



Greater Erie
Board of REALTORS®, Inc.

PROPERTY TRANSFER REPORT

MARCH 2025

report generated 04/21/25

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 MARCH 2025

DEEDS TRANSFERRED IN ERIE COUNTY



AVERAGE \$192,665

2024 \$165,521
1 YR CH +16.4%



MEDIAN \$150,000

2024 \$134,000
1 YR CH +11.9%

ONE YEAR CHANGE



MARCH TRANSACTIONS



2024

297

2025

276

-7.1%



YEAR-TO-DATE TRANSACTIONS

-11.0%

2024

855

2025

761





Greater Erie
Board of REALTORS®, Inc.

PROPERTY TRANSFER REPORT

MARCH 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
OLESKY MARK E	BENTLEY PRIME PROPERTIES LLC	435 E 13TH ST ETC	ERIE	\$259,000
SABOL KATHLEEN A	DESERTSONG AMELIA	421 ANDREWS PARK BLVD	ERIE	\$200,000
SAM2 LLC	GLENNON EDWARD J	2018 LAKESIDE DR	ERIE	\$199,900
ALIYEV BAKHTIYOR, UX	AGHAJANOV MARAT	241 E 13TH ST	ERIE	\$150,000
RIOUX CHRISTOPHER M TRUSTEE, A	BAKER ANNALISE M	309 EAGLE POINT BLVD	ERIE	\$150,000
KRAMER ANDREW DAVID ESTATE, A	BAEZ BRYANT, AL	1155 E 3RD ST	ERIE	\$120,000
LITTLE ITALY HOLDING LLC	PITONYAK PAUL	1054 E 11TH ST	ERIE	\$80,000
SMITH DONALD THOMAS, UX	WILLIAMS FELICIA RENEE	604 E 11TH ST	ERIE	\$75,500
HERNANDEZ JOHNNY	RODRIGUEZ JOHN D	555 E 7TH ST	ERIE	\$65,000
SMITH RICHARD A	ALKHALAF HALA TAHA	746 E 12TH ST	ERIE	\$58,000
SMITH RICHARD A, UX	ALKHALAF AHMED	632 E 4TH ST ETC	ERIE	\$55,000
CIBRALIC NURIJA	HOM ERIE CO	543 E 12TH ST	ERIE	\$50,000
FELICIANO ALEXANDER	PITONYAK PAUL	427 E 7TH ST	ERIE	\$35,000
P T P BETTER PROPERTIES LLC	DICKERSON DANA N	805 GERMAN ST	ERIE	\$30,000

14 DETAIL RECORDS FOR AREA 01

TOTAL \$1,527,400
AVERAGE \$109,100
MEDIAN \$77,750

AREA 02 - ERIE NORTHWEST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
BARRETT STEPHEN P, UX	J & M REAL ESTATE PARTNERS LLC	435 W 10TH ST	ERIE	\$720,000
EAGLE ALYSON NICOLE, AL	JANG ASHLEY, AL	422 W 9TH ST	ERIE	\$265,000
PRESTA EVAN R, AL	BUCKHOLTZ JENNIFER G, VIR	529 VERMONT AVE	ERIE	\$236,000
FEICK KIMBERLY, AL	SANDBERG ISABELLA L, AL	1832 OTTAWA DR	ERIE	\$185,000
WOODARD WILSON E	NORFOLK WILLIAM D	201 LIBERTY ST ETC	ERIE	\$183,675
GOULD COURTLAND, UX	LITZENBERG MARISSA L, AL	714 W 3RD ST	ERIE	\$174,000
HAMILTON JOHN B, UX	KRAUTTER RANDAL, AL	1362 W 9TH ST	ERIE	\$158,000
WOZNICKI JEROME L JR, UX	DIORETO CORY J	1206 W 10TH ST	ERIE	\$147,900
LAKE ERIE RENTAL PROPERTIES	FOX DAVIES PROPERTY COMP	1013 W 10TH ST ETC	ERIE	\$135,000
STRANAHAN AMY C	KIESER CHLOE, AL	955 W 7TH ST	ERIE	\$133,000
HETRICK KYLE	GROSS WILLIAM H	934 W 10TH ST	ERIE	\$132,000
CARNACK DANIEL E, AL	MEYER ERIC C	617 RASPBERRY ST	ERIE	\$129,900
ANDERSEN KRYSTAL N, AL	OZY ESTATE LLC	912 W 9TH ST	ERIE	\$90,000
S E D PROPERTIES LLC	FORINGER RENTALS LLC	914 CHESTNUT ST ETC	ERIE	\$85,000
WILLIAMS ANTHONY GERARD, AL	PATRICK HENRY 401K PSP	117 WALNUT ST	ERIE	\$66,000
LEROY GUY	MARINER PROPERTIES LLC	1124 W 11TH ST ETC	ERIE	\$50,000
ABBOTT DAVID, UX	TORRES ISAAC E	1747 W 14TH ST	ERIE	\$25,000
ERIE COUNTY TAX CLAIM BUREAU, I	PEREDERIY YURIY	410 RASPBERRY ST	ERIE	\$17,000
HENRY MARK R, UX	PATTON KEITH A	301 W 9TH ST	ERIE	\$3,500

19 DETAIL RECORDS FOR AREA 02

TOTAL \$2,935,975
AVERAGE \$154,525
MEDIAN \$133,000

AREA 03 - ERIE SOUTHWEST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
GIANT EAGLE INC	GETGO OPERATING LLC	NO ADDRESS	ERIE	\$1,146,896

