

# Quarterly Indicators



Greater Erie Board of REALTORS®, Inc.

## Q1-2026

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## Q1 One Year Change Activity Snapshot

<b>-8.0%</b>	<b>+8.6%</b>	<b>+19.2%</b>
New Listings	Average List Price	\$ Volume of Sales

<b>-3.1%</b>	<b>+13.5%</b>	<b>+20.7%</b>
Active Listings	Median List Price	Days on Market

<b>+3.3%</b>	<b>+9.0%</b>	<b>0.0%</b>
Pending Sales	Average Sale Price	Months of Inventory

<b>+10.4%</b>	<b>+6.9%</b>
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.

# Activity Overview

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



Greater Erie  
Board of REALTORS®, Inc.

Key Metrics	Historical Sparkbars										
	Q1-2024	Q1-2025			Q1-2026	Q1-2025	Q1-2026	One Year Percent Change	YTD 2025	YTD 2026	One Year Percent Change
New Listings						623	573	-8.0%	623	573	-8.0%
Active Listings						403	390	-3.1%	403	390	-3.1%
Pending Sales						552	570	+3.3%	552	570	+3.3%
Closed Sales						452	499	+10.4%	452	499	+10.4%
Average List Price						\$228,341	\$248,040	+8.6%	\$228,341	\$248,040	+8.6%
Median List Price						\$193,750	\$219,900	+13.5%	\$193,750	\$219,900	+13.5%
Average Sales Price						\$209,032	\$227,849	+9.0%	\$209,032	\$227,849	+9.0%
Median Sales Price						\$175,000	\$187,000	+6.9%	\$175,000	\$187,000	+6.9%
\$ Volume Sales (Mil)						\$96	\$114	+19.2%	\$96	\$114	+19.2%
Days on Market						29	35	+20.7%	29	35	+20.7%
Months of Inventory						2.3	2.3	0.0%	2.3	2.3	0.0%

