



Greater Erie
Board of REALTORS[®], Inc.

PROPERTY TRANSFER REPORT

FEBRUARY 2025

report generated 03/12/25

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PROPERTY TRANSFERS FEBRUARY 2025

DEEDS TRANSFERRED IN ERIE COUNTY



AVERAGE \$164,960

2024 \$138,657
1 YR CH +19.0%



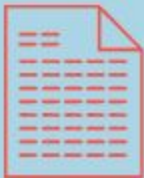
MEDIAN \$114,000

2024 \$90,000
1 YR CH +26.7%

ONE YEAR CHANGE



FEBRUARY TRANSACTIONS



2024

298

2025

259

-13.1%



YEAR-TO-DATE TRANSACTIONS

-13.1%

2024

558

2025

485





Greater Erie
Board of REALTORS®, Inc.

PROPERTY TRANSFER REPORT

FEBRUARY 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
JSTURM REALTY LLC, AL	KARGAR HUSAN	525 E 11TH ST ETC	ERIE	\$180,000
BRESNAHAN SAMUEL	BURICK GAIL M	502 CHAUTAUQUA BLVD	ERIE	\$155,000
GIES-ELWOOD BARBARA M, VIR	ALEANDER JESS, AL	31 EAGLE POINT BLVD	ERIE	\$126,000
SUPPORTIVE LIVING SERV INC	SWIFT LARRY M	1139 E LAKE RD	ERIE	\$94,900
HAMME RICHARD, AL	Y T P REMODELING LLC	313 EAST AVE	ERIE	\$70,000
BALUCH ARYANA	BHALLA KARAN	1340 E 7TH ST	ERIE	\$67,500
THAIRU LUCY, AL	ROMAN PROPERTIES	1401 STATE ST	ERIE	\$55,000
SMITH RICHARD A	B N M RENTALS LLC	711 E 4TH ST	ERIE	\$55,000
730 EAST 5TH STREET TRUST, AL	MURAD HAMZA MOFEED	730 E 5TH ST	ERIE	\$49,900
CARSON CURTIS, AL	STEPP CHARLES	802 E 11TH ST	ERIE	\$46,000
KONKOL RICHARD R SR, UX	BENNETT PROPERTIES ERIE LLC	1216 E 8TH ST	ERIE	\$40,000
SANSOM MELVAN, UX	BLUE PIKE PROPERTIES LLC	923 E 9TH ST	ERIE	\$37,000
KONKOL RICHARD R SR, UX	BENNETT PROPERTIES ERIE LLC	1207 E 8TH ST	ERIE	\$32,000
JOHNSON REAL ESTATE PROPRTIE:	JOHNSON SEAN M JR	430 E 2ND ST	ERIE	\$20,000
ERIE COUNTY TAX CLAIM BUREAU,	PANNELL ENTERPRISES LLC	1044 E LAKE RD	ERIE	\$13,500
ERIE COUNTY TAX CLAIM BUREAU,	DICKERSON DANA	1121 MARNE RD	ERIE	\$6,600
BALIK CHRISTINE, AL	NSENGIYUMVA NTWARI ERIC	527 E 14TH ST	ERIE	\$5,200
HUGHES ADELLE F, AL	DEEB RASHEED	825 WAYNE ST	ERIE	\$4,279

18 DETAIL RECORDS FOR AREA 01

TOTAL \$1,057,879
AVERAGE \$58,771
MEDIAN \$47,950

AREA 02 - ERIE NORTHWEST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
GANNON UNIVERSITY	CONVENT PLACE LLC	409 W 6TH ST	ERIE	\$375,000
FRANK BETSY	PROPER MEGAN	214 LINCOLN AVE	ERIE	\$345,000
BASKETTE MARGARET LEE, VIR	CAMODECA BRIAN M	530 VERMONT AVE	ERIE	\$345,000
EPSILON UPSILON ALUMNI HOUSIN	W 7TH STREET LLC	515 W 7TH ST	ERIE	\$233,576
OLEKSEVYCH MYKHAILO	SALOTTI JONATHAN, UX	951 W 6TH ST	ERIE	\$196,500
MILDNER MARJORIE A	TOMASIC MARIANNE	424 COLORADO DR	ERIE	\$193,500
STEADMAN WILLIAM	PUSKARIC HOWARD A, UX	604 MARYLAND AVE	ERIE	\$160,000
WHITE RONALD A, UX	T X C O PROPERTIES LLC	1128 W 5TH ST	ERIE	\$137,000
BARTON PEARL MARIAN, VIR	ROMAN PROPERTIES LLC	346 W 4TH ST ETC	ERIE	\$132,500
LEACH KENNETH, UX	A N C INVESTMENTS LLC	319 W 3RD ST	ERIE	\$100,000
AMEEN ABDULSAMAD, AL	GRAY MATTER PROPERTIES 4 LLC	721 CASCADE ST	ERIE	\$100,000
HART DWIGHT L JR ESTATE	PITA BRIAN S	559 W 9TH ST	ERIE	\$78,100
FUHRMAN JON R, UX	MARINER 1502 LLC	1502 SASSFRAS ST	ERIE	\$75,000
ERIE COUNTY TAX CLAIM BUREAU,	PEREDERIY YURIG	410 RASPBERRY ST	ERIE	\$17,000
ERIE COUNTY TAX CLAIM BUREAU,	ROCK & ROLL RENTALS LLC	918 WALNUT ST	ERIE	\$16,500
KEENAN CRAIG E, AL	RODRIGUEZ JOSE L	712 W 4TH ST	ERIE	\$13,200
NTWARI ERIC NSENGIYUMVA	PALACIOS CHEZARE, AL	644 W 8TH ST	ERIE	\$11,000