LACEY WILLIAM J	TOJIO WESLEY I, UX	4642 HIGHVIEW BLVD	ERIE	\$280,000
SIMON JOHN S JR, UX	PEREZ MITCHELL VALENTIN, AL	110 W 38TH ST	ERIE	\$259,000
DEINER DOUGLAS, AL	KOUTSOULIOU ATHENA, VIR	1359 W 41ST ST	ERIE	\$209,000
SAM2 LLC	BETZ WILLIAM R, UX	NO ADDRESS	ERIE	\$199,900
PRZYBYSEWSKI CAROL A ESTATE	BARBER JESSICA	2043 W 29TH ST	ERIE	\$180,000
MARKIEWICZ SUSAN M, VIR	BOGNIAC PATRICIA	4513 PERKINS ST	ERIE	\$179,000
BEAR MORRIS REAL ESTATE	GRAVES RAY	3007 RASPBERRY ST	ERIE	\$174,000
CURTIS MAUREEN LOUISE ESTATE, J	CURTIS EMILY A	2714 PEBBLE DR	ERIE	\$170,000
VANERSTROM JOHN S, UX	KESTERHOLT BRADY J, UX	3304 ALLEGHENY RD	ERIE	\$170,000
CAMPBELL TERRY L	TIRADO ROBERT RAMOS, UX	1547 W 25TH ST	ERIE	\$155,000
GARRITY TRAVIS C	PAYNE LEVITICUS EVAN	3103 PLUM ST	ERIE	\$149,800
SHELL GARY L ESTATE, AL	MARAZZO ANDREW T, UX	2039 W 24TH ST	ERIE	\$135,000
BALDWIN ISAAC T, UX	RATZLAFF KELSEY, VIR	2417 CRANBERRY ST	ERIE	\$130,000
UMPLEBY JOHN T ESTATE, AL	GROSS JAWN D	2612 PLUM ST	ERIE	\$129,900
JERIOSKI KASEY, AL	CARABALLO JENNIFER RENTAS, AL	1021 W 21ST ST	ERIE	\$126,500
EWENDEL PROPERTIES LLC	RIDDLE PETER	609 W 29TH ST	ERIE	\$126,500
KEPHART DANIEL L	DANIEL ASHLEY MARIE	2705 LIBERTY ST	ERIE	\$126,000
MALENA PAINTING & SERV LLP	SCHNELL BRADLEY L, UX	344 W 21ST ST ETC	ERIE	\$125,000
GALLA SHAWN H	WATKINS DAVID ANTHONY	3050 GLENWOOD PARK AVE	ERIE	\$99,000
CARLIN CHRISTOPHER S, UX	CROCKETT HOME RENTALS LLC	643 W 26TH ST	ERIE	\$90,000
ROTUNDA THERESA, AL	CUNEO JOSEPH	1820 W 33RD ST	ERIE	\$85,000
SIMKOVITCH JESSICA J	LUTERAN ANNA MARIE	2940 COCHRAN ST	ERIE	\$83,070
EWING COLE T TRUST, AL	K F G 2023 LLC	1916 W 33RD ST	ERIE	\$82,000
BUETTNER WESLEY R	PITONYAK PAUL	3020 GLENWOOD PARK AVE	ERIE	\$75,000
THOMPSON MAXWELL	SHARABI IFAT CASTRO	1922 CHERRY ST	ERIE	\$68,500
SCOTT JOHN F	HAPPY HOMES OF ERIE LLC	2643 CHESTNUT ST	ERIE	\$55,000
LOMBARDI LUCREZIA	CORRITORE JUSTIN S, UX	1031 W 28TH ST ETC	ERIE	\$52,000
LEROY GUY	CORINTHIAN CAPITAL FUND LLC	2104 HAMPTON RD	ERIE	\$52,000
CALDWELL RODRICK EARL ESTATE, J	738 E 9TH ST LLC, AL	NO ADDRESS	ERIE	\$41,500
MANCUSO MICHAEL J, AL	OSULLIVAN BRIAN, AL	3320 CHERRY ST	ERIE	\$40,000
LEROY GUY	U A E XPORTS LLC	1115 W 25TH ST	ERIE	\$38,000
AKTAR MOSAMMAT FATEMA	EIMERS JAMES E, AL	NO ADDRESS	ERIE	\$33,080
NORTHWEST BANK	KONON CONSTRUCTION LLC	627 W 23RD ST	ERIE	\$31,000
CASWELL PEYTON	PREMIERE PROPERTIES OF ERIE LLC	45 KELLOGG ST	ERIE	\$10,000
GALLO JON	ERIE CITY HOUSING AUTHORITY	NO ADDRESS	ERIE	\$9,000
PARFENYUK PAVEL	CASWELL PEYTON	45 KELLOGG ST	ERIE	\$8,000
ERIE CITY HOUSING AUTHORITY	ROGS INC	NO ADDRESS	ERIE	\$5,000
TROTT JAMES A	GRESSLEY CHRISTOPHER C, UX	NO ADDRESS	ERIE	\$2,500

39 DETAIL RECORDS FOR AREA 03

TOTAL	\$5,131,146
AVERAGE	\$131,568
MEDIAN	\$99,000

AREA 04 - ERIE SOUTHEAST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
SHESMAN JOSEPH D TRUSTEE, AL	BURHENN MICHAEL E, UX	4108 FRENCH ST	ERIE	\$249,900
JOHNSON JEREMY, AL	CARRIER TERRA LYNN, VIR	4247 DAVISON AVE	ERIE	\$196,000
KUBEJA FREDERICK L ESTATE, AL	WRIGHT KRISTIE L, VIR	4228 ALVIN ST	ERIE	\$191,000
PINKAS SANDRA TRUSTEE, AL	SMITH JOSHUA D, AL	261 E 33RD ST	ERIE	\$180,000
BORATEN LYNDA LOU, AL	KING BRANDON RICHARD, AL	1428 E 33RD ST	ERIE	\$177,000
ARMSTRONG JOSEPH LEE ESTATE, A	MEAD DOUGLAS J, UX	4226 CARNEY AVE	ERIE	\$170,000
P L P IV	KENNEDY WALKER T	4127 WOOD HILLS DR	ERIE	\$162,900
VALENTINETTI BERNADETTE J ESTA	REA JACOB J	1137 E 42ND ST	ERIE	\$151,400
ENGELS MELONY LYNN	LASKA LEAH JANELLE, AL	3908 MARION ST	ERIE	\$149,900
BEARD MARY E	MADLER DANIEL J	4031 DAVISON AVE	ERIE	\$149,900
YINGLING PROPERTY MANAGEMEN	ORTIZ-RODRIGUEZ KEVIN J, AL	2916 EAST AVE	ERIE	\$140,000
PETRUSH JOHN R JR, UX	WALL RAYMOND, UX	2404 FAIRMONT PARKWAY	ERIE	\$138,500
GOFF RICHARD F ESTATE	ABBEY NATHAN W	3217 REED ST	ERIE	\$136,000
LUSZCAK JENNIFER LEE	SKITKA KYLE Q	237 E 33RD ST	ERIE	\$135,000

