

Quarterly Indicators



Greater Erie
Board of REALTORS®, Inc.

Q2-2026

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

Q2 One Year Change Activity Snapshot

+8.0%	+8.2%	+12.7%
New Listings	Average List Price	\$ Volume of Sales
-1.2%	+10.0%	+41.7%
Active Listings	Median List Price	Days on Market
-0.3%	+4.5%	0.0%
Pending Sales	Average Sale Price	Months of Inventory
+6.4%	+7.3%	
Closed Sales	Median Sale Price	

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			Q2-2025	Q2-2026	One Year Percent Change	YTD 2025	YTD 2026	One Year Percent Change
	Q2-2024	Q2-2025	Q2-2026						
New Listings				1014	1095	+8.0%	1637	1697	+3.7%
Active Listings				480	475	-1.2%	442	442	+0.1%
Pending Sales				760	758	-0.3%	1312	1328	+1.2%
Closed Sales				717	763	+6.4%	1169	1270	+8.6%
Average List Price				\$247,152	\$267,414	+8.2%	\$237,747	\$256,469	+7.9%
Median List Price				\$199,900	\$219,900	+10.0%	\$197,175	\$217,425	+10.3%
Average Sales Price				\$229,567	\$239,880	+4.5%	\$219,299	\$233,586	+6.5%
Median Sales Price				\$205,000	\$220,000	+7.3%	\$184,750	\$193,700	+4.8%
\$ Volume Sales (Mil)				\$165	\$186	+12.7%	\$261	\$301	+15.6%
Days on Market				12	17	+41.7%	18	27	+54.3%
Months of Inventory				2.0	2.0	0.0%	2.2	2.3	+7.7%

New/Active/Pending/Sold

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

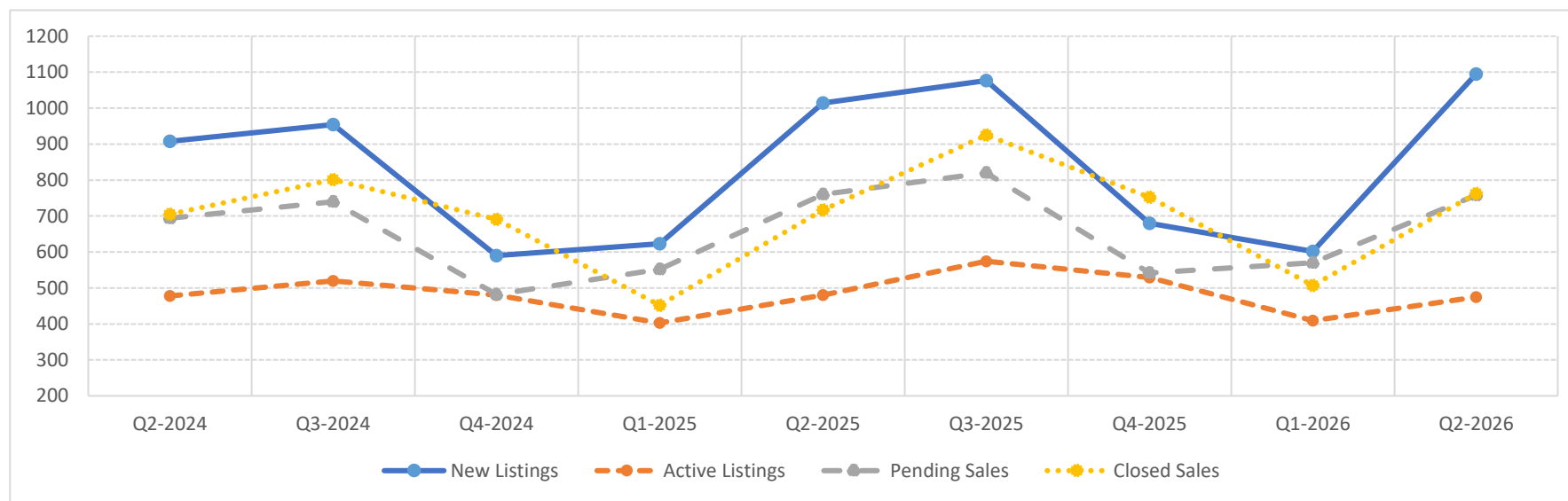


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New Listings	One Year Percent Change		Active Listings	One Year Percent Change
908	-7.0%	Q2-2024	478	+16.4%
954	-1.9%	Q3-2024	519	+5.8%
590	-11.0%	Q4-2024	480	-2.6%
623	-4.6%	Q1-2025	403	-3.7%
1014	+11.7%	Q2-2025	480	+0.5%
1077	+12.9%	Q3-2025	574	+10.6%
680	+15.3%	Q4-2025	529	+10.1%
602	-3.4%	Q1-2026	409	+1.7%
1095	+8.0%	Q2-2026	475	-1.2%

