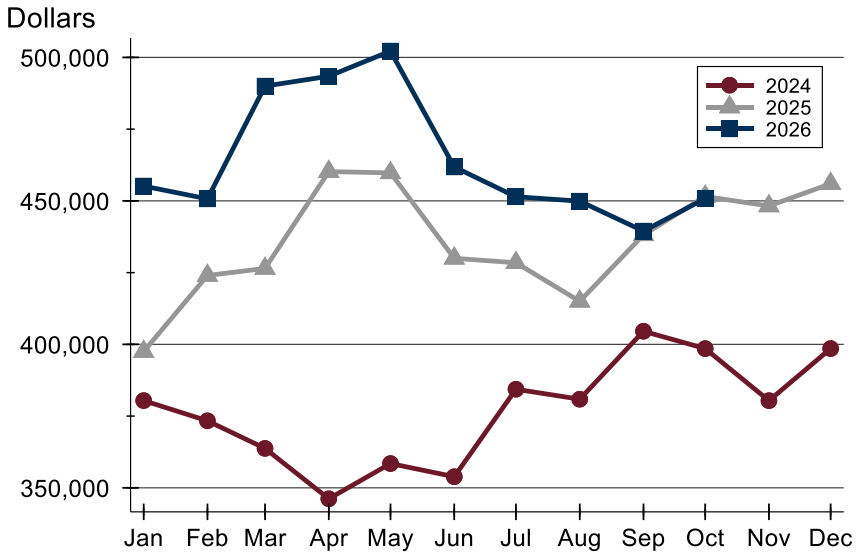
Month	2024	2025	2026
January	108	107	**124**
February	119	98	**128**
March	124	114	**127**
April	119	149	**148**
May	138	154	**165**
June	183	157	**194**
July	174	140	**216**
August	190	145	**200**
September	180	155	**224**
October	190	154	**238**
November	162	142	
December	122	145	

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	4	1.7%	8.0	84,905	86,725	60	46	92.8%	99.1%
$100,000-$149,999	8	3.4%	5.6	130,200	131,950	36	19	96.0%	100.0%
$150,000-$199,999	10	4.2%	2.4	183,400	190,000	39	35	95.8%	98.5%
$200,000-$249,999	17	7.1%	2.2	229,268	220,000	51	25	95.8%	99.0%
$250,000-$299,999	39	16.4%	2.4	276,645	274,000	42	28	97.0%	98.3%
$300,000-$349,999	26	10.9%	2.2	327,342	330,000	37	27	98.8%	100.0%
$350,000-$399,999	22	9.2%	2.8	376,991	377,500	40	20	100.6%	100.0%
$400,000-$449,999	20	8.4%	3.0	426,250	425,000	50	28	97.4%	100.0%
$450,000-$499,999	21	8.8%	4.1	475,229	475,000	38	30	98.4%	100.0%
$500,000-$599,999	26	10.9%	3.7	554,617	550,000	56	46	96.9%	97.5%
$600,000-$749,999	29	12.2%	7.0	659,572	649,000	34	5	98.7%	100.0%
$750,000-$999,999	8	3.4%	5.6	840,738	832,450	53	38	99.2%	100.0%
$1,000,000 and up	8	3.4%	16.0	1,726,000	1,321,500	91	27	96.0%	97.6%

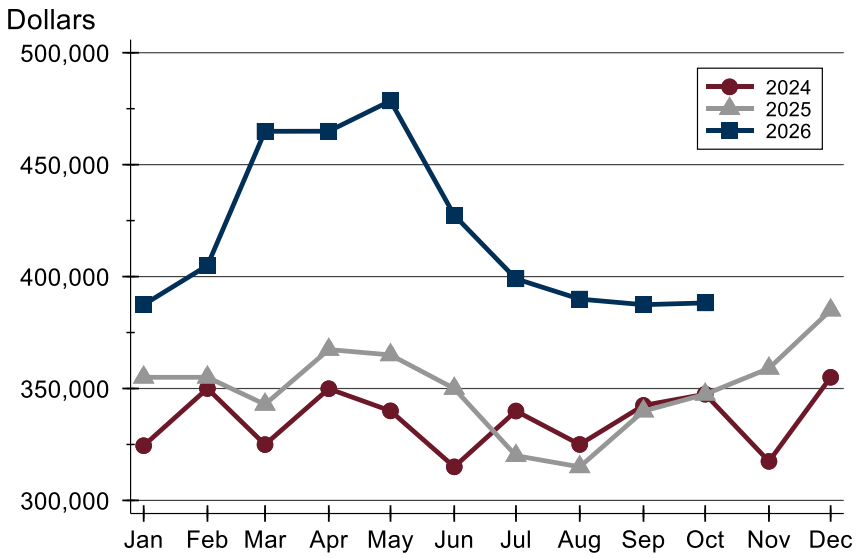
City of Lawrence
Active Listings Analysis

Average Price



Month	2024	2025	2026
January	380,405	397,492	**455,173**
February	373,361	423,998	**450,701**
March	363,744	426,466	**489,997**
April	346,189	460,216	**493,441**
May	358,466	459,766	**502,211**
June	353,875	430,003	**461,830**
July	384,366	428,439	**451,444**
August	380,883	415,012	**449,904**
September	404,570	438,170	**439,468**
October	398,530	451,550	**450,811**
November	380,374	448,229	
December	398,546	455,985	

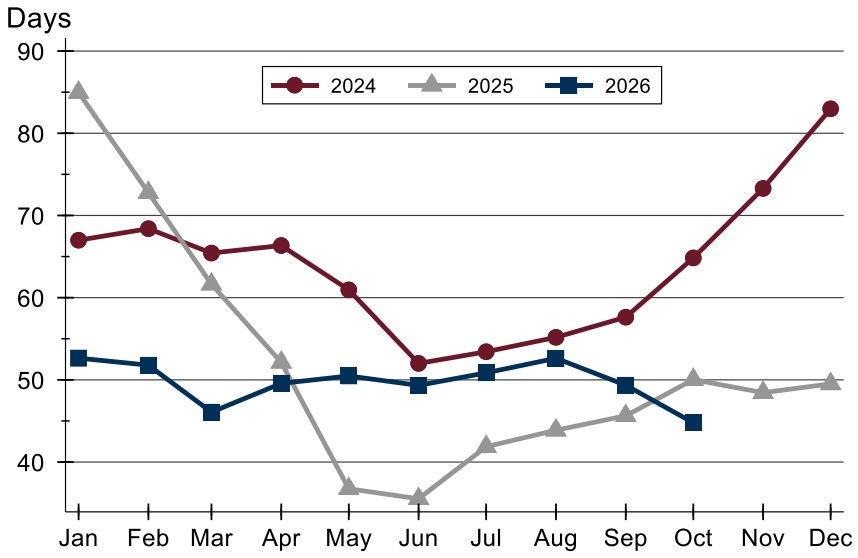
Median Price



Month	2024	2025	2026
January	324,450	355,000	**387,450**
February	350,000	355,000	**404,950**
March	324,950	342,900	**464,900**
April	349,900	367,400	**464,950**
May	340,000	365,000	**478,500**
June	315,000	350,000	**427,400**
July	339,950	320,000	**399,000**
August	325,000	315,000	**389,950**
September	342,450	339,900	**387,450**
October	347,450	347,400	**388,250**
November	317,450	359,000	
December	355,000	385,000	

