



Greater Erie
Board of REALTORS®, Inc.

MLS MONTHLY STATISTICS REPORT

MAY 2025

data recorded on 06/03/25

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MAY 2025

ALL MARKETS WITHIN THE
GREATER ERIE BOARD OF REALTORS MLS

ONE YEAR CHANGE



RESIDENTIAL LISTINGS

2024

334

2025

347

+3.9%

RESIDENTIAL SALES

2024

257

2025

225

-12.5%



2025 RESIDENTIAL SALES PRICE YTD

AVERAGE \$205,426

MEDIAN \$179,000

2024 YR END \$211,766
%CH -3.0%

2024 YR END \$176,000
%CH +1.7%

MAY 2025

MONTHLY MLS STATISTICS



Greater Erie
Board of REALTORS®, Inc.

p.4 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS

+8.0%	+21.2%	-6.2%
New Listings	Pending Listings	Sold Listings

RESIDENTIAL LISTINGS

+3.9%	+19.7%	-12.5%
New Listings	Pending Listings	Sold Listings

Residential Listings Change from 2024 Year End

-0.5%	-3.4%	-3.0%	+1.7%
Average List	Median List	Average Sale	Median Sale

p.5 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS

+12.5%	-8.2%
New Listings	Sold Listings

RESIDENTIAL LISTINGS

+4.9%	-15.3%
New Listings	Sold Listings

Residential Listings Change from 2024 Year End

-1.3%	-0.5%	-4.6%	-1.4%
Average List	Median List	Average Sale	Median Sale

p.6 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS

+16.2%	+44.9%
New Listings	Sold Listings

RESIDENTIAL LISTINGS

+24.1%	+41.9%
New Listings	Sold Listings

Residential Listings Change from 2024 Year End

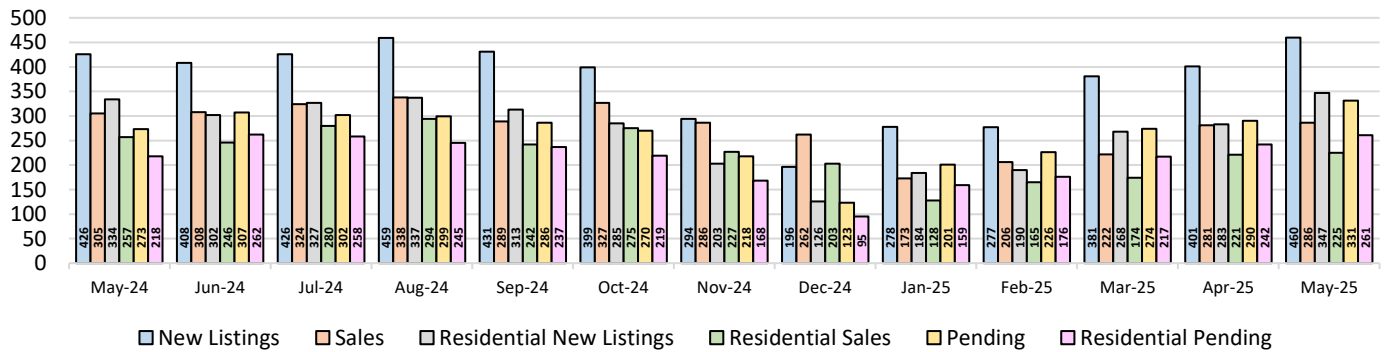
-1.8%	-6.8%	+17.4%	+18.1%
Average List	Median List	Average Sale	Median Sale