# New/Active/Pending/Sold

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

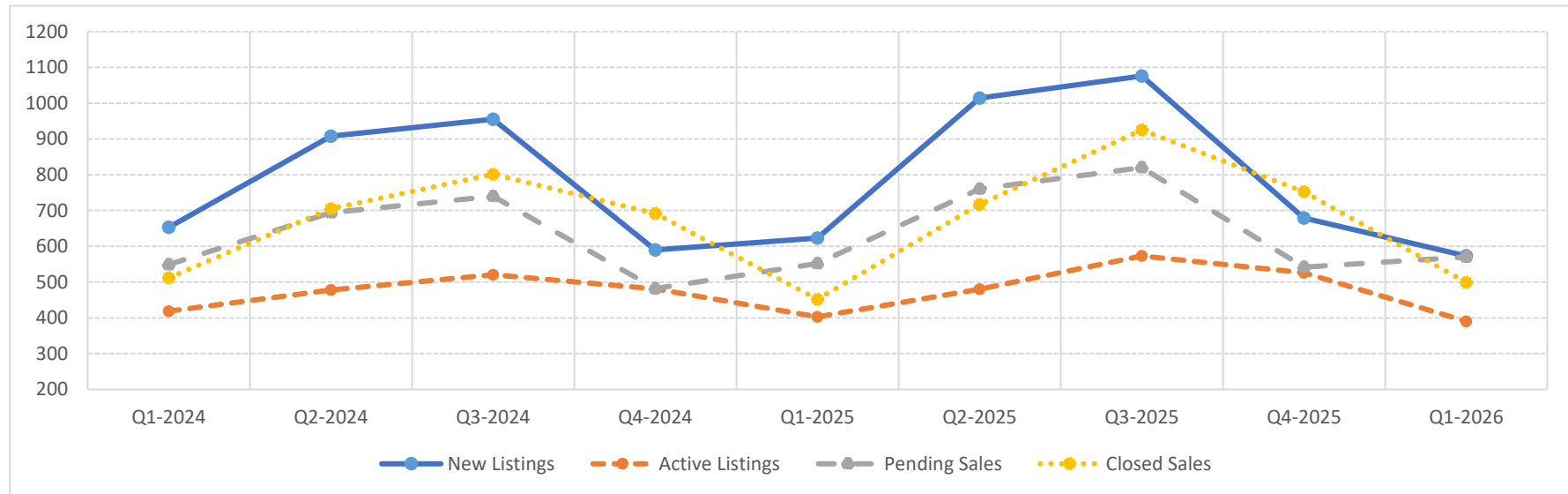


Greater Erie Board of REALTORS®, Inc.

New Listings	One Year Percent Change		Active Listings	One Year Percent Change
653	+13.0%	Q1-2024	418	+13.0%
908	-7.0%	Q2-2024	478	+16.4%
955	-1.7%	Q3-2024	520	+5.9%
590	-11.0%	Q4-2024	481	-2.5%
623	-4.6%	Q1-2025	403	-3.7%
1014	+11.7%	Q2-2025	480	+0.5%
1076	+12.7%	Q3-2025	573	+10.2%
679	+15.1%	Q4-2025	526	+9.4%
<b>573</b>	<b>-8.0%</b>	<b>Q1-2026</b>	<b>390</b>	<b>-3.1%</b>

Pending Sales	One Year Percent Change		Closed Sales	One Year Percent Change
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	925	+15.5%
542	+12.4%	Q4-2025	752	+8.7%
<b>570</b>	<b>+3.3%</b>	<b>Q1-2026</b>	<b>499</b>	<b>+10.4%</b>

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

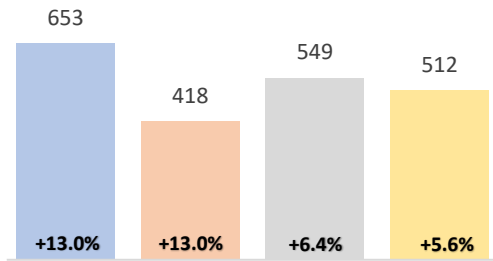


# New/Active/Pending/Sold

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

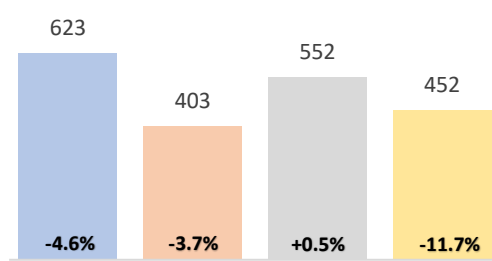


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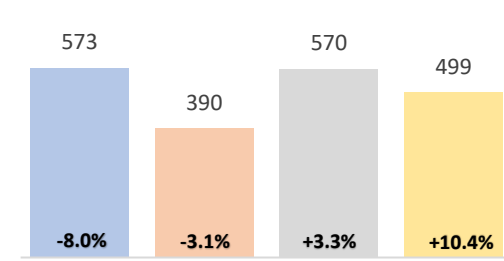
Q1-2024

