

Quarterly Indicators



Greater Erie
Board of REALTORS®, Inc.

Q3-2025

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Q3 One Year Change Activity Snapshot

+10.4%	+1.6%	+19.2%
New Listings	Average List Price	\$ Volume of Sales

+8.8%	+7.6%	+6.7%
Active Listings	Median List Price	Days on Market

+10.8%	+5.9%	0.0%
Pending Sales	Average Sale Price	Months of Inventory

+12.4%	+6.3%
Closed Sales	Median Sale Price

Residential real estate activity in the Greater Erie Board of REALTORS® MLS, comprised of single family properties and condominiums combined.

Key metrics by reported quarter and for year-to-date (YTD) starting from the first of the year.

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New/Active/Pending/Sold

The number of new and average active residential listings, listings with accepted offers, and properties sold.

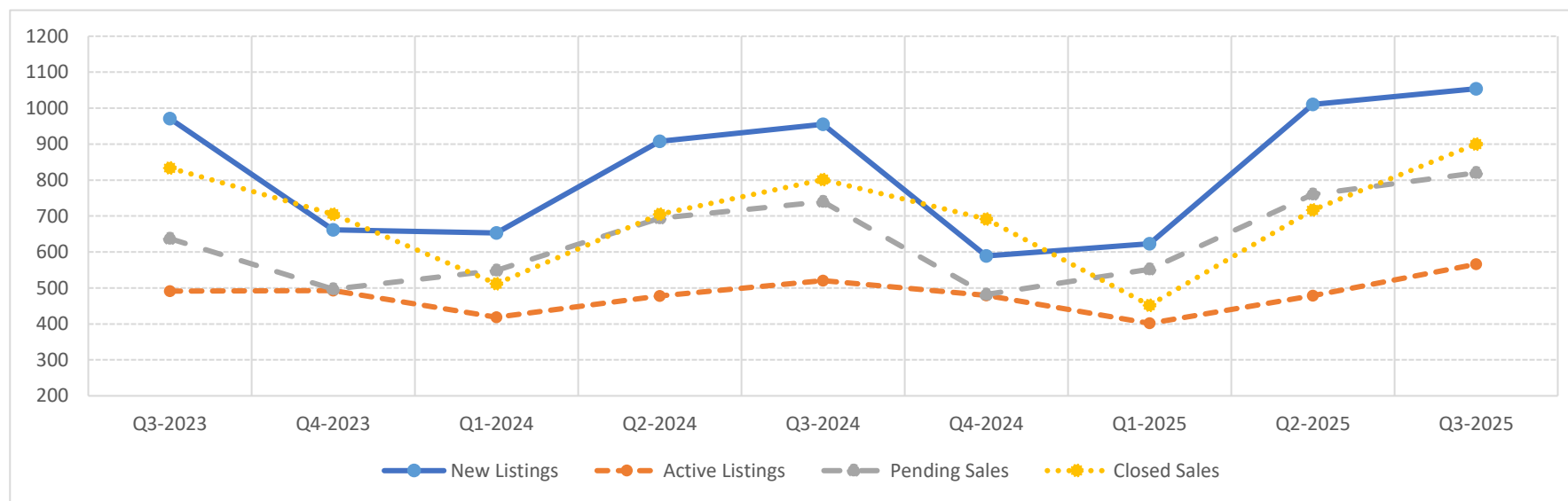


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New Listings	One Year Percent Change		Active Listings	One Year Percent Change
971	-5.9%	Q3-2023	491	-14.7%
662	+21.9%	Q4-2023	493	+0.2%
653	+13.0%	Q1-2024	418	+13.0%
908	-7.0%	Q2-2024	478	+16.4%
955	-1.6%	Q3-2024	520	+5.9%
589	-11.0%	Q4-2024	480	-2.7%
623	-4.6%	Q1-2025	402	-4.0%
1010	+11.2%	Q2-2025	478	+0.1%
1054	+10.4%	Q3-2025	566	+8.8%