Pending Sales	One Year Percent Change		Closed Sales	One Year Percent Change
694	+24.8%	Q2-2024	705	-4.9%
740	+16.2%	Q3-2024	801	-4.0%
482	-3.0%	Q4-2024	691	-2.0%
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	+8.8%
570	+3.3%	Q1-2026	507	+12.2%
758	-0.3%	Q2-2026	763	+6.4%

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

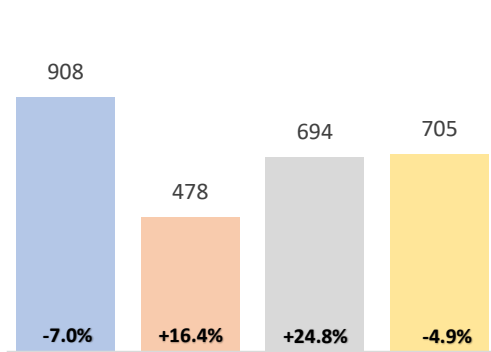


New/Active/Pending/Sold

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

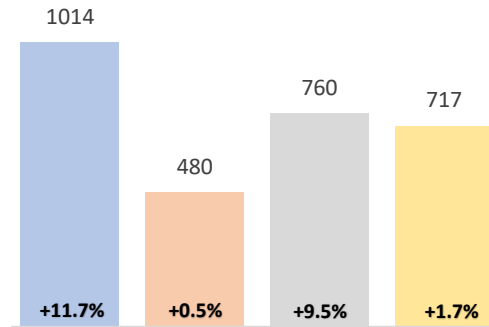


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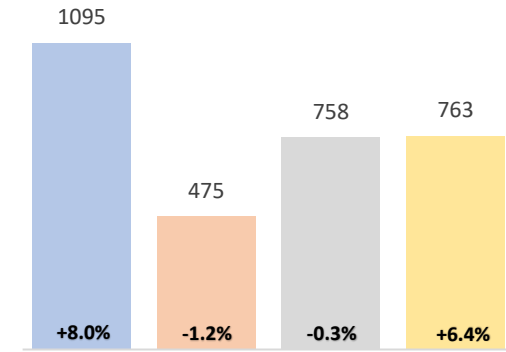
Q2-2024

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



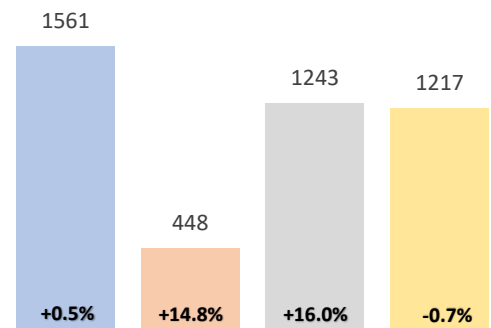
Q2-2025

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



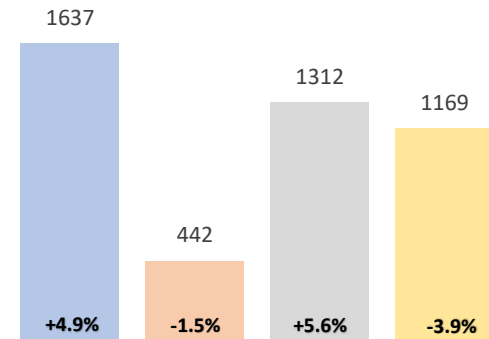
Q2-2026

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



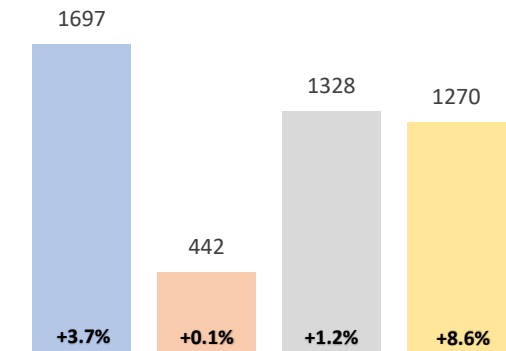
YTD 2024

■ 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.