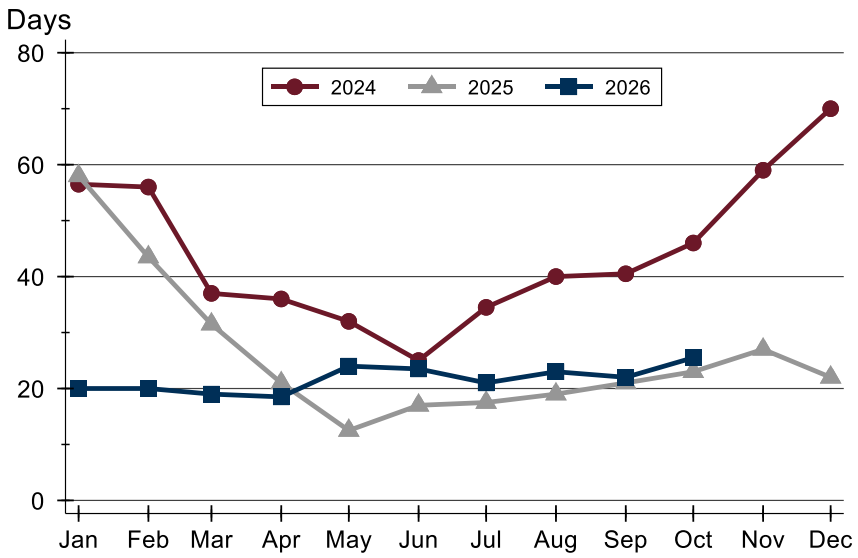
City of Lawrence
Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	67	85	**53**
February	68	73	**52**
March	65	62	**46**
April	66	52	**50**
May	61	37	**50**
June	52	36	**49**
July	53	42	**51**
August	55	44	**53**
September	58	46	**49**
October	65	50	**45**
November	73	48	
December	83	50	

Median DOM

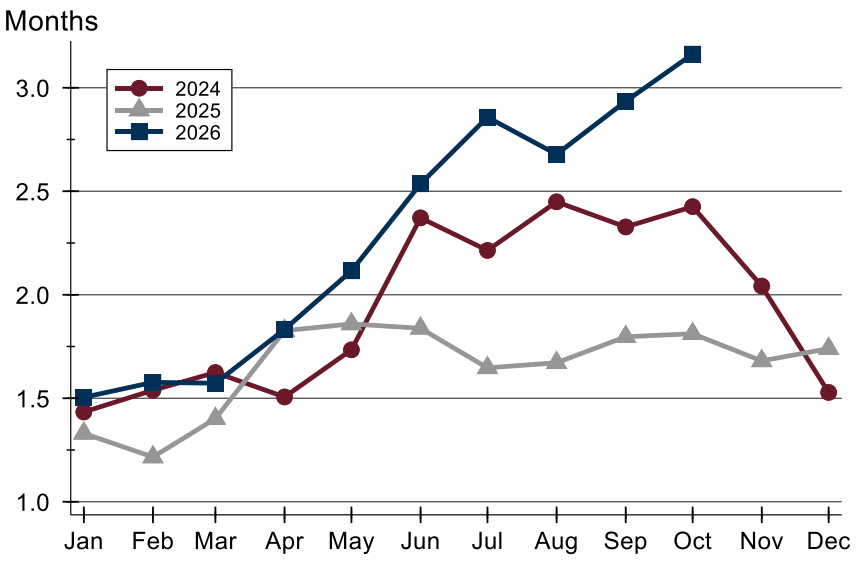


Month	2024	2025	2026
January	57	58	**20**
February	56	44	**20**
March	37	32	**19**
April	36	21	**19**
May	32	13	**24**
June	25	17	**24**
July	35	18	**21**
August	40	19	**23**
September	41	21	**22**
October	46	23	**26**
November	59	27	
December	70	22	

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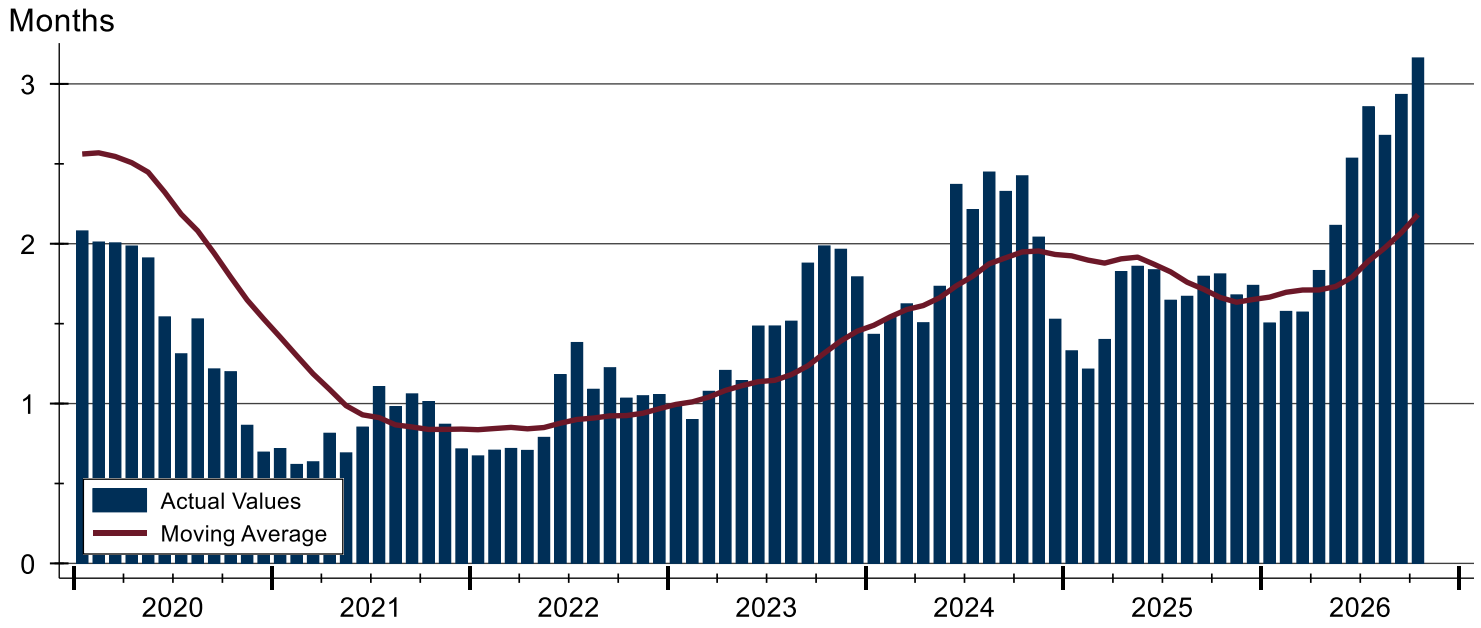
City of Lawrence
Months' Supply Analysis