WILSDON ALBERT L	QUINN DARIEN M, VIR	3004 HOLLAND ST	ERIE	\$131,000
STEWART JOSEPH C JR TRUSTEE, AL	STEWART MATTHEW	4019 DAVISON AVE	ERIE	\$130,000
RUPP MARLENE A, AL	A A S REAL ESTATE LLC	157 E 35TH ST	ERIE	\$125,000
CECCHI HANNAH DANGER, AL	GIBSON CASEY	3022 HOLLAND ST	ERIE	\$122,000
RAMOS ROBERTO	IGNIS LLC	603 E 22ND ST	ERIE	\$115,000
MUELLER KENNETH JACOB	CANDELARIA CARMEN	1710 E GRANDVIEW BLVD	ERIE	\$105,000
KEEFE DONNA J	GENERAL RENTAL HOLDINGS LLC	4322 PINE AVE	ERIE	\$100,000
SWARTWOOD MICHAEL E ESTATE	MONGER BHUWAN, AL	1037 E 29TH ST	ERIE	\$90,000
EIGHT POINT ENTERPRISES LLC	SCHNELL BRADLEY L, UX	2510 WAYNE ST ETC	ERIE	\$75,000
ERIE FEDERAL CREDIT UNION	A N C INVESTMENTS LLC	2815 GERMAN ST	ERIE	\$70,000
UNITED POSTAL WORKERS CORP	NOURI SONNY, UX	602 E 26TH ST	ERIE	\$65,000
CROCKETT JAMALE	MAC RENTAL PROPERTIES LLC	2411 PERRY ST	ERIE	\$62,000
SMITH RICHARD A	ALLABAN HEBA S	3608 BURTON AVE	ERIE	\$58,000
LEROY GUY	AMBER CONSTRUCTION & PROPER	1547 WOODLAWN AVE	ERIE	\$57,000
ZEPPIERI TIMOTHY V	PANETTA MICHAEL A	343 E 33RD ST	ERIE	\$55,000
PLONSKI DONALD T, UX	SERAFIN DANIEL M	610 E 24TH ST	ERIE	\$45,000
SORNBERGER STEVEN H, AL	SORNBERGER STEVEN R, UX	4147 OLD FRENCH RD	ERIE	\$35,000
U S BANK TRUST COMP, AL	CUBIAS ESTEBAN H	704 E 24TH ST	ERIE	\$30,000
MURPHY JUDITH L	ERIE VIEW INVESTMENTS LLC	1103 E 24TH ST	ERIE	\$25,000
AL-MANSURI ZEKI	HUSSEIN ROUSSUL SALIM	548 E 23RD ST	ERIE	\$15,000
MCGOWAN ANTHONY, AL	SMITH MARION	802 E 22ND ST	ERIE	\$10,000
BURKHART LARRY D	HOUSE DEMARCUS M SR	1250 E 22ND ST	ERIE	\$1,000
JEFFRESS TERRANCE	SMART JOCKS LLC	307 EAST 25TH ST	ERIE	\$600

37 DETAIL RECORDS FOR AREA 04

TOTAL \$3,849,100
AVERAGE \$104,030
MEDIAN \$115,000

AREA 05 - MILLCREEK NORTH OF WEST 26TH ST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
KEARNEY CLARENCE TRUSTEE, AL	HEISE ANDREW PATRICK, UX	3229 LAKE FRONT DR	MLCRK-TP	\$1,000,000
NATL RESIDENTIAL NOMINEE SVS	SITES CHARLES J	812 COMPASS DR	MLCRK-TP	\$425,000
SHARP DELLIAN, AL	NATIONAL RESIDENTIAL NOMINEE	812 COMPASS DR	MLCRK-TP	\$425,000
HORVATH MARILYN J	HOFFMAN DANIEL ERIC, UX	504 COLLEEN DR	MLCRK-TP	\$289,900
PARIS VANESSA W	SHAFFER WILLIAM C, UX	460 SANDSTONE COURT	MLCRK-TP	\$287,000
HUSEIN RAMZI M, UX	CELESTIN SCOTT, UX	938 MICHIGAN BLVD	MLCRK-TP	\$265,000
WILCOX PATRICIA A	SPLAIN CHRISTOFFER, UX	4165 W LAKE RD	MLCRK-TP	\$259,000
CZERWINSKI BRANDON	MESSENGER LISA	3933 W 10TH ST	MLCRK-TP	\$220,000
BEST ERIE RENTALS LLC	MILLER ERIC GEORGE	1107 GUETNER AVE	MLCRK-TP	\$199,900
BENDER WALTER R JR, AL	STANFORD JOSHUA J	1552 GARLOCH DR	MLCRK-TP	\$190,000
SEABURN LAWNY, AL	BRAZDA KEMLYN	624 CHELSEA AVE	MLCRK-TP	\$189,000
SANTANGELO MATTHEW R, UX	GRECHANVY MICHAEL, UX	2405 MIDLAND DR	MLCRK-TP	\$179,000
OSHLICK JAMES, UX	GWENLU LLC	308 PRESQUE ISLE BLVD	MLCRK-TP	\$120,000

13 DETAIL RECORDS FOR AREA 05

TOTAL \$4,048,800
AVERAGE \$311,446
MEDIAN \$259,000

AREA 06 - MILLCREEK SOUTH OF WEST 26TH ST

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
K D P ERIE LLC	AZTEC ENTERPRISE LLC	NO ADDRESS	MLCRK-TP	\$2,320,000
MICHAELS SEAN M, UX	WHITEFORD DANIEL, UX	4514 STILLWATER CIRCLE	MLCRK-TP	\$905,000
BURHENN MICHAEL E, UX	DANIELS ANDREW, UX	6152 SCIOTO COURT	MLCRK-TP	\$587,500
ECKMAN THEODORE G	VANTASSEL JOHN R, UX	5476 PEPPERWOOD CIRCLE	MLCRK-TP	\$573,000
COMEAU TRACY A, UX	TRICO PARTNERS LLC	4675 TULANE AVE ETC	MLCRK-TP	\$400,000
MILLER GARY C	NAGY PAUL, UX	4255 FOUR SEASONS TRAIL	MLCRK-TP	\$330,000
BUCCI ROBERTA A ESTATE	FREEMAN LAUREN TAYLOR, VIR	2535 W 35TH ST	MLCRK-TP	\$287,100
HIRSH JEAN M	BARRETO MICHAEL ANGELO, UX	4012 CALICO DR	MLCRK-TP	\$248,500
GRISWOLD DAVID L, UX	GRISWOLD SCOTT, UX	3108 W 25TH ST	MLCRK-TP	\$240,000

