



Greater Erie  
Board of REALTORS<sup>®</sup>, Inc.

# MLS MONTHLY STATISTICS REPORT

## FEBRUARY 2026

*data recorded on 03/02/26*

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.

## **IMPORTANT DATA CLARIFICATION**

Monthly Residential List/Sale Avg/Med Data for years 2025 & earlier was calculated as a Year-to-Date figure.

Monthly Residential List/Sale Avg/Med Data for years 2026 & beyond will be calculated as a true per month figure.

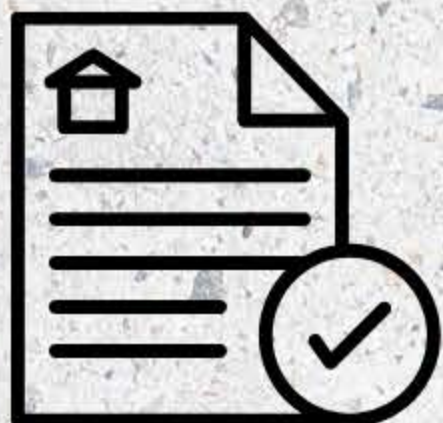
Please consider this "apples to oranges" difference when referencing the One Year Change data for years 2025 > 2026.



Greater Erie Board of REALTORS®, Inc.

# MLS STATISTICS FEBRUARY 2026

ONE YEAR CHANGE • RESIDENTIAL LISTINGS • ALL MARKETS



## LISTINGS

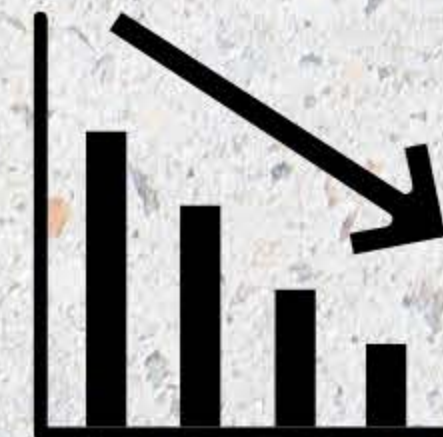
**-6.8%**

FEB 2025: 192  
FEB 2026: 179

## SALES

**-11.9%**

FEB 2025: 168  
FEB 2026: 148



## AVG SALE PRICE

**+17.2%**

FEB 2025: \$202,332  
FEB 2026: \$237,141



## MED SALE PRICE

**+7.8%**

FEB 2025: \$172,500  
FEB 2026: \$186,000

SOURCE: GEBOR MLS MARCH 2, 2026

# FEBRUARY 2026

## MONTHLY MLS STATISTICS



Greater Erie  
Board of REALTORS®, Inc.

### p.4 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS			RESIDENTIAL LISTINGS		
-7.8%	+2.2%	-18.2%	-6.8%	+3.4%	-11.9%
New Listings	Pending Listings	Sold Listings	New Listings	Pending Listings	Sold Listings

Residential Listings One Year Change

+16.6%	+25.7%	+17.2%	+7.8%
Average List	Median List	Average Sale	Median Sale

### p.5 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
-7.7%	-13.8%	-5.5%	-6.2%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings One Year Change

+13.9%	+22.0%	+19.3%	+11.3%
Average List	Median List	Average Sale	Median Sale

### p.6 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
-17.6%	-41.7%	-17.9%	-36.4%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings One Year Change