ALL MARKETS

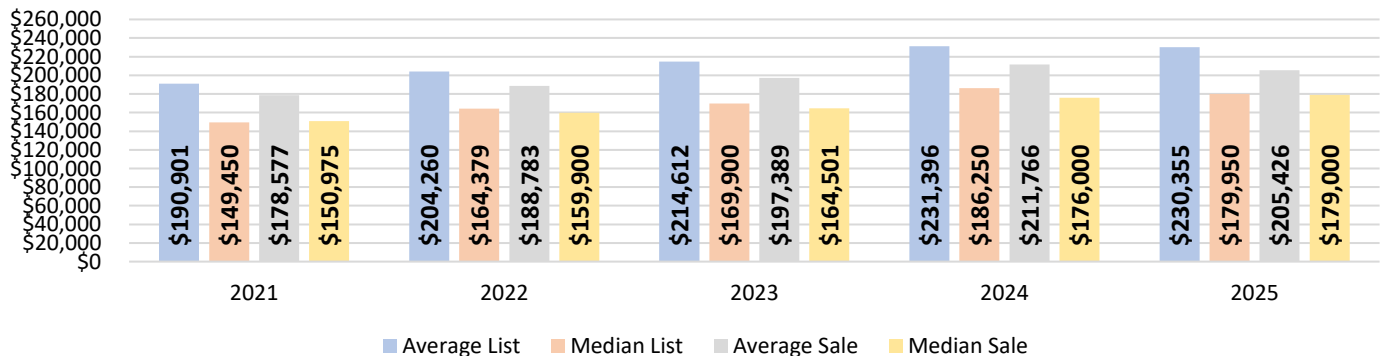
	2023						2024						2025					
	ALL			RES			ALL			RES			ALL			RES		
	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE
JAN	289	198	172	172	155	144	316	181	203	195	139	163	278	201	173	184	159	128
FEB	267	219	184	175	161	145	302	254	213	224	205	172	277	226	206	190	176	165
MAR	351	255	265	247	200	204	382	269	241	256	205	192	381	274	222	268	217	174
APR	377	244	222	270	213	167	404	260	285	297	214	230	401	290	281	283	242	221
MAY	493	172	314	380	138	260	426	273	305	334	218	257	460	331	286	347	261	225
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	459	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	399	270	327	285	219	275						
NOV	299	195	283	210	161	235	294	218	286	203	168	227						
DEC	193	153	255	139	121	202	196	123	262	126	95	203						
TOTAL	4519	2741	3428	3274	2206	2829	4443	3042	3381	3199	2465	2781	1797	1322	1168	1272	1055	913
AVG	377	228	286	273	184	236	370	254	282	267	205	232	359	264	234	254	211	183
MED	384	232	290	281	181	245	402	270	288	291	216	236	381	274	222	268	217	174

RESIDENTIAL	2023 YEAR END	%CHG		2024 YEAR END	%CHG		2025 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$214,612	+5.1%		\$231,396	+7.8%		\$230,355	-0.5%
MEDIAN LIST	\$169,900	+3.4%		\$186,250	+9.6%		\$179,950	-3.4%
AVERAGE SALE	\$197,389	+4.6%		\$211,766	+7.3%		\$205,426	-3.0%
MEDIAN SALE	\$164,501	+2.9%		\$176,000	+7.0%		\$179,000	+1.7%