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



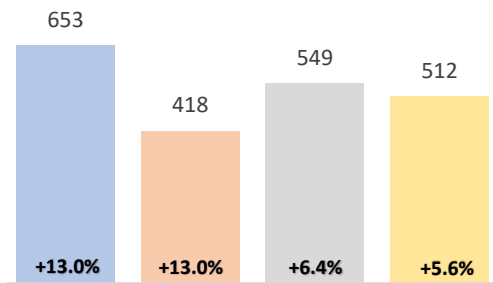
Q1-2025

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



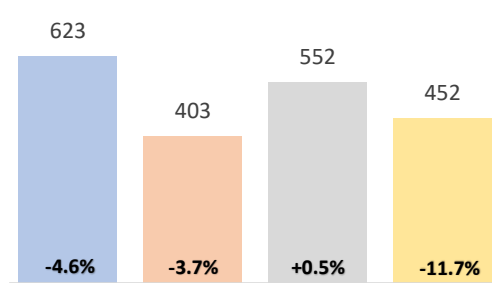
Q1-2026

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



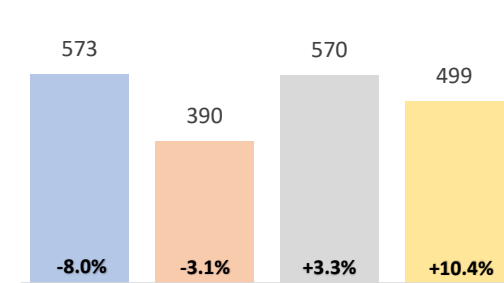
YTD 2024

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



YTD 2025

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



YTD 2026

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

# Average/Median List/Sales Price

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

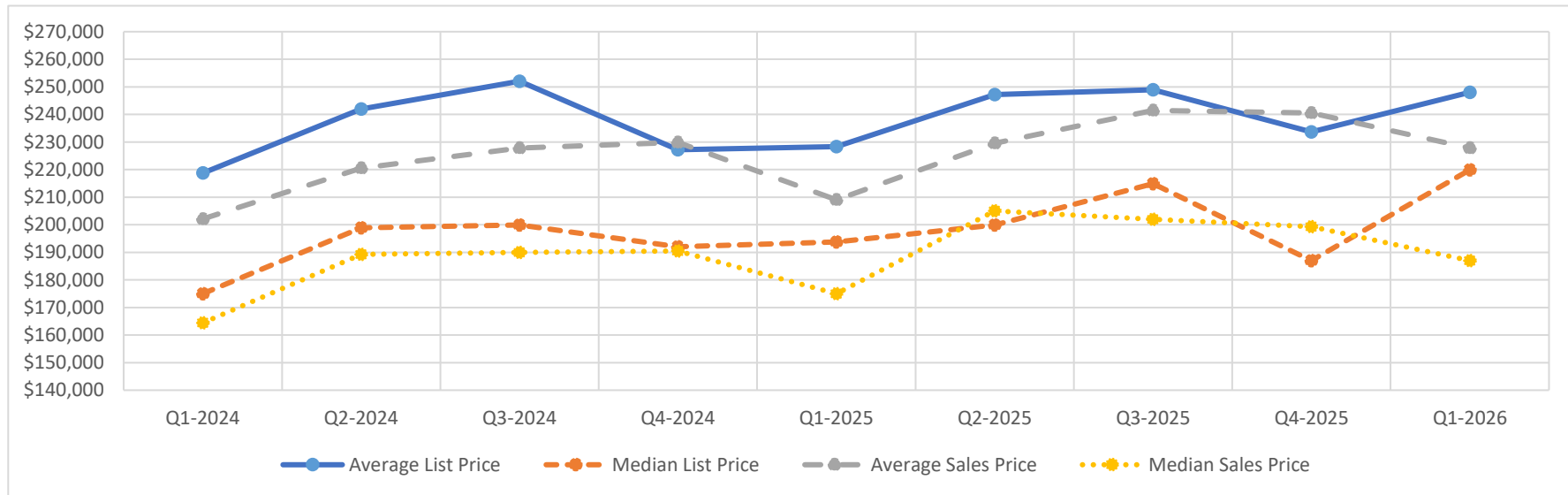


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$218,734	+0.8%	Q1-2024	\$175,000	+4.8%
\$241,997	+15.0%	Q2-2024	\$198,900	+15.5%
\$252,037	+10.9%	Q3-2024	\$199,900	+12.8%
\$227,221	+9.1%	Q4-2024	\$192,000	+13.0%
\$228,341	+4.4%	Q1-2025	\$193,750	+10.7%
\$247,203	+2.2%	Q2-2025	\$199,900	+0.5%
\$248,888	-1.2%	Q3-2025	\$214,900	+7.5%
\$233,612	+2.8%	Q4-2025	\$187,000	-2.6%
<b>\$248,040</b>	<b>+8.6%</b>	<b>Q1-2026</b>	<b>\$219,900</b>	<b>+13.5%</b>