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	**1.6**
April	1.5	1.8	**1.8**
May	1.7	1.9	**2.1**
June	2.4	1.8	**2.5**
July	2.2	1.6	**2.9**
August	2.4	1.7	**2.7**
September	2.3	1.8	**2.9**
October	2.4	1.8	**3.2**
November	2.0	1.7	
December	1.5	1.7	

History of Month's Supply



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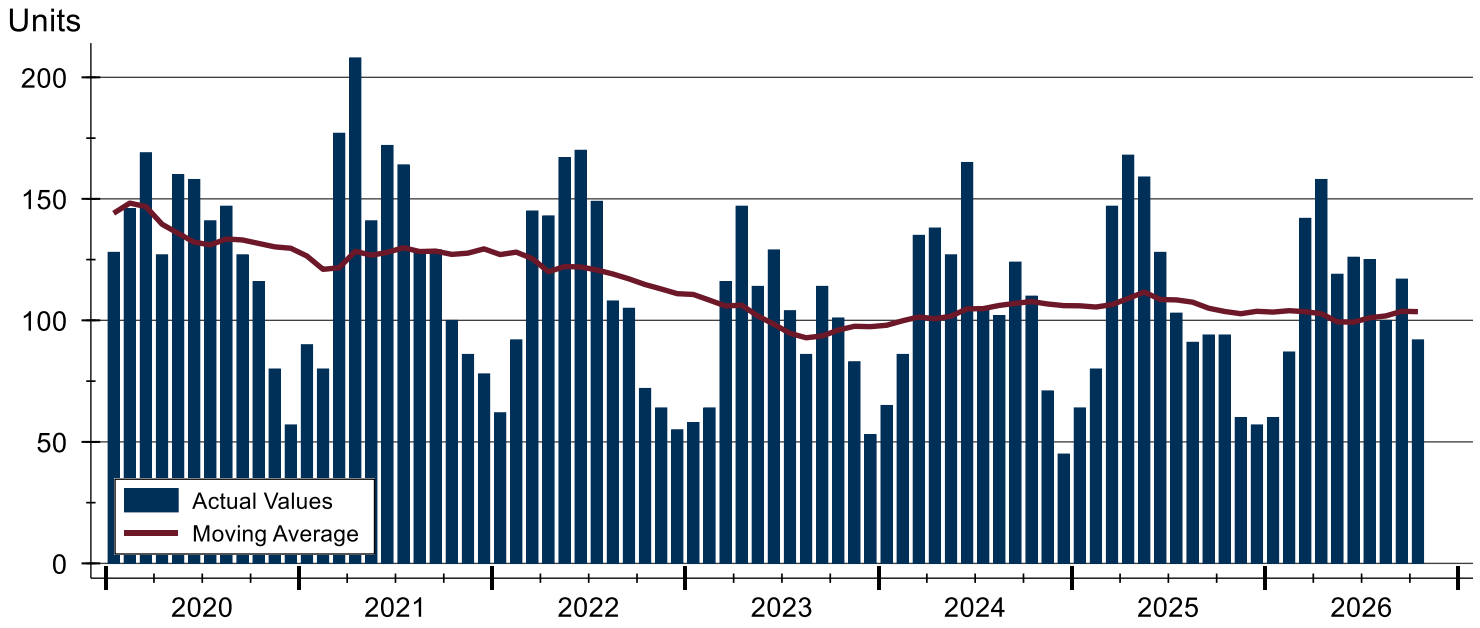
City of Lawrence
New Listings Analysis

Summary Statistics for New Listings		2026	October 2025	Change
Current Month	New Listings	**92**	94	-2.1%
	Volume (1,000s)	**45,266**	37,360	21.2%
	Average List Price	**492,018**	397,446	23.8%
	Median List Price	**409,750**	339,950	20.5%
Year-to-Date	New Listings	**1,126**	1,128	-0.2%
	Volume (1,000s)	**454,850**	438,882	3.6%
	Average List Price	**403,952**	389,080	3.8%
	Median List Price	**349,900**	325,000	7.7%

A total of 92 new listings were added in the City of Lawrence during October, down 2.1% from the same month in 2025. Year-to-date the City of Lawrence has seen 1,126 new listings.

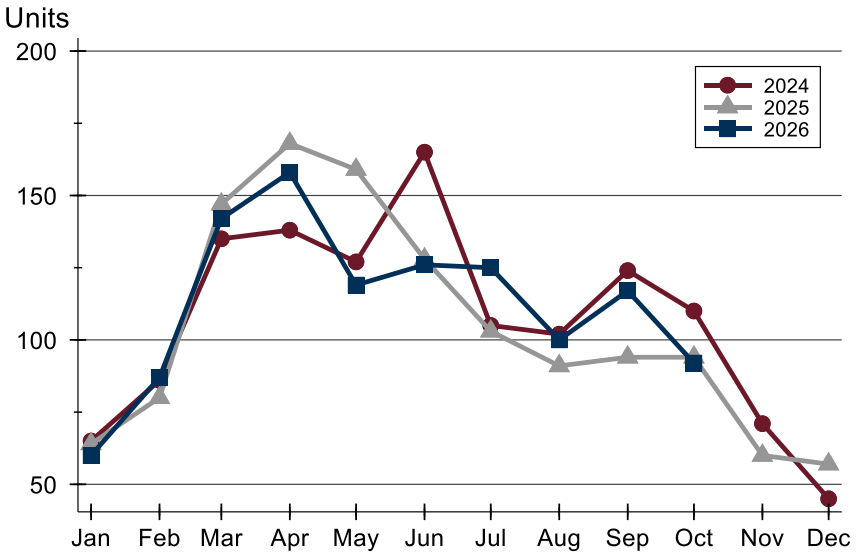
The median list price of these homes was $409,750 up from $339,950 in 2025.

