



Greater Erie
Board of REALTORS[®], Inc.

PROPERTY TRANSFER REPORT

JANUARY 2025

report generated 02/19/25

The information in the Property Transfer Reports and Infographic is licensed and prepared only for reference for members of the Greater Erie Board of REALTORS[®]. Only members with their own license for this data who have requested GEBOR's permission and been authorized may share the Infographic. All other public dissemination is prohibited.

PROPERTY TRANSFERS JANUARY 2025

DEEDS TRANSFERRED IN ERIE COUNTY



↑ AVERAGE \$233,864

2024 \$209,656
1 YR CH +11.5%

↑ MEDIAN \$150,000

2024 \$130,000
1 YR CH +15.4%

ONE YEAR CHANGE



JANUARY TRANSACTIONS



2024

260

2025

226

-13.1%



YEAR-TO-DATE TRANSACTIONS

-13.1%

2024

260

2025

226





Greater Erie
Board of REALTORS[®], Inc.

PROPERTY TRANSFER REPORT

JANUARY 2025

ALL DATA FROM THE DAILY RECORD

DEEMED RELIABLE BUT NOT GUARANTEED

ERIE COUNTY ONLY, DATA NOT AVAILABLE FOR CRAWFORD COUNTY

AREA 01 - ERIE NORTHEAST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
CREATIVE REAL ESTATE SOLUTIONS	AL KHAZRAJI ASMAA	138 EAGLE POINT BLVD	ERIE	\$163,000
DENIAL KELLI E	HESS HOLLY K	164 ANDREWS PARK BLVD	ERIE	\$118,000
EAST AVENUE RENTAL LLC	760 SPIRIT LLC, AL	760 E 12TH ST	ERIE	\$110,000
HESS HOLLY K	AHMETOGLU AYDA, UX	659 EUCLID AVE	ERIE	\$89,900
MOHAMMED OMAR	DANIEL ASHLEY MARIE	527 E 7TH ST	ERIE	\$72,000
HUYNH THANH C, UX	RAMIREZ AUSTIN	335 E 11TH ST	ERIE	\$67,000
FRANKLIN PHILIP	REYES GERARDO JR	631 E 4TH ST	ERIE	\$60,000
Y G M ERIE LLC	BROTHERS HOMES & RENTAL LLC	1114 ASH ST	ERIE	\$58,000
BERNAL MARCO A	SKENDARI MURTAZA	829 ASH ST ETC	ERIE	\$50,000
FEDERAL HOME LOAN MTG CORP	AMEEN ABDULSAMAD MOHAMME	611 E 8TH ST	ERIE	\$45,000
SANSOM MELVAN, UX	BLUE PIKE PROPERTIES LLC	923 E 9TH ST	ERIE	\$37,000
KONKOL RANDY A	PRATHER PROPERTY SERV LLC	1130 E LAKE RD	ERIE	\$35,000
ALTADMOURI ABDULILAH ABDULH	AL NAJJAR HAITHAM	525 REED ST	ERIE	\$35,000
BEMISS W DOUGLAS, AL	JOHNSON EDWARD E JR	942 E 5TH ST	ERIE	\$35,000
NIETUPSKI THOMAS, AL	LUNA DEL MAR LLC	2014 E 12TH ST	ERIE	\$25,000
HUMPHREYS WAYNE C	MITULSKI PROPERTY MANAGEMEN	924 E 10TH ST	ERIE	\$8,000

16 DETAIL RECORDS FOR AREA 01

TOTAL \$1,007,900
AVERAGE \$62,994
MEDIAN \$54,000

AREA 02 - ERIE NORTHWEST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
M & B REAL ESTATE HOLDINGS LLC,	BEAR MORRIS REAL ESTATE LLC	1688 W 14TH ST ETC	ERIE	\$450,000
MONSHEIN ALAN R, UX	CORRITORE JUSTIN S, UX	422 W 10TH ST	ERIE	\$350,000
LAGOS-ANTONAKOS JAMES GABRIE	SONTHEIMER AMY M	509 KAHKWA BLVD	ERIE	\$270,000
WOMANS CLUB OF ERIE INC, AL	GALBRAITH MANSION LLC	259 W 6TH ST	ERIE	\$260,000
PAGANO TIMOTHY	NICOLIA NOAH	627 OHIO ST	ERIE	\$215,000
RYCHLIK NATHANIEL P, AL	444 W 7TH ST LLC, AL	444 W 7TH ST	ERIE	\$210,000
LUCAS THERESA	ODOI TERAH M	935 W 9TH ST	ERIE	\$176,000
SHOWEMIMO ADEBOLA	B J P ENTERPRISES LLC	921 CHESTNUT ST ETC	ERIE	\$110,000
HANLIN GOLDIE L ESTATE, AL	FORNE DOUGLAS	659 DOWNING COURT	ERIE	\$96,000
WEISMILLER HEATHER N	LATIFI BEKIM, AL	1063 W 11TH ST	ERIE	\$68,000
WEISMILLER HEATHER N	LATIFI BEKIM, AL	1022 W 11TH ST	ERIE	\$65,000
A G T REO LLC	A N C INVESTMENTS LLC	720 RASPBERRY ST	ERIE	\$52,500
RICART DIVA	PATTERSON WAYNE	327 W 2ND ST	ERIE	\$35,000

13 DETAIL RECORDS FOR AREA 02

TOTAL \$2,357,500
AVERAGE \$181,346
MEDIAN \$176,000

AREA 03 - ERIE SOUTHWEST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
LYONS PETER H	MODERN TOOL TRIFECTA LLC	NO ADDRESS	ERIE	\$735,000
PEACH STREET CORNER LLC	AUTOZONE DEV LLC	3906 PEACH ST	ERIE	\$650,000
CARSON ANDREW E	ADAMS JAMES AUSTIN, UX	4603 HOMELAND BLVD	ERIE	\$450,000
D J C ASSOCIATES	MODERN TOOL TRIFECTA LLC	NO ADDRESS	ERIE	\$440,000
LUBOMSKI R ART	SIMON JOHN, UX	4116 BEECH AVE	ERIE	\$365,000