Pending Sales	One Year Percent Change		Closed Sales	One Year Percent Change
637	-19.0%	Q3-2023	834	-17.6%
497	-1.2%	Q4-2023	705	+3.2%
549	+6.4%	Q1-2024	512	+5.6%
694	+24.8%	Q2-2024	705	-4.9%
740	+16.2%	Q3-2024	801	-4.0%
482	-3.0%	Q4-2024	692	-1.8%
552	+0.5%	Q1-2025	452	-11.7%
760	+9.5%	Q2-2025	717	+1.7%
820	+10.8%	Q3-2025	900	+12.4%

2-Year Historical New/Active/Pending/Sold by Quarter

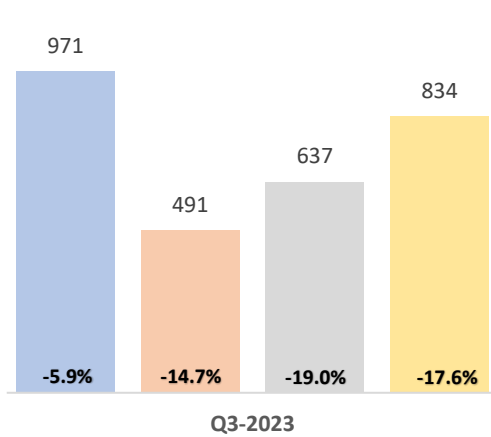


New/Active/Pending/Sold

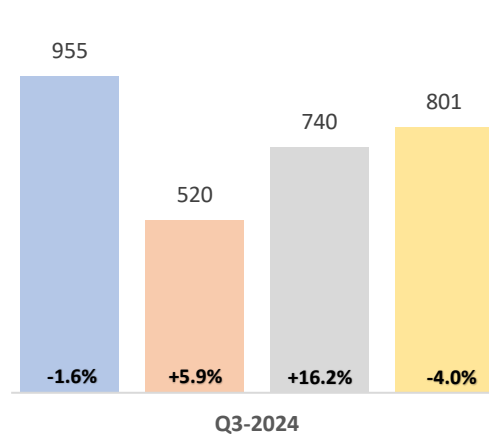
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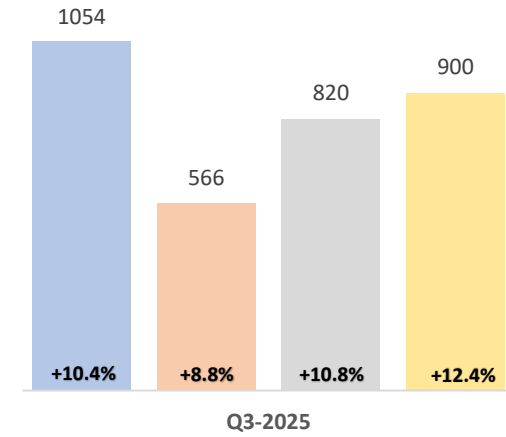
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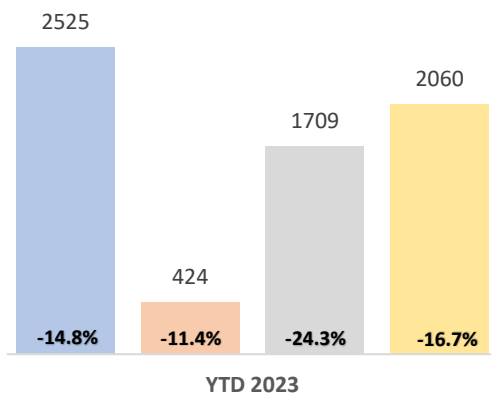
■ New Listings ■ Active Listings
■ Pending Sales ■ Closed Sales