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
\$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%
\$229,567	+4.1%	Q2-2025	\$205,000	+8.4%
\$241,447	+6.0%	Q3-2025	\$202,000	+6.3%
\$240,570	+4.7%	Q4-2025	\$199,250	+4.6%
<b>\$227,849</b>	<b>+9.0%</b>	<b>Q1-2026</b>	<b>\$187,000</b>	<b>+6.9%</b>

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

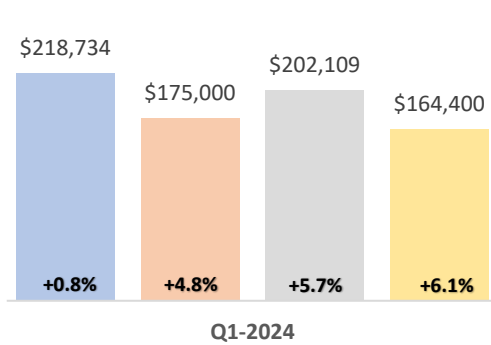


# Average/Median List/Sales Price

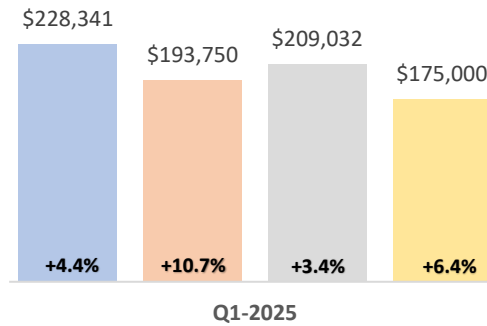
The average and median list and sales price of residential properties.



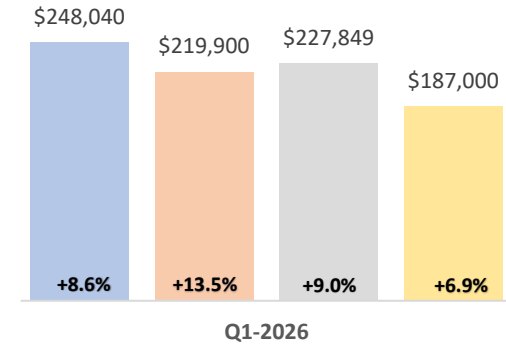
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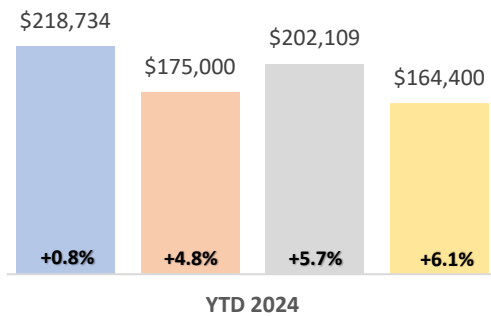
■ Average List Price ■ Median List Price  
■ Average Sales Price ■ Median Sales Price



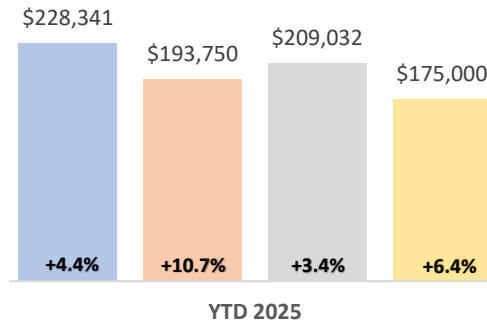
■ Average List Price ■ Median List Price  
■ Average Sales Price ■ Median Sales Price