GLECOS WILLIAM C, UX	KIRNER LLC	3408 STATE ST	ERIE	\$300,000
BARNES MATTHEW C	PEACH STREET REALTY JJG LLC	3857 PEACH ST	ERIE	\$240,000
MCPHERSON SUSAN M	SENGER EDWARD LEE, AL	3309 GREENGARDEN BLVD	ERIE	\$214,900
DEMARCO DAVID J, UX	MODERN TOOL TRIFECTA LLC	NO ADDRESS	ERIE	\$190,000
GOODWIN MICHAEL K JR ESTATE, A	HOUPPT BRENNNA	2806 HAMPTON RD	ERIE	\$175,000
CAFFAREL MARY L, UX	HOLSINGER HOWARD, UX	3821 MYRTLE ST	ERIE	\$175,000
PERSICO LAWRENCE T TRUSTEE, AL	MERCY CENTER FOR WOMEN INC	NO ADDRESS	ERIE	\$175,000
ABRAMS SCOTT	FIRESTONE TAMMI S, AL	2818 WASHINGTON AVE	ERIE	\$170,000
COFFEE CREEK PROPERTIES LLC	NIX PLACE LLC	NO ADDRESS	ERIE	\$157,500
CARRIG JUSTIN	STEINER KAYTLYNN RENEE	2811 CASCADE ST	ERIE	\$151,400
SITLER LOU ANN ESTATE, AL	THORNTON KELLY E KRAUS	1020 W 33RD ST	ERIE	\$150,000
COCKRELL TABITHA	CAMELOT HOMES GROUP LLC	1402 W 31ST ST	ERIE	\$150,000
A & H TRUST, AL	330 REALTY LLC, AL	3121 WALNUT ST	ERIE	\$150,000
PATASKI JOEY, UX	ANDRZEJEWSKI JAYMIE, VIR	3930 DAVENPORT AVE	ERIE	\$150,000
FELICIANO JULIANNA	MATHENA NICOLE	420 W 17TH ST	ERIE	\$130,000
PIRRELLO MARK A	OLSZEWSKI DAVID DANIEL	32 KELLOGG ST	ERIE	\$125,000
S J L OF PA INC	LILLY PROPERTY HOLDINGS LLC	3603 BEECH AVE	ERIE	\$120,000
JANUIK STEPHEN M ESTATE, AL	ALCORN DUSTIN	NO ADDRESS	ERIE	\$120,000
OLSEN ERIC, UX	SANFORD MICHELLE IRENE, VIR	1158 W 22ND ST ETC	ERIE	\$116,000
MCKEE JEFFREY S	PHILLIP SHAWN	1205 W 38TH ST	ERIE	\$110,000
ROUDYBUSH JULIE A TRUSTEE, AL	VINCA PROPERTIES LLC	3116 PLUM ST	ERIE	\$102,000
HATHAWAY DONALD W ESTATE, AL	SANFILIPPO DOMINIC	1659 W 38TH ST	ERIE	\$101,000
PETROFF LOUISE G	HOM ERIE CO	2401 PEACH ST	ERIE	\$100,000
BOEHM THOMAS A, UX	BENNETT PROPERTIES ERIE LLC	2921 PEACH ST	ERIE	\$90,000
CASCADE FUND MTG TRUST	CORRITORE JUSTIN, AL	442 STAFFORD AVE	ERIE	\$60,000
PEREZ CARMEN M	DEJESUS EDGARDO	NO ADDRESS	ERIE	\$55,000
TERIBERY ROBERT E	ZACZYK CHAD JR	2311 PLUM ST	ERIE	\$52,000
CALAFATO LORRAINE A ESTATE, AL	WESTERN ISLES LLC	1611 CHESTNUT ST	ERIE	\$40,000
KUILMAN MICHELLE A, AL	PANOCHKO LYUBOMIR	656 W 29TH ST	ERIE	\$25,000
FRANKLIN JAMES D, AL	FEDERAL HOME LOAN MTG CORP	1229 BROWN AVE	ERIE	\$3,660

35 DETAIL RECORDS FOR AREA 03

TOTAL	\$6,538,460
AVERAGE	\$186,813
MEDIAN	\$150,000

AREA 04 - ERIE SOUTHEAST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
SECOND BAPTIST CHURCH PA	JABIR AHMED	4331 BRIGGS AVE	ERIE	\$219,900
KOSTERMAN JENNIFER	BIDWELL ALEC JOHN, AL	4158 WOOD HILLS DR	ERIE	\$200,000
P L P IV	SARODE KRISHNAMURTHY	4103 WOOD HILLS DR	ERIE	\$162,900
BICO EMIN, UX	VACTOR MARCUS ERVIN	2405 MCKINLEY AVE	ERIE	\$140,000
DINICOLA PHYLLIS M	SHULTZ JAMES THOMAS III	129 E 31ST ST	ERIE	\$135,000
BAKER WILLIAM J, UX	SANFILIPPO ERIC	359 E 38TH ST	ERIE	\$130,300
HARRINGTON SHANNON M, AL	CASHMER LLC	147 E 23RD ST	ERIE	\$121,000
M J & G ENTERPRISE LLC	R F 2512 LLC	2512 E 26TH ST	ERIE	\$120,000
ZILL ROBERT J	SCHWEET PUDDAY PIE ENTERPRISE	1755 BUFFALO RD	ERIE	\$115,000
KNIGHT KATINA	T ADAMS PROPERTIES LLC, AL	121 E 29TH ST	ERIE	\$100,000
STILLWATER PROPERTY MANAGEM	BOYKIN MARCUS A, UX	3202 OLD FRENCH RD	ERIE	\$82,500
SIMMONS JYNICKIE, VIR	ERIES BLACK WALL STREET	1620 PARADE ST	ERIE	\$80,000
HAMMOND DIANN ESTATE, AL	SHEPHERD TREE REALTY LLC	414 E 23RD ST ETC	ERIE	\$79,500
RHODES DESIREE F	PERINO MICHAEL D	2364 GLENDALE AVE ETC	ERIE	\$75,000
MAGEE TOO LLC	KAKAR MOHAMMAD SHARIF, AL	206 E 26TH ST	ERIE	\$60,000
GENERAL RENTAL HOLDINGS LLC	TAYLOR REMILEE	1904 WHITLEY AVE	ERIE	\$56,500
MILLER SARENA	ELLER RYAN	1612 E GRANDVIEW BLVD	ERIE	\$55,000
GOSTOMSKI TIMOTHY E ESTATE, AL	ALRAMADHAN FADI K ALSALEH	952 E 24TH ST	ERIE	\$40,000
ALALI ALI	MARINER PROPERTIES LLC	1241 E 21ST ST	ERIE	\$35,000
L M S MANAGEMENT GROUP LLC	W M RENTAL & PROPERTIES	530 E 28TH ST	ERIE	\$30,000
RUTKOWSKI BERNARD	CONNOLLY MICHAEL, AL	2623 WOODLAWN AVE	ERIE	\$24,000
LEROY GUY	MURILLO SALVDOR, AL	2050 JUNE ST	ERIE	\$18,000