17 DETAIL RECORDS FOR AREA 02

TOTAL \$2,528,876
AVERAGE \$148,757
MEDIAN \$132,500

AREA 03 - ERIE SOUTHWEST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
MCLAUGHLIN LINDA M, AL	AARK HOLDINGS LLC	1355 W 26TH ST	ERIE	\$365,000
JOHNS EDWARD C	LEWIS TYLER F, UX	6 W 37TH ST	ERIE	\$339,000
BENTLEY PRIME LLC	K T KESSLER GROUP LLC, AL	501 W 18TH ST	ERIE	\$210,000
BOUGIE JAMES A JR ESTATE, AL	KIM SUMIN, VIR	540 EDGEVALE DR	ERIE	\$207,000
CULVER HOPE R	STEVER MAX	24 W 34TH ST	ERIE	\$185,000
SEGGI GARY M	KASHAMBAPICHU DJUMA, UX	746 W 40TH ST	ERIE	\$176,000
WOLF MATTHEW S, UX	JOHNSON KATHLEEN THERESA, AL	1206 W 41ST ST	ERIE	\$170,000
GRADY ADAM P, UX	715 INVESTORS, AL	3006 ELMWOOD AVE	ERIE	\$162,000
JOHANNESMEYER LEE TRUSTEE, AL	BOLANO VIRGINIA ELIZABETH, VIR	1916 W 35TH ST	ERIE	\$160,500
COPELAND JESSICA M, AL	KROUSE ALEXIS PAIGE, AL	4310 WASHINGTON ST	ERIE	\$159,900
SCUTELLA JOHN R	INBARAJ JESSY J DANIEL, VIR	448 W 28TH ST	ERIE	\$157,500
LAGAZA CANDACE J, AL	BLACK DANIEL L	3919 ELMWOOD AVE	ERIE	\$156,000
ORTIZ JASON S, UX	SIAR LOGAN, UX	2117 POPLAR ST	ERIE	\$155,000
TEMPLE WILLIAM TODD, UX	BLUM JESSICA JEAN, VIR	1119 W 28TH ST	ERIE	\$151,000
CAPWILL CHERYL ANNE	GRAY MATTER PROPERTIES 4 LLC	2103 W 36TH ST	ERIE	\$147,500
KENEHAN VICKIE L	BARRINGER ISAAC	1403 W 36TH ST	ERIE	\$130,000
LUCCHESI PHIL, AL	ROMAN EZEKIEL	1134 W 38TH ST	ERIE	\$113,300
WARZYNAK DANIEL J	WARZYNAK DONALD A, UX	106 BELMONT AVE	ERIE	\$110,000
MAYNARD KEITH, UX	DORSEY KENNETH L, UX	215 W 20TH ST	ERIE	\$106,000
GRADY ADAM P, UX	715 INVESTORS, AL	1044 W 31ST ST	ERIE	\$93,000
JOHNSON ALAN J, UX	LAKE ERIE PROPERTY HOLDINGS III	328 W 20TH ST	ERIE	\$92,500
WEBER WILLIAM L, UX	KEYSE EDWARD A, UX	631 W 32ND ST	ERIE	\$85,000
WILLOVER TRACY L ESTATE, AL	COUGHENOUR SCOTT	2645 SCHLEY ST	ERIE	\$77,400
WOODARD SHADONNA R	F F L PROPERTY RENTALS LLC	1016 W 23RD ST	ERIE	\$73,000
BLISS EILEENA JULES	MOMS BUY HOMES LLC	18 W 29TH ST	ERIE	\$62,500
BOTANI ARI	CORRITORE JUSTIN S, UX	1818 CHERRY ST	ERIE	\$60,000
ADAMS SONYA L	J&RAYS REAL ESTATE LLC	938 W 25TH ST	ERIE	\$58,087
MOXIE INVESTMENTS LLC	CIBRALIC MIRZA	1017 W 20TH ST	ERIE	\$57,000
ORTIZ ELENO	A SQUARED CONSULTING & MANA	2 KELLOG ST	ERIE	\$50,000
TATE ALPHONSO D JR	PITONYAK PAUL	952 BROWN AVE	ERIE	\$45,000
HENDERSON DORIENE A, AL	LEON COMMERCIAL LEASING LLC	1908 CASCADE ST	ERIE	\$40,000
JOHNSON PENNY A, AL	FRANZ DENNIS JR	2657 CHESTNUT ST	ERIE	\$25,000
DOGE DILUZIO LLC	COLEMAN ROSE LEE	NO ADDRESS	ERIE	\$20,000
ERIE COUNTY TAX CLAIM BUREAU, AL	NASARI MOHAMMED A	NO ADDRESS	ERIE	\$15,702
GATES MARY	KENWIN LLC	1839 W 32ND ST	ERIE	\$15,000
BIZZARRO DANIELLE L, AL	BIZZARRO DANIELLE L, VIR	3320 MELROSE AVE	ERIE	\$14,000
LERETIS THOMAS D, AL	PLAYFOOT PAUL	1037 W 29TH ST ETC	ERIE	\$10,000
MORRIS GERALD D	HAYES LETITIA M	NO ADDRESS	ERIE	\$10,000
ERIE COUNTY TAX CLAIM BUREAU, MR	WYATT LLC	1610 PLUM ST	ERIE	\$9,998
ERIE COUNTY TAX CLAIM BUREAU, TIMOTHY	WORLD ENTERPRISE	560 W 17TH ST	ERIE	\$7,000
CAREY BONNIE L, AL	THOMPSON JOHNNY	1822 WALNUT ST	ERIE	\$5,500
DOVISHAK ANTHONY M III, AL	PENNYMAC LOAN SERV LLC	3113 CHESTNUT ST	ERIE	\$2,013
LAWRENCE JOSEPH ESTATE, AL	WITT LAURIE	1138 W 20TH ST	ERIE	\$2,000
ERIE COUNTY TAX CLAIM BUREAU, AL	NASARI MOHAMMED A	NO ADDRESS	ERIE	\$1,600

44 *DETAIL RECORDS FOR AREA 03*

TOTAL	\$4,292,000
AVERAGE	\$97,545
MEDIAN	\$81,200

AREA 04 - ERIE SOUTHEAST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
BURGOS RAFAEL, UX	NEUGEBAUER LEONARDO O, AL	4131 OLD FRENCH RD	ERIE	\$244,000
TIMSINA DURGA P, UX	TIMSINA ARUNA, AL	2422 E 44TH ST	ERIE	\$229,900
WILLIAMS GREGORY A, UX	TAMANG PHURBA, AL	4035 ZIMMERMAN RD	ERIE	\$200,000
AKBARI-DAHOUEI EHSAN, AL	CASAMENTO CARLY J	1520 PROSPECT AVE	ERIE	\$170,000
SEJDIU SALIH	BONNER TOYA RENEE	2207 WOODLAWN AVE	ERIE	\$169,900

