Greater Erie
Board of REALTORS®, Inc.

MLS MONTHLY STATISTICS REPORT

JUNE 2025

data recorded on 07/01/25

The MLS Monthly Statistics Report and Infographic are prepared for GEBOR MLS Subscribers only and are not intended for public release. Subscribers are encouraged to share only the published MLS Quarterly Statistics on the GEBOR public website for public informational purposes.

JUNE 2025

ALL MARKETS WITHIN THE GREATER ERIE BOARD OF REALTORS MLS

ONE YEAR CHANGE

RESIDENTIAL LISTINGS

2024 302 2025 345 **+14.2%**

RESIDENTIAL SALES

-2.8% 2024 246 2025 239

SOLD

2025 RESIDENTIAL SALES PRICE YTD

$

AVERAGE $208,201

2024 YR END $211,766
%CH -1.7%

MEDIAN $179,500

2024 YR END $176,000
%CH +2.0%

SOURCE: GEBOR MLS JULY 1, 2025

JUNE 2025

MONTHLY MLS STATISTICS

Greater Erie Board of REALTORS®, Inc.

p.4 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS

New Listings	Pending Listings	Sold Listings
+11.0%	+3.3%	-7.8%

RESIDENTIAL LISTINGS

New Listings	Pending Listings	Sold Listings
+14.2%	-1.9%	-2.8%

Residential Listings Change from 2024 Year End

Average List	Median List	Average Sale	Median Sale
+0.5%	-0.7%	-1.7%	+2.0%

p.5 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS

New Listings	Sold Listings
+11.7%	-9.4%

RESIDENTIAL LISTINGS

New Listings	Sold Listings
+15.0%	-4.5%

Residential Listings Change from 2024 Year End

Average List	Median List	Average Sale	Median Sale
-0.4%	+1.1%	-3.2%	-1.0%

p.6 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS

New Listings	Sold Listings
+11.8%	-2.4%

RESIDENTIAL LISTINGS

New Listings	Sold Listings
+14.0%	-2.7%

Residential Listings Change from 2024 Year End

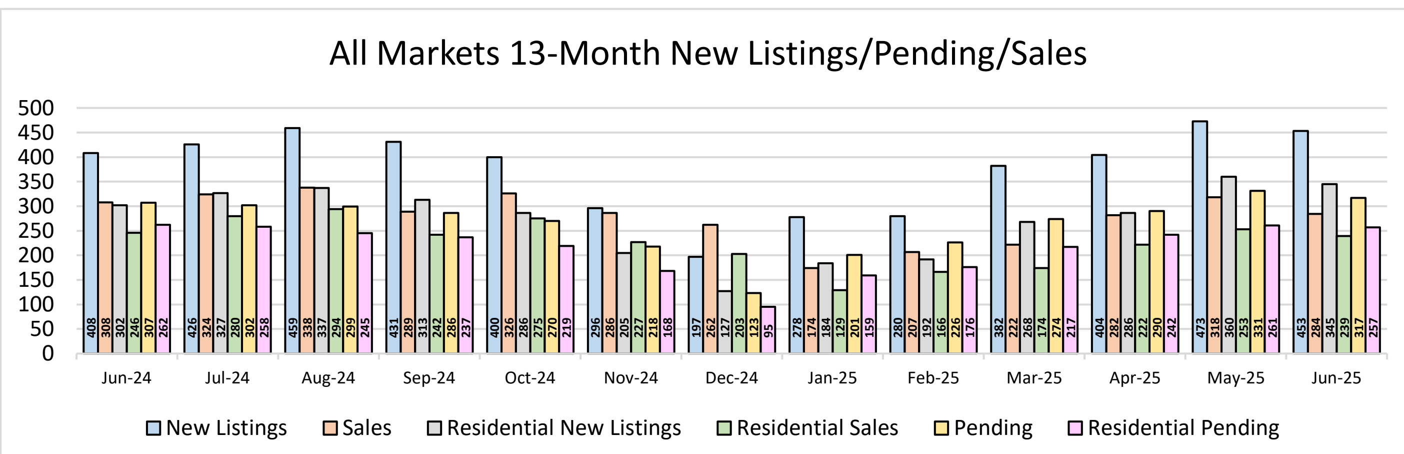
Average List	Median List	Average Sale	Median Sale
-0.2%	-5.4%	+18.1%	+17.8%