History of New Listings



City of Lawrence
New Listings Analysis

New Listings by Month



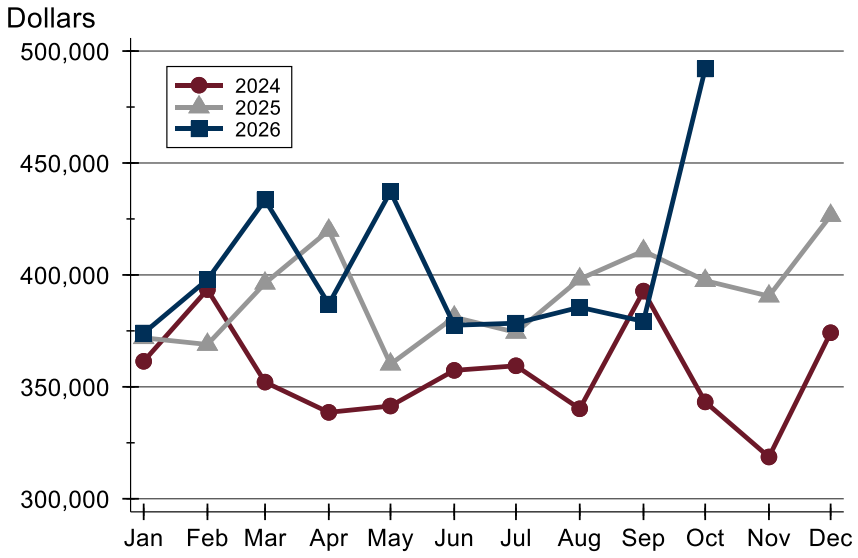
Month	2024	2025	2026
January	65	64	**60**
February	86	80	**87**
March	135	147	**142**
April	138	168	**158**
May	127	159	**119**
June	165	128	**126**
July	105	103	**125**
August	102	91	**100**
September	124	94	**117**
October	110	94	**92**
November	71	60	
December	45	57	

New Listings by Price Range

Price Range	New Listings Number	New Listings Percent	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
$50,000-$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$100,000-$149,999	1	1.1%	129,900	129,900	5	5	100.0%	100.0%
$150,000-$199,999	2	2.2%	177,700	177,700	10	10	100.0%	100.0%
$200,000-$249,999	8	8.7%	230,338	232,450	11	10	99.6%	100.0%
$250,000-$299,999	15	16.3%	273,973	274,900	14	10	98.6%	100.0%
$300,000-$349,999	9	9.8%	335,956	339,000	8	4	100.0%	100.0%
$350,000-$399,999	9	9.8%	377,744	387,500	13	10	99.0%	100.0%
$400,000-$449,999	9	9.8%	425,756	425,000	14	14	99.7%	100.0%
$450,000-$499,999	9	9.8%	479,267	475,000	10	5	99.3%	100.0%
$500,000-$599,999	8	8.7%	555,463	557,500	12	13	98.8%	99.1%
$600,000-$749,999	18	19.6%	652,328	649,000	6	5	100.0%	100.0%
$750,000-$999,999	1	1.1%	799,000	799,000	7	7	100.0%	100.0%
$1,000,000 and up	3	3.3%	2,425,000	1,900,000	17	8	96.8%	100.0%

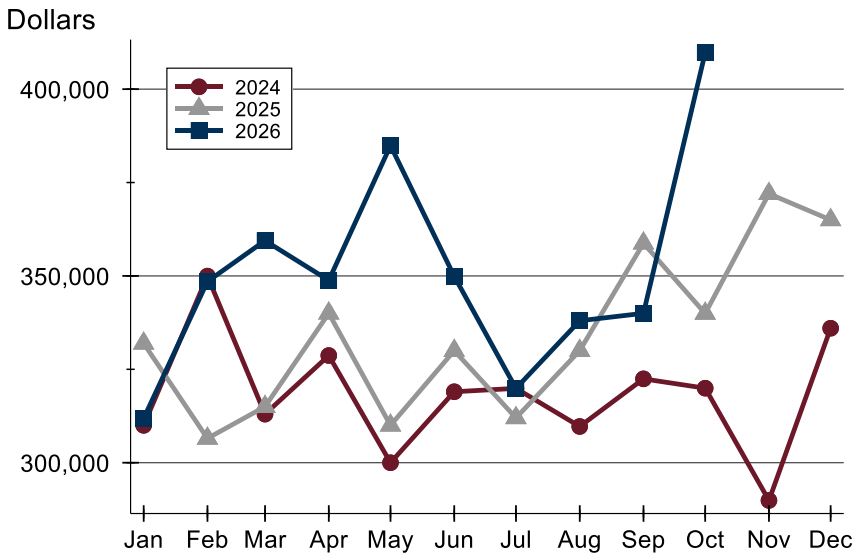
City of Lawrence
New Listings Analysis

Average Price



Month	2024	2025	2026
January	361,397	371,917	**374,038**
February	393,460	368,919	**397,918**
March	352,127	396,268	**433,496**
April	338,599	419,880	**386,967**
May	341,437	360,126	**437,200**
June	357,359	381,115	**377,527**
July	359,406	374,334	**378,437**
August	340,199	398,141	**385,545**
September	392,773	410,718	**379,246**
October	343,271	397,446	**492,018**
November	318,672	390,525	
December	374,167	426,499	

Median Price



Month	2024	2025	2026
January	310,000	331,950	**311,875**
February	349,950	306,500	**348,500**
March	313,000	315,000	**359,450**
April	328,700	340,000	**348,800**
May	299,999	310,000	**384,900**
June	319,000	330,000	**349,900**
July	319,900	312,000	**319,900**
August	309,700	330,000	**338,000**
September	322,450	358,750	**340,000**
October	319,950	339,950	**409,750**
November	289,900	372,000	
December	336,000	365,000	

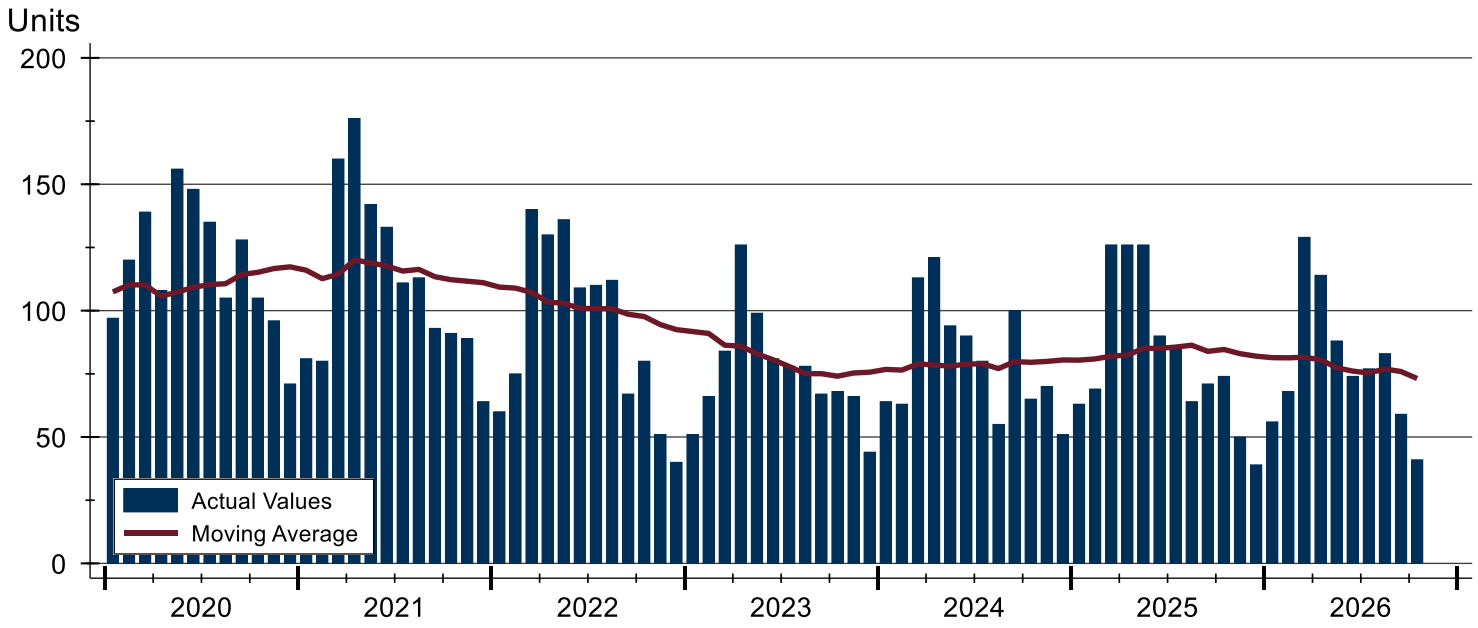
City of Lawrence
Contracts Written Analysis