P L P IV	LANG HOWARD A	4161 WOOD HILLS DR	ERIE	\$163,900
KUTZER RAYMOND CHARLES, UX	DELLECURTI VICTORIA ROSE	4167 WOOD HILLS DR	ERIE	\$162,000
ZOEY PROPERTIES LLC	CRENSHAW AARON	1755 E 26TH ST	ERIE	\$155,000
K T F PROPERTIES LLC	ALKARKHY ZAID, AL	472 E 33RD ST	ERIE	\$155,000
HERRON CONNOR D, AL	PHILLIPS ERIC S	4239 CONRAD RD	ERIE	\$154,000
BEHRINGER URBAN R	CAREY LISA ANNE	217 MAIDEN LANE	ERIE	\$150,000
CORBETT NICHOLAS, AL	INCANTALUPO ARIANA	4147 STANTON ST	ERIE	\$147,455
ORLOWSKI NANCY A	GERTRUDE A BARBER CENTER INC,	2736 E 29TH ST	ERIE	\$147,000
VELEZ CHRISTIAN L, UX	KALBAUGH JENNICA P W	1007 E 28TH ST	ERIE	\$142,000
HANES ERNEST F, UX	SMITHFIELD TRUST COMP TRUSTEE	2901 PERRY ST	ERIE	\$135,000
RAMOS ROBERTO	IGNIS LLC	617 E 22ND ST	ERIE	\$135,000
DUNN JULIE M, AL	ROSADO JESERIE	1149 E 28TH ST	ERIE	\$125,000
F & M PROPERTIES	GUIDOS DAVID	845 E 32ND ST	ERIE	\$125,000
LYNN TRUST, AL	MOSIER HEATHER	1154 E 26TH ST	ERIE	\$119,900
LENZ PAMELA ANN TRUSTEE, AL	MOSIER HEATHER	1154 E 27TH ST	ERIE	\$119,900
GRAVES SHAWN E ESTATE, AL	ALLEN COLLIS	244 E 34TH ST ETC	ERIE	\$114,500
EL DUDERINO REAL ESTATE LLC	RIEGER DAMIEN, AL	828 E 29TH ST	ERIE	\$105,000
CULLEN ROSE J TRUSTEE, AL	RUSH JUDITH L	1273 E 38TH ST	ERIE	\$100,000
JONES OUJACQWAN	GILLESPIE ELISHA	921 E 21ST ST	ERIE	\$87,000
SMITH RICHARD A, UX	ABDELHADY MOHAMMED, UX	2404 PARADE ST	ERIE	\$70,000
BALUCH FAROOQ, UX	BHALLA KARAN	756 E 26TH ST	ERIE	\$67,500
HATHEWAY ANN L ESTATE, AL	OLEKSEVYCH MYKHAILO	2340 BUFFALO RD	ERIE	\$65,000
THOMPSON MAXWELL	A N C INVESTMENTS LLC	2705 GERMAN ST	ERIE	\$65,000
BARRY OUMAR F	ERIE FEDERAL CREDIT UNION	2815 GERMAN ST	ERIE	\$55,000
ERIE COUNTY TAX CLAIM BUREAU, ,	XHEKIQI XHAVIT	2520 E 40TH ST	ERIE	\$51,000
PEREZ NANCY	VAZQUEZ HENRRY ANDINO	3805 BURTON AVE	ERIE	\$50,700
PERES MICHAEL L	AMOS FINANICAL LLC	3025 PINE AVE	ERIE	\$50,000
ALRAMADHAN FADI K ALSALEH	AL RAMON SAAD AL DEEN KHALED	952 E 24TH ST	ERIE	\$40,000
GENERAL RENTAL HOLDINGS LLC	KARI REAL ESTATE LLC	343 E 23RD ST	ERIE	\$38,000
GIAMBRA DENNIS P, AL	DUBYSKIY IGOR N	1660 E GRANDVIEW BLVD	ERIE	\$35,000
LICHNIAK ALEK	KOLESNICHENKO VLADIMIR	217 E 27TH ST	ERIE	\$30,000
PASOLD RODD E, UX	LICHNIAK ALEK	217 E 27TH ST	ERIE	\$25,000
COREY MELISSA L, AL	COMIC ASMIR, UX	244 E 25TH ST	ERIE	\$17,000
ERIE COUNTY TAX CLAIM BUREAU, ,	ALMURSHEDI AHMED	2722 GERMAN ST	ERIE	\$15,000
J W LIGHTHOMES LLC	STEWART ZACHARY, UX	1748 E 28TH ST	ERIE	\$11,000
RANSON GREGORY L, AL	PLOTT DIKWAN	1212 E 20TH ST	ERIE	\$8,500
WINSCHERL JAMES, AL	PLOTT DIKWAN	1213 E 21ST ST	ERIE	\$8,100
ERIE COUNTY TAX CLAIM BUREAU, ,	PLOTT DIKWAN	1332 BUFFALO RD	ERIE	\$7,800
ERIE CO TAX CLAIM BUREAU, AL	POL ALOIS J JR	650 E 19TH ST	ERIE	\$7,300
DAVILA JULIO, AL	TOW N GO	1207 E 21ST ST	ERIE	\$7,000
ERIE COUNTY TAX CLAIM BUREAU, ,	PLOTT DIKWAN	1901 MCCAIN AVE	ERIE	\$5,700
SINGLETEARY THEODORA, AL	PLOTT DIKWAN	1241 BUFFALO RD	ERIE	\$1,500

47 DETAIL RECORDS FOR AREA 04

TOTAL	\$4,287,555
AVERAGE	\$91,225
MEDIAN	\$87,000

AREA 05 - MILLCREEK NORTH OF WEST 26TH ST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
TRIMBLE MADELIENE	KOFFLER KATHRYN	1022 ARDMORE AVE ETC	MLCRK-TP	\$275,000
BROSIUS DAWNA L	FIDDLER CRAIG, AL	611 MONTPELIER AVE	MLCRK-TP	\$243,000
KRAUSE JAMIE M, AL	SHUGERTS PATRICK	621 ROSYLN AVE	MLCRK-TP	\$237,000
EYERLY HELEN E, AL	RUZZI MICHAEL D	1303 OAKMONT AVE	MLCRK-TP	\$206,900
BOETGER ALISON R	KALISZEWSKI KRISTY G	902 SILL AVE	MLCRK-TP	\$200,000
SMITH BENJAMIN T	BARR SARAH JANE, AL	533 MONTPELIER AVE	MLCRK-TP	\$190,000
RIEHL CHRISTINE E	STRANDWITZ NORMAN C, UX	702 WYNGATE RD	MLCRK-TP	\$185,000
THOMPSON DIANE MARLENE	DICKSON KATIE, AL	417 ZEPHYR AVE	MLCRK-TP	\$155,000

8 DETAIL RECORDS FOR AREA 05

TOTAL	\$1,691,900
AVERAGE	\$211,488

MEDIAN \$203,450

AREA 06 - MILLCREEK SOUTH OF WEST 26TH ST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
HERON SHERIFIA E	DENNE CARTER M	NO ADDRESS	MLCRK-TP	\$675,000
BONE DEREK M	DICARLO CHRISTOPHER M, UX	4244 NORMANDY RUE	MLCRK-TP	\$530,000
CARR STEVEN M, UX	MARQUETTE SAVINGS BANK	3403 W 38TH ST	MLCRK-TP	\$380,000
LYLE ERIC M, UX	KERN WILLIAM, UX	3765 GABLE COURT	MLCRK-TP	\$345,000
MONTIE KEVIN P, UX	KUHN JAMES F	3604 MCKEE RD	MLCRK-TP	\$320,000
TOROK FLORENCE S ESTATE, AL	VIGLIONE MICHAEL J, UX	4101 RIDGEWOOD DR	MLCRK-TP	\$315,000
PATORA JOSEPH W, UX	CLEES PENNY J, VIR	4263 ALISON AVE	MLCRK-TP	\$292,180
STRAZISAR ROBERT F TRUSTEE, AL	SYCHUK VLADIMIR, UX	3606 KRISTIE DR	MLCRK-TP	\$240,000
BIONDI SHARON M, AL	DURBIN JENNIFER	3612 PITTSBURGH AVE	MLCRK-TP	\$233,500
THEOBALD MICHAEL J JR ESTATE, A	LITTLE ZACHARY W	3744 CHAPEL HILL DR	MLCRK-TP	\$230,000
JOINER BLAKE E JR ESTATE, AL	GATESMAN JAMES, UX	4477 W 28TH ST ETC	MLCRK-TP	\$189,900
KUVSHINIKOV JOSEPH, UX	KUVSHINIKOV PETER JOHN, UX	5424 W RIDGE RD	MLCRK-TP	\$140,000
PHILLIPS DEBORAH A	WEST MATTHEW GENE	2408 W 29TH ST	MLCRK-TP	\$127,000
BIZZARRO CHARLES J	BOVEE HARRY S II, UX	4809 HAVEN ST	MLCRK-TP	\$114,000
WELLS FARGO BANK NA TRUSTEE, /	PROZAN MICHAEL DAVE III, UX	2862 W 33RD ST	MLCRK-TP	\$105,000
PARKER JOHN A, UX	WETTEKIN RICHARD, UX	2816 CARTER AVE	MLCRK-TP	\$95,000
WEBER JAMES	KHARKOVSKIY SERGEY	3114 WESTLINE ST	MLCRK-TP	\$66,800
GOARD MICHAEL J	MICHALSKI JOHN, UX	NO ADDRESS	MLCRK-TP	\$40,000
HAWKINS SCOTT B	UNIFIED RENTALS LLC	4159 W RIDGE RD	MLCRK-TP	\$25,000
TOTAL				\$4,463,380
AVERAGE				\$234,915
MEDIAN				\$230,000

