

# Quarterly Indicators



Greater Erie  
Board of REALTORS®, Inc.

Q3-2025

Activity Overview

New/Active Listings and Pending/Closed Sales

2

3-4

+10.4%

Average/Median List/Sales Price

5-6

Dollar Volume of Sales

7

Days on Market

8

Months of Inventory

9

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

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

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

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

	Closed Sales	Median Sale Price
	+12.4%	+6.3%

# Activity Overview

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



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Key Metrics	Historical Sparkbars			Q3-2024	Q3-2025	One Year Percent Change	YTD 2024	YTD 2025	One Year Percent Change
	Q3-2023	Q3-2024	Q3-2025						
New Listings				955	1054	+10.4%	2516	2687	+6.8%
Active Listings				520	566	+8.8%	472	482	+2.1%
Pending Sales				740	820	+10.8%	1983	2132	+7.5%
Closed Sales				801	900	+12.4%	2018	2069	+2.5%
Average List Price				\$252,065	\$256,085	+1.6%	\$237,599	\$244,098	+2.7%
Median List Price				\$199,900	\$215,000	+7.6%	\$187,000	\$199,700	+6.8%
Average Sales Price				\$227,833	\$241,374	+5.9%	\$216,814	\$226,659	+4.5%
Median Sales Price				\$190,000	\$202,000	+6.3%	\$189,200	\$200,000	+5.7%
\$ Volume Sales (Mil)				\$182	\$218	+19.2%	\$441	\$478	+8.3%
Days on Market				15	16	+6.7%	16	17	+6.3%
Months of Inventory				2.0	2.0	0.0%	2.2	2.1	-5.0%

## New/Active/Pending/Sold

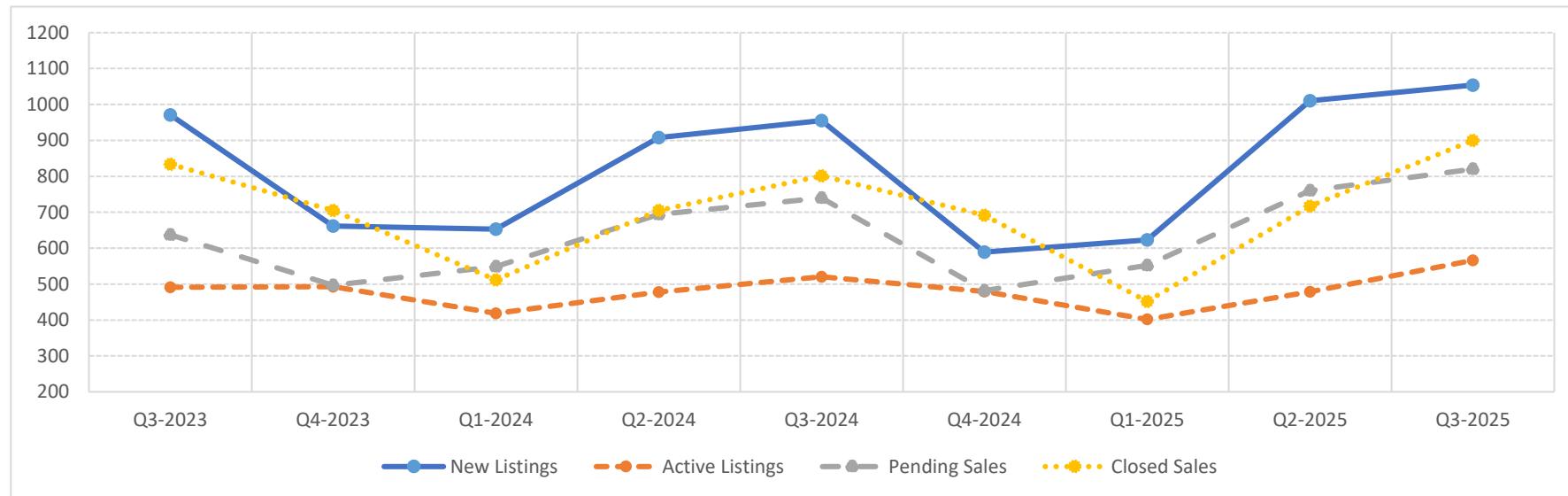
The number of new and average active residential listings, listings with accepted offers, and properties sold.