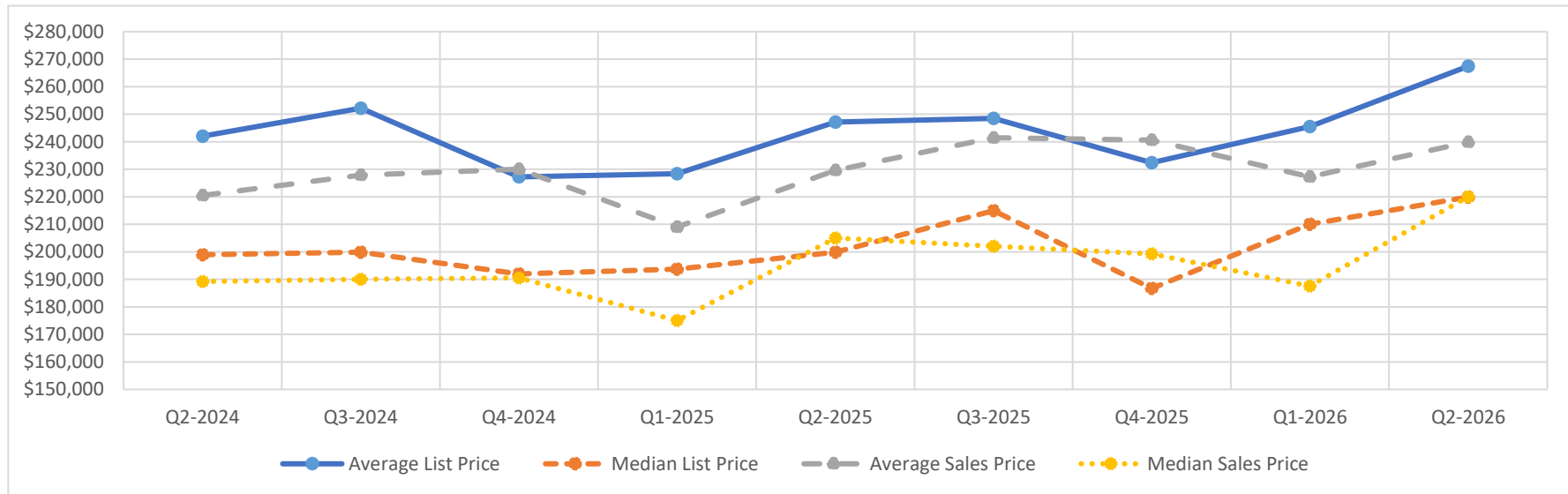


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$241,997	+15.0%	Q2-2024	\$198,900	+15.5%
\$252,161	+11.0%	Q3-2024	\$199,900	+12.8%
\$227,221	+9.1%	Q4-2024	\$192,000	+13.0%
\$228,341	+4.4%	Q1-2025	\$193,750	+10.7%
\$247,152	+2.1%	Q2-2025	\$199,900	+0.5%
\$248,425	-1.5%	Q3-2025	\$214,900	+7.5%
\$232,400	+2.3%	Q4-2025	\$186,700	-2.8%
\$245,524	+7.5%	Q1-2026	\$210,000	+8.4%
\$267,414	+8.2%	Q2-2026	\$219,900	+10.0%

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
\$220,498	+11.4%	Q2-2024	\$189,200	+18.3%
\$227,833	+12.7%	Q3-2024	\$190,000	+9.5%
\$230,045	+10.1%	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	+4.6%	Q4-2025	\$199,250	+4.6%
\$227,292	+8.7%	Q1-2026	\$187,500	+7.1%
\$239,880	+4.5%	Q2-2026	\$220,000	+7.3%