19 DETAIL RECORDS FOR AREA 06

AREA 07 - MILLCREEK EAST OF I-79

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
DUNHAM DAVID C, UX	SATRUM KAROL J, AL	5829 WASHINGTON AVE	MLCRK-TP	\$352,700
HELSEY MARILYN J	HIBBARD TAYLOR A	345 STUART WAY	MLCRK-TP	\$310,000
BARRETT TIMOTHY M, UX	GALLAGHER GABRIEL F	5355 GARDNER DR	MLCRK-TP	\$280,000
MCLELLAN CHRISTOPHER R, UX	DAILY KRISTEN E, VIR	5350 OLD FRENCH RD	MLCRK-TP	\$264,000
KONDRAT GREGORY A, AL	COPELAND JESSICA MARIE	2465 BLILEY RD	MLCRK-TP	\$230,000
BORSA RICHARD	HRNJICA EDIS, AL	5366 PINEHURST DR	MLCRK-TP	\$215,000
LASKOWSKI ROBERT D ESTATE, AL	MAXSON REBECCA ANN	29 LONGFELLOW DR	MLCRK-TP	\$204,000
PHIPPS WILLIAM A	WOLOSZYN ELIZABETH KATHRYN, A	4811 FOXBORO COURT	MLCRK-TP	\$195,000
NOWAKOWSKI SUSAN J, AL	GALLAGHER JOHN M	5033 LEXINGTON ST	MLCRK-TP	\$170,000
ERIE CO TAX CLAIM BUREAU, AL	JAWORSKI PAUL J	5926 DORIS DR	MLCRK-TP	\$130,000
MARQUETTE SAVINGS BANK	EQUITY TRUST CO CUSTODIAN FBO	1243 E ARLINGTON RD	MLCRK-TP	\$50,000
KELLER JEFFREY S, AL	DAILEY RYAN	4946 LEXINGTON RD	MLCRK-TP	\$35,000
TOTAL				\$2,435,700
AVERAGE				\$202,975
MEDIAN				\$209,500

12 DETAIL RECORDS FOR AREA 07

AREA 08 - FAIRVIEW TOWNSHIP

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
CZERWINSKI JOSHUA D, UX	GLOUDEMANS BRIAN W	5792 BEAR RUN CIRCLE	FRVW-TP	\$671,000
URDA CLAUDIA A	WALKER JOSHUA, UX	7464 HATHAWAY DR ETC	FRVW-TP	\$455,000
GRAFF DARLA FAYE ESTATE, AL	CAMPBELL DEBORAH L, VIR	5680 STONERIDGE DR	FRVW-TP	\$430,000
SKERLONG CLAUDIA B	MONTIE KEVIN P, UX	1300 LORD RD	FRVW-TP	\$380,000
RETTEW SARAH C ESTATE, AL	MCCLIMANS TAMI M, AL	6814 TOWNSEND DR	FRVW-TP	\$280,000
CROTTY KYLE J	JOHNSON JOLEEN A	4103 AVONIA RD	FRVW-TP	\$175,000
ERIE CO TAX CLAIM BUREAU, AL	ELK VALLEY MASONRY	7589 W RIDGE RD	FRVW-TP	\$31,000
ERIE CO TAX CLAIM BUREAU, AL	OOSTERKAMP KARA L	NO ADDRESS	FRVW-TP	\$5,000
ERIE CO TAX CLAIM BUREAU, AL	ELK VALLEY MASONRY	NO ADDRESS	FRVW-TP	\$3,700
TOTAL				\$2,430,700

9 DETAIL RECORDS FOR AREA 08

AVERAGE \$270,078
 MEDIAN \$280,000

AREA 09 - GIRARD BORO & TWP / LAKE CITY

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT	
SCHWEITZER HAROLD TROY	ZIMMER LUKE, UX	6330 LEXINGTON RD	GIRARD-TP	\$282,000	
WEBSTER RONALD, UX	DAVIS JESSICA MARIE, VIR	827 SUNSET DR	GIRARD-BO	\$225,000	
AMERICAN ESCROW & CLOSING CO	FINCK JOSHUA EUGENE	NO ADDRESS	GIRARD-BO	\$216,000	
HARNED CHRISTOPHER M, AL	AMERICAN ESCROW & CLOSING CC	NO ADDRESS	GIRARD-BO	\$216,000	
JOSLIN CHERYL R, AL	JOSLIN CHERYL R	10116 SADIE LANE	GIRARD-TP	\$215,000	
SYDOW WILBUR P	KING VALERIE	10227 ELM ST	LAKE CITY-BO	\$139,900	
ROCKWOOD ERIC M, UX	IKDYK STANLEY E, AL	10547 SOUTH EDGEWOOD DR	LAKE CITY-BO	\$45,000	
<i>7 DETAIL RECORDS FOR AREA 09</i>					
				TOTAL	\$1,338,900
				AVERAGE	\$191,271
				MEDIAN	\$216,000

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

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT	
ADAMS CHELSEY HANNAH	LUCAS RONALD II, UX	9969 CHERRY HILL RD	CONNEAUT-TP	\$435,000	
BOOKSHAR BARBARA A TRUSTEE, A	STAFFORD DONALD A, UX	11400 GRIFFIS RD ETC	ELK CREEK-TP	\$275,000	
HAMILL CAROLYN S	SHUMAKE PROPERTIES LLC	10480 ROUTE 6N	ELK CREEK-TP	\$220,000	
PORTE JEFFREY, UX	BRESNAHAN SAMUEL J, AL	8396 MILL ST	PLATEA-BO	\$199,900	
BARTON TONI ESTATE, AL	COPELAND MATTHEW, AL	8374 NORTH MEADVILLE RD	PLATEA-BO	\$110,000	
GRAY RONALD L	THOMPSON NEIL J	9937 SHERMAN RD	ELK CREEK-TP	\$110,000	
EGGERT MICHAEL, UX	THAYER JOSHUA, UX	10370 PENNSYLVANIA 18	ELK CREEK-TP	\$84,000	
B S R E HOLDINGS LLC	WALLER CHARLES M	12024 MAIN ST	SPRINGFLD-TP	\$59,000	
ERIE CO TAX CLAIM BUREAU, AL	LUCKY NUMBER SEVEN LLC	14592 RIDGE RD	SPRINGFLD-TP	\$46,000	
ELDER GERALD MICHAEL, AL	ELDER THOMAS R SR, AL	3409 KROME DR	SPRINGFLD-TP	\$30,000	
WOLCHIK MICHAEL D	PIERCE DALE, UX	NO ADDRESS	PLATEA-BO	\$24,500	
SENYO ROBERT L II, AL	ARKWRIGHT WILLIAM	8665 KINSEY RD	PLATEA-BO	\$17,000	
ERIE COUNTY TAX CLAIM BUREAU,	FARIS PETER	39 E STATE ST	ALBION-BO	\$16,000	
<i>13 DETAIL RECORDS FOR AREA 10</i>					
				TOTAL	\$1,626,400
				AVERAGE	\$125,108
				MEDIAN	\$84,000