Summary Statistics for Contracts Written		October 2026	October 2025	Change	Year-to-Date 2026	Year-to-Date 2025	Change
Contracts Written		**41**	74	-44.6%	**789**	895	-11.8%
Volume (1,000s)		**15,692**	26,915	-41.7%	**297,478**	336,480	-11.6%
Average	Sale Price	**382,724**	363,710	5.2%	**377,031**	375,955	0.3%
	Days on Market	**28**	33	-15.2%	**24**	24	0.0%
	Percent of Original	**96.3%**	96.6%	-0.3%	**98.1%**	98.3%	-0.2%
Median	Sale Price	**349,900**	309,900	12.9%	**329,900**	324,900	1.5%
	Days on Market	**19**	15	26.7%	**9**	7	28.6%
	Percent of Original	**100.0%**	98.3%	1.7%	**99.8%**	100.0%	-0.2%

A total of 41 contracts for sale were written in the City of Lawrence during the month of October, down from 74 in 2025. The median list price of these homes was $349,900, up from $309,900 the prior year.

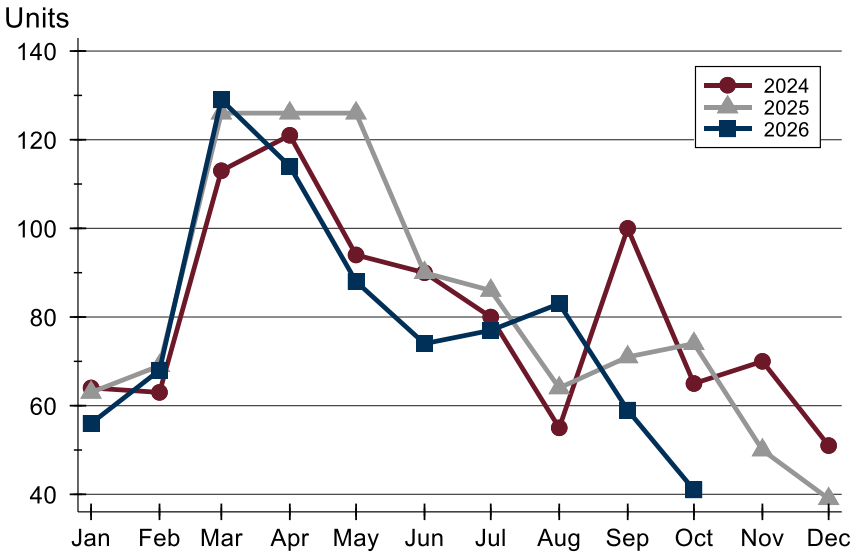
Half of the homes that went under contract in October were on the market less than 19 days, compared to 14 days in October 2025.

History of Contracts Written



City of Lawrence
Contracts Written Analysis

Contracts Written by Month



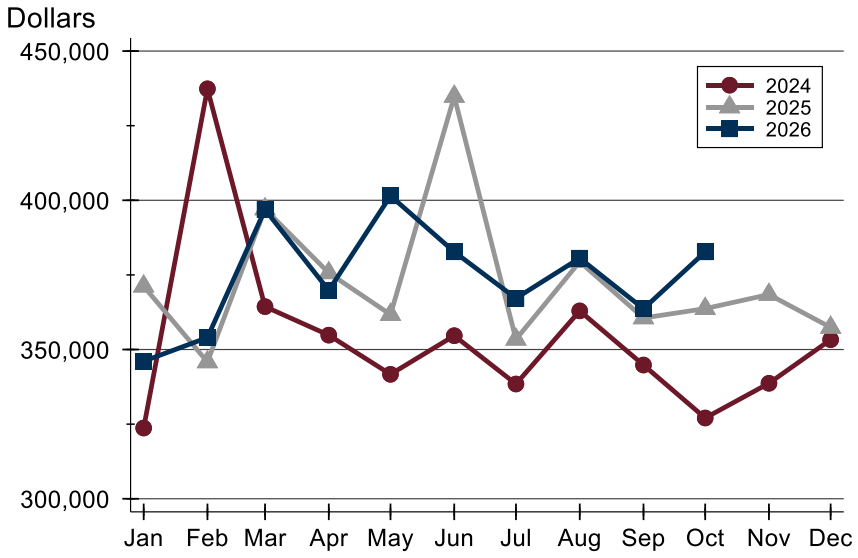
Month	2024	2025	2026
January	64	63	**56**
February	63	69	**68**
March	113	126	**129**
April	121	126	**114**
May	94	126	**88**
June	90	90	**74**
July	80	86	**77**
August	55	64	**83**
September	100	71	**59**
October	65	74	**41**
November	70	50	
December	51	39	

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	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	2.4%	189,000	189,000	82	82	81.1%	81.1%
$200,000-$249,999	12	29.3%	226,850	222,250	27	26	96.1%	98.5%
$250,000-$299,999	6	14.6%	279,117	279,900	47	47	93.6%	95.0%
$300,000-$349,999	2	4.9%	349,900	349,900	4	4	100.0%	100.0%
$350,000-$399,999	6	14.6%	364,733	354,750	19	17	97.4%	97.5%
$400,000-$449,999	4	9.8%	428,700	427,450	18	18	94.0%	100.0%
$450,000-$499,999	5	12.2%	481,760	494,900	18	17	100.1%	100.0%
$500,000-$599,999	3	7.3%	558,000	569,500	9	8	98.9%	100.0%
$600,000-$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$750,000-$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
$1,000,000 and up	2	4.9%	1,210,000	1,210,000	68	68	96.0%	96.0%

