



Greater Erie
Board of REALTORS®, Inc.

MLS MONTHLY STATISTICS REPORT

MARCH 2025

data recorded on 04/01/25

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MARCH 2025

ALL MARKETS WITHIN THE
GREATER ERIE BOARD OF REALTORS MLS

ONE YEAR CHANGE



RESIDENTIAL LISTINGS

2024

256

2025

257

+0.4%

RESIDENTIAL SALES

2024

192

2025

163

-15.1%



2025 RESIDENTIAL SALES PRICE YTD

AVERAGE \$198,647

MEDIAN \$175,000

2024 YR END \$211,766
%CH -6.2%

2024 YR END \$176,000
%CH -0.6%

MARCH 2025

MONTHLY MLS STATISTICS



Greater Erie
Board of REALTORS®, Inc.

p.4 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS

-4.7%	+1.9%	-13.3%
New Listings	Pending Listings	Sold Listings

RESIDENTIAL LISTINGS

+0.4%	+5.9%	-15.1%
New Listings	Pending Listings	Sold Listings

Residential Listings Change from 2024 Year End

-2.7%	-6.0%	-6.2%	-0.6%
Average List	Median List	Average Sale	Median Sale

p.5 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS

-4.6%	-14.1%
New Listings	Sold Listings

RESIDENTIAL LISTINGS

+0.5%	-15.4%
New Listings	Sold Listings

Residential Listings Change from 2024 Year End

-3.8%	-5.2%	-7.3%	-4.5%
Average List	Median List	Average Sale	Median Sale

p.6 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS

+3.1%	-8.8%
New Listings	Sold Listings

RESIDENTIAL LISTINGS

+20.9%	-8.7%
New Listings	Sold Listings

Residential Listings Change from 2024 Year End

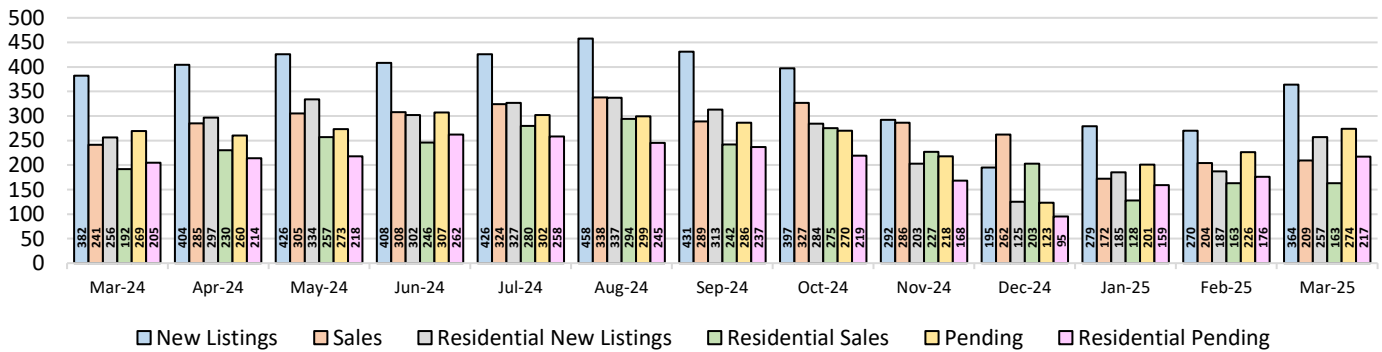
-5.0%	-10.9%	+13.1%	+17.4%
Average List	Median List	Average Sale	Median Sale

ALL MARKETS

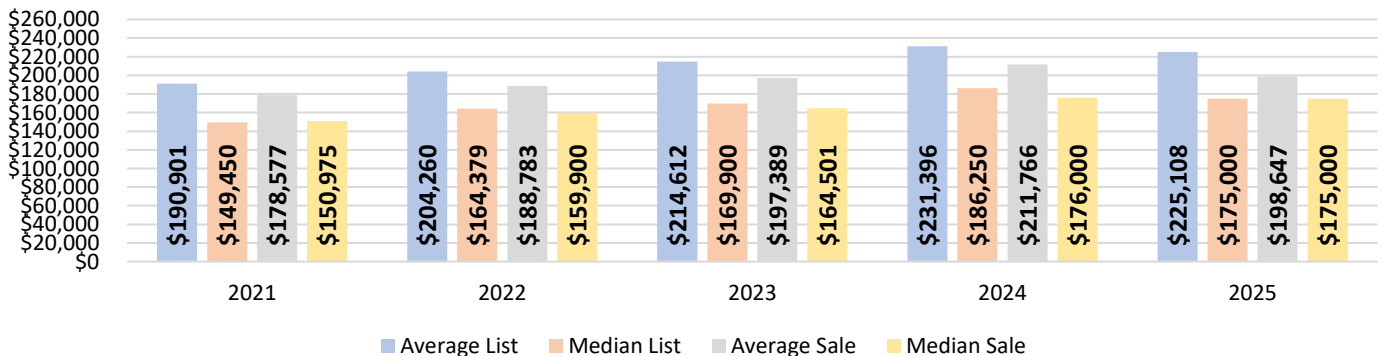
	2023						2024						2025					
	ALL			RES			ALL			RES			ALL			RES		
	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE
JAN	289	198	172	172	155	144	316	181	203	195	139	163	279	201	172	185	159	128
FEB	267	219	184	175	161	145	302	254	213	224	205	172	270	226	204	187	176	163
MAR	351	255	265	247	200	204	382	269	241	256	205	192	364	274	209	257	217	163
APR	377	244	222	270	213	167	404	260	285	297	214	230						
MAY	493	172	314	380	138	260	426	273	305	334	218	257						
JUN	485	248	389	355	205	332	408	307	308	302	262	246						
JUL	434	269	297	334	222	254	426	302	324	327	258	280						
AUG	489	317	335	365	257	294	458	299	338	337	245	294						
SEP	390	199	366	292	158	304	431	286	289	313	237	242						
OCT	452	272	346	335	215	288	397	270	327	284	219	275						
NOV	299	195	283	210	161	235	292	218	286	203	168	227						
DEC	193	153	255	139	121	202	195	123	262	125	95	203						
TOTAL	4519	2741	3428	3274	2206	2829	4437	3042	3381	3197	2465	2781	913	701	585	629	552	454
AVG	377	228	286	273	184	236	370	254	282	266	205	232	304	234	195	210	184	151
MED	384	232	290	281	181	245	401	270	288	291	216	236	279	226	204	187	176	163