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

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT	
OCAMB JAMES N, AL	ZUEGER JOSHUA M, UX	8535 NEUBURGER RD	MCKEAN-TP	\$800,000	
HAYDEN FRANCIS P, UX	FERRARE JAY M, UX	110 VALLEY VIEW DR	EDINBORO-BO	\$287,450	
DUNSWORTH VINENT F	BRACE CODY, UX	112 WATERFORD ST	EDINBORO-BO	\$183,000	
SANDERS STEPHEN F	SMITH JEFFREY, UX	NO ADDRESS	WASH-TP	\$150,000	
DLUGAS SHARON L HAWLEY ESTATI	WATKINS BENJAMIN	9735 OLD ROUTE 99	MCKEAN-TP	\$74,000	
<i>5 DETAIL RECORDS FOR AREA 11</i>					
				TOTAL	\$1,494,450
				AVERAGE	\$298,890
				MEDIAN	\$183,000

AREA 12 - SUMMIT

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT	
BEAL KATHLEEN J	BEAL MARTIN D SR	7051 EDINBORO RD ETC	SUMMIT-TP	\$810,000	
BRAVER CHERYL, AL	6050 GOLF CLUB ROAD LLC, AL	NO ADDRESS	SUMMIT-TP	\$800,000	
RIOUX DAVID J, UX	NICOSIA JAMES D, UX	2410 GLORY DR	SUMMIT-TP	\$480,000	
CYGNUS HOME SERV LLC, AL	ROYAL SIP 2B OWNER LLC	280 PENNBRIAR DR	SUMMIT-TP	\$380,000	
ROUSH ROGER E, UX	VINCENT SCOTT E, UX	2840 SUN RIDGE DR	SUMMIT-TP	\$360,000	
STRAUB MARCUS A ESTATE, AL	NATALIE ALAN	8009 PAGAN RD	SUMMIT-TP	\$50,000	
<i>6 DETAIL RECORDS FOR AREA 12</i>					
				TOTAL	\$2,880,000
				AVERAGE	\$480,000

MEDIAN \$430,000

AREA 13 - AMITY / GREENE / VENANGO / WATTSBURG

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT	
FLINN CODY, UX	RAMIREZ CATHERINE CODA	10443 STATE LINE RD	AMITY-TP	\$310,000	
KOSACK ERIC PAUL, AL	WILMINGTON SAVINGS FUND SOCI	3967 KNOYLE RD	GREENE-TP	\$80,000	
DEVINE DAVID J, AL	SOKOLOWSKI MARK R, UX	NO ADDRESS	GREENE-TP	\$25,000	
RICHARDS HARRY E ESTATE	SCHWENK LESLIE D, UX	NO ADDRESS	AMITY-TP	\$10,926	
<i>4 DETAIL RECORDS FOR AREA 13</i>					
				TOTAL	\$425,926
				AVERAGE	\$106,482
				MEDIAN	\$52,500

AREA 14 - GREENFIELD / NORTH EAST BORO & TWP

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT	
DUDZINSKI JOHN E, UX	P C DEVORE LLC	115 E MAIN ST	NO EAST-BO	\$300,000	
JORDAN PAUL R, AL	R & R REALTY INVESTMENT INC	110 E MAIN ST	NO EAST-BO	\$275,000	
CROZIER ANDREW P, UX	ANDUJAR KEVIN JOSUE	2460 NORTH MILL ST	NO EAST-TP	\$249,900	
HOWE MEGAN J, VIR	WARES KELSEY E, VIR	64 ORCHARD BEACH RD ETC	NO EAST-BO	\$207,500	
SHADE DANIEL ANTHONY JR, AL	RYAN-LOREI BENJAMIN, AL	NO ADDRESS	NO EAST-TP	\$160,000	
MAAS DAVID M, UX	WESTGATE FARMS HOLDINGS LLC	NO ADDRESS	NO EAST-TP	\$150,000	
HOLMES B JUNE, AL	STURGEON BRIAN B	10011 W MAIN ST	NO EAST-TP	\$90,000	
SEYMOUR PAUL E, UX	SEYMOUR KASEY	11452 WILSON RD	GREENFLD-TP	\$80,000	
THORNTON DAVID L, UX	MCLELLAN FLOYD L, UX	125 PINE TREE LANE	NO EAST-BO	\$42,900	
<i>9 DETAIL RECORDS FOR AREA 14</i>					
				TOTAL	\$1,555,300
				AVERAGE	\$172,811
				MEDIAN	\$160,000

AREA 15 - HARBORCREEK / LAWRENCE PARK / WESLEYVILLE

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT	
PRIMAX PROPERTIES LLC	M D C COAST 26 LLC	NO ADDRESS	HBCRK-TP	\$5,433,071	
STRAIT PATTI J	N F A HOLDINGS LLC	5735 E LAKE RD	HBCRK-TP	\$365,000	
W C G 5005 LLC	KONIECZKI MARSHA R, VIR	5005 LEE AVE	HBCRK-TP	\$306,500	
SMITH JODI C, VIR	WAGNER JACOB RYAN, UX	3952 IRENE DR	HBCRK-TP	\$230,000	
MOORHEAD MICHAEL S	NELSON JOSEPH E, AL	9064 BUFFALO RD ETC	HBCRK-TP	\$172,000	
ELLSWORTH DAVID	STINSON NICOLE A	1906 UNION AVE	WESLEYVLE-BO	\$160,000	
DERDA KATHLEEN A	WHITFIELD ALEXANDER R, UX	2815 EUCLID BLVD	WESLEYVLE-BO	\$160,000	
WATERHOUSE MARY A TRUSTEE, AI	WISNIEWSKI DENNIS M JR, UX	2030 CLARK RD	HBCRK-TP	\$155,000	
JARUSZEWICZ DAVID E, AL	LORE ROBERTA	635 HOWE AVE	LAWPK-TP	\$134,000	
MALENO LAND DEV CO LLC	MATROGRAN WILLIAM J, UX	804 RUSTIC COURT	HBCRK-TP	\$109,900	
HUDSON WILLIAM	HYZER LYNNLEY KATHLEEN	1076 PRIESTLY AVE	LAWPK-TP	\$94,000	
KALISZEWSKI KRISTY G	KALISZEWSKI SHANE T	1043 NAPIER AVE	LAWPK-TP	\$90,000	
SNEDEKER ALEXIS J	SCHWEICHLER GEORGE E, AL	865 NEWTON AVE	LAWPK-TP	\$89,900	
MCBRIDE MARY E TRUSTEE	DINGES ERIC	3011 E 33RD ST	WESLEYVLE-BO	\$75,000	
CELIDONIA BRIAN E, UX	YANG XIAOCHEN, VIR	1071 NEWTON AVE	LAWPK-TP	\$70,000	
MILLIREN KIRK B, AL	YOUNGS CEDAR LOG HOMES LLC	NO ADDRESS	HBCRK-TP	\$60,000	
ERIE CO TAX CLAIM BUREAU, AL	KRUMPE PETER	2101 EASTERN AVE	WESLEYVLE-BO	\$33,000	
<i>17 DETAIL RECORDS FOR AREA 15</i>					
				TOTAL	\$7,737,371
				AVERAGE	\$455,139
				MEDIAN	\$134,000