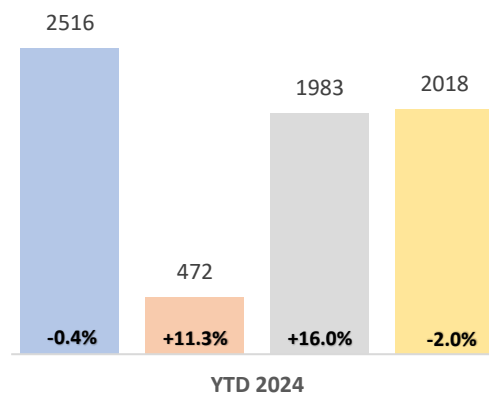
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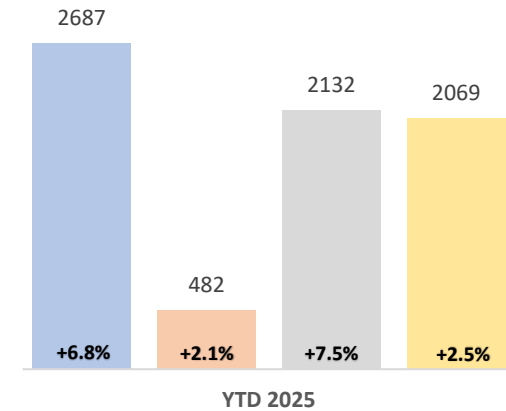
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Average/Median List/Sales Price

The average and median list and sales price of residential properties.

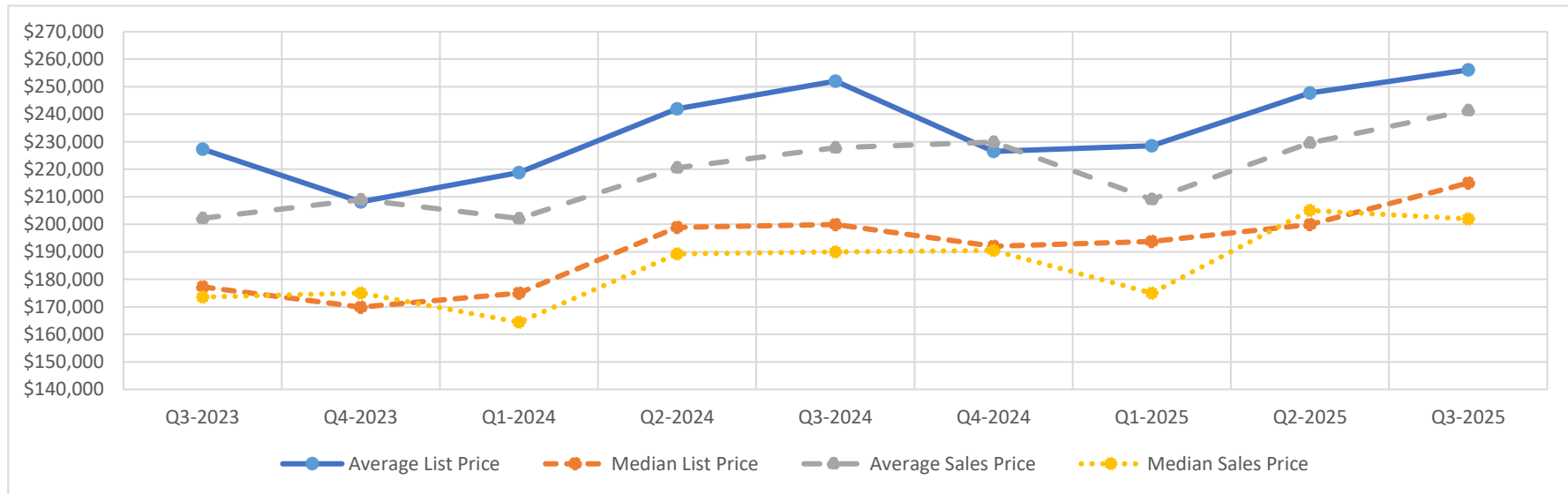


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$227,310	+7.9%	Q3-2023	\$177,250	+10.8%
\$208,157	+4.8%	Q4-2023	\$169,900	+6.3%
\$218,734	+0.8%	Q1-2024	\$175,000	+4.8%
\$241,997	+15.0%	Q2-2024	\$198,900	+15.5%
\$252,065	+10.9%	Q3-2024	\$199,900	+12.8%
\$226,482	+8.8%	Q4-2024	\$192,000	+13.0%
\$228,501	+4.5%	Q1-2025	\$193,750	+10.7%
\$247,709	+2.4%	Q2-2025	\$199,950	+0.5%
\$256,085	+1.6%	Q3-2025	\$215,000	+7.6%