RESIDENTIAL	2023 YEAR END	%CHG		2024 YEAR END	%CHG		2025 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$214,612	+5.1%		\$231,396	+7.8%		\$225,108	-2.7%
MEDIAN LIST	\$169,900	+3.4%		\$186,250	+9.6%		\$175,000	-6.0%
AVERAGE SALE	\$197,389	+4.6%		\$211,766	+7.3%		\$198,647	-6.2%
MEDIAN SALE	\$164,501	+2.9%		\$176,000	+7.0%		\$175,000	-0.6%

All Markets 13-Month New Listings/Pending/Sales



All Markets 5-Year Residential Price

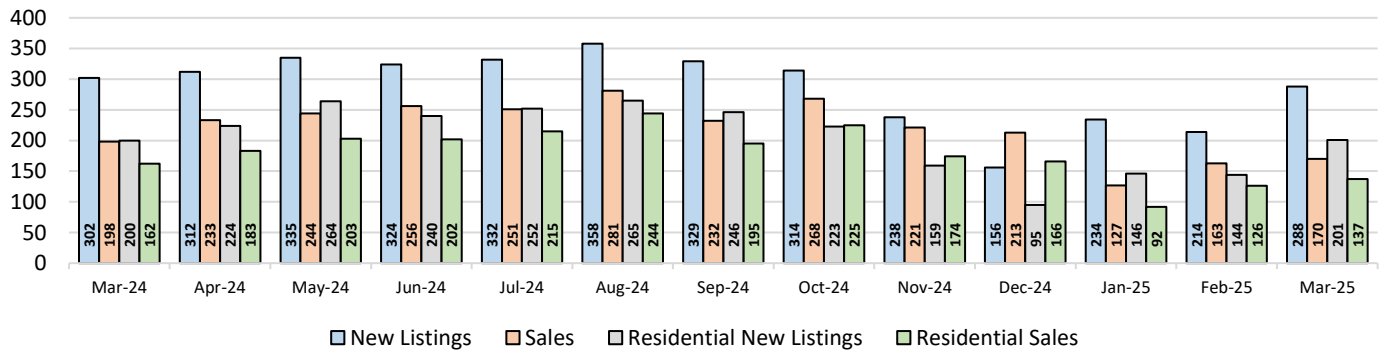


ERIE COUNTY

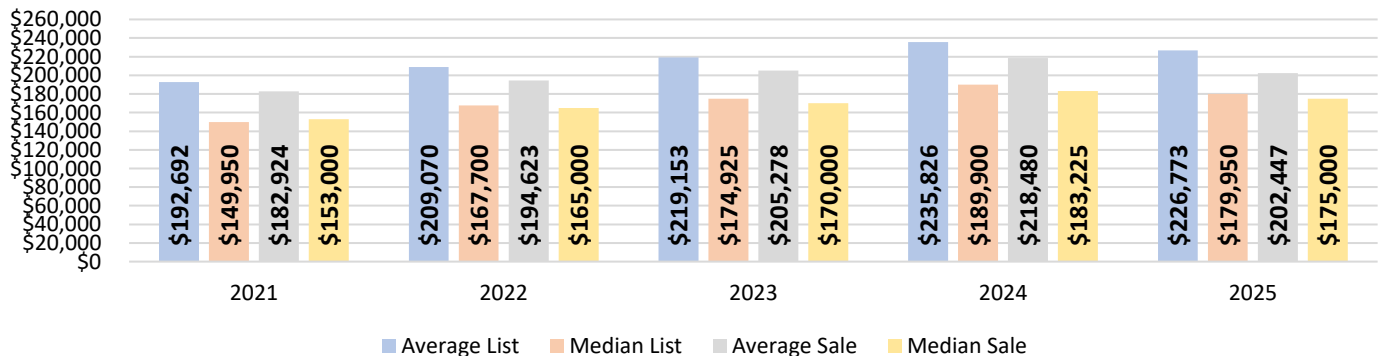
	2023				2024				2025			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	236	138	134	116	258	174	154	137	234	127	146	92
FEB	221	137	143	104	252	177	183	142	214	163	144	126
MAR	289	203	203	155	302	198	200	162	288	170	201	137
APR	308	183	218	135	312	233	224	183				
MAY	385	249	298	201	335	244	264	203				
JUN	379	314	267	265	324	256	240	202				
JUL	357	247	266	211	332	251	252	215				
AUG	391	264	295	230	358	281	265	244				
SEP	306	283	221	233	329	232	246	195				
OCT	362	276	261	224	314	268	223	225				
NOV	242	220	177	180	238	221	159	174				
DEC	157	197	115	156	156	213	95	166				
TOTAL	3633	2711	2598	2210	3510	2748	2505	2248	736	460	491	355
AVG	303	226	217	184	293	229	209	187	245	153	164	118
MED	307	234	220	191	313	233	224	189	234	163	146	126