22 DETAIL RECORDS FOR AREA 04

TOTAL	\$2,079,600
AVERAGE	\$94,527
MEDIAN	\$81,250

AREA 05 - MILLCREEK NORTH OF WEST 26TH ST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
WOODLAND GROUP LP	REES HOLDINGS LLC	2251 W 23RD ST	MLCRK-TP	\$773,000
H V A SENIOR LIVING ALLIANCE, AL	PRESQUE ISLE WEALTH MANAGEM	4631 W LAKE RD	MLCRK-TP	\$601,000
OMARK DARLENE, VIR	SCHICK MICHAEL S, UX	3770 W 26TH ST ETC	MLCRK-TP	\$330,258
MARSHALL M MARANDINO TRUSTE	ZIMMERMAN JESSICA	3621 SYCAMORE RD	MLCRK-TP	\$270,000
S SQUIRES PROPERTIES LLC	DILL DEVIN JOSEPH, UX	801 OREGON AVE	MLCRK-TP	\$250,000
ROUTE 5 ENTERPRISES LLC	HARDIN BILLIE JO	237 BEACHGROVE DR	MLCRK-TP	\$235,000
KREGER RAYMOND A, UX	PARKLAND REAL ESTATE HOLDINGS	2220 HOMER AVE	MLCRK-TP	\$150,000
SHOWERS RODERIC A	MACHALINSKI MARLO M	1010 FILMORE AVE	MLCRK-TP	\$126,900
R P M DEVELOPERS LLC	H V A SENIOR LIVING ALLIANCE, AL	4631 W LAKE RD	MLCRK-TP	\$125,000
KENNEDY MICHAEL R ESTATE	ERIE PREMIUM REMODEL INC	1120 FILMORE AVE	MLCRK-TP	\$55,000

10 DETAIL RECORDS FOR AREA 05

TOTAL	\$2,916,158
AVERAGE	\$291,616
MEDIAN	\$242,500

AREA 06 - MILLCREEK SOUTH OF WEST 26TH ST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
MILLCREEK TOWNSHIP	6050 GOLF CLUB ROAD LLC, AL	NO ADDRESS	MLCRK-TP	\$1,311,000
G R K REALTY PARTNERSHIP	FRONTIER GENERAL CONTRACTING	4917 PITTSBURGH AVE	MLCRK-TP	\$850,000
SUBURBAN TOOL AND DIE COMP, A	SUB REALTY COMP	4940 PACIFIC AVE	MLCRK-TP	\$512,800
KMECIK KEITH E, UX	CZERWINSKI BRANDON	3004 CARTER AVE	MLCRK-TP	\$427,000
MARCIN MICHAEL D, UX	THADURI RAKESH ROSHAN, UX	2751 NORTH BIRCH RUN	MLCRK-TP	\$420,500
OVERHOLT STEVEN D, UX	COLEMAN JULIA, VIR	2920 WOODVIEW DR	MLCRK-TP	\$410,000
GABBARD JOSEPH D, UX	QUIRINO VINICIUS, AL	6028 BOXWOOD DR	MLCRK-TP	\$402,000
WITTMERSHAUS JANICE K	NOONAN STEPHEN J	4916 PINEBARK COURT	MLCRK-TP	\$400,000
BEBELL DONALD J, AL	J S S T LLC	3802 CAUGHEY RD	MLCRK-TP	\$392,000
TALLEY JOSHUA J, UX	KUPPALA SRIKANTH, AL	3543 DOMINIC DR	MLCRK-TP	\$372,000
COLEMAN JULIA A, AL	COPELLO JOHN, AL	3113 W 42ND ST	MLCRK-TP	\$280,000
BROSIG JOANNE D	BURGER CHRIS C, UX	4086 W 32ND ST	MLCRK-TP	\$240,000
PEASE MARILYN J	KAISER RITA M, AL	4013 VISTA DR	MLCRK-TP	\$210,000
FERSTLER EDWARD F ESTATE	VANCISE LEONARD JR	3317 ATLANTIC AVE ETC	MLCRK-TP	\$187,500
GRISIER MARY ELLEN ESTATE, AL	JONES MIGLICIO PROPERTIES LLC	3327 ALPINE DR	MLCRK-TP	\$126,000

15 DETAIL RECORDS FOR AREA 06

TOTAL	\$6,540,800
AVERAGE	\$436,053
MEDIAN	\$400,000

AREA 07 - MILLCREEK EAST OF I-79

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
DEVRIES CHARLOTT MARR, VIR	BANDI SASIKANTH, AL	5759 PLATINUM DR	MLCRK-TP	\$452,500
BURDAK VERA P	KATEL TIKA RAM, AL	1636 CHARLES ST	MLCRK-TP	\$290,000
SEDELMYER JEFFREY P, UX	GURUNG SANTA MAYA, VIR	5349 GARDNER DR	MLCRK-TP	\$275,000
MROCKOWSKI LEONARD H ESTATE	RIDHA HUSSEIN S MOHAMMAD	929 RUTH AVE	MLCRK-TP	\$240,000
ESSER JANET L	FOYE BRANDON, AL	2041 W 51ST ST	MLCRK-TP	\$234,000
HERZOG TIMOTHY H, UX	SILVIS DYLAN MICHAEL, UX	1938 ASHEBORO DR	MLCRK-TP	\$215,000
VADAPARTHI VEERA	SUTTON JASON SCOTT	6126 GLEN EAGLES DR	MLCRK-TP	\$200,000
PLYLER BRIAN D	MCGAUGHEY SCOTT D, UX	2440 WAGER RD	MLCRK-TP	\$80,000
GRAHAM JOHN ESTATE, AL	FROMKNECT KEVIN M	2334 WAGER RD	MLCRK-TP	\$14,000

9 DETAIL RECORDS FOR AREA 07

TOTAL	\$2,000,500
AVERAGE	\$222,278
MEDIAN	\$234,000

AREA 08 - FAIRVIEW TOWNSHIP

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
STRANDWITZ NORMAN C TRUSTEE,	HOLMAN IDA JEAN TRUSTEE, AL	7978 PALMER DR	FRVW-TP	\$775,000
BRANDY RUN HOLDINGS LLC	CZERWINSKI JOSHUA D, UX	6481 BERRY TRAIL	FRVW-TP	\$750,000
CRISTIANS CHRISTI 5, AL	KNOLL ERICA L, AL	7083 STERRETTANIA RD	FRVW-TP	\$570,000
KNEIDINGER CHARLOTTE TRUSTEE,	COX KARLIN A	3287 GEORGIAN COURT	FRVW-TP	\$345,000
MALLIN MARGARET M	CIACCHINI STEPHEN G, UX	1408 DRAKE DR	FRVW-TP	\$328,500
VARZALLY ALEXANDER, AL	YOACIN JUAN ROBERTO CRISTIANS,	7472 WATER ST	FRVW-TP	\$320,000
HALL STEPHANIE L	RAPP GINEAN MARIE	3285 GEORGIAN COURT	FRVW-TP	\$305,000
WHITMER MARILYN E, AL	HINES MATTHEW D, UX	NO ADDRESS	FRVW-TP	\$297,000
BENDER INVESTMENTS, AL	PALMER WILLIAM	960 SIRAK DR	FRVW-TP	\$212,000
EARLEY MICHAEL, AL	DATTOLI JESSICA L, VIR	6708 FRANKLIN RD	FRVW-TP	\$195,000
MCLALLEN RONALD J, UX	PRIME REAL ESTATE INVESTMENTS	4129 AVONIA RD ETC	FRVW-TP	\$185,000
H P D FLIP 2019 LP	PRICE JIMMY	6759 HASKELL DR	FRVW-TP	\$140,000
CONLEY CHARLES R, AL	MARSHALL RANDALL, UX	NO ADDRESS	FRVW-TP	\$19,900
DOLFI EUGENE W, UX	SHAPIRA RANDY L, AL	NO ADDRESS	FRVW-TP	\$4,000
<i>14 DETAIL RECORDS FOR AREA 08</i>			TOTAL	\$4,446,400
			AVERAGE	\$317,600
			MEDIAN	\$301,000