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New Listings	One Year Percent Change	Active Listings	One Year Percent Change	Pending Sales	One Year Percent Change	Closed Sales	One Year Percent Change
971	-5.9%	Q3-2023	491	-14.7%	637	-19.0%	Q3-2023
662	+21.9%	Q4-2023	493	+0.2%	497	-1.2%	Q4-2023
653	+13.0%	Q1-2024	418	+13.0%	549	+6.4%	Q1-2024
908	-7.0%	Q2-2024	478	+16.4%	694	+24.8%	Q2-2024
955	-1.6%	Q3-2024	520	+5.9%	740	+16.2%	Q3-2024
589	-11.0%	Q4-2024	480	-2.7%	482	-3.0%	Q4-2024
623	-4.6%	Q1-2025	402	-4.0%	552	+0.5%	Q1-2025
1010	+11.2%	Q2-2025	478	+0.1%	760	+9.5%	Q2-2025
<b>1054</b>	<b>+10.4%</b>	<b>Q3-2025</b>	<b>566</b>	<b>+8.8%</b>	<b>820</b>	<b>+10.8%</b>	<b>Q3-2025</b>

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

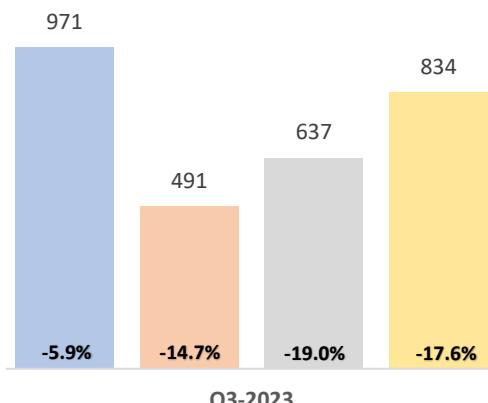


# New/Active/Pending/Sold

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

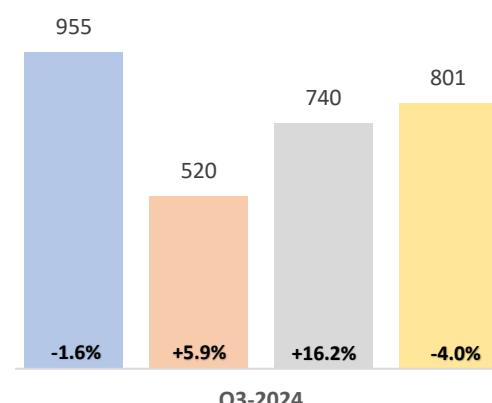


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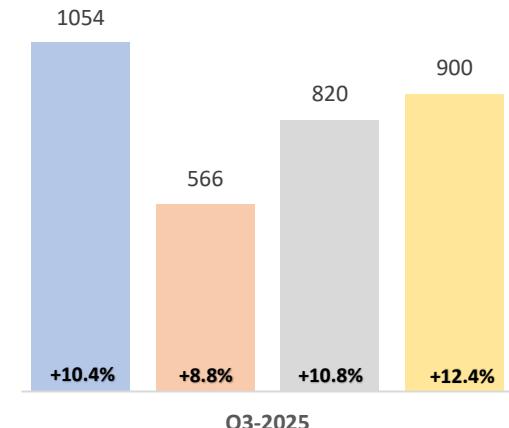
Q3-2023