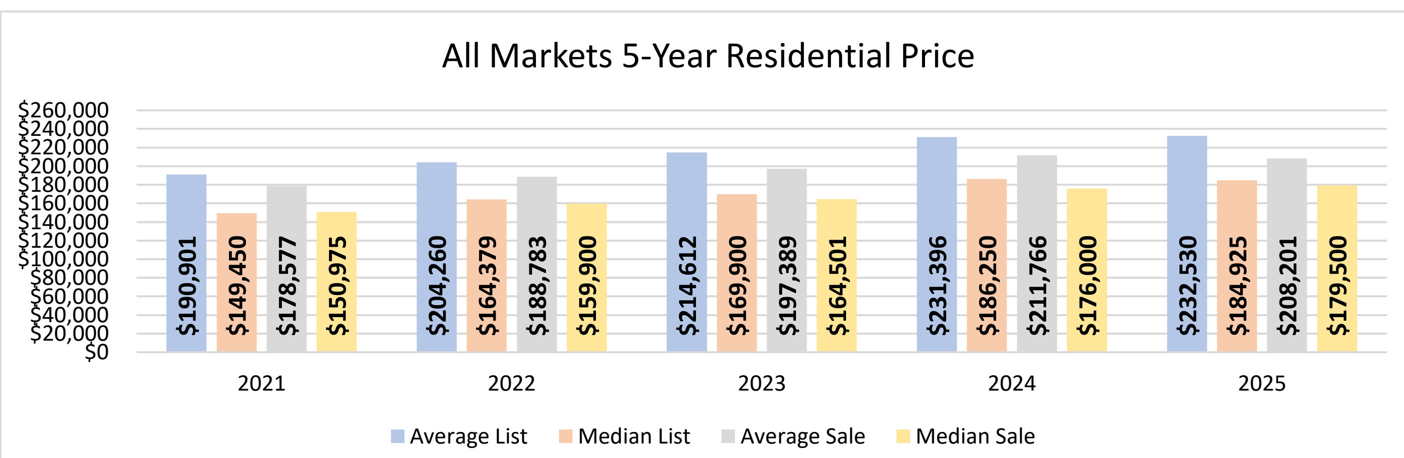
Data recorded on July 1, 2025, from the Greater Erie Board of REALTORS® MLS deemed reliable but not guaranteed.

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	174	184	159	129
FEB	267	219	184	175	161	145	302	254	213	224	205	172	280	226	207	192	176	166
MAR	351	255	265	247	200	204	382	269	241	256	205	192	382	274	222	268	217	174
APR	377	244	222	270	213	167	404	260	285	297	214	230	404	290	282	286	242	222
MAY	493	172	314	380	138	260	426	273	305	334	218	257	473	331	318	360	261	253
JUN	485	248	389	355	205	332	408	307	308	302	262	246	**453**	**317**	**284**	**345**	**257**	**239**
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	400	270	326	286	219	275						
NOV	299	195	283	210	161	235	296	218	286	205	168	227						
DEC	193	153	255	139	121	202	197	123	262	127	95	203						
TOTAL	4519	2741	3428	3274	2206	2829	4447	3042	3380	3203	2465	2781	**2270**	**1639**	**1487**	**1635**	**1312**	**1183**
AVG	377	228	286	273	184	236	371	254	282	267	205	232	**378**	**273**	**248**	**273**	**219**	**197**
MED	384	232	290	281	181	245	402	270	288	292	216	236	**393**	**282**	**252**	**277**	**230**	**198**

RESIDENTIAL	2023 YEAR END	%CHG		2024 YEAR END	%CHG		**2025 YEAR-TO-DATE**	**%CHG**
AVERAGE LIST	$214,612	+5.1%		$231,396	+7.8%		**$232,530**	**+0.5%**
MEDIAN LIST	$169,900	+3.4%		$186,250	+9.6%		**$184,925**	**-0.7%**
AVERAGE SALE	$197,389	+4.6%		$211,766	+7.3%		**$208,201**	**-1.7%**
MEDIAN SALE	$164,501	+2.9%		$176,000	+7.0%		**$179,500**	**+2.0%**