AREA 16 - CONCORD / CORRY / ELGIN / WAYNE

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
P N C BANK NA, AL	CORRY CITY REDEV AUTH	NO ADDRESS	CORRY	\$230,000
MOSHER JORDAN S	CASS AMANDA L	17650 ROUTE 89	WAYNE-TP	\$175,000
DYNASTY RENTALS LLC	NEIMEIC BRETT	439 SHADY AVE	CORRY	\$130,000
PENOYER MELISSA K, AL	MCKEE DEBORAH	12510 LOVELL RD	CONCORD-TP	\$100,000
WOODARD ELLSWORTH JOHN ESTA	RAUSCHER SIERRA	613 LIBERTY ST	CORRY	\$75,000

BECKERINK KRISTIN	MCCOY DARENE J	517 W PLEASANT ST	CORRY	\$70,000
DANDROY ROBERTA	BARNYARD HOMES LLLP	215 MEAD AVE	CORRY	\$48,000
PECK ELIZABETH ANN	LEES METAL ROOFING	17404 SCIOTA RD	WAYNE-TP	\$30,000
MENNEN STEVEN R, UX	WAYCO INVESTMENT COMP	43 NORTH CENTER ST	CORRY	\$12,500
ERIE COUNTY TAX CLAIM BUREAU, AL	SAVKO JOHN M	NO ADDRESS	CORRY	\$3,400
ERIE CO TAX CLAIM BUREAU, AL	AL-ISSA ABBAS FADHIL	NO ADDRESS	WAYNE-TP	\$2,000
<i>11 DETAIL RECORDS FOR AREA 16</i>			TOTAL	\$875,900
			AVERAGE	\$79,627
			MEDIAN	\$70,000

AREA 17 - UNION CITY / UNION TOWNSHIP

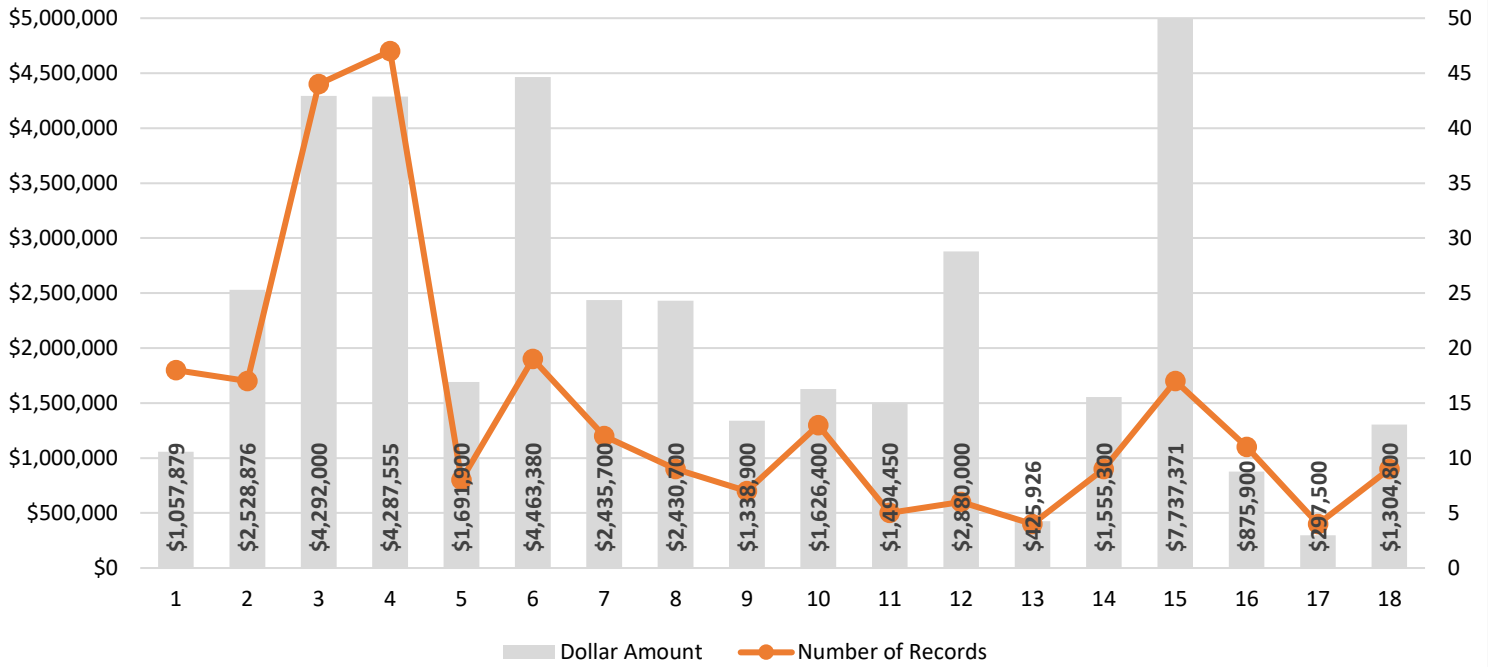
TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
UNION TOWNSHIP	ALTERNATIVE DWELLINGS	16300 ROUTE 8	UNION-TP	\$172,000
ROGERS MARTHA A	DIFFENBACHER TONETTE J	16328 ROUTE 8	UNION-TP	\$69,500
REYNOLDS BILL L, AL	REYNOLDS MIRANDA MAE, AL	42 GRAVES ST	UNION CITY-BO	\$30,000
ERIE CO TAX CLAIM BUREAU, AL	STURGEON BRIAN B	23 CENTER ST	UNION CITY-BO	\$26,000
<i>4 DETAIL RECORDS FOR AREA 17</i>			TOTAL	\$297,500
			AVERAGE	\$74,375
			MEDIAN	\$49,750

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

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
NIELSEN MICHAEL A	KESTLE ANTHONY R, UX	681 BAGDAD RD	WTFD-TP	\$425,000
GUSTITIS MARK J	MESZAROS MITCHEL, UX	11136 ROUTE 19 N	WTFD-TP	\$395,000
GENERAL RENTAL HOLDINGS LLC	DOLMOVICH JARED J, UX	157 W 4TH ST	WTFD-BO	\$190,000
HARTMAN STEVEN L, AL	BELKNAP ETHAN M, UX	12813 UNION RD	WTFD-TP	\$148,000
FISH LINDA M	FISH NIKKIA M	151 E 1ST ST	WTFD-BO	\$75,000
KAMPFER SUSAN R ESTATE, AL	KELLY GEOFFREY, UX	NO ADDRESS	LEBOEUF-TP	\$40,000
ERIE CO TAX CLAIM BUREAU, AL	SCHULTZ MATTHEW	NO ADDRESS	WTFD-TP	\$26,000
MILBURN SANDRA S, AL	AL-ISSA ABBAS FADHIL	NO ADDRESS	LEBOEUF-TP	\$3,700
ERIE CO TAX CLAIM BUREAU, AL	PORSCH MICHAEL	13657 ROUTE 19	LEBOEUF-TP	\$2,100
<i>9 DETAIL RECORDS FOR AREA 18</i>			TOTAL	\$1,304,800
			AVERAGE	\$144,978
			MEDIAN	\$75,000