RESIDENTIAL	2023 YEAR END	%CHG		2024 YEAR END	%CHG		2025 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$219,153	+4.8%		\$235,826	+7.6%		\$226,773	-3.8%
MEDIAN LIST	\$174,925	+4.3%		\$189,900	+8.6%		\$179,950	-5.2%
AVERAGE SALE	\$205,278	+5.5%		\$218,480	+6.4%		\$202,447	-7.3%
MEDIAN SALE	\$170,000	+3.0%		\$183,225	+7.8%		\$175,000	-4.5%

Erie County 13-Month New Listings/Sales



Erie County 5-Year Residential Price

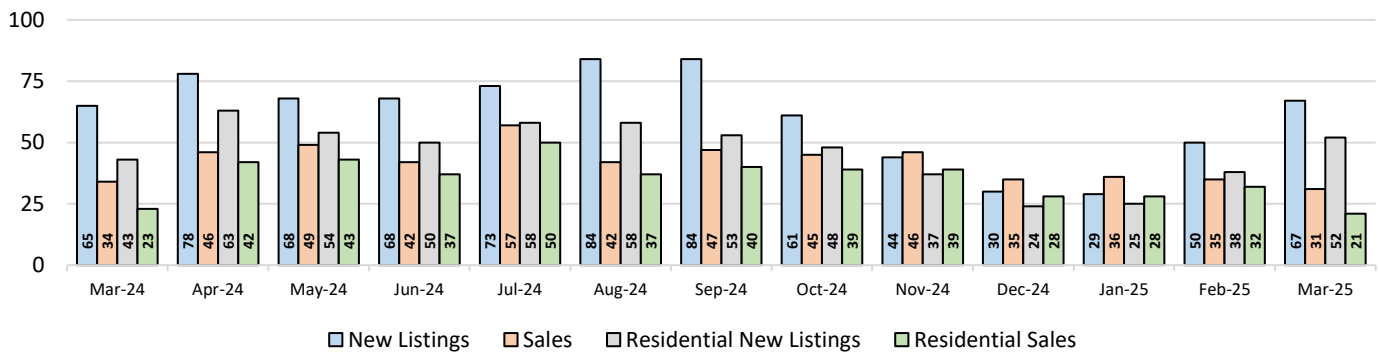


CRAWFORD COUNTY

	2023				2024				2025			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	44	31	30	26	42	24	30	21	29	36	25	28
FEB	39	34	28	30	38	32	31	28	50	35	38	32
MAR	44	48	34	38	65	34	43	23	67	31	52	21
APR	54	35	41	28	78	46	63	42				
MAY	89	53	67	47	68	49	54	43				
JUN	89	64	72	57	68	42	50	37				
JUL	65	42	57	37	73	57	58	50				
AUG	84	63	58	56	84	42	58	37				
SEP	72	65	61	54	84	47	53	40				
OCT	74	57	62	54	61	45	48	39				
NOV	43	54	24	46	44	46	37	39				
DEC	29	52	21	40	30	35	24	28				
TOTAL	726	598	555	513	735	499	549	427	146	102	115	81
AVG	61	50	46	43	61	42	46	36	49	34	38	27
MED	60	53	49	43	67	44	49	38	50	35	38	28

RESIDENTIAL	2023 YEAR END	%CHG		2024 YEAR END	%CHG		2025 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$191,258	+3.0%		\$214,910	+12.4%		\$204,118	-5.0%
MEDIAN LIST	\$159,300	+3.3%		\$179,650	+12.8%		\$160,000	-10.9%
AVERAGE SALE	\$168,944	-0.4%		\$170,158	+0.7%		\$192,476	+13.1%
MEDIAN SALE	\$149,000	-0.4%		\$149,000	0.0%		\$175,000	+17.4%

Crawford County 13-Month New Listings/Sales



Crawford County 5-Year Residential Price