AREA 09 - GIRARD BORO & TWP / LAKE CITY

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
EDDER DANIEL R, AL	EDDER RICHARD M, AL	309 MAIN ST E ETC	GIRARD-BO	\$530,000
OATES TREVOR J, UX	YOUNG HEATHER	1667 CHERRY ST	LAKE CITY-BO	\$230,400
GRACE REBECCA B ESTATE, AL	HAIBACH KURT JOSEPH, UX	9250 MIDDLE RD	GIRARD-TP	\$200,000
BLOOM EDNA J ESTATE, AL	BLOOM WILLIAM	1652 CHERRY ST	LAKE CITY-BO	\$155,000
BLAIR JOSHUA D	DOMBROWSKI JESSICA LEIGH	613 HERON COURT	GIRARD-BO	\$150,000
BURNSIDE NATHANIEL	EMPOWERING PROPERTIES LLC	1580 LAKE ST	LAKE CITY-BO	\$85,000
ROBERTSON DARLENE E	HERMANN ROGER C JR	NO ADDRESS	GIRARD-TP	\$82,500
DOMBROWSKI RYAN, AL	PORT ZACHARY, AL	9136 APPLEWOOD COURT	GIRARD-TP	\$45,000
<i>8 DETAIL RECORDS FOR AREA 09</i>			TOTAL	\$1,477,900
			AVERAGE	\$184,738
			MEDIAN	\$152,500

AREA 10 - ALBION / CONNEAUT / CRANESVILLE / ELK CREEK / PLATEA / SPRINGFIELD

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
IDENTIFICATION SYSTEMS INC	EAGLE REAL ESTATE HOLDINGS LLC	8700 ROUTE 18	PLATEA-BO	\$550,000
OSBORN KEVIN E, UX	FAYTAK ADAM SEDLER, AL	NO ADDRESS	SPRNGFLD-TP	\$450,000
BELMONDO DAVID C JR, UX	STEPHENSON BRIAN SCOTT, UX	9151 ROUTE 18	ELK CREEK-TP	\$210,000
ADAMS CHELSEY HANNAH	BITIKOFER KURT M, UX	NO ADDRESS	CONNEAUT-TP	\$200,000
ZIMMER LUKE J, UX	CONWAY STEPHANIE	9077 CARBERRY RD	ELK CREEK-TP	\$152,000
BITIKOFER KURT M, UX	ADAMS CHELSEY HANNAH	9989 CHERRY HILL RD	CONNEAUT-TP	\$150,156
NITSCHKE KEITH W, UX	FULLER BRITTANY L	84 WALNUT ST	ALBION-BO	\$130,000
AJAX 2020 A REO CORP	CARBERRY SCHOOLHOUSE LLC	13192 W RIDGE RD	SPRNGFLD-TP	\$75,615
RABELL ROBERT L, UX	EICHER BRUCE A, UX	NO ADDRESS	ELK CREEK-TP	\$57,900
P N C BANK NA TRUSTEE, AL	LUDWIG SARAH	NO ADDRESS	SPRNGFLD-TP	\$19,500
<i>10 DETAIL RECORDS FOR AREA 10</i>			TOTAL	\$1,995,171
			AVERAGE	\$199,517
			MEDIAN	\$151,078

AREA 11 - EDINBORO / FRANKLIN TWP / MCKEAN BORO & TWP / MIDDLEBORO / WASHINGTON TWP

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
OAK HILL EDINBORO LP	WEAVER BANEY OF EDINBORO LLC	700 ERIE ST	EDINBORO-BO	\$3,500,000
CHERNICHKY MARTHA A	LAVADIE RENTALS LLC	9003 MAIN ST	MCKEAN-BO	\$1,500,000
TALLMADGE NORMAN H ESTATE, A	GOODE SHARON L, VIR	9773 HAMOT RD	MCKEAN-TP	\$315,000
WILSON ANNA M, AL	SMITH ANTHONY JOSEPH, UX	211 STONEHAVEN DR	EDINBORO-BO	\$250,000

KLINE BOYD G TRUSTEE, AL	DAUSON COLE M	13850 HENNEOUS RD	WASH-TP	\$240,000
PILLITERI JOHN M	LOBAUGH MITCHELL S, UX	9050 HAMOT RD	MCKEAN-TP	\$225,000
TOBIN WILLIAM	ERDELY JESSE C, UX	7151 OLD STATE RD	FRANKLIN-TP	\$215,000
HOUGHTON MICHAEL J, AL	LEUTE BENJAMIN O	NO ADDRESS	MCKEAN-TP	\$130,000
JOINT SARAH L	KRAHE MICHAEL, UX	10243 SILVERTHORN RD	FRANKLIN-TP	\$107,500
H B R ENGH LLC	LEON COMMERCIAL LEASING LLC	NO ADDRESS	WASH-TP	\$60,000
BITTNER THOMAS A, UX	LAMOREAUX MATTHEW, UX	NO ADDRESS	EDINBORO-BO	\$3,000

11 DETAIL RECORDS FOR AREA 11

TOTAL	\$6,545,500
AVERAGE	\$595,045
MEDIAN	\$225,000

AREA 12 - SUMMIT

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
OSBORN PAUL L ESTATE, AL	OSBORN KEVIN E, UX	750 ZWILLING RD	SUMMIT-TP	\$550,000
BAYLE PAULA L, AL	SMITH RODNEY S, AL	9110 SHUNPIKE RD	SUMMIT-TP	\$492,500
ATTURI SANDEEP R	VADAPARTHI VEERA	8285 NORTH SHELBY DR	SUMMIT-TP	\$419,900
IGNASIAK DANIEL B	SMITH JAMES J JR, UX	1211 ROBISON RD	SUMMIT-TP	\$250,000
MAKOWSKI THOMAS J	CUNNINGHAM JOSEPH B	9170 PEACH ST	SUMMIT-TP	\$180,000
BEALS R DAVID	CAGE RONALD, UX	NO ADDRESS	SUMMIT-TP	\$150,000

6 DETAIL RECORDS FOR AREA 12

TOTAL	\$2,042,400
AVERAGE	\$340,400
MEDIAN	\$334,950

AREA 13 - AMITY / GREENE / VENANGO / WATTSBURG

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
DORICH DENNIS J, AL	STEINER VICTORIA K, AL	NO ADDRESS	VENANGO-TP	\$310,000
LEO SHEILA	THARP LARRY, UX	2424 GUNNISON RD	GREENE-TP	\$70,000