AL TAIE LETICIA	HAWKINS RILEY E, UX	3825 CALICO DR	MLCRK-TP	\$220,000
RANDAZZO VITO, UX	RANDAZZO NICHOLAS V, AL	3950 DAUPHIN PARKWAY	MLCRK-TP	\$220,000
OLEARY KAELEN	HESS LAUREN E, AL	2514 W 34TH ST	MLCRK-TP	\$213,514
DICKERSON DANA N	FILLAK MACKENZIE LINNAE	3220 W 32ND ST	MLCRK-TP	\$195,000
KLEMM ROBERT G	FILBECK GRANT T, UX	2647 W 24TH ST	MLCRK-TP	\$174,900
DONGRE KENDRA D, AL	ROTARU ROMAN	2939 W 25TH ST	MLCRK-TP	\$173,500
REESE PAIGE INVESTMENTS LLC	TRIMPEY JONATHAN T	3206 HIGHLAND RD	MLCRK-TP	\$157,000
RENAUD PECK REAL ESTATE DEV	FERRINGER STEVEN A, UX	5906 MYSTIC RIDGE	MLCRK-TP	\$89,900
RENAUD PECK REAL ESTATE LLC	BRUGGER AUSTIN J TRUST	5942 MYSTIC RIDGE DR	MLCRK-TP	\$84,900
ABBATE ANDREW C, UX	WEBBER BRIAN D, UX	NO ADDRESS	MLCRK-TP	\$75,000
COMEAU TRACY ALLEN TRUSTEE, A	TRICO PARTNERS LLC	NO ADDRESS	MLCRK-TP	\$70,000
SHIELDS GRACE DARLENE ESTATE, A	PALOCHAK JAMI L, AL	2723 ECHO LANE	MLCRK-TP	\$68,000
FIL MORE SELF STORAGE LLC	WASYL JESSE J	2713 W 21ST ST ETC	MLCRK-TP	\$31,000

22 DETAIL RECORDS FOR AREA 06

TOTAL \$7,663,814
AVERAGE \$348,355
MEDIAN \$216,757

AREA 07 - MILLCREEK EAST OF I-79

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
MCKNIGHT GLENN A, UX	MENDOZA BRANDON J	1229 SILVER DR	MLCRK-TP	\$485,000
LYONS GERALD RAY, AL	PETERSON JANELLE M, AL	5575 WATTSBURG RD	MLCRK-TP	\$440,000
COOK MARY ELLEN TRUSTEE, AL	MOTSCH JOSEPH D, UX	5236 DORCHESTER DR	MLCRK-TP	\$400,000
LAFFIN WILLIAM J	CHHETRI PARSON	4909 MCCLELLAND AVE	MLCRK-TP	\$393,500
MEADOWS DAN C SR ESTATE, AL	ROSE JOSEPH S TRUSTEE, AL	1165 W 54TH ST	MLCRK-TP	\$330,000
ALONGE AUSTIN G, UX	COFFELT DUSTIN J, UX	1917 E GRANDVIEW BLVD	MLCRK-TP	\$330,000
GARDNER LLOYD EMERSON	BURHAM BRYAN M	1221 W GORE RD	MLCRK-TP	\$310,000
BOOTH ROBERT H TRUSTEE, AL	THAPA UMA D, AL	820 ALINE DR	MLCRK-TP	\$305,000
SHINDLEDECKER DAVID P	SHINDLEDECKER JOHN, UX	840 RUTH AVE	MLCRK-TP	\$268,560
GROVES JARROD	ROUTH JEREMY, AL	4828 CONWAY ST	MLCRK-TP	\$265,000
ZLOTNICKI JANE ESTATE, AL	ZAKHARCHUK DAVID, AL	855 HILLTOP RD	MLCRK-TP	\$225,000
KOWALCZYK ROSE MARY J	MANINO LEAH F, AL	1914 BROOKSBORO DR	MLCRK-TP	\$161,000
SHINDLEDECKER JOHN, UX	HESS SARAH K	1143 APPLETREE LANE	MLCRK-TP	\$133,370
WHITE IAN L, AL	AUEN DEVEN, AL	4828 SUMMER ST	MLCRK-TP	\$72,100
GILLESPIE KIMBERLY S	PIERI KATHLEEN A	1165 E GORE RD	MLCRK-TP	\$60,000

15 DETAIL RECORDS FOR AREA 07

TOTAL \$4,178,530
AVERAGE \$278,569
MEDIAN \$305,000

AREA 08 - FAIRVIEW TOWNSHIP

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
MORITZ JAY C	CLIFFS OF FALCON POINTE LLC	6561 FAIR OAKS CIRCLE	FRVW-TP	\$909,000
HYNES BENJAMIN M, UX	PIOVEZAM MILENA GONALES DE AL	7649 OAKWILD DR	FRVW-TP	\$602,000
KELLEY LONN A	DEBALSKI MICHAEL, UX	6742 RICHARDSON CIRCLE	FRVW-TP	\$540,000
VINCENT SCOTT E, UX	MERRY READ J, UX	8440 PLATZ RD	FRVW-TP	\$489,900
UNGER ANN A TRUSTEE, AL	SIVAK JOSEPH J, UX	2938 HANNA DR	FRVW-TP	\$441,000
HRINDA MARY ANN ESTATE, AL	HYNES LISA G, VIR	7816 FRANKLIN RD	FRVW-TP	\$429,000
REED ALISSA S, VIR	FOLEY BENJAMIN, UX	5919 GREENBRIAR DR	FRVW-TP	\$345,000
RATHBUN GARY A ESTATE, AL	CHILDREN & ADULT COUNSELING	400 PASADENA DR	FRVW-TP	\$340,000
BENDER WALTER R JR, AL	PALMER BRIAN, UX	700 AVONIA RD	FRVW-TP	\$300,000
LAIRD EDWARD J JR TRUSTEE, AL	WOLF MATTHEW, UX	5350 MILLFAIR RD	FRVW-TP	\$264,900
POLLOCK DANIEL R, AL	PALSHA LARRY TRUSTEE, AL	6982 W LAKE RD	FRVW-TP	\$224,999