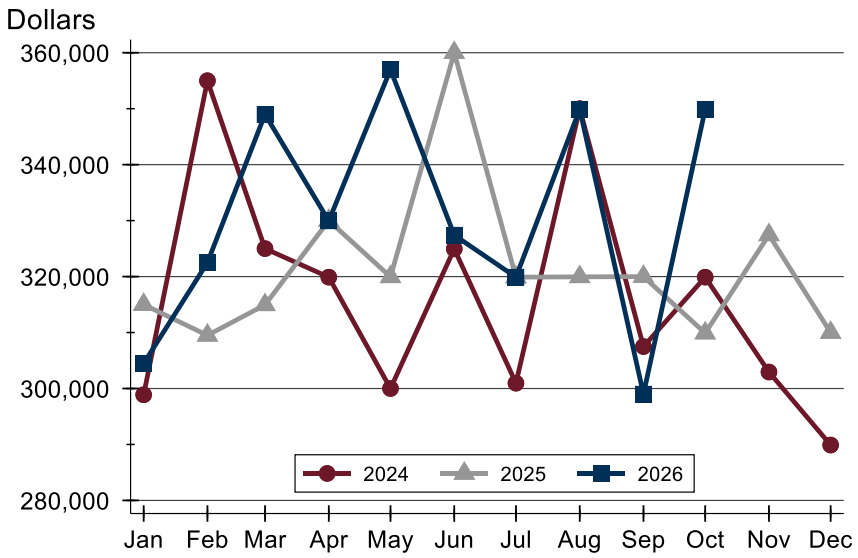
City of Lawrence
Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	323,707	371,215	**346,068**
February	437,352	345,843	**354,010**
March	364,385	397,088	**396,892**
April	354,828	375,675	**369,830**
May	341,694	361,708	**401,493**
June	354,642	434,789	**382,740**
July	338,454	353,418	**367,174**
August	362,953	379,417	**380,617**
September	344,812	360,576	**363,662**
October	327,064	363,710	**382,724**
November	338,691	368,432	
December	353,308	357,411	

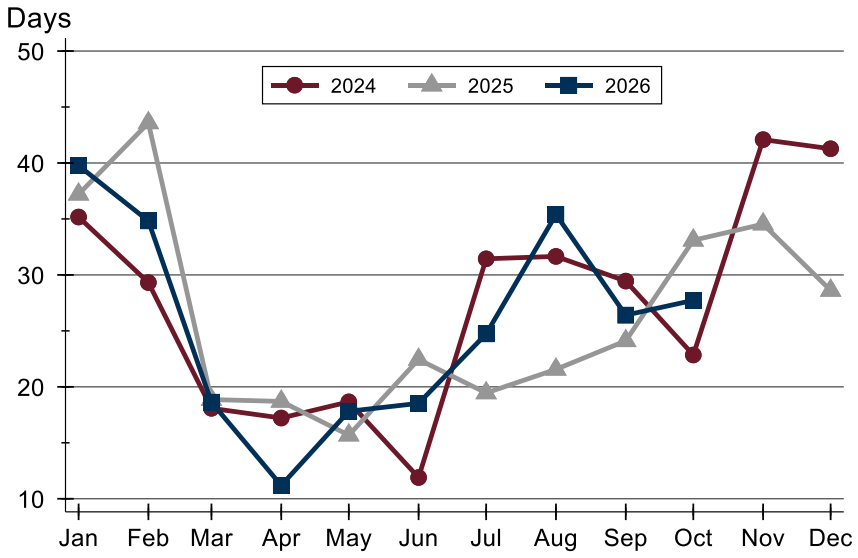
Median Price



Month	2024	2025	2026
January	298,880	315,000	**304,475**
February	355,000	309,500	**322,500**
March	325,000	314,950	**349,000**
April	319,900	330,000	**329,950**
May	300,000	319,950	**357,000**
June	324,950	360,000	**327,400**
July	300,950	319,900	**319,900**
August	350,000	319,950	**349,900**
September	307,500	320,000	**299,000**
October	319,900	309,900	**349,900**
November	302,950	327,450	
December	289,900	310,000	

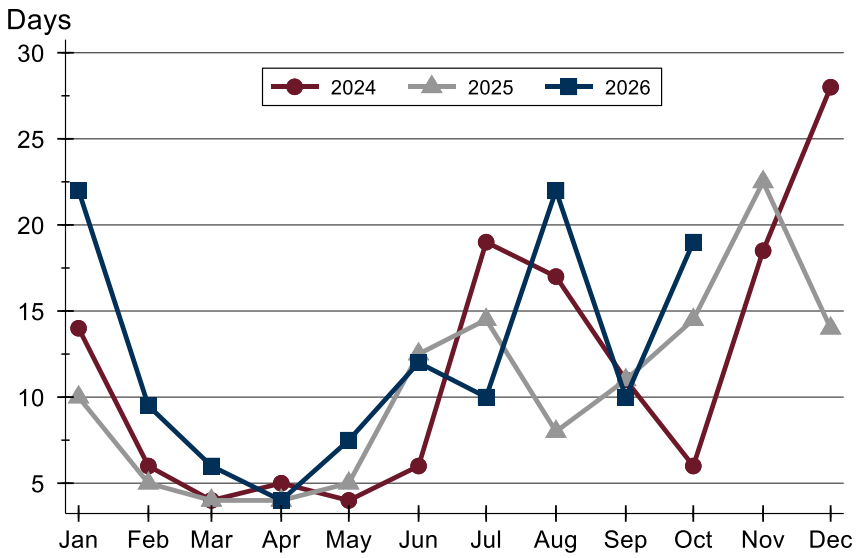
City of Lawrence
Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	35	37	**40**
February	29	44	**35**
March	18	19	**19**
April	17	19	**11**
May	19	16	**18**
June	12	22	**19**
July	31	19	**25**
August	32	22	**35**
September	29	24	**26**
October	23	33	**28**
November	42	35	
December	41	29	

Median DOM



Month	2024	2025	2026
January	14	10	**22**
February	6	5	**10**
March	4	4	**6**
April	5	4	**4**
May	4	5	**8**
June	6	13	**12**
July	19	15	**10**
August	17	8	**22**
September	11	11	**10**
October	6	15	**19**
November	19	23	
December	28	14	