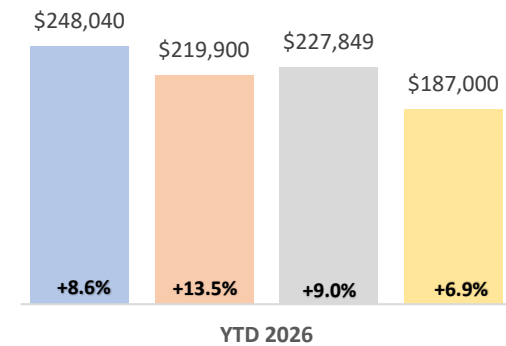
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■ Average List Price ■ Median List Price  
■ Average Sales Price ■ Median Sales Price



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



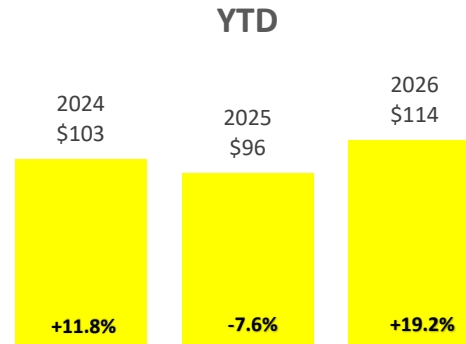
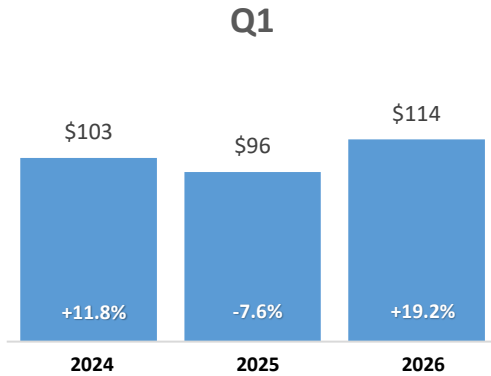
■ Average List Price ■ Median List Price  
■ Average Sales Price ■ Median Sales Price