2 DETAIL RECORDS FOR AREA 13

TOTAL	\$380,000
AVERAGE	\$190,000
MEDIAN	\$190,000

AREA 14 - GREENFIELD / NORTH EAST BORO & TWP

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
MILLER ALLEN W	STRICKLAND KIMBERLY MARIE, AL	11930 E MAIN ST ETC	NO EAST-TP	\$519,000
REID HALLI S, AL	LAND SARA E, VIR	104 SUNSET BEACH RD	NO EAST-TP	\$359,386
BAKER MICHAEL V	HAESLER JACOB S, UX	NO ADDRESS	NO EAST-TP	\$300,000
BEMISS ROY W, UX	HAESLER JACOB S, UX	NO ADDRESS	NO EAST-TP	\$215,000
LANGDON MARGARET ANN ESTATE	KRAHE DANIEL G JR	118 SUNSET BEACH RD	NO EAST-TP	\$152,736
ONEAL JIMMY D, UX	C F HOMESTEAD PROPERTIES LLC	10094 ROUTE 89	GREENFLD-TP	\$135,000
SCEIFORD JOHN M, UX	MANISON SHELLY TRUST	NO ADDRESS	NO EAST-TP	\$130,000
KUCHCINSKI ANITA TRUSTEE, AL	FOUR HEARTS PROPERTIES LLC	1350 NORTH MILL ST ETC	NO EAST-TP	\$112,000
CHARCALLA DUSTIN	WENDEL ERICH	11278 RICH HILL RD	GREENFLD-TP	\$92,388
ROSSBACHER REAL ESTATE LLC	HEATON-DUNN COREEN, AL	18 LINCOLN ST	NO EAST-BO	\$78,500
THORNTON DAVID L, UX	SITLER JAMES R, UX	157 WELLINGTON ST	NO EAST-BO	\$48,900
REYNOLDS JOSEPH F, UX	LEWIS LINDA	NO ADDRESS	NO EAST-TP	\$1,200

12 DETAIL RECORDS FOR AREA 14

TOTAL	\$2,144,110
AVERAGE	\$178,676
MEDIAN	\$132,500

AREA 15 - HARBORCREEK / LAWRENCE PARK / WESLEYVILLE

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
KANONCZYK GERALD, AL	P W LAND HOLDINGS LLC	6122 STATION RD	HBCRK-TP	\$2,500,000
V P A HARBORCREEK LLC	F E B REALTY PA LLC	NO ADDRESS	HBCRK-TP	\$2,150,000
CASS JERRY E, UX	KRETZ MICHAEL W, UX	7010 STONEY TRACE LANE	HBCRK-TP	\$449,900
BUKOWSKI JENNIFER M ESTATE, AL	YOUSIF SAFAA	6867 MULLIGAN COURT	HBCRK-TP	\$380,000
AFFRONTE RICHARD S, AL	HARMON DAVID R, UX	5577 NORTHVIEW DR	HBCRK-TP	\$264,900
MASSELLA VINCENT D, UX	SHABLESKI COLLIN, UX	1939 DEPOT ST	HBCRK-TP	\$250,000

WILLIAMS DANIEL C, UX	AL-AWADY KARRAR, AL	3438 STATION RD	HBCRK-TP	\$160,000
BAGNONI DOUGLAS, UX	CRAYS MATTHEW, AL	836 RANKINE AVE	LAWPK-TP	\$155,000
WEBER ROGER	ALHABASH JEHAD	2723 BUFFALO RD	WESLEYVLE-BO	\$127,500
PASTORIUS BONNIE LEE, AL	BLEIL MICHAEL, UX	3950 MARKWOOD DR	HBCRK-TP	\$120,000
TANNER JAMES E	GENERAL RENTAL HOLDINGS LLC	3616 RIDGE PARKWAY	HBCRK-TP	\$118,000
WINKLER JESSE E	8013 STATION ROAD LLC, AL	8013 STATION RD	HBCRK-TP	\$78,000
K C OUTDOORS LLC, AL	GETZ CHRISTOPHER JUSTIN, UX	NO ADDRESS	HBCRK-TP	\$18,000

13 DETAIL RECORDS FOR AREA 15

TOTAL	\$6,771,300
AVERAGE	\$520,869
MEDIAN	\$160,000

AREA 16 - CONCORD / CORRY / ELGIN / WAYNE

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
MITCHELL NORMAN D ESTATE, AL	MITCHELL ALLISON	NO ADDRESS	CONCORD-TP	\$425,000
MCCLELLAN FLOYD L, UX	HELIKER ARICK CHARLES, UX	20871 ROSS RD	CONCORD-TP	\$420,000
CRONISER GARY A II, UX	FARREN MICHAEL EUGENE JR, AL	211 AIRPORT RD	CORRY	\$230,000
BECKWITH GREGORY L TRUSTEE, AL	HATFIELD DAVID, UX	NO ADDRESS	CORRY	\$186,000
BOGERT EDWIN H, UX	JACKSON TOWN & COUNTRY AUTO	635 E SMITH ST	CORRY	\$140,000
LAFLEUR DARLENE	LECHEFSKY MARY, AL	746 MEAD AVE	CORRY	\$140,000
CORRY INDUSTRIAL BENEFIT ASSOC	REINVENTING RURAL LLC	NO ADDRESS	CORRY	\$134,000
MAINE CHRISTINE A	TAUBERT SHANE	410 KING STRET	CORRY	\$132,500
MATHER TIMOTHY R	YOUNG LESLIE L	631 SOUTH CENTER ST	CORRY	\$93,000
VANDRESAR JAN M	TASKER JULIE ANN, AL	NO ADDRESS	WAYNE-TP	\$90,000
CLAYTON JAMES F	GOODWILL NATHAN	311 W COLUMBUS AVE	CORRY	\$67,000
HATCH MARTHA A ESTATE	HESLINK PAUL I, UX	NO ADDRESS	WAYNE-TP	\$61,000
SHEARER JOHN	RICHARDS MATTHEW J	47 NORTH CENTER ST	CORRY	\$60,000
PENN RIVERA PROPERTIES LLC	EASTMAN RENTALS LLC	825 E MAIN ST	CORRY	\$41,000
MARRS JOSEPH, UX	JONES THOMAS W III	8 E MAIN ST	CORRY	\$39,900
HILDUM BURDETTE A ESTATE	PENN RIVERA PROPERTIES LLC	925 E MAIN ST	CORRY	\$34,000
MUNSEE MARK, AL	SWATKOWSKI JEFFREY S, AL	NO ADDRESS	CORRY	\$25,000
MESSINGER TREVOR	W M RENTAL & PROPERTIES	NO ADDRESS	CORRY	\$22,000
FRISINA ANGELO R ESTATE	FRISINA JOSEPH A, AL	139 GOULD ST	CORRY	\$17,250
BREEDING JAMES L	ERIE COUNTY LAND BANK	34 W BOND ST	CORRY	\$11,000
FREELAND TIMOTHY JAMES, AL	SKIBA ANDREW, AL	NO ADDRESS	CORRY	\$8,000
WHITNEY CHARLES W	ERIE COUNTY LAND BANK	26 FRANKLIN ST	CORRY	\$3,000