11 DETAIL RECORDS FOR AREA 08

TOTAL \$4,885,799
AVERAGE \$444,164
MEDIAN \$429,000

AREA 09 - GIRARD BORO & TWP / LAKE CITY

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
SCHMITZ EDGAR H, UX	TOBY PROPERTIES LLC	8656 W RIDGE RD	GIRARD-TP	\$480,000
ROCKWOOD ERIC M, UX	ILLAR PETER L, UX	443 EDGE PARK DR	LAKE CITY-BO	\$260,000
MANNO CYNTHIA J	CROTTY KYLE	10341 CLIFTON DR	LAKE CITY-BO	\$241,000
YEARWOOD SARAH E	JACKY ROBERT O, UX	9945 HOLLY DR	LAKE CITY-BO	\$239,900
YEARWOOD SARAH E	JACKY ROBERT O, UX	9945 HOLLY DR	LAKE CITY-BO	\$230,000
FINCK JENNIFER L, AL	ARDUINI CARLA J	9484 MIDDLE RD	GIRARD-TP	\$185,000
PESSAMATO DAVID A	ELLIS JEROME	45 JULIA DR	LAKE CITY-BO	\$5,000
FOLEY MAURIE TIMOTHY ESTATE, A	HILINSKI TINA	7845 MEADVILLE RD	GIRARD-TP	\$5,000
8 DETAIL RECORDS FOR AREA 09			TOTAL	\$1,645,900
			AVERAGE	\$205,738
			MEDIAN	\$234,950

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

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
SCHMIDT MICHAEL AFTON TRUSTE	KING BRYCE VINCENT	181 E PEARL ST	ALBION-BO	\$219,000
HEAD JUSTIN A, UX	SHERMAN JOHN BEACH, UX	23 HARLEY AVE	ALBION-BO	\$180,000
EQUITY TRUST COMP CUSTODIAN,	LONG BRANDON D, UX	11774 MIDDLE RD	SPRNGFLD-TP	\$150,000
DOUGLAS STEPHANIE S, AL	DICKEY RYAN	13 SOUTH WATER ST	ALBION-BO	\$135,000
SIMONS DELORES V ESTATE, AL	SHETLER DANNIE D, UX	13695 TRACY RD	CONNEAUT-TP	\$70,000
YUHASCHEK JOSEPH	JOYCE BRENC REAL ESTATE HOLDIN	9919 BATEMAN AVE	CRNSVLE-BO	\$57,770
BRADEN WILLIAM RANDALL, AL	MORSE VICKIE L	12076 W LAKE RD	SPRNGFLD-TP	\$33,000
HITES RANDY W, UX	FREEDOM DELIVERY SERV LLC	10305 GRANDVIEW AVE	ELK CREEK-TP	\$30,000
EBNER GREGORY H	MILLER DALE A	NO ADDRESS	SPRNGFLD-TP	\$3,000
ALBION BOROUGH	ROGERS BROTHERS CORP	53 ELK ST	ALBION-BO	\$1,000
10 DETAIL RECORDS FOR AREA 10			TOTAL	\$878,770
			AVERAGE	\$87,877
			MEDIAN	\$63,885

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

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
CANFIELD ANDREW R, UX	ELDRIDGE AUSTIN, UX	302 RASPBERRY LANE	EDINBORO-BO	\$355,000
MCGLAUGHLIN KATHLEEN ESTATE,	BLISS PAUL, UX	121 HILLTOP RD	EDINBORO-BO	\$339,900
GEBHARDT TERRY C ESTATE, AL	RATHBUN JARROD M, UX	10539 ROUTE 98	FRANKLIN-TP	\$295,000
ZWALD DUANE M ESTATE	MINK SHANE	5490 WEST RD	MCKEAN-TP	\$273,000
BAYIT APARTMENTS EDENBORO LL	ANDERSON KAREN L	202 STONEHAVEN DR	EDINBORO-BO	\$255,000
SINKA SAMUEL J	NILES MARGARET ANN	12240 RIDGE AVE	WASH-TP	\$196,000
GARNER BLAKE REAL ESTATE	HAZELL DARRELL I	B971 MAIN ST	MCKEAN-BO	\$191,000
KNAPPENBEGER BETH OLIVE, AL	DRAYER LINDSAY	3661 W HERSHEY RD	MCKEAN-TP	\$175,000
FANNIE MAE, AL	WALTZ DEREK	3701 ROUTE 6N	WASH-TP	\$170,000
FIESLER ALEX JAMES	L T W PROPERTIES LLC	4932 EAST AVE	MCKEAN-BO	\$150,000
FIESLER RENTALS LLC	L T W PROPERTIES LLC	5115 WEST RD	MCKEAN-BO	\$150,000
FIESLER JAMES R	L T W PROPERTIES LLC	8991 MAIN ST ETC	MCKEAN-BO	\$150,000
TRAVIS GRANT C, UX	PATERNITI MALENA CONSTRUCTION	NO ADDRESS	MCKEAN-TP	\$110,000
TRAVIS GRANT C, UX	PATERNITI MALENA CONSTRUCTION	NO ADDRESS	MCKEAN-TP	\$100,000
WALMER JOHN T	HAMILL EARL	NO ADDRESS	MCKEAN-TP	\$90,000
HERRON ZACHARY G, UX	APOLLO RENTALS INC	5461 BLENNER RD	MCKEAN-TP	\$85,000
GALLO JOHN A, UX	GALLO JUSTIN, AL	NO ADDRESS	WASH-TP	\$50,000
TRAVIS GRANT C, UX	PATERNITI MALENA CONSTRUCTION	NO ADDRESS	MCKEAN-TP	\$40,000
HAUSER RHONDA	KRESPAN ROBERT J TRUSTEE, AL	NO ADDRESS	MCKEAN-TP	\$30,000
ROCK & ROLL RENTALS LLC	SCOUTEN ZACHARY J	NO ADDRESS	FRANKLIN-TP	\$5,750
20 DETAIL RECORDS FOR AREA 11			TOTAL	\$3,210,650
			AVERAGE	\$160,533
			MEDIAN	\$150,000

AREA 12 - SUMMIT

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
BLUEBONE LTD	MANGAR DHAN BAHADUR, AL	2906 HERSHEY RD	SUMMIT-TP	\$535,000
RUSSELL WADE A, UX	FELTON KAITY HARMON, UX	3220 FLOWER RD	SUMMIT-TP	\$381,000
SELLENY SUZANNE K	LUDWIG ROBERT, UX	6233 HAYFIELD CIRCLE	SUMMIT-TP	\$358,500
EISMEIER NANCY	MCCAMMON RICHARD, UX	6505 MEADOWLAND CIRCLE	SUMMIT-TP	\$330,000
WILLOW ELOUISE Z, AL	A N C INVESTMENTS LLC	2710 HERSHEY RD	SUMMIT-TP	\$200,000
DELUCA EDWARD W, AL	JOHNS EDWARD C	2909 HERSHEY RD	SUMMIT-TP	\$150,000
SUMMIT TOWNSHIP	PUPKO ARTUR, UX	2355 GLORY DR	SUMMIT-TP	\$53,500
BLUMISH CHRISTOPHER P	KELLEY MICHAEL E, UX	360 MERLE AVE	SUMMIT-TP	\$26,000
8 DETAIL RECORDS FOR AREA 12			TOTAL	\$2,034,000
			AVERAGE	\$254,250
			MEDIAN	\$265,000