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



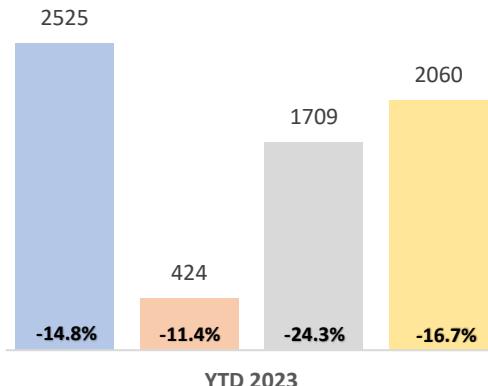
Q3-2024

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



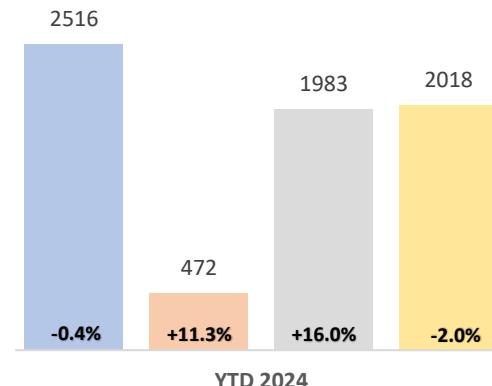
Q3-2025

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



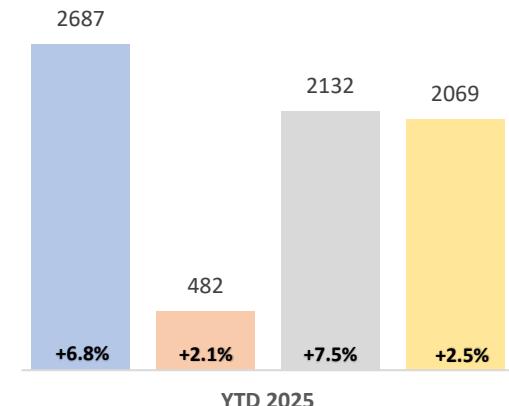
YTD 2023

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



YTD 2024

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



YTD 2025

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

# Average/Median List/Sales Price

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

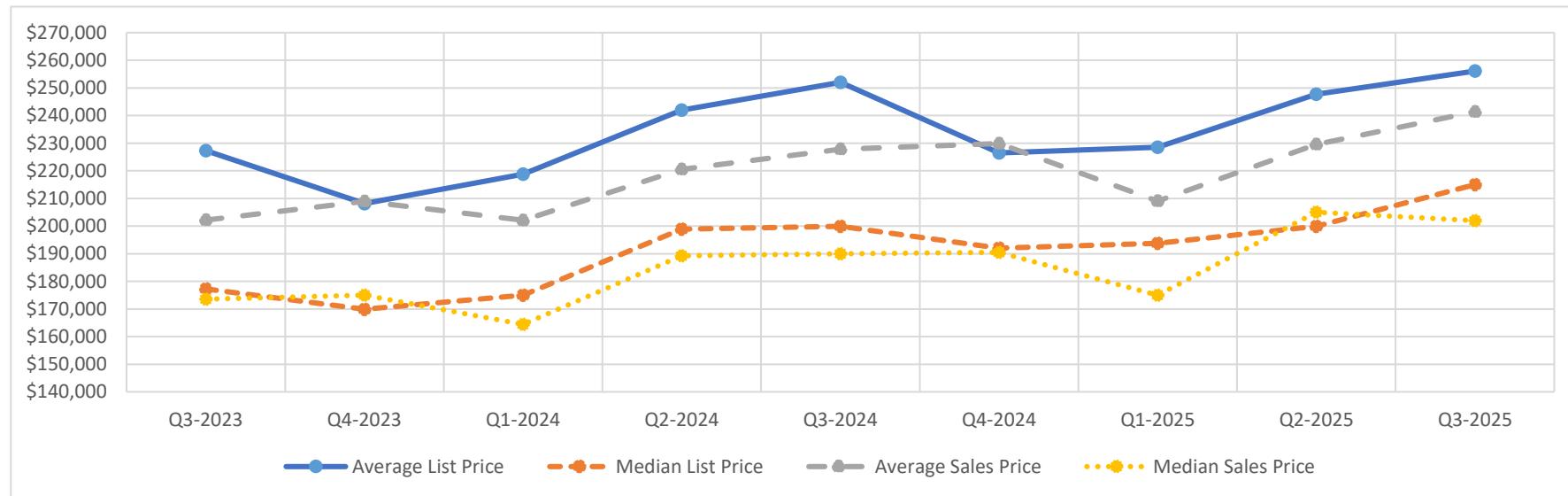


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$227,310	+7.9%	Q3-2023	\$177,250	+10.8%
\$208,157	+4.8%	Q4-2023	\$169,900	+6.3%
\$218,734	+0.8%	Q1-2024	\$175,000	+4.8%
\$241,997	+15.0%	Q2-2024	\$198,900	+15.5%
\$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%
<b>\$256,085</b>	<b>+1.6%</b>	<b>Q3-2025</b>	<b>\$215,000</b>	<b>+7.6%</b>

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%
<b>\$241,374</b>	<b>+5.9%</b>	<b>Q3-2025</b>	<b>\$202,000</b>	<b>+6.3%</b>