22 DETAIL RECORDS FOR AREA 16

TOTAL	\$2,379,650
AVERAGE	\$108,166
MEDIAN	\$64,000

AREA 17 - UNION CITY / UNION TOWNSHIP

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
LINDSTROM ROGER A, UX	DURFEY TYLER, UX	65 W HIGH ST	UNION CITY-BO	\$181,000
JACKSON DUANE E, UX	SARAS BUSINESS SOLUTIONS, AL	22 SOUTH MAIN ST	UNION CITY-BO	\$69,000

2 DETAIL RECORDS FOR AREA 17

TOTAL	\$250,000
AVERAGE	\$125,000
MEDIAN	\$125,000

AREA 18 - LEBOEUF / MILL VILLAGE / WATERFORD BORO & TWP

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
DOLMOVICH JARED J, UX	BEERS HOLLY I, VIR	10833 GREENLEE RD	WTFD-TP	\$285,000
THOMPSON LAWRENCE E	LAKE LEBOEUF HOLDINGS LLC	NO ADDRESS	WTFD-TP	\$250,000
HEIM MARY ANN ESTATE	CUNNINGHAM JOSEPH B	10866 ROUTE 19N	WTFD-TP	\$225,000
VERBANAC EILEEN	GENERAL RENTAL HOLDINGS LLC	157 W 4TH ST	WTFD-BO	\$140,000
MCCALL JAMES W, UX	KADER MICHAEL D, AL	12904 ROUTE 19 SOUTH	WTFD-TP	\$50,000
CLAYTON MARNIE O	MANGOL JOHN D	13644 ROUTE 19 SHAWNEE DF	LEBOEUF-TP	\$30,000