AREA 13 - AMITY / GREENE / VENANGO / WATTSBURG

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
BRYSON PAUL ALLEN	KELLEY REBECCA A, VIR	9661 DEWEY RD	GREENE-TP	\$459,900
APPLEQUIST MICHELE MARLENE, A	MITCHELL BRIAN SCOTT	10770 HAYES RD	AMITY-TP	\$250,000
SWASING FRED C JR, AL	RANDAZZO VITO, AL	8556 KIRSH RD ETC	GREENE-TP	\$190,000
ZATYNSKI RICHARD T ESTATE	MCREW LLC	1950 GUNNISON RD	GREENE-TP	\$125,000
GOLOMBIESKI DANIEL L	KENNERKNECHT JAMES L, UX	8881 HORSESHOE DR	GREENE-TP	\$93,000
PASSAMONTE VIRGINIA J	CORSI MARK	NO ADDRESS	GREENE-TP	\$50,000
COHEN SCOTT	BOWEN BRITTANY A	12769 ROUTE 89	VENANGO-TP	\$10,000
7 DETAIL RECORDS FOR AREA 13			TOTAL	\$1,177,900
			AVERAGE	\$168,271
			MEDIAN	\$125,000

AREA 14 - GREENFIELD / NORTH EAST BORO & TWP

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
KUCHCINSKI ANITA TRUSTEE, AL	K C CHAPMAN LLC	1713 GRIST MILL DR	NO EAST-TP	\$525,000
WEDZIK DAVID A, UX	KALOSKY KENNETH L TRUSTEE, AL	1640 FREEPORT RD	NO EAST-TP	\$438,000
WEDZIK DAVID A, UX	EDELMANN MARK	1638 FREEPORT RD	NO EAST-TP	\$369,000
GIRTS TIMOTHY	SANFILIPPO TIMOTHY M, UX	8547 FINDLEY LAKE RD ETC	NO EAST-TP	\$346,000
KELLEY KEVIN J, UX	SCUTELLA DANIEL JOHN, UX	49 PARK ST	NO EAST-BO	\$329,000
SKREKLA PAMELA, AL	CONN BRADY, AL	125 WELLINGTON ST	NO EAST-BO	\$215,000
VELLA LORIE, AL	FARBER LAURA K	38 WEST ST	NO EAST-BO	\$180,000
SANFILIPPO TIMOTHY M, UX	RUPP JENNIFER L	110 CLAY ST	NO EAST-BO	\$134,025
WHITE KATHLEEN L	KITCH ACQUISITIONS LLC	11400 GRAHAMVILLE ST	NO EAST-TP	\$125,000
OSBORNE KENNETH L, UX	GENERAL RENTAL HOLDINGS LLC	9170 STOREY RD	GREENFLD-TP	\$65,000
10 DETAIL RECORDS FOR AREA 14			TOTAL	\$2,726,025
			AVERAGE	\$272,603
			MEDIAN	\$272,000

AREA 15 - HARBORCREEK / LAWRENCE PARK / WESLEYVILLE

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
PEDERSEN ANNE ESTATE	PHENNEGER VALERIE A, VIR	7350 NORTH SHORE DR	HBCRK-TP	\$537,000
SHAFFER FAMILY HOMES LLC	COVINGTON JOSHUA DAREN, UX	3865 HEREFORD RD	HBCRK-TP	\$439,900
MAY MATTHEW, UX	LOUDIN TODD O	6858 MULLIGAN COURT	HBCRK-TP	\$435,000
E & D SZEWCZYK PROPERTIES LLC	MCARTHUR KAREN	7033 SANDY TRAIL	HBCRK-TP	\$375,000
HEINRICH EDWARD M JR, UX	HEINRICH MATTHEW E, UX	7763 E LAKE RD ETC	HBCRK-TP	\$300,000
WRIGHT CODY L, AL	MURCHISON GRETCHEN	NO ADDRESS	HBCRK-TP	\$295,000
GARR EDWARD A, AL	NEW REALTY LP	5114 IROQUOIS AVE	HBCRK-TP	\$265,000
COUSE KEVIN L	SPANNER REBECCA E	518 BONNIE BRAE	HBCRK-TP	\$244,500
MOROSKY CAROL, VIR	CAMPBELL ROBERT	2814 E 31ST ST	WESLEYVLE-BO	\$215,000
VANDESSEL BARBARA S ESTATE, AL	HUNT SARAH L	3817 SALTSMAN RD	HBCRK-TP	\$205,000
HARBEN BETSY A, AL	MOSBY-KING SAVANNAH NICHOLE,	2908 EUCLID AVE ETC	WESLEYVLE-BO	\$194,900
MOROSKY CAROL, VIR	CAMPBELL ROBERT	2814 E 31ST ST	WESLEYVLE-BO	\$151,000

BEELER DEREK M, UX	GOETSCHUIS ALEX MICHAEL, UX	2319 UNION AVE	WESLEYVLE-BO	\$149,900
GUILD JOSEPH M	CATANESE JOSEPH D, UX	741 TROUPE RD ETC	HBCRK-TP	\$139,800
DIMITRIADIS PANAGIOTIS	O G R E LLC, AL	429 HALLEY ST	LAWPK-TP	\$115,000
FARRELL INVESTMENT GROUP INC	PARFENYUK PETRO, UX	3960 STATION RD	HBCRK-TP	\$110,000
ONEIL ABIGAIL M	SNYDER TIMOTHY J	3816 HAMILTON RD	HBCRK-TP	\$105,000
WALBRIDGE PATRICK	GARDNER CHRISTINE MARIE	4114 IROQUOIS AVE	LAWPK-TP	\$87,000
BRALEY JAMES, AL	BUZANOWSKI ROBERT, AL	2027 RIVERSIDE DR	WESLEYVLE-BO	\$67,000
BUSH R MICHAEL JR	THIEMAN TODD P	1212 SILLIMAN AVE	LAWPK-TP	\$65,000
CADWALLADER DORINE I, AL	KITCH ACQUISITIONS LLC	705 SILLIMAN AVE	LAWPK-TP	\$65,000
MACPHEDRAN ADRIANE KATE, AL	GERARDINE KELLEY ALLEN	1057 NEWTON AVE	LAWPK-TP	\$30,000
VAROS JUAN B III, UX	VAROS TINA M	606 BONNIE BRAE	HBCRK-TP	\$25,877
23 DETAIL RECORDS FOR AREA 15			TOTAL	\$4,616,877
			AVERAGE	\$200,734
			MEDIAN	\$151,000