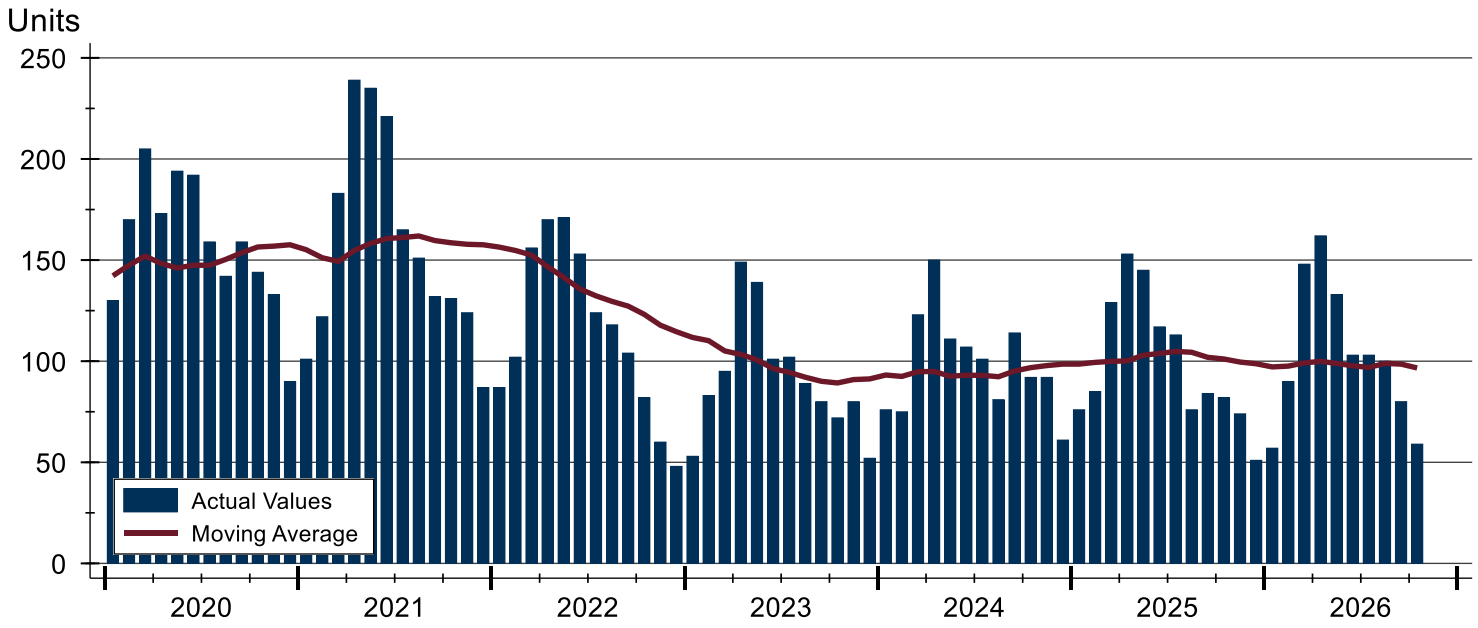
City of Lawrence
Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of October 2026	2025	Change
Pending Contracts		**59**	82	-28.0%
Volume (1,000s)		**24,056**	30,148	-20.2%
Average	List Price	**407,724**	367,657	10.9%
	Days on Market	**25**	30	-16.7%
	Percent of Original	**98.0%**	98.2%	-0.2%
Median	List Price	**350,500**	319,950	9.5%
	Days on Market	**17**	15	13.3%
	Percent of Original	**100.0%**	100.0%	0.0%

A total of 59 listings in the City of Lawrence had contracts pending at the end of October, down from 82 contracts pending at the end of October 2025.

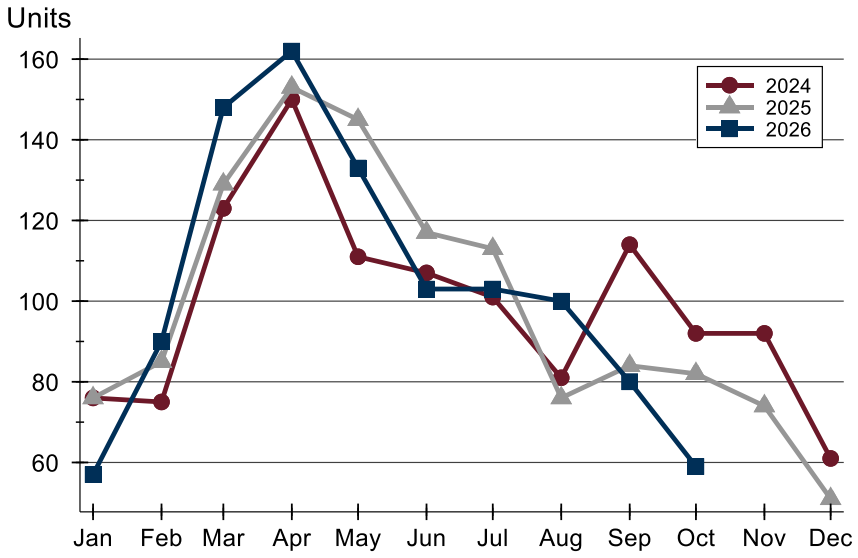
Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

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	**148**
April	150	153	**162**
May	111	145	**133**
June	107	117	**103**
July	101	113	**103**
August	81	76	**100**
September	114	84	**80**
October	92	82	**59**
November	92	74	
December	61	51	

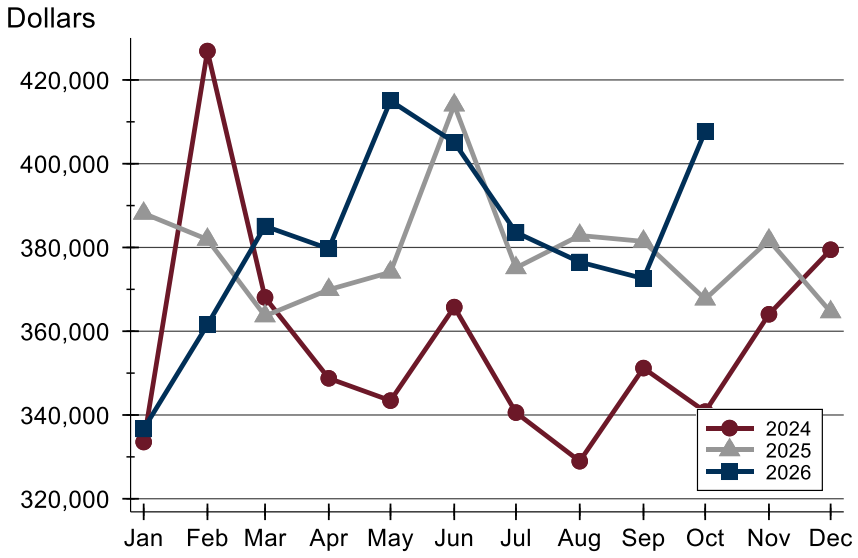
Pending Contracts by Price Range

Price Range	Pending Contracts Number	Pending Contracts Percent	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
$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	5	8.5%	179,560	184,900	41	28	95.8%	100.0%
$200,000-$249,999	10	16.9%	232,200	237,300	27	21	97.3%	100.0%
$250,000-$299,999	8	13.6%	286,088	287,450	40	44	96.1%	99.2%
$300,000-$349,999	3	5.1%	329,967	325,000	34	38	98.0%	98.5%
$350,000-$399,999	6	10.2%	370,650	372,250	20	19	98.2%	100.0%
$400,000-$449,999	5	8.5%	425,710	429,900	9	7	100.0%	100.0%
$450,000-$499,999	7	11.9%	480,621	490,550	19	17	99.4%	100.0%
$500,000-$599,999	6	10.2%	548,000	547,250	6	4	100.0%	100.0%
$600,000-$749,999	2	3.4%	709,500	709,500	10	10	100.0%	100.0%
$750,000-$999,999	3	5.1%	818,182	769,000	3	0	98.7%	100.0%
$1,000,000 and up	2	3.4%	1,210,000	1,210,000	68	68	100.0%	100.0%

Prepared on 11/5/2026 by the WSU Center for Real Estate using data from the Lawrence Multiple Listing Service.
Courtesy of the Kansas REALTORS®, Inc.