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

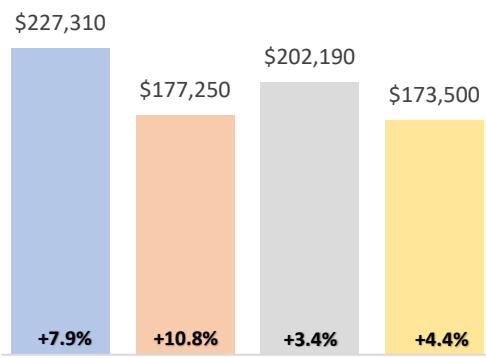


# Average/Median List/Sales Price

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

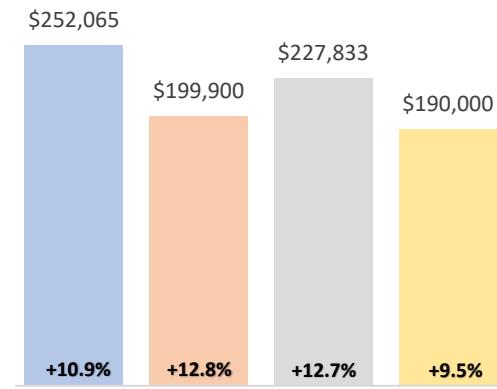


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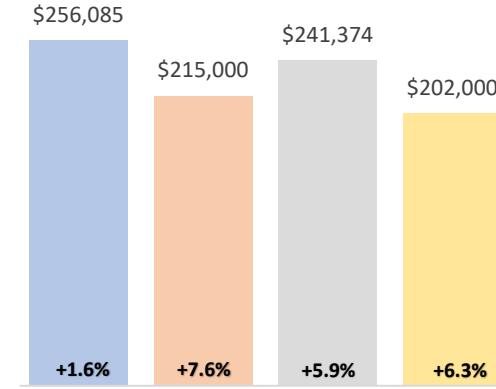
Q3-2023