AREA 16 - CONCORD / CORRY / ELGIN / WAYNE

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
HURD KYLE J, UX	WALDEN ERIK, UX	14367 HEREFORD RD	WAYNE-TP	\$200,000
FORKEY WILLIAM F	SWART JENNIFER A, VIR	14300 STEWART RD	CONCORD-TP	\$159,000
EASTMAN RENTALS LLC	SWAN PEGGY SUE	160 WRIGHT ST	CORRY	\$150,000
COOPER CARL DAVID	SCOTT MICHAEL ROBERT	NO ADDRESS	CORRY	\$130,000
JONES THOMAS W III	SAYERS LISA J	8 E MAIN ST	CORRY	\$80,000
CITIZENS BANK NA	EASTMAN RENTALS LLC	309 W SMITH ST	CORRY	\$44,000
MYERS JEFFREY D	WESTCOTT ADAM MITCHELL	229 LEMON ST	CORRY	\$4,000
7 DETAIL RECORDS FOR AREA 16			TOTAL	\$767,000
			AVERAGE	\$109,571
			MEDIAN	\$130,000

AREA 17 - UNION CITY / UNION TOWNSHIP

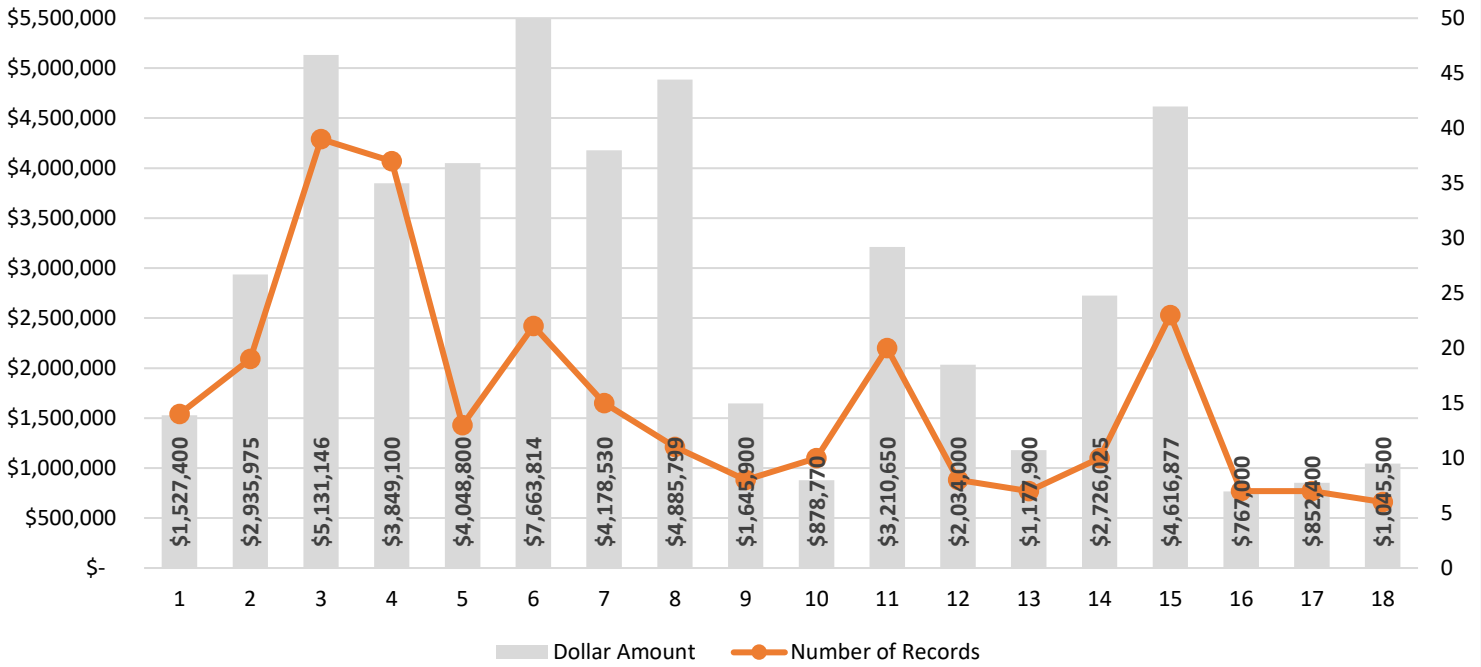
TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
AMERICAN LEGION LEBANON POST	UNION CITY BOROUGH	8 FIRST AVE	UNION CITY-BO	\$250,000
AMES COMPANIES INC	A & E STORAGE AND LEASING LLC	NO ADDRESS	UNION CITY-BO	\$198,700
MILLER LYLE E	REJZER SHERYL L	24 3RD AVE	UNION CITY-BO	\$164,900
DIFFENBACHER TONETTE J	ALTERNATIVE DWELLINGS	16328 ROUTE 8	UNION-TP	\$120,000
KAFFERLIN SUE ANN	RIMPA SCOTT	NO ADDRESS	UNION-TP	\$70,000
YOUNG BARBARA J	YOUNG BARBARA J, AL	NO ADDRESS	UNION-TP	\$45,300
UNION CITY BOROUGH MUNICIPAL	BURNS ROBIN R	127 E HIGH ST	UNION CITY-BO	\$3,500
7 DETAIL RECORDS FOR AREA 17			TOTAL	\$852,400
			AVERAGE	\$121,771
			MEDIAN	\$120,000

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

TRANSFERRED FROM	TRANSFERRED TO	ADDRESS	MUNICIPALITY	AMOUNT
DEPOLO FRANK J, UX	KRAUSE MARK, AL	10668 PEACH ST	WTFD-TP	\$410,500
TIMON JOSEPH M, UX	BUTO ANNA	861 EAST ST	WTFD-BO	\$260,000
FORTIN DENNIS JOHN II, UX	DIEGELMAN WAYDE HUNTER, UX	2147 HARE RD	WTFD-TP	\$220,000
CULBERTSON KAREN, AL	DOWNES DYLAN A	1211 BAGDAD RD	WTFD-TP	\$90,000
LEMOCK ELMER, UX	PRZYBYCIEN JOSEPH J JR	NO ADDRESS	WTFD-TP	\$35,000
RYAN JAMES D	HOPKINS HILL DEV	NO ADDRESS	WTFD-BO	\$30,000
6 DETAIL RECORDS FOR AREA 18			TOTAL	\$1,045,500
			AVERAGE	\$174,250
			MEDIAN	\$155,000