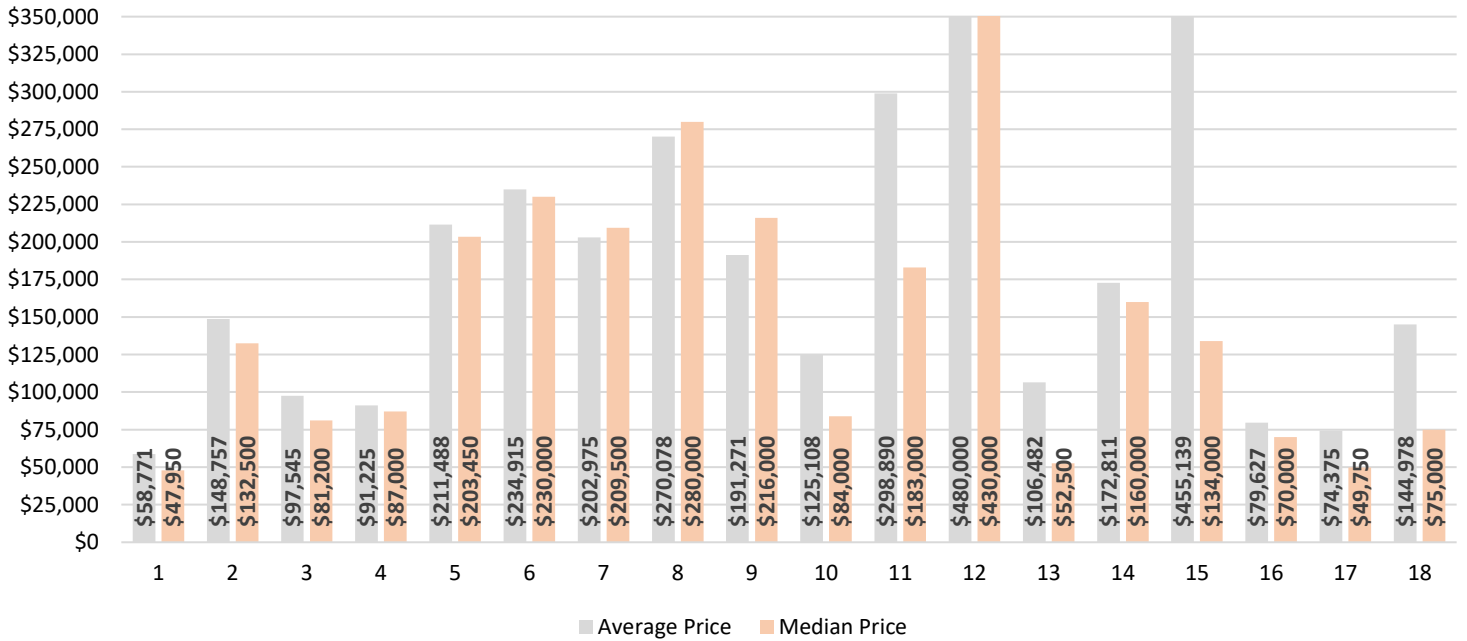
<i>259 TOTAL DETAIL RECORDS</i>			GRAND TOTAL	\$42,724,537
			AVERAGE	\$164,960
			MEDIAN	\$114,000