# Dollar Volume of Sales

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

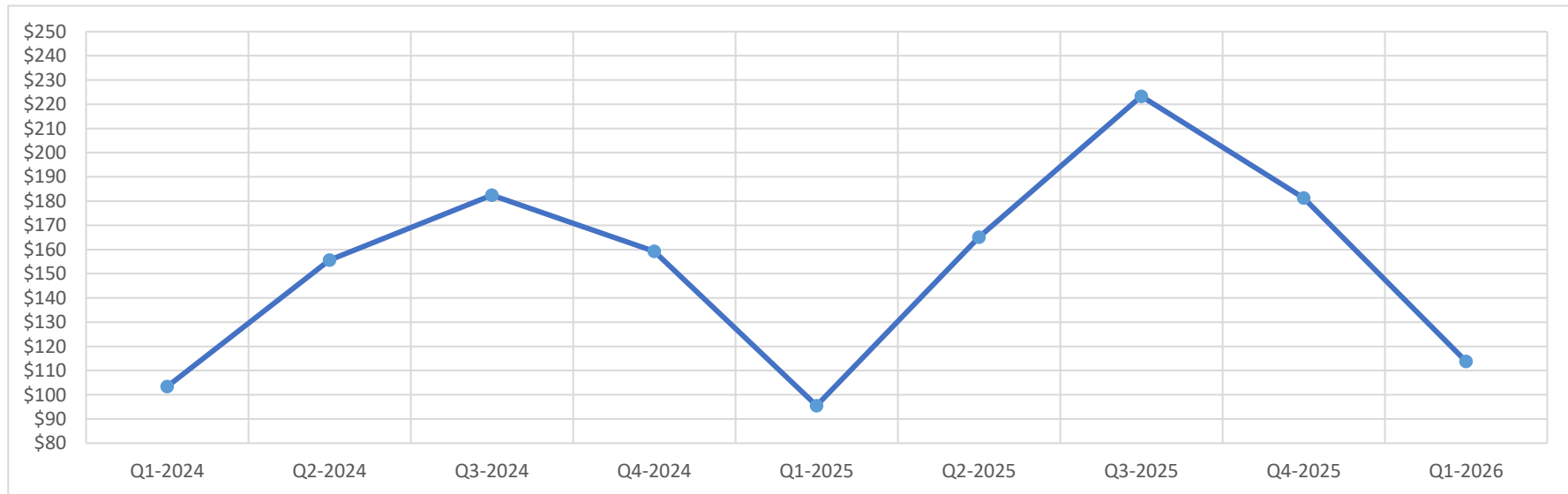


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	\$ Volume Sales Millions	One Year Percent Change
Q1-2024	\$103	+11.8%
Q2-2024	\$156	+4.7%
Q3-2024	\$182	+8.2%
Q4-2024	\$159	+7.3%
Q1-2025	\$96	-7.6%
Q2-2025	\$165	+6.1%
Q3-2025	\$223	+22.4%
Q4-2025	\$181	+13.8%
<b>Q1-2026</b>	<b>\$114</b>	<b>+19.2%</b>

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

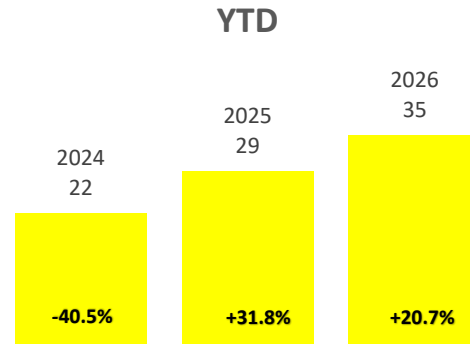
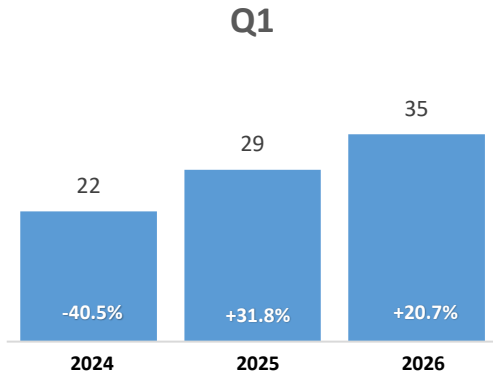