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
\$202,190	+3.4%	Q3-2023	\$173,500	+4.4%
\$208,986	+6.8%	Q4-2023	\$175,000	+9.4%
\$202,109	+5.7%	Q1-2024	\$164,400	+6.1%
\$220,498	+11.4%	Q2-2024	\$189,200	+18.3%
\$227,833	+12.7%	Q3-2024	\$190,000	+9.5%
\$229,857	+10.0%	Q4-2024	\$190,500	+8.9%
\$209,032	+3.4%	Q1-2025	\$175,000	+6.4%
\$229,572	+4.1%	Q2-2025	\$205,000	+8.4%
\$241,374	+5.9%	Q3-2025	\$202,000	+6.3%

2-Year Historical Average/Median List/Sales Price by Quarter

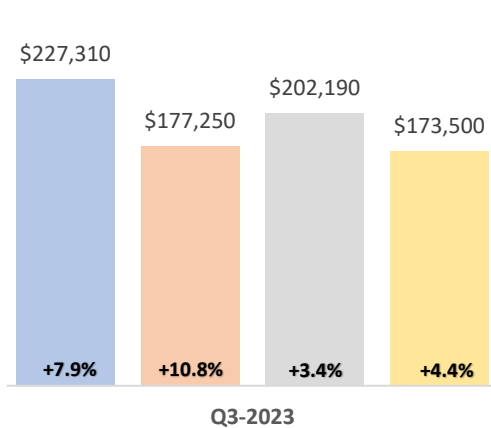


Average/Median List/Sales Price

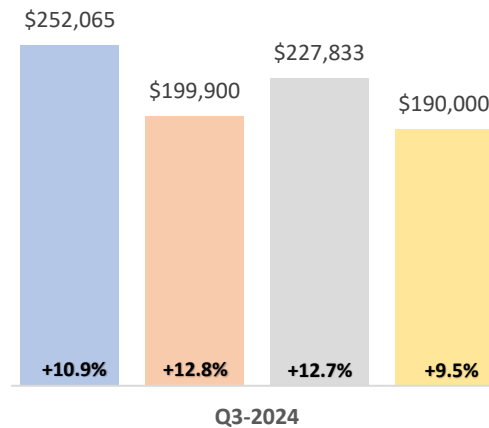
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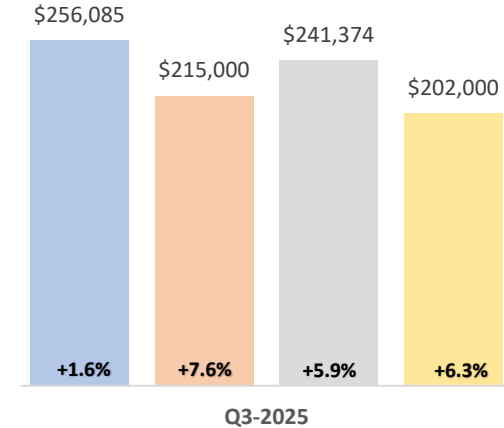
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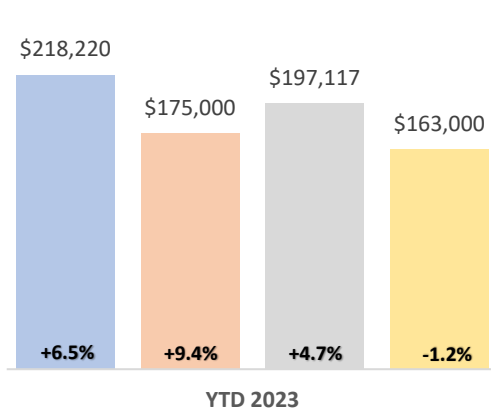
■ Average List Price ■ Median List Price
■ Average Sales Price ■ Median Sales Price