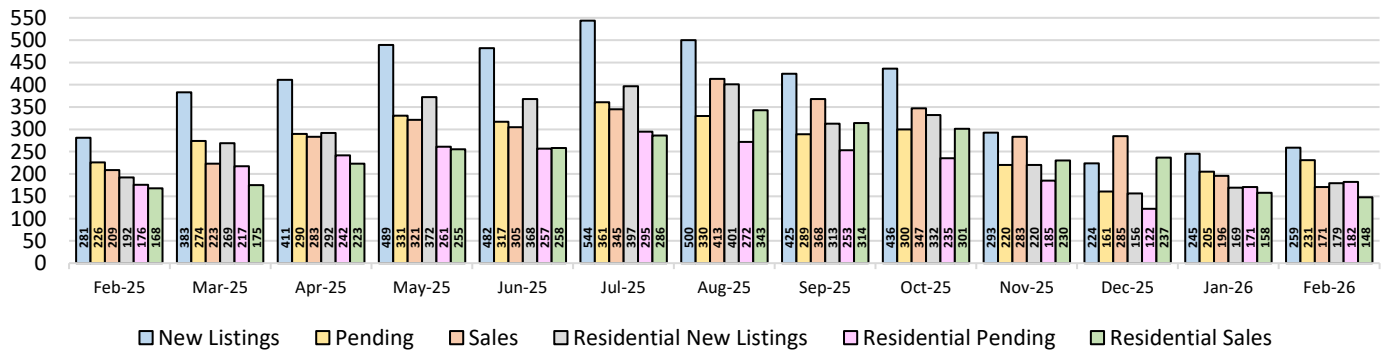
+37.9%	+56.2%	+5.2%	-5.7%
Average List	Median List	Average Sale	Median Sale

# ALL MARKETS

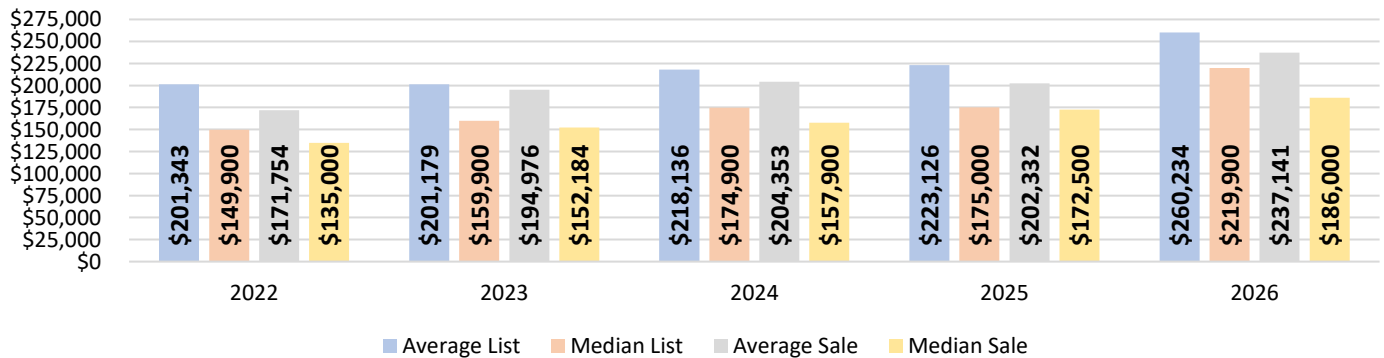
	2024						2025						2026					
	ALL			RES			ALL			RES			ALL			RES		
	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE
JAN	316	181	203	195	139	163	279	201	174	184	159	129	245	205	196	169	171	158
<b>FEB</b>	302	254	213	224	205	172	281	226	209	192	176	168	<b>259</b>	<b>231</b>	<b>171</b>	<b>179</b>	<b>182</b>	<b>148</b>
MAR	382	269	241	256	205	192	383	274	223	269	217	175						
APR	404	260	285	297	214	230	411	290	283	292	242	223						
MAY	426	273	305	334	218	257	489	331	321	372	261	255						
JUN	408	307	308	302	262	246	482	317	305	368	257	258						
JUL	426	302	324	327	258	280	544	361	345	397	295	286						
AUG	459	299	338	337	245	294	500	330	413	401	272	343						
SEP	431	286	289	313	237	242	425	289	368	313	253	314						
OCT	399	270	326	285	219	275	436	300	347	332	235	301						
NOV	296	218	286	205	168	227	293	220	283	220	185	230						
DEC	197	123	262	127	95	203	224	161	285	156	122	237						
<b>TOTAL</b>	<b>4446</b>	<b>3042</b>	<b>3380</b>	<b>3202</b>	<b>2465</b>	<b>2781</b>	<b>4747</b>	<b>3300</b>	<b>3556</b>	<b>3496</b>	<b>2674</b>	<b>2919</b>	<b>504</b>	<b>436</b>	<b>367</b>	<b>348</b>	<b>353</b>	<b>306</b>
<b>AVG</b>	<b>371</b>	<b>254</b>	<b>282</b>	<b>267</b>	<b>205</b>	<b>232</b>	<b>396</b>	<b>275</b>	<b>296</b>	<b>291</b>	<b>223</b>	<b>243</b>	<b>252</b>	<b>218</b>	<b>184</b>	<b>174</b>	<b>177</b>	<b>153</b>
<b>MED</b>	<b>402</b>	<b>270</b>	<b>288</b>	<b>291</b>	<b>216</b>	<b>236</b>	<b>418</b>	<b>290</b>	<b>295</b>	<b>303</b>	<b>239</b>	<b>246</b>	<b>252</b>	<b>218</b>	<b>184</b>	<b>174</b>	<b>177</b>	<b>153</b>