6 DETAIL RECORDS FOR AREA 18

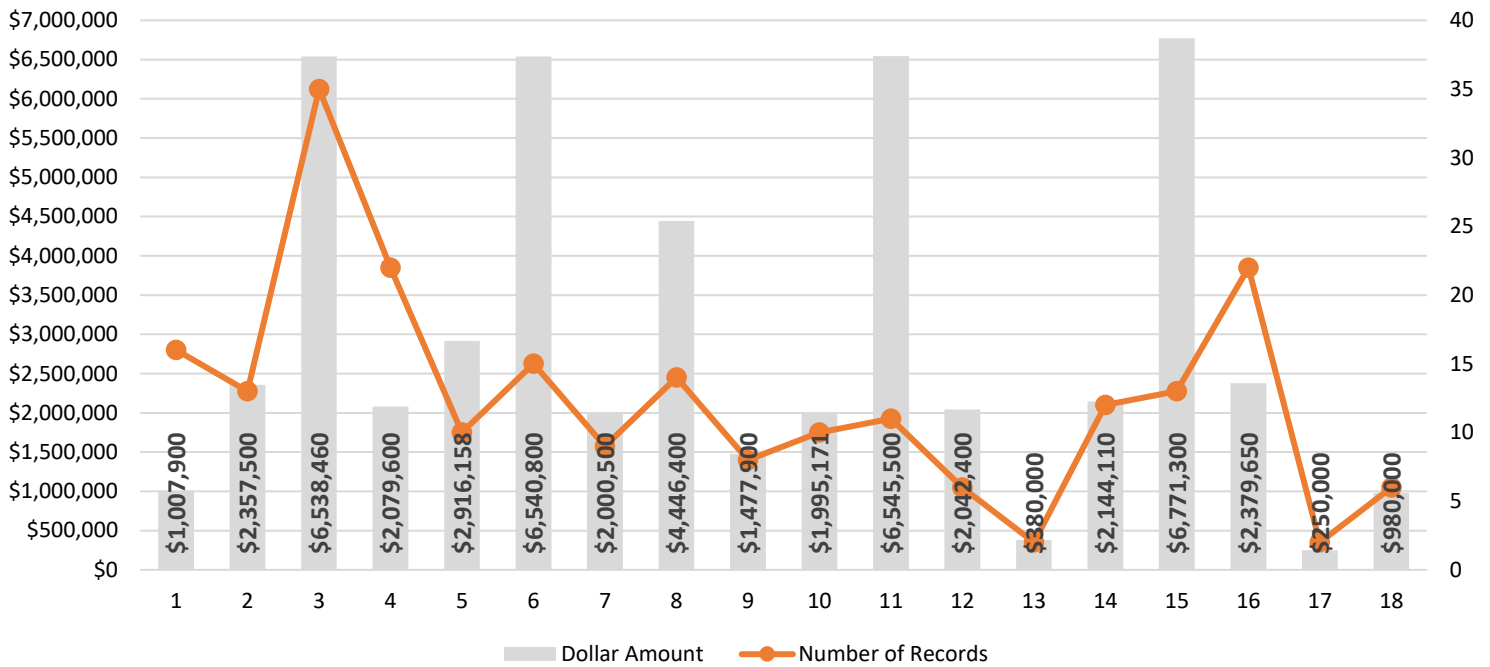
TOTAL	\$980,000
AVERAGE	\$163,333

MEDIAN \$182,500

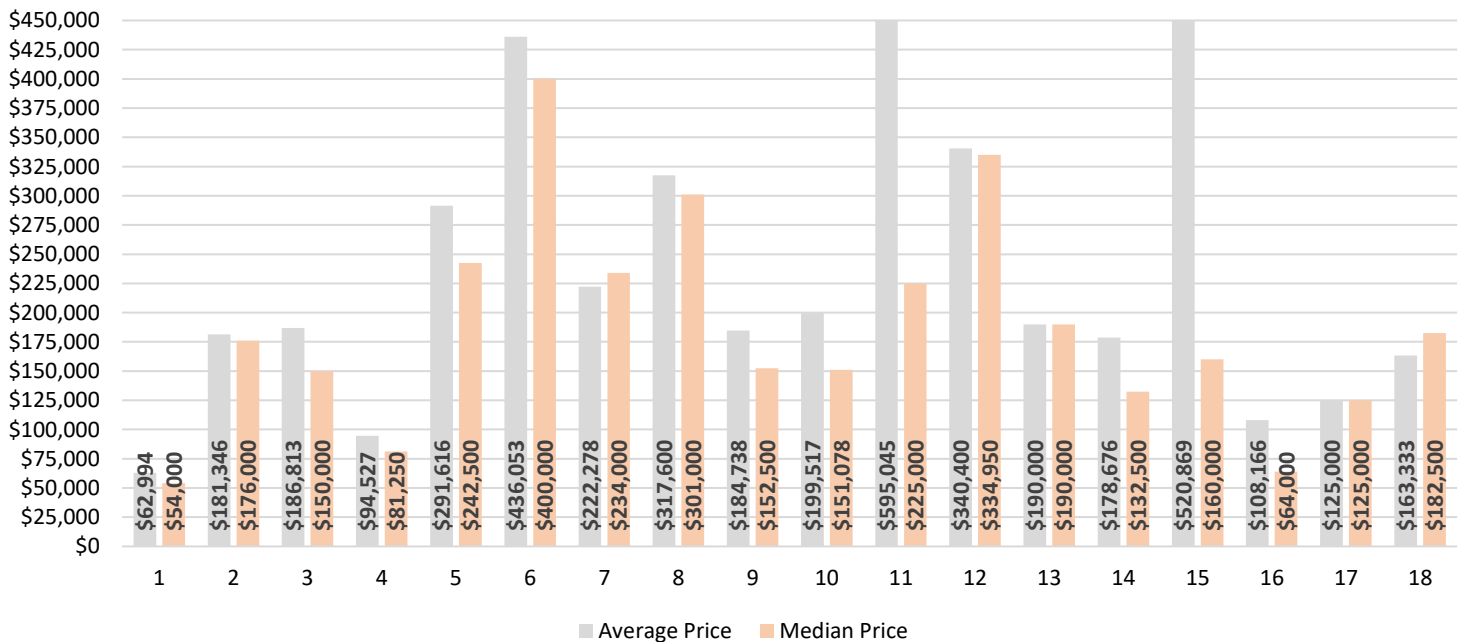
226 TOTAL DETAIL RECORDS

GRAND TOTAL \$52,853,349
 AVERAGE \$233,864
 MEDIAN \$150,000

Dollar Amount vs Number of Records



Average Price vs Median Price



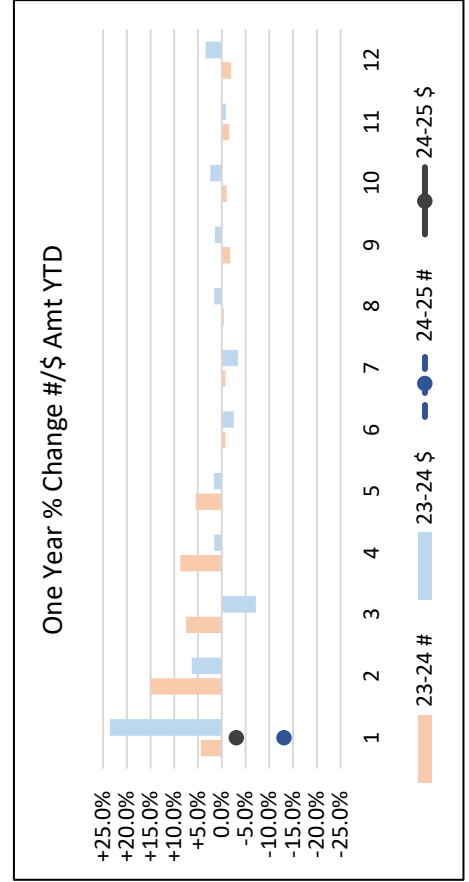
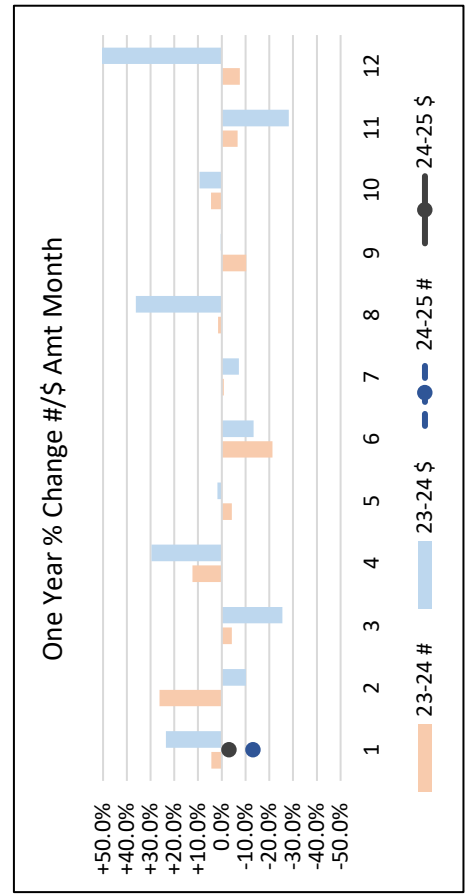
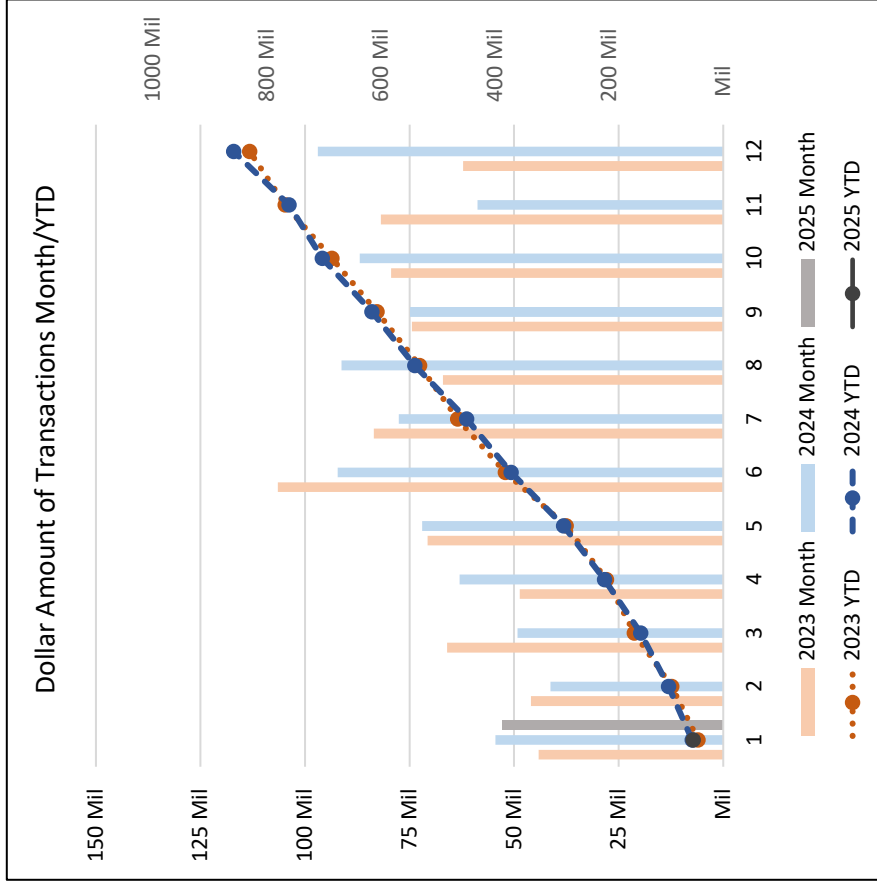
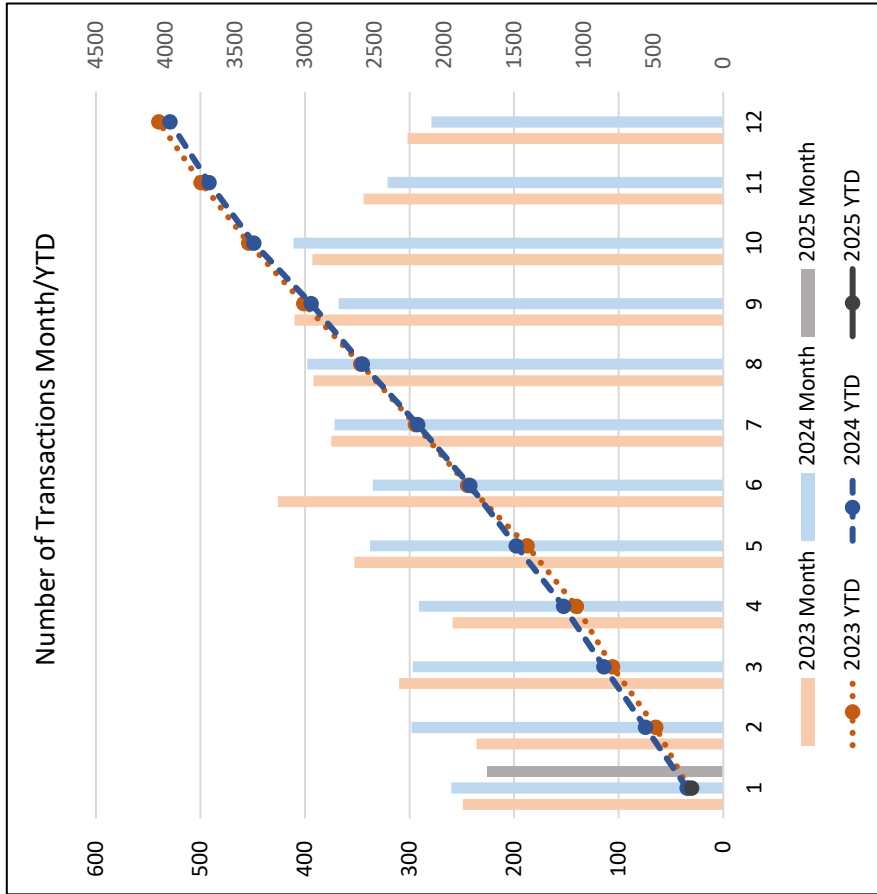
* Average Price in Areas 11 & 15 exceeds \$450,000