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

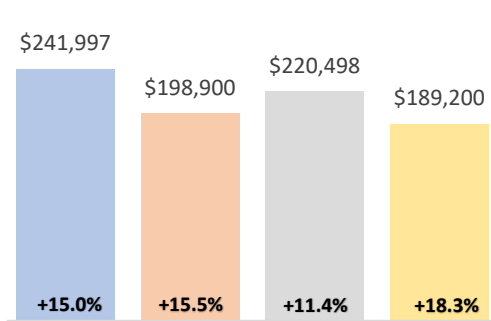


Average/Median List/Sales Price

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

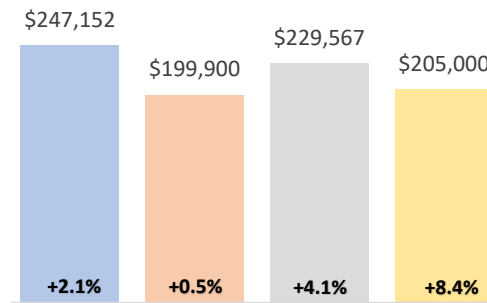


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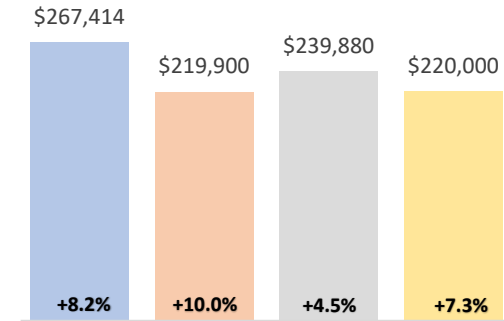
Q2-2024

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



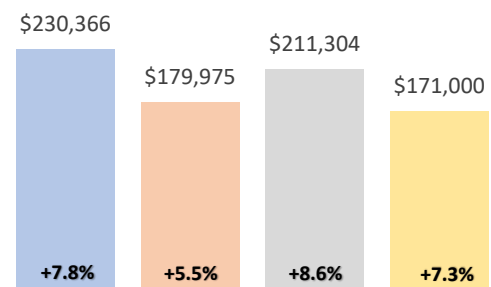
Q2-2025

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



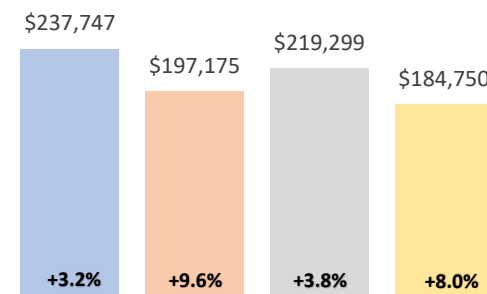
Q2-2026

■ Average List Price ■ Median List Price
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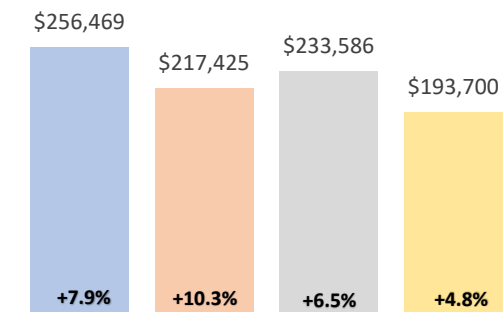
YTD 2024

■ 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



YTD 2026

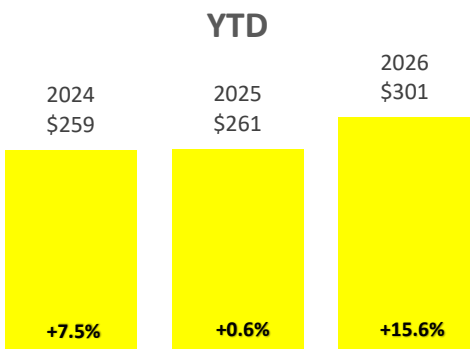
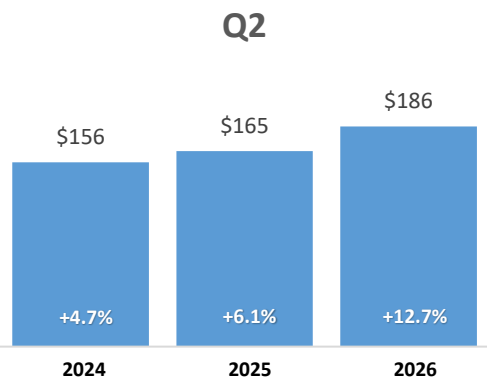
■ Average List Price ■ Median List Price
■ Average Sales Price ■ Median Sales Price