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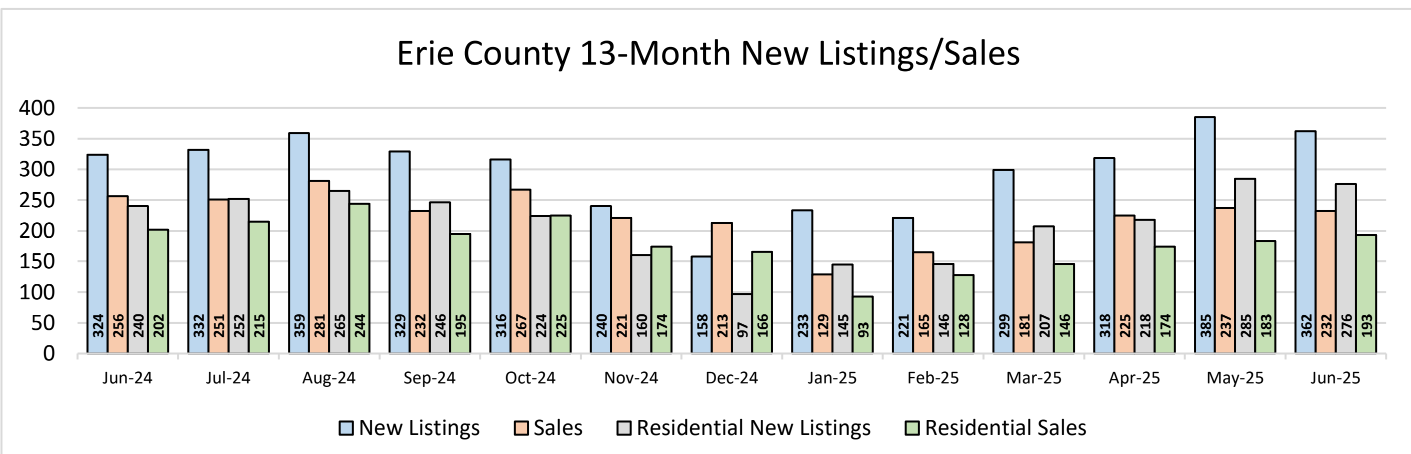
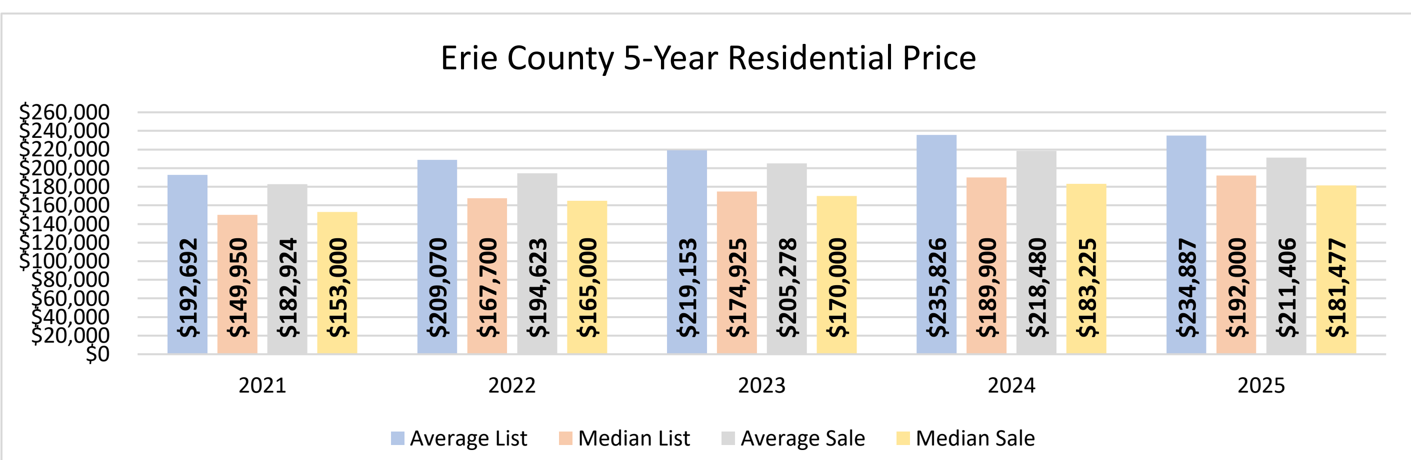
ERIE COUNTY