RESIDENTIAL	FEBRUARY 2024	%CHG	FEBRUARY 2025	%CHG	FEBRUARY 2026	%CHG
<b>AVERAGE LIST</b>	\$218,136	+8.4%	\$223,126	+2.3%	<b>\$260,234</b>	<b>+16.6%</b>
<b>MEDIAN LIST</b>	\$174,900	+9.4%	\$175,000	+0.1%	<b>\$219,900</b>	<b>+25.7%</b>
<b>AVERAGE SALE</b>	\$204,353	+4.8%	\$202,332	-1.0%	<b>\$237,141</b>	<b>+17.2%</b>
<b>MEDIAN SALE</b>	\$157,900	+3.8%	\$172,500	+9.2%	<b>\$186,000</b>	<b>+7.8%</b>

### All Markets 13-Month New Listings/Pending/Sales



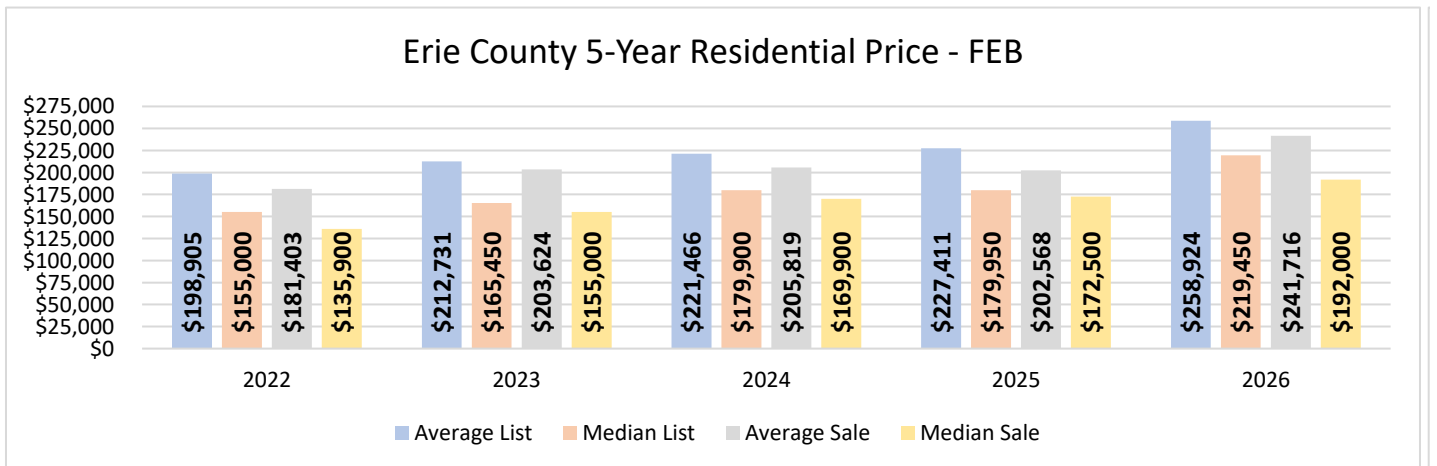
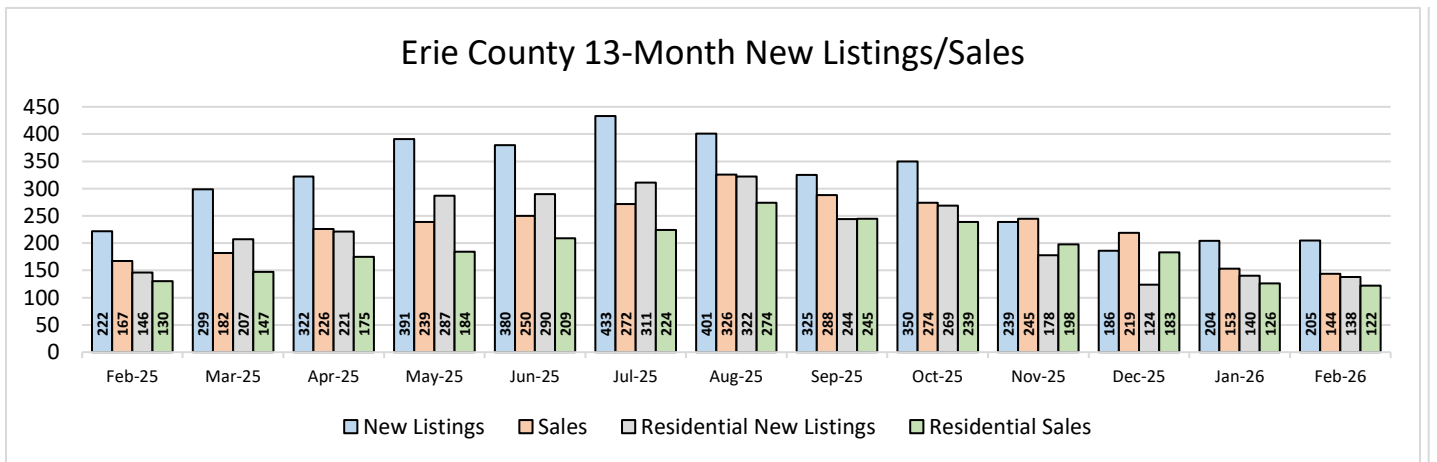
### All Markets 5-Year Residential Price - FEB