Dollar Amount vs Number of Records



* Dollar Amount in Area 15 exceeds \$5,000,000

Average Price vs Median Price



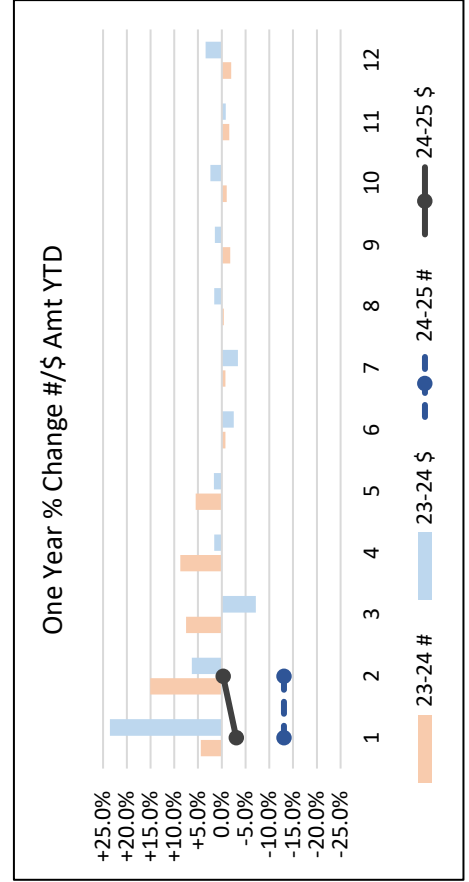
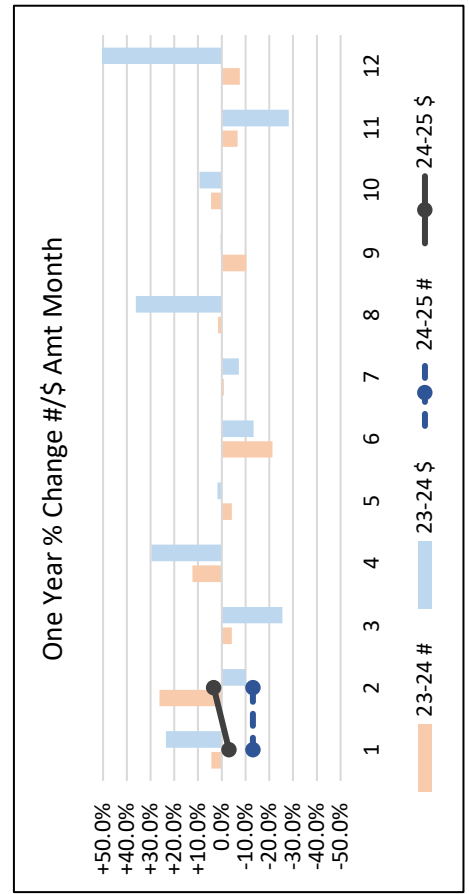
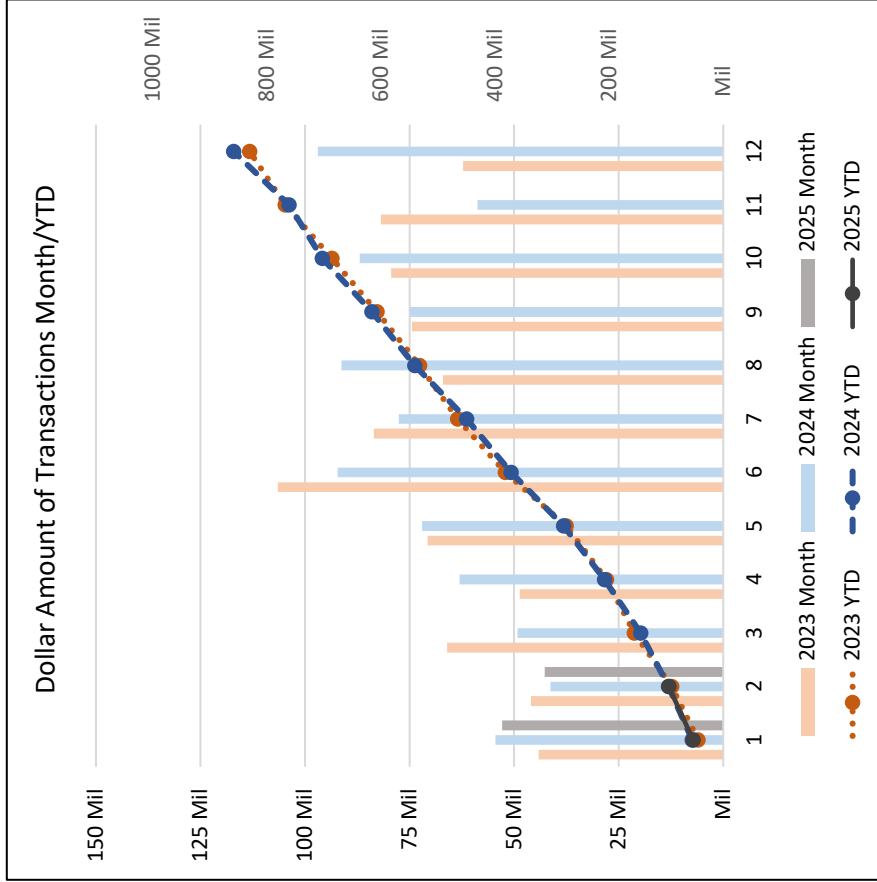
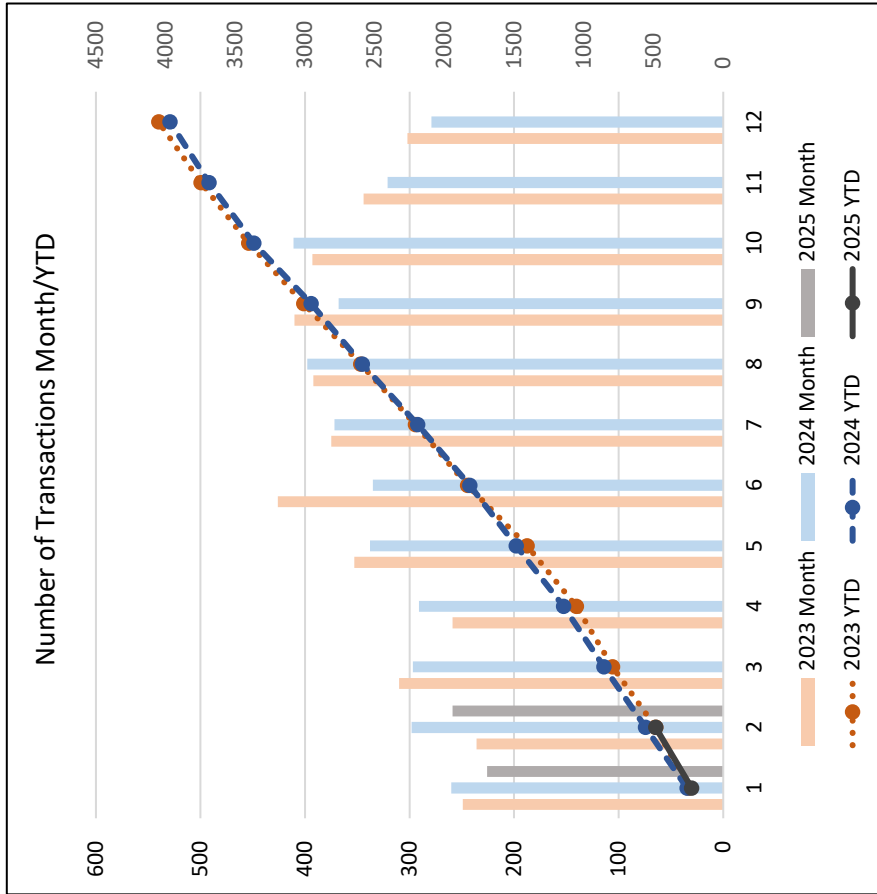
* Average Price in Areas 12 & 15 and Median Price in Area 15 exceeds \$350,000

**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	PER MONTH	1 YR % CHG	YTD	1 YR % CHG	YTD	1 YR % CHG	YTD	1 YR % CHG		
JAN	\$	249	-21.2%	260	+4.4%	226	-13.1%	249	-21.2%	260	+4.4%	260	+4.4%	226	+4.4%	\$52,853,349	-13.1%		
FEB	\$	236	-17.2%	298	+26.3%	259	-13.1%	485	-19.3%	558	+15.1%	\$90,115,103	+3.4%	\$95,830,227	+6.3%	\$95,577,886	-0.3%		
MAR	\$	310	-18.4%	297	-4.2%			795	-19.0%	855	+7.5%	\$144,990,009	-7.1%						
APR	\$	\$66,000,031	+9.6%	\$49,159,782	-25.5%			\$156,115,134	-47.3%			\$208,017,464	+1.6%						
MAY	\$	\$48,648,773	-18.5%	\$63,027,455	+29.6%			1054	-20.3%	1146	+8.7%	\$280,007,913	+1.7%						
JUN	\$	\$70,662,876	-0.7%	\$71,990,449	+1.9%			1407	-19.6%	1484	+5.5%								
JUL	\$	\$106,498,398	+23.7%	\$92,211,666	-13.4%			1833	-17.8%	1819	-0.8%								
AUG	\$	\$83,572,608	-12.4%	\$77,610,952	-7.1%			2208	-17.7%	2191	-0.8%								
SEP	\$	\$74,482,339	-24.1%	\$74,871,984	+0.5%			\$465,497,789	-23.5%	\$449,830,531	-3.4%								
OCT	\$	\$79,403,577	+0.9%	\$86,884,568	+9.4%			2600	-17.6%	2589	-0.4%								
NOV	\$	\$81,853,924	+34.8%	\$58,777,746	-28.2%			\$532,495,967	-25.1%	\$541,126,188	+1.6%								
DEC	\$	\$62,223,669	-8.4%	\$96,953,052	+55.8%			3010	-16.2%	2957	-1.8%								
								\$606,978,306	-25.0%	\$615,998,172	+1.5%								
								3403	-14.6%	3368	-1.0%								
								\$686,381,883	-22.7%	\$702,882,740	+2.4%								
								3747	-13.2%	3689	-1.5%								
								\$768,235,807	-19.0%	\$761,660,486	-0.9%								
								4049	-13.3%	3968	-2.0%								
								\$830,459,476	-18.3%	\$858,613,538	+3.4%								
		AVGMED PER MONTH THROUGH FEBRUARY			AVGMED PER MONTH THROUGH FEBRUARY			AVGMED YTD THROUGH FEBRUARY			AVGMED YTD THROUGH FEBRUARY			AVGMED YTD THROUGH FEBRUARY					
AVG	\$	243	-21.2%	279	+15.1%	243	-13.1%	367	-21.2%	409	+11.4%	409	+11.4%	\$74,215,618	+12.0%	\$74,215,618	-1.3%		
MED	\$	243	-21.2%	279	+15.1%	243	-13.1%	367	-21.2%	409	+11.4%	409	+11.4%	\$74,215,618	+12.0%	\$74,215,618	-1.3%		



23-24 \$ Amt Change exceeds +50%