**GREATER ERIE BOARD OF REALTORS®
2025 PROPERTY TRANSFER REPORTS PER MONTH & YEAR-TO-DATE**

COMPARISON OF NUMBER OF TRANSACTIONS & DOLLAR AMOUNT OF TRANSACTIONS INCLUDES ERIE COUNTY PROPERTIES ON WHICH TRANSFER TAX WAS PAID

ALL DATA FROM THE DAILY RECORD DEEMED RELIABLE BUT NOT GUARANTEED

	2023			2024			2025			2023			2024			2025		
	PER MONTH	1 YR % CHG	PER MONTH	1 YR % CHG	PER MONTH	1 YR % CHG	PER MONTH	1 YR % CHG	YTD	1 YR % CHG	YTD	1 YR % CHG	YTD	1 YR % CHG	YTD	1 YR % CHG		
JAN	# 249	\$ 44,118,209	-21.2%	260	\$ 54,510,469	+4.4%	226	\$ 52,853,349	-13.1%	249	\$ 44,118,209	-68.8%	558	\$ 54,510,469	+23.6%	226	\$ 52,853,349	-13.1%
FEB	# 236	\$ 45,996,894	-17.2%	298	\$ 41,319,758	-51.5%	298	\$ 41,319,758	+26.3%	485	\$ 90,115,103	-61.8%	855	\$ 95,830,227	-10.2%	558	\$ 95,830,227	+6.3%
MAR	# 310	\$ 66,000,031	-18.4%	297	\$ 49,159,782	-9.6%	297	\$ 49,159,782	-4.2%	795	\$ 156,115,134	-25.5%	855	\$ 144,990,009	-19.0%	855	\$ 144,990,009	+7.5%
APR	# 259	\$ 48,648,773	-24.3%	291	\$ 63,027,455	-18.5%	291	\$ 63,027,455	+12.4%	1054	\$ 204,763,907	-29.6%	1146	\$ 208,017,464	+29.6%	1146	\$ 208,017,464	+8.7%
MAY	# 353	\$ 70,662,876	-17.1%	338	\$ 71,990,449	-0.7%	338	\$ 71,990,449	-4.2%	1407	\$ 275,426,783	+1.9%	1484	\$ 280,007,913	-19.6%	1484	\$ 280,007,913	+5.5%
JUN	# 426	\$ 106,498,398	-11.4%	335	\$ 92,211,666	-23.7%	335	\$ 92,211,666	-21.4%	1833	\$ 381,925,181	-13.4%	1819	\$ 372,219,579	-17.8%	1819	\$ 372,219,579	-0.8%
JUL	# 375	\$ 83,572,608	-17.0%	372	\$ 77,610,952	-12.4%	372	\$ 77,610,952	-7.1%	2208	\$ 465,497,789	-23.5%	2191	\$ 449,830,531	-17.7%	2191	\$ 449,830,531	-3.4%
AUG	# 392	\$ 66,998,178	-34.6%	398	\$ 91,295,657	-17.3%	398	\$ 91,295,657	+36.3%	2600	\$ 532,495,967	-25.1%	2589	\$ 541,126,188	-17.6%	2589	\$ 541,126,188	-0.4%
SEP	# 410	\$ 74,482,339	-5.5%	368	\$ 74,871,984	-24.1%	368	\$ 74,871,984	-10.2%	3010	\$ 606,978,306	-25.0%	2957	\$ 615,998,172	-5.5%	2957	\$ 615,998,172	+1.5%
OCT	# 393	\$ 79,403,577	-0.3%	411	\$ 86,884,568	+0.9%	411	\$ 86,884,568	+4.6%	3403	\$ 686,381,883	-22.7%	3368	\$ 702,882,740	-14.6%	3368	\$ 702,882,740	-1.0%
NOV	# 344	\$ 81,853,924	+3.3%	321	\$ 58,777,746	+34.8%	321	\$ 58,777,746	-6.7%	3747	\$ 768,235,807	-19.0%	3689	\$ 761,660,486	-13.2%	3689	\$ 761,660,486	+2.4%
DEC	# 302	\$ 62,223,669	-14.0%	279	\$ 96,953,052	-8.4%	279	\$ 96,953,052	-7.6%	4049	\$ 830,459,476	-18.3%	3968	\$ 858,613,538	-13.3%	3968	\$ 858,613,538	-2.0%
	AVG/MED PER MONTH THROUGH JANUARY												AVG/MED YTD THROUGH JANUARY					
AVG	# 249	\$ 44,118,209	-21.2%	260	\$ 54,510,469	+4.4%	226	\$ 52,853,349	-13.1%	249	\$ 44,118,209	-68.8%	558	\$ 54,510,469	+23.6%	226	\$ 52,853,349	-13.1%
MED	# 249	\$ 44,118,209	-21.2%	260	\$ 54,510,469	+4.4%	226	\$ 52,853,349	-13.1%	249	\$ 44,118,209	-68.8%	558	\$ 54,510,469	+23.6%	226	\$ 52,853,349	-13.1%



23-24 \$ Amt Change exceeds +50%