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



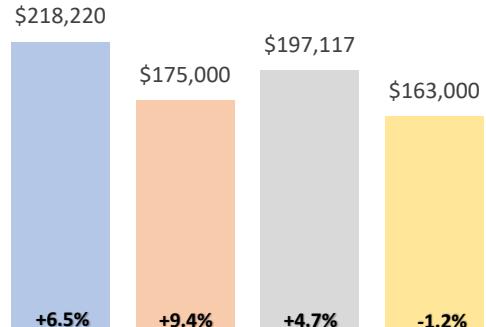
Q3-2024

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



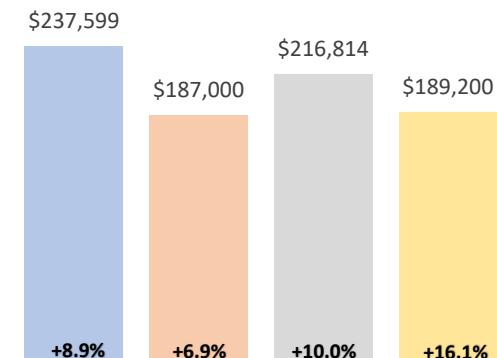
Q3-2025

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



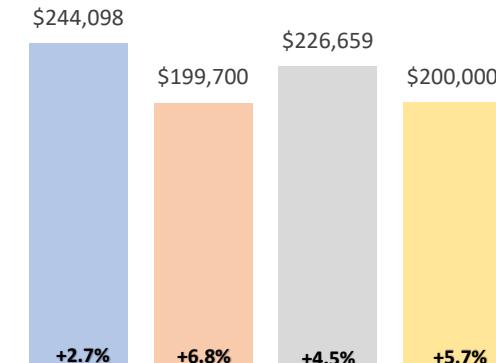
YTD 2023

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



YTD 2024

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



YTD 2025

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

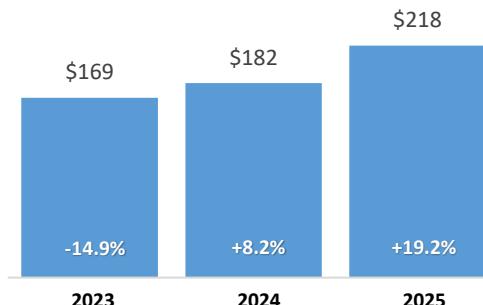
# Dollar Volume of Sales

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

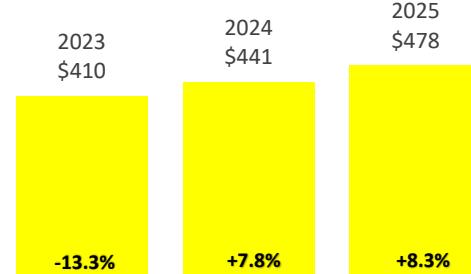


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**Q3**

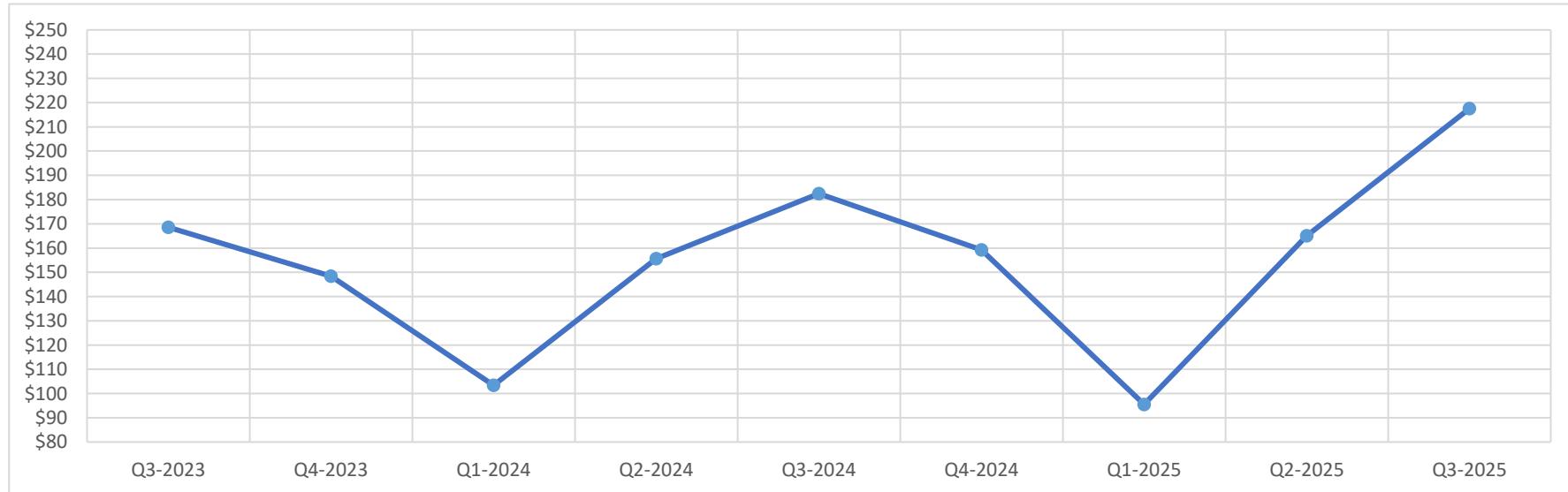


**YTD**



	\$ 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%
<b>Q3-2025</b>	<b>\$218</b>	<b>+19.2%</b>