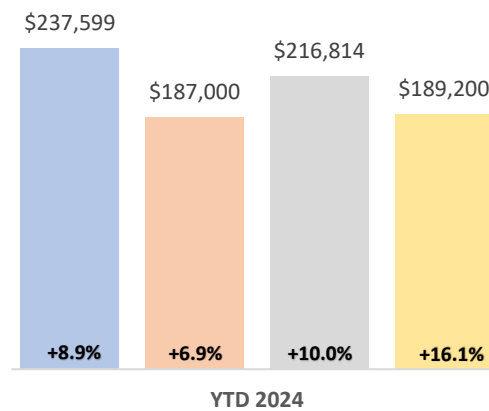
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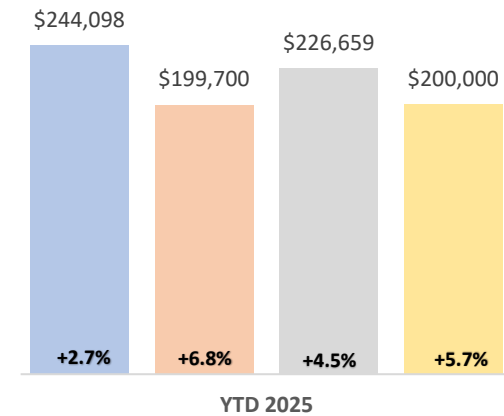
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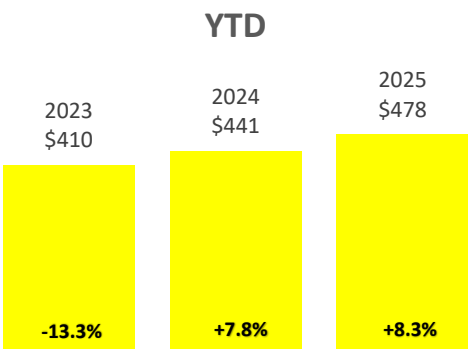
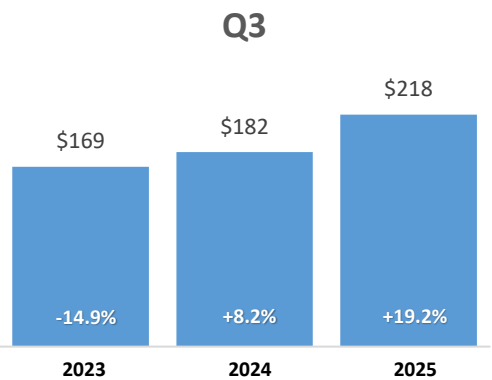
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Dollar Volume of Sales

The dollar volume in millions of sales of residential properties sold.