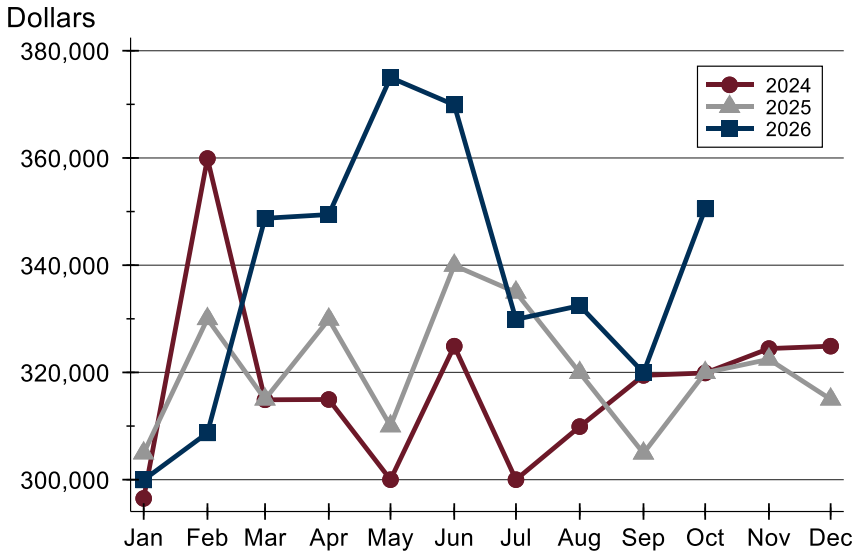
City of Lawrence
Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	333,556	388,137	**336,683**
February	426,894	381,923	**361,544**
March	368,083	363,646	**385,089**
April	348,759	369,918	**379,686**
May	343,428	374,093	**415,020**
June	365,760	413,985	**405,114**
July	340,577	375,138	**383,608**
August	328,967	382,863	**376,520**
September	351,206	381,444	**372,574**
October	340,800	367,657	**407,724**
November	364,048	381,714	
December	379,455	364,610	

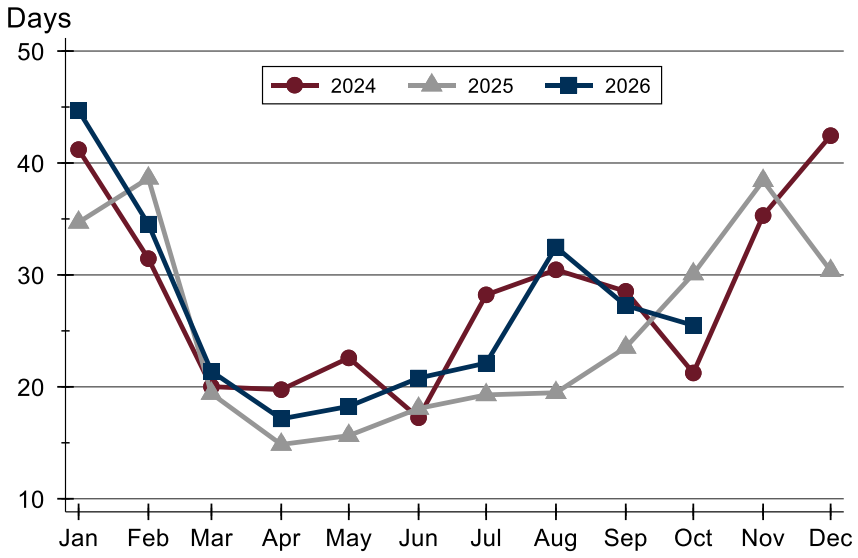
Median Price



Month	2024	2025	2026
January	296,500	304,950	**299,950**
February	359,900	330,000	**308,725**
March	314,900	315,000	**348,750**
April	314,950	329,900	**349,450**
May	300,000	310,000	**375,000**
June	324,900	339,950	**369,900**
July	300,000	334,950	**329,900**
August	309,900	319,950	**332,450**
September	319,450	304,925	**319,950**
October	319,900	319,950	**350,500**
November	324,450	322,450	
December	324,900	315,000	

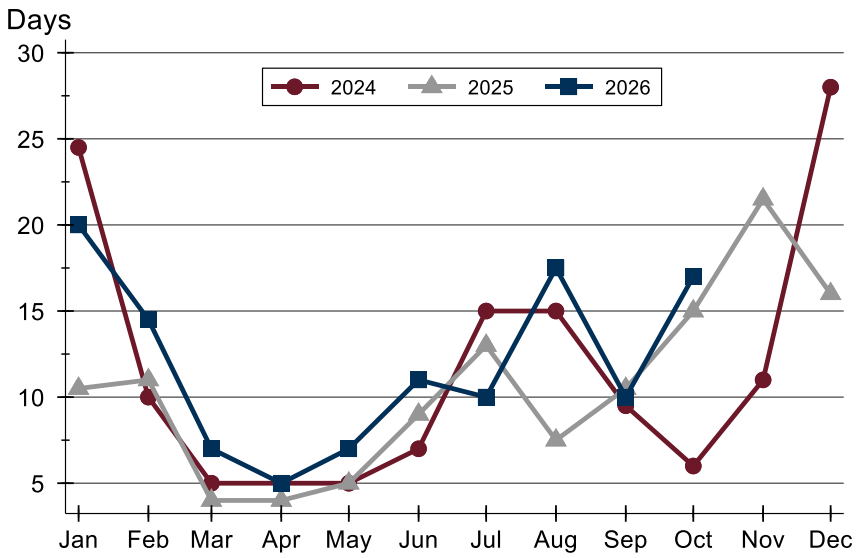
City of Lawrence
Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	41	35	**45**
February	31	39	**35**
March	20	19	**21**
April	20	15	**17**
May	23	16	**18**
June	17	18	**21**
July	28	19	**22**
August	30	19	**32**
September	29	24	**27**
October	21	30	**25**
November	35	38	
December	42	30	

Median DOM



Month	2024	2025	2026
January	25	11	**20**
February	10	11	**15**
March	5	4	**7**
April	5	4	**5**
May	5	5	**7**
June	7	9	**11**
July	15	13	**10**
August	15	8	**18**
September	10	11	**10**
October	6	15	**17**
November	11	22	
December	28	16	

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