# ERIE COUNTY

	2024				2025				2026			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	258	174	154	137	234	129	145	93	204	153	140	126
<b>FEB</b>	252	177	183	142	222	167	146	130	<b>205</b>	<b>144</b>	<b>138</b>	<b>122</b>
MAR	302	198	200	162	299	182	207	147				
APR	312	233	224	183	322	226	221	175				
MAY	335	244	264	203	391	239	287	184				
JUN	324	256	240	202	380	250	290	209				
JUL	332	251	252	215	433	272	311	224				
AUG	359	281	265	244	401	326	322	274				
SEP	329	232	246	195	325	288	244	245				
OCT	316	267	224	225	350	274	269	239				
NOV	240	221	160	174	239	245	178	198				
DEC	158	213	97	166	186	219	124	183				
<b>TOTAL</b>	<b>3517</b>	<b>2747</b>	<b>2509</b>	<b>2248</b>	<b>3782</b>	<b>2817</b>	<b>2744</b>	<b>2301</b>	<b>409</b>	<b>297</b>	<b>278</b>	<b>248</b>
<b>AVG</b>	<b>293</b>	<b>229</b>	<b>209</b>	<b>187</b>	<b>315</b>	<b>235</b>	<b>229</b>	<b>192</b>	<b>205</b>	<b>149</b>	<b>139</b>	<b>124</b>
<b>MED</b>	<b>314</b>	<b>233</b>	<b>224</b>	<b>189</b>	<b>324</b>	<b>242</b>	<b>233</b>	<b>191</b>	<b>205</b>	<b>149</b>	<b>139</b>	<b>124</b>

RESIDENTIAL	FEBRUARY 2024	%CHG	FEBRUARY 2025	%CHG	FEBRUARY 2026	%CHG
<b>AVERAGE LIST</b>	\$221,466	+4.1%	\$227,411	+2.7%	<b>\$258,924</b>	<b>+13.9%</b>
<b>MEDIAN LIST</b>	\$179,900	+8.7%	\$179,950	+0.0%	<b>\$219,450</b>	<b>+22.0%</b>
<b>AVERAGE SALE</b>	\$205,819	+1.1%	\$202,568	-1.6%	<b>\$241,716</b>	<b>+19.3%</b>
<b>MEDIAN SALE</b>	\$169,900	+9.6%	\$172,500	+1.5%	<b>\$192,000</b>	<b>+11.3%</b>