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

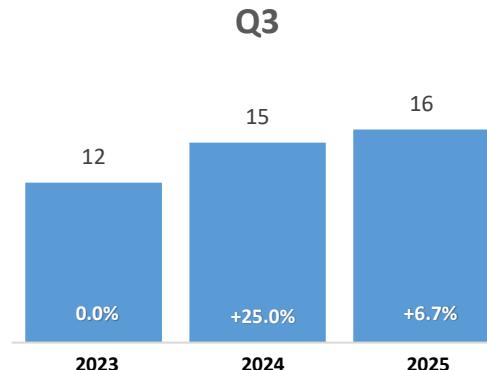


# Days on Market

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

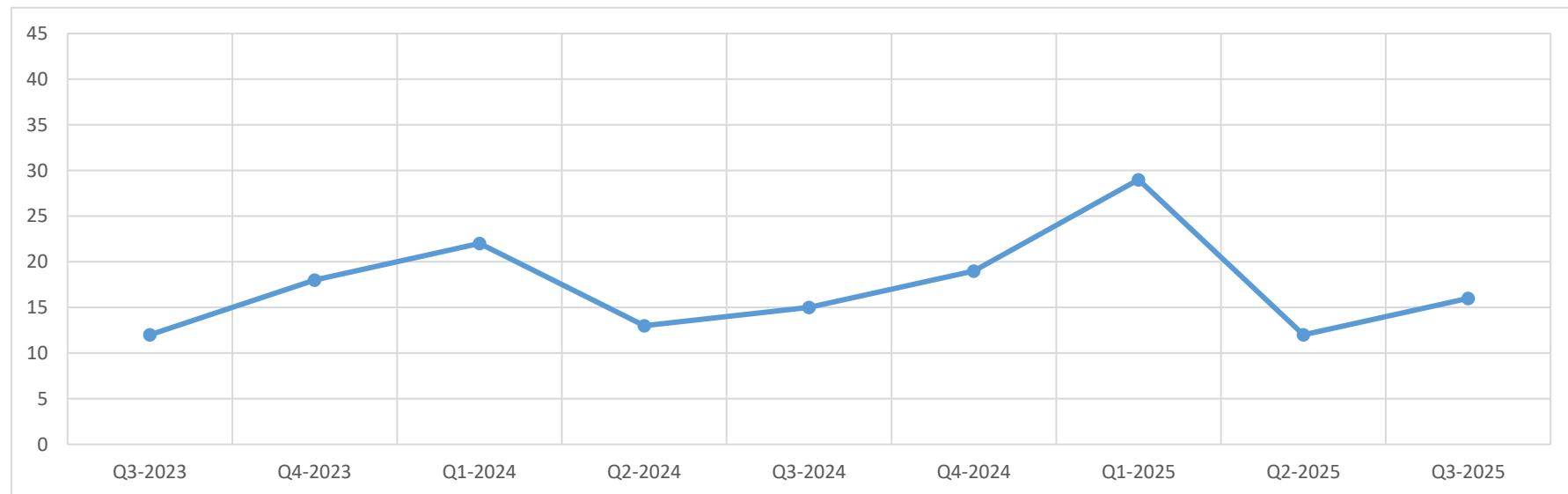


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	Median Days to Sell	One Year Percent Change
Q3-2023	12	0.0%
Q4-2023	18	-18.2%
Q1-2024	22	-40.5%
Q2-2024	13	-7.1%
Q3-2024	15	+25.0%
Q4-2024	19	+5.6%
Q1-2025	29	+31.8%
Q2-2025	12	-7.7%
<b>Q3-2025</b>	<b>16</b>	<b>+6.7%</b>

## 2-Year Historical Days on Market by Quarter

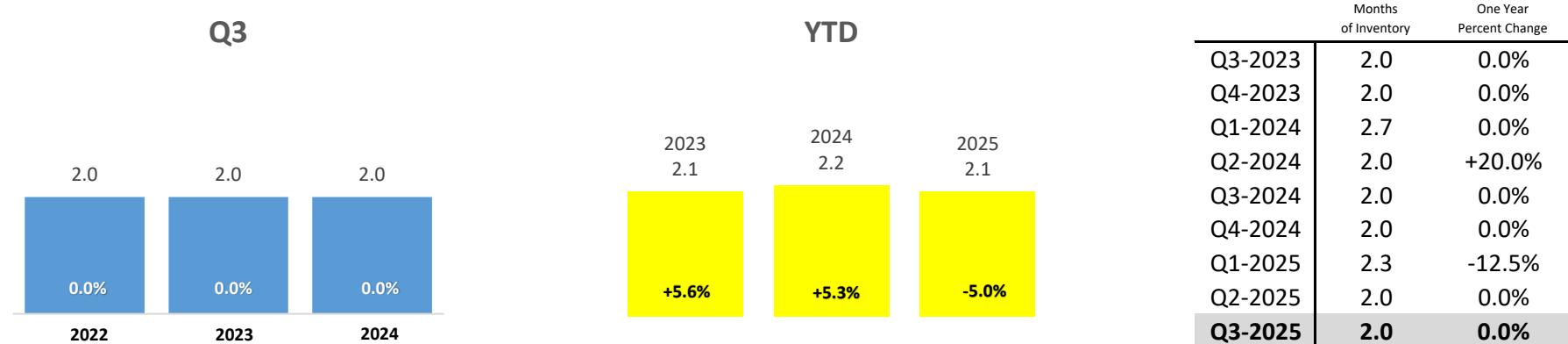


# Months of Inventory

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



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## 2-Year Historical Months Supply of Inventory by Quarter