Dollar Volume of Sales

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

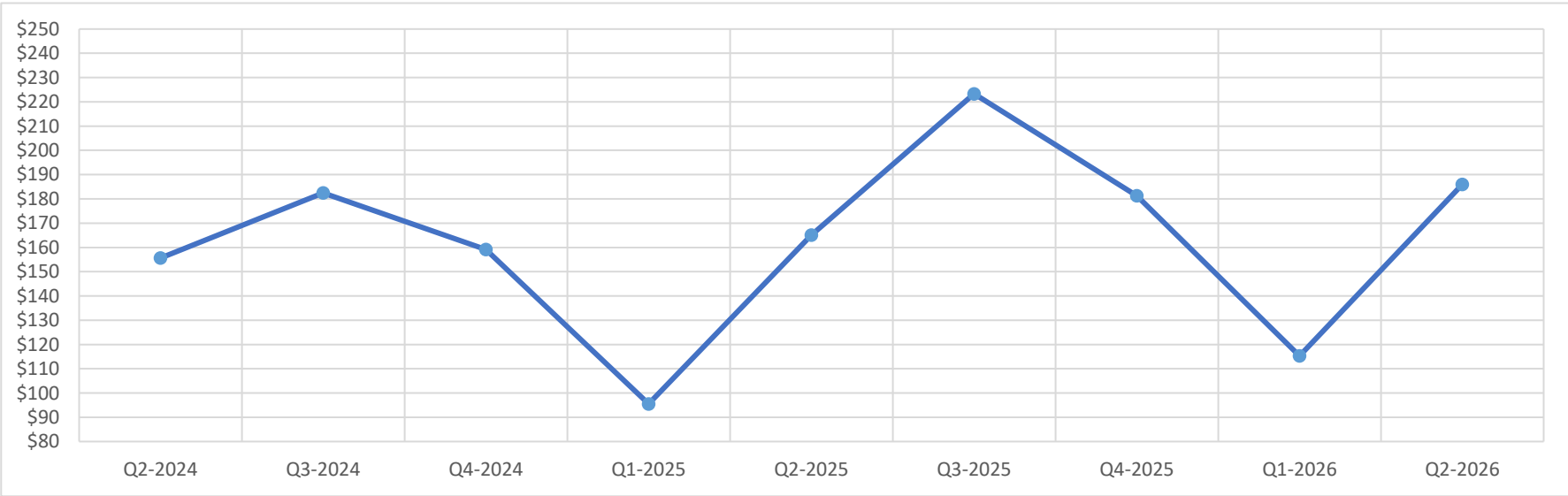


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	\$ Volume Sales Millions	One Year Percent Change
Q2-2024	\$156	+4.7%
Q3-2024	\$182	+8.2%
Q4-2024	\$159	+7.2%
Q1-2025	\$96	-7.6%
Q2-2025	\$165	+6.1%
Q3-2025	\$223	+22.4%
Q4-2025	\$181	+13.9%
Q1-2026	\$115	+20.7%
Q2-2026	\$186	+12.7%

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

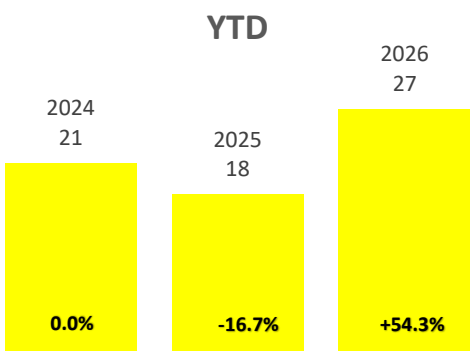
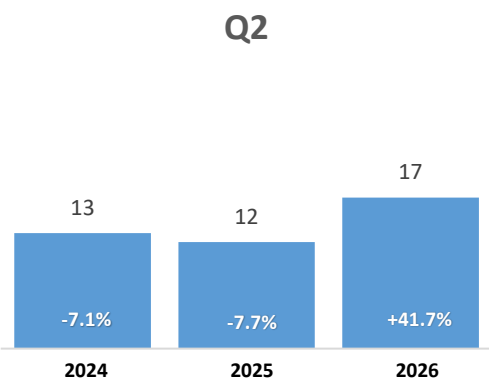