# Days on Market

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

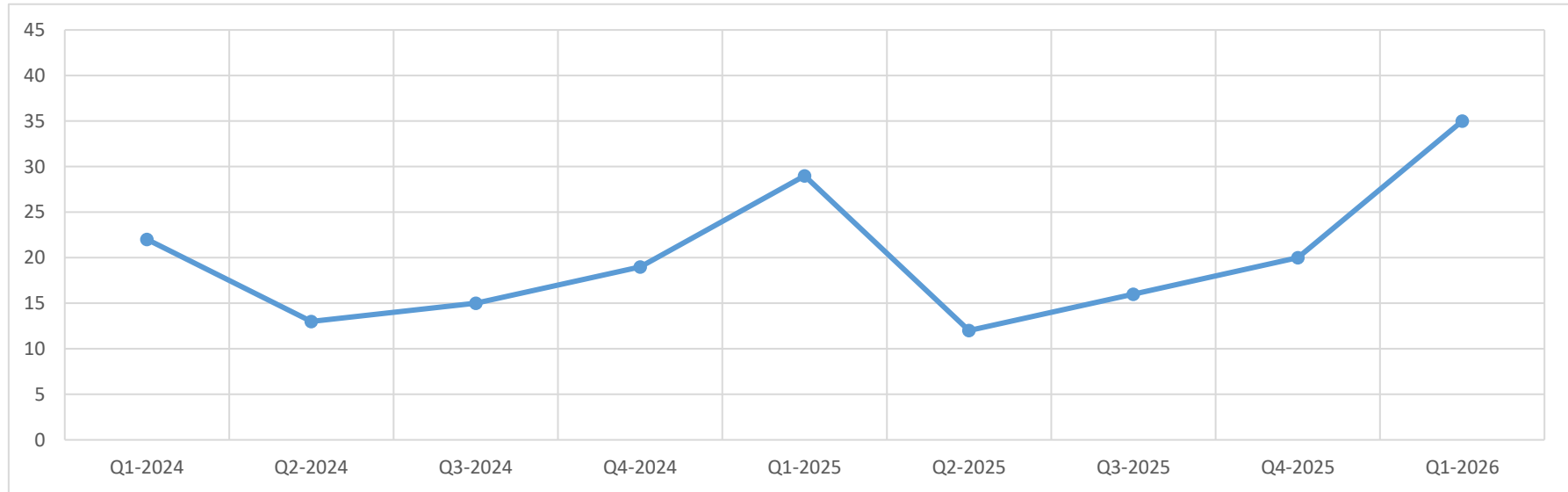


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	Median Days to Sell	One Year Percent Change
Q1-2024	22	-40.5%
Q2-2024	13	-7.1%
Q3-2024	15	+25.0%
Q4-2024	19	+5.6%
Q1-2025	29	+31.8%
Q2-2025	12	-7.7%
Q3-2025	16	+6.7%
Q4-2025	20	+5.3%
<b>Q1-2026</b>	<b>35</b>	<b>+20.7%</b>

## 2-Year Historical Days on Market by Quarter

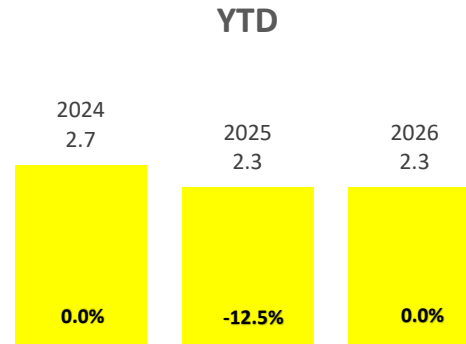
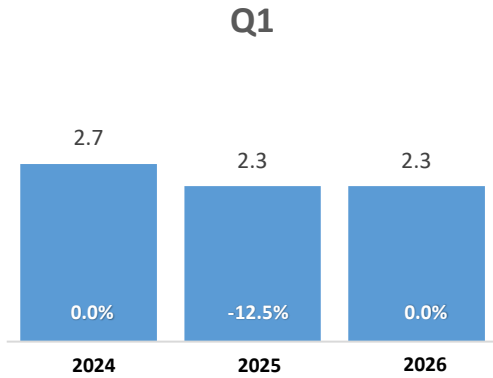