All Markets 13-Month New Listings/Pending/Sales



All Markets 5-Year Residential Price

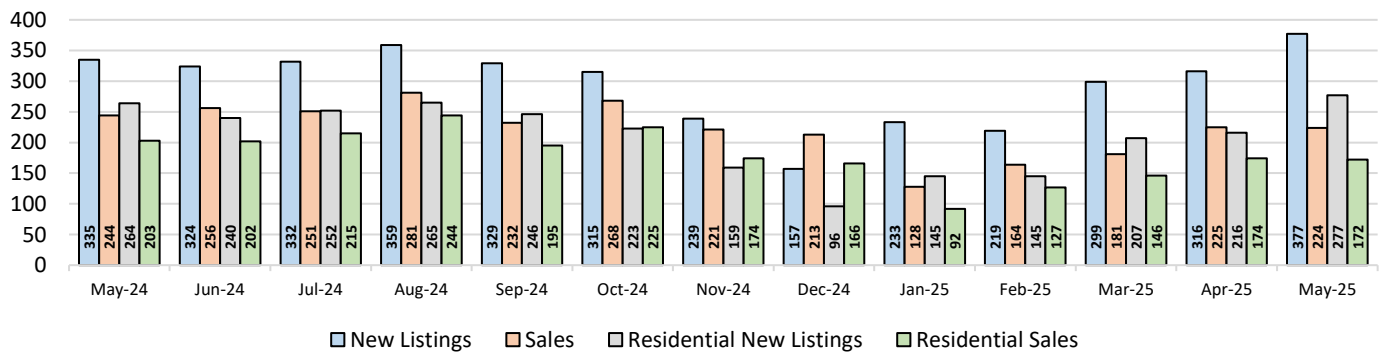


ERIE COUNTY

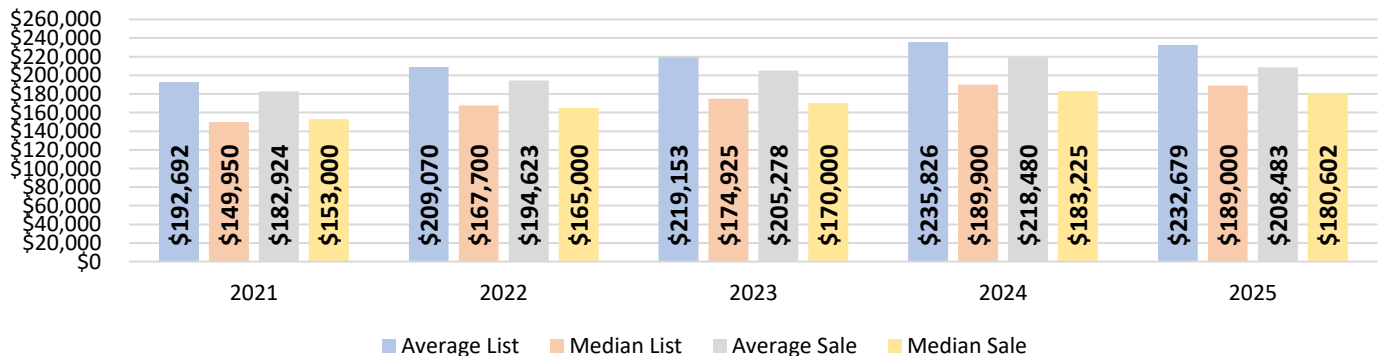
	2023				2024				2025			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	236	138	134	116	258	174	154	137	233	128	145	92
FEB	221	137	143	104	252	177	183	142	219	164	145	127
MAR	289	203	203	155	302	198	200	162	299	181	207	146
APR	308	183	218	135	312	233	224	183	316	225	216	174
MAY	385	249	298	201	335	244	264	203	377	224	277	172
JUN	379	314	267	265	324	256	240	202				
JUL	357	247	266	211	332	251	252	215				
AUG	391	264	295	230	359	281	265	244				
SEP	306	283	221	233	329	232	246	195				
OCT	362	276	261	224	315	268	223	225				
NOV	242	220	177	180	239	221	159	174				
DEC	157	197	115	156	157	213	96	166				
TOTAL	3633	2711	2598	2210	3514	2748	2506	2248	1444	922	990	711
AVG	303	226	217	184	293	229	209	187	289	184	198	142
MED	307	234	220	191	314	233	224	189	299	181	207	146

RESIDENTIAL	2023 YEAR END	%CHG		2024 YEAR END	%CHG		2025 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$219,153	+4.8%		\$235,826	+7.6%		\$232,679	-1.3%
MEDIAN LIST	\$174,925	+4.3%		\$189,900	+8.6%		\$189,000	-0.5%
AVERAGE SALE	\$205,278	+5.5%		\$218,480	+6.4%		\$208,483	-4.6%
MEDIAN SALE	\$170,000	+3.0%		\$183,225	+7.8%		\$180,602	-1.4%

Erie County 13-Month New Listings/Sales



Erie County 5-Year Residential Price

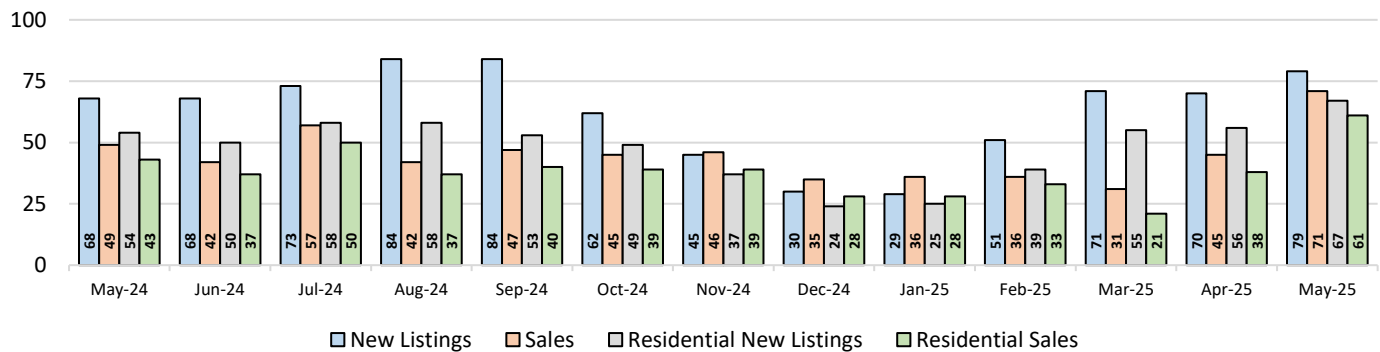


CRAWFORD COUNTY

	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	51	36	39	33
MAR	44	48	34	38	65	34	43	23	71	31	55	21
APR	54	35	41	28	78	46	63	42	70	45	56	38
MAY	89	53	67	47	68	49	54	43	79	71	67	61
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	62	45	49	39				
NOV	43	54	24	46	45	46	37	39				
DEC	29	52	21	40	30	35	24	28				
TOTAL	726	598	555	513	737	499	550	427	300	219	242	181
AVG	61	50	46	43	61	42	46	36	60	44	48	36
MED	60	53	49	43	67	44	50	38	70	36	55	33

RESIDENTIAL	2023 YEAR END	%CHG		2024 YEAR END	%CHG		2025 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$191,258	+3.0%		\$214,910	+12.4%		\$211,007	-1.8%
MEDIAN LIST	\$159,300	+3.3%		\$179,650	+12.8%		\$167,500	-6.8%
AVERAGE SALE	\$168,944	-0.4%		\$170,158	+0.7%		\$199,830	+17.4%
MEDIAN SALE	\$149,000	-0.4%		\$149,000	0.0%		\$176,000	+18.1%

Crawford County 13-Month New Listings/Sales



Crawford County 5-Year Residential Price