Days on Market

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

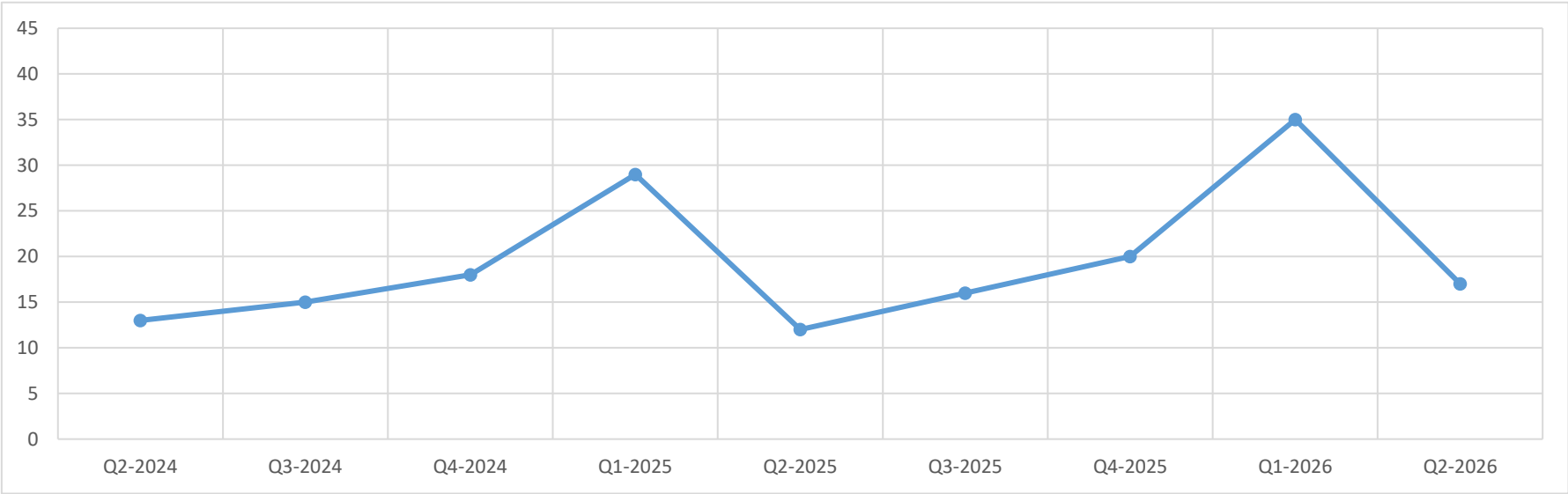


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	Median Days to Sell	One Year Percent Change
Q2-2024	13	-7.1%
Q3-2024	15	+25.0%
Q4-2024	18	0.0%
Q1-2025	29	+31.8%
Q2-2025	12	-7.7%
Q3-2025	16	+6.7%
Q4-2025	20	+11.1%
Q1-2026	35	+20.7%
Q2-2026	17	+41.7%

2-Year Historical Days on Market by Quarter

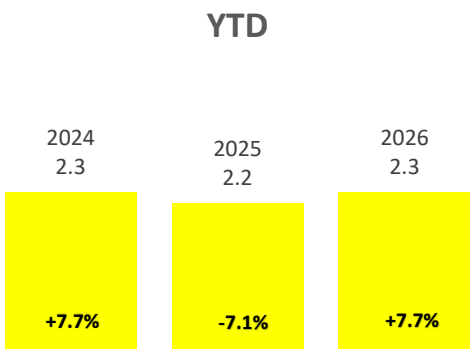
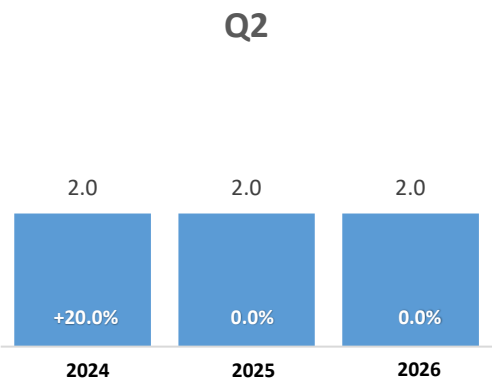


Months of Inventory

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
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%
Q1-2026	2.7	+14.3%
Q2-2026	2.0	0.0%

2-Year Historical Months Supply of Inventory by Quarter