	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	129	145	93
FEB	221	137	143	104	252	177	183	142	221	165	146	128
MAR	289	203	203	155	302	198	200	162	299	181	207	146
APR	308	183	218	135	312	233	224	183	318	225	218	174
MAY	385	249	298	201	335	244	264	203	385	237	285	183
JUN	379	314	267	265	324	256	240	202	**362**	**232**	**276**	**193**
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	316	267	224	225				
NOV	242	220	177	180	240	221	160	174				
DEC	157	197	115	156	158	213	97	166				
TOTAL	3633	2711	2598	2210	3517	2747	2509	2248	**1818**	**1169**	**1277**	**917**
AVG	303	226	217	184	293	229	209	187	**303**	**195**	**213**	**153**
MED	307	234	220	191	314	233	224	189	**309**	**203**	**213**	**160**

RESIDENTIAL	2023 YEAR END	%CHG		2024 YEAR END	%CHG		**2025 YEAR-TO-DATE**	**%CHG**
AVERAGE LIST	$219,153	+4.8%		$235,826	+7.6%		**$234,887**	**-0.4%**
MEDIAN LIST	$174,925	+4.3%		$189,900	+8.6%		**$192,000**	**+1.1%**
AVERAGE SALE	$205,278	+5.5%		$218,480	+6.4%		**$211,406**	**-3.2%**
MEDIAN SALE	$170,000	+3.0%		$183,225	+7.8%		**$181,477**	**-1.0%**





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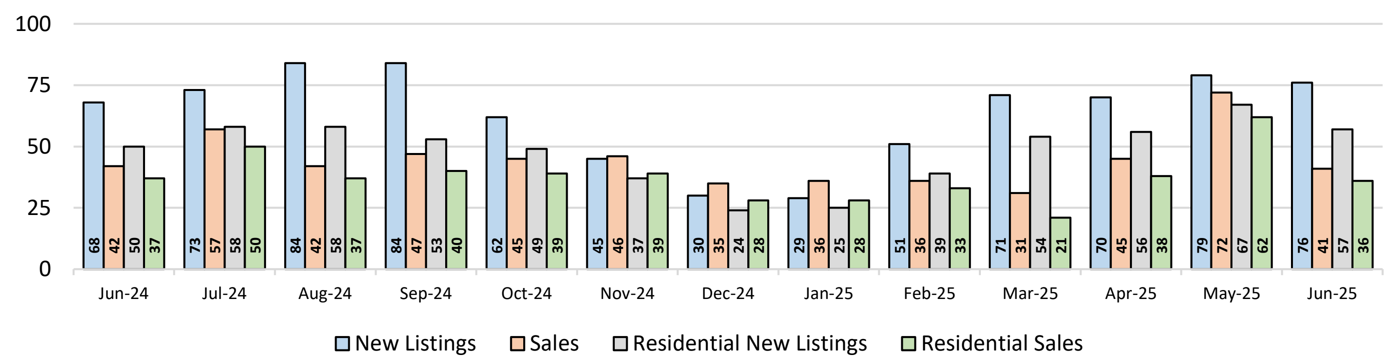
CRAWFORD COUNTY

	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	54	21
APR	54	35	41	28	78	46	63	42	70	45	56	38
MAY	89	53	67	47	68	49	54	43	79	72	67	62
JUN	89	64	72	57	68	42	50	37	**76**	**41**	**57**	**36**
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	**376**	**261**	**298**	**218**
AVG	61	50	46	43	61	42	46	36	**63**	**44**	**50**	**36**
MED	60	53	49	43	67	44	50	38	**71**	**39**	**55**	**35**

RESIDENTIAL	2023 YEAR END	%CHG		2024 YEAR END	%CHG		**2025 YEAR-TO-DATE**	**%CHG**
AVERAGE LIST	$191,258	+3.0%		$214,910	+12.4%		**$214,389**	**-0.2%**
MEDIAN LIST	$159,300	+3.3%		$179,650	+12.8%		**$170,000**	**-5.4%**
AVERAGE SALE	$168,944	-0.4%		$170,158	+0.7%		**$200,968**	**+18.1%**
MEDIAN SALE	$149,000	-0.4%		$149,000	0.0%		**$175,500**	**+17.8%**

Crawford County 13-Month New Listings/Sales



Crawford County 5-Year Residential Price