# Months of Inventory

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

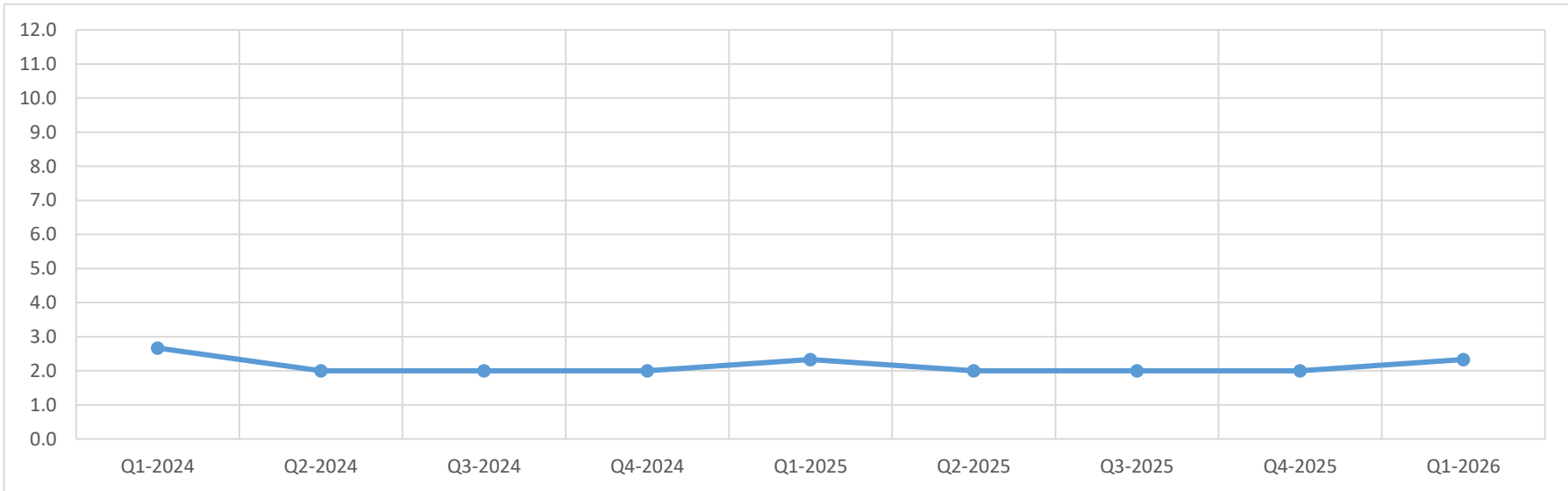


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	Months of Inventory	One Year Percent Change
Q1-2024	2.7	0.0%
Q2-2024	2.0	+20.0%
Q3-2024	2.0	0.0%
Q4-2024	2.0	0.0%
Q1-2025	2.3	-12.5%
Q2-2025	2.0	0.0%
Q3-2025	2.0	0.0%
Q4-2025	2.0	0.0%
<b>Q1-2026</b>	<b>2.3</b>	<b>0.0%</b>

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



# MLS STATISTICS

## Q1-2026

ONE YEAR CHANGE • RESIDENTIAL LISTINGS • ALL MARKETS



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### NEW LISTINGS

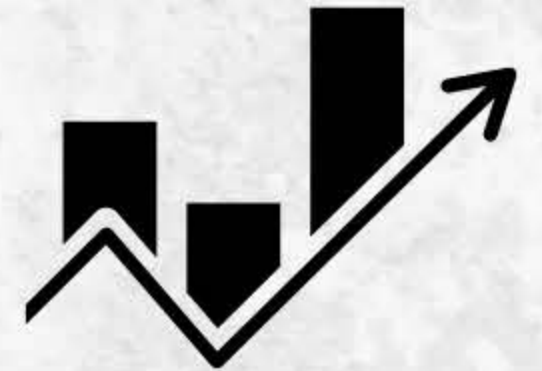
**-8.0%**

Q1-2025: 623  
Q1-2026: 573

### SALES

Q1-2025: 452  
Q1-2026: 499

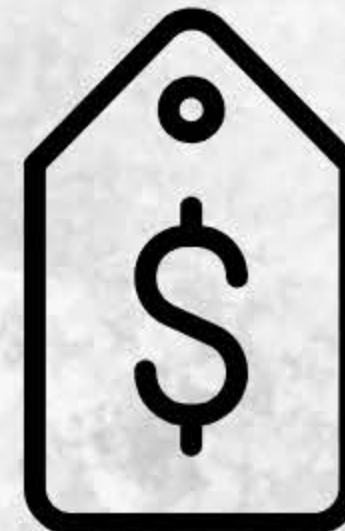
**+10.4%**



### AVG SALE PRICE

**+9.0%**

Q1-2025: \$209,032  
Q1-2026: \$227,849



### MED SALE PRICE

**+6.9%**

Q1-2025: \$175,000  
Q1-2026: \$187,000

SOURCE: GEBOR MLS APRIL 2, 2026