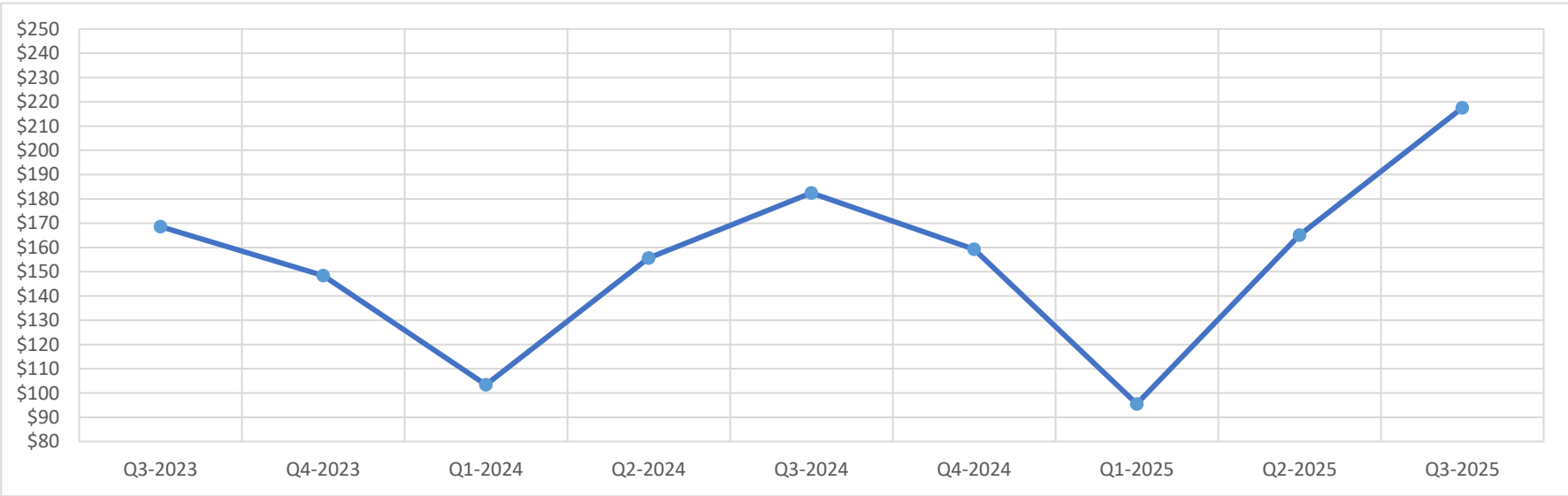


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	\$ Volume Sales Millions	One Year Percent Change
Q3-2023	\$169	-14.9%
Q4-2023	\$148	+10.9%
Q1-2024	\$103	+11.8%
Q2-2024	\$156	+4.7%
Q3-2024	\$182	+8.2%
Q4-2024	\$159	+7.3%
Q1-2025	\$96	-7.6%
Q2-2025	\$165	+6.1%
Q3-2025	\$218	+19.2%

2-Year Historical Dollar Volume in Millions of Sales by Quarter

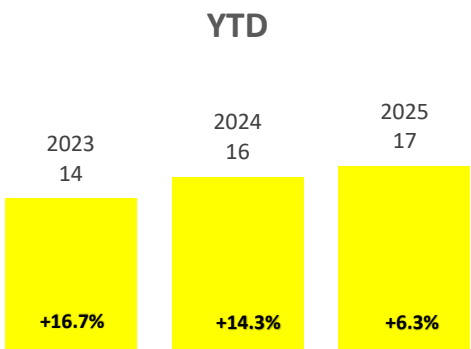
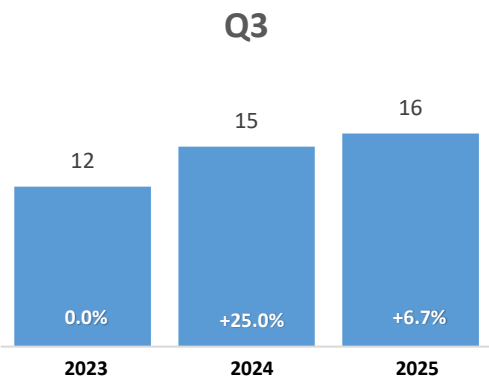


Days on Market

The median number of days a residential property is on the market before being sold.