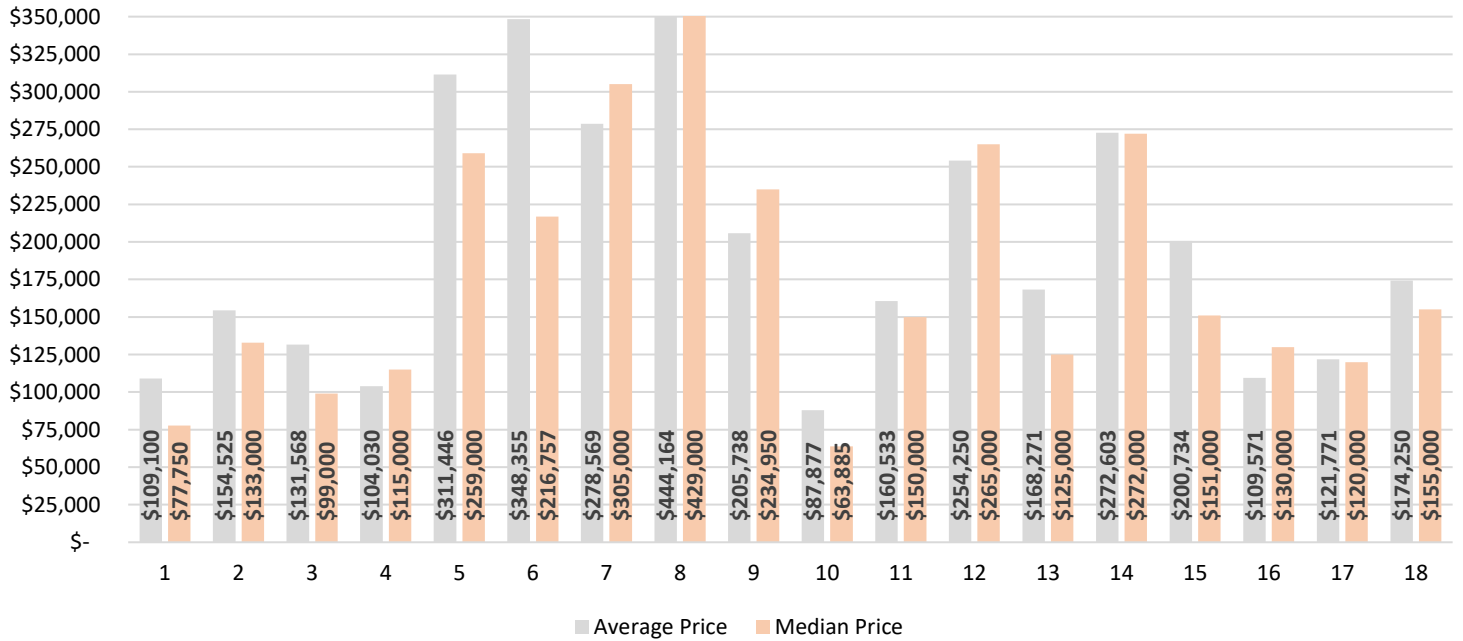
276 TOTAL DETAIL RECORDS			GRAND TOTAL	\$53,175,586
			AVERAGE	\$192,665
			MEDIAN	\$150,000

Dollar Amount vs Number of Records



* Dollar Amount in Area 6 exceeds \$5,500,000

Average Price vs Median Price



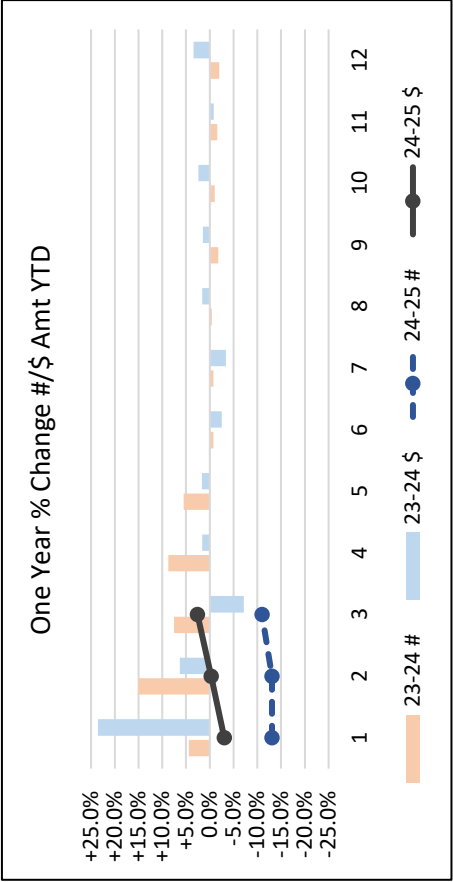
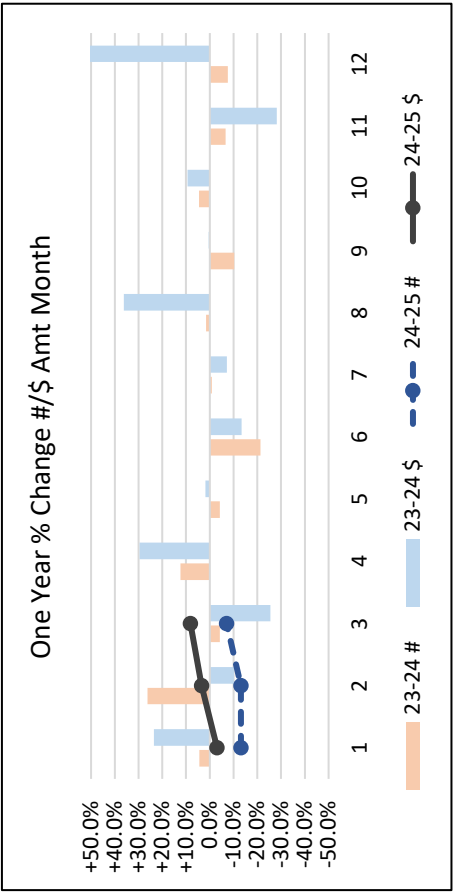