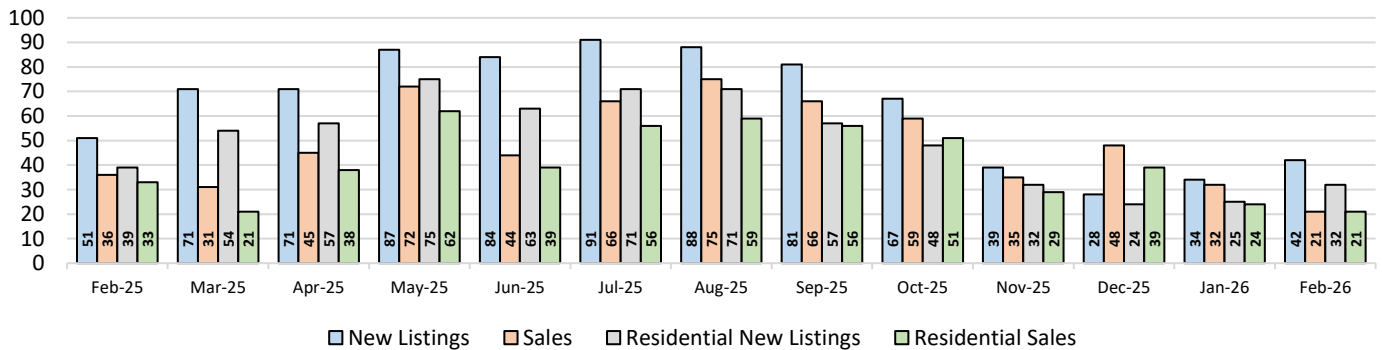
Data recorded on March 2, 2026, from the Greater Erie Board of REALTORS® MLS deemed reliable but not guaranteed.

# CRAWFORD COUNTY

	2024				2025				2026			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	42	24	30	21	29	36	25	28	34	32	25	24
<b>FEB</b>	<b>38</b>	<b>32</b>	<b>31</b>	<b>28</b>	<b>51</b>	<b>36</b>	<b>39</b>	<b>33</b>	<b>42</b>	<b>21</b>	<b>32</b>	<b>21</b>
MAR	65	34	43	23	71	31	54	21				
APR	78	46	63	42	71	45	57	38				
MAY	68	49	54	43	87	72	75	62				
JUN	68	42	50	37	84	44	63	39				
JUL	73	57	58	50	91	66	71	56				
AUG	84	42	58	37	88	75	71	59				
SEP	84	47	53	40	81	66	57	56				
OCT	61	45	48	39	67	59	48	51				
NOV	45	46	37	39	39	35	32	29				
DEC	30	35	24	28	28	48	24	39				
<b>TOTAL</b>	<b>736</b>	<b>499</b>	<b>549</b>	<b>427</b>	<b>787</b>	<b>613</b>	<b>616</b>	<b>511</b>	<b>76</b>	<b>53</b>	<b>57</b>	<b>45</b>
<b>AVG</b>	<b>61</b>	<b>42</b>	<b>46</b>	<b>36</b>	<b>66</b>	<b>51</b>	<b>51</b>	<b>43</b>	<b>38</b>	<b>27</b>	<b>29</b>	<b>23</b>
<b>MED</b>	<b>67</b>	<b>44</b>	<b>49</b>	<b>38</b>	<b>71</b>	<b>47</b>	<b>56</b>	<b>39</b>	<b>38</b>	<b>27</b>	<b>29</b>	<b>23</b>

RESIDENTIAL	FEBRUARY 2024	%CHG	FEBRUARY 2025	%CHG	FEBRUARY 2026	%CHG
<b>AVERAGE LIST</b>	\$202,811	+44.4%	\$195,553	-3.6%	<b>\$269,639</b>	<b>+37.9%</b>
<b>MEDIAN LIST</b>	\$148,950	+6.5%	\$160,000	+7.4%	<b>\$249,950</b>	<b>+56.2%</b>
<b>AVERAGE SALE</b>	\$146,273	-11.7%	\$206,574	+41.2%	<b>\$217,336</b>	<b>+5.2%</b>
<b>MEDIAN SALE</b>	\$119,500	-16.1%	\$175,000	+46.4%	<b>\$165,000</b>	<b>-5.7%</b>

### Crawford County 13-Month New Listings/Sales



### Crawford County 5-Year Residential Price - FEB