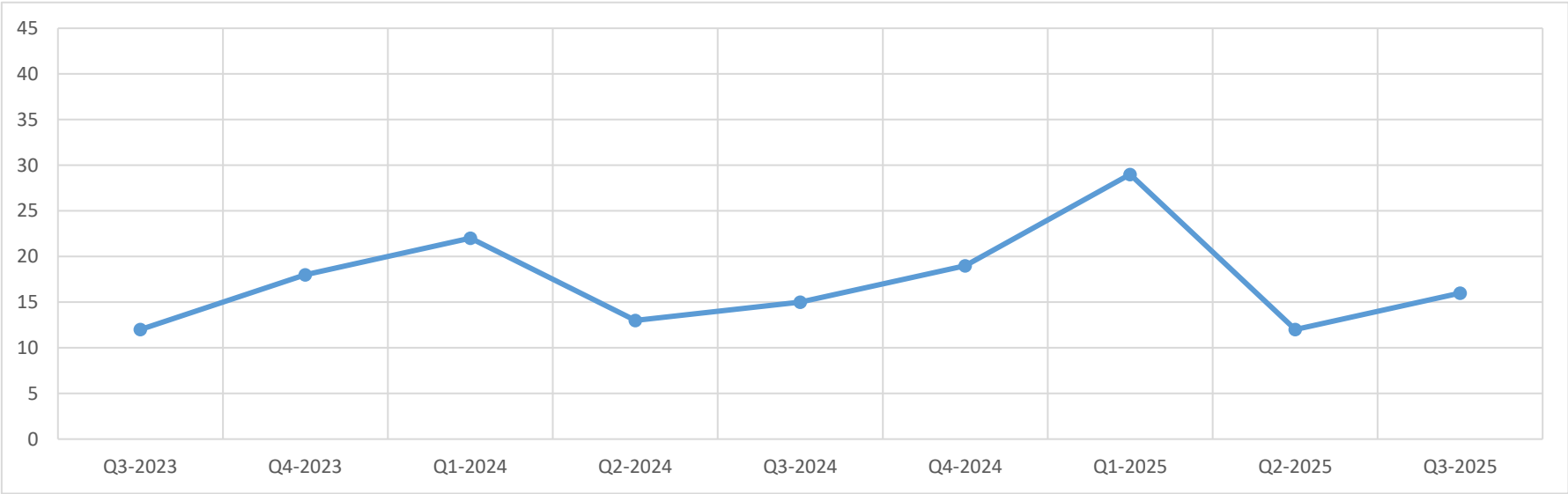


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	Median Days to Sell	One Year Percent Change
Q3-2023	12	0.0%
Q4-2023	18	-18.2%
Q1-2024	22	-40.5%
Q2-2024	13	-7.1%
Q3-2024	15	+25.0%
Q4-2024	19	+5.6%
Q1-2025	29	+31.8%
Q2-2025	12	-7.7%
Q3-2025	16	+6.7%

2-Year Historical Days on Market by Quarter

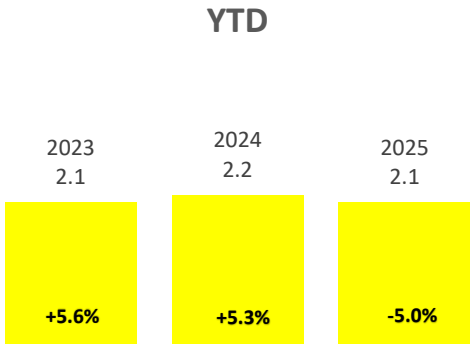
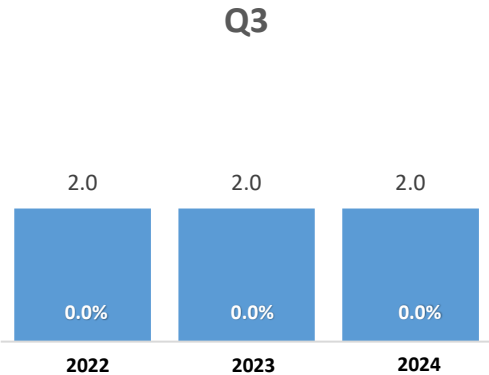


Months of Inventory

The average number of months it would take to exhaust active listings at the current sales rate.



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	Months of Inventory	One Year Percent Change
Q3-2023	2.0	0.0%
Q4-2023	2.0	0.0%
Q1-2024	2.7	0.0%
Q2-2024	2.0	+20.0%
Q3-2024	2.0	0.0%
Q4-2024	2.0	0.0%
Q1-2025	2.3	-12.5%
Q2-2025	2.0	0.0%
Q3-2025	2.0	0.0%

2-Year Historical Months Supply of Inventory by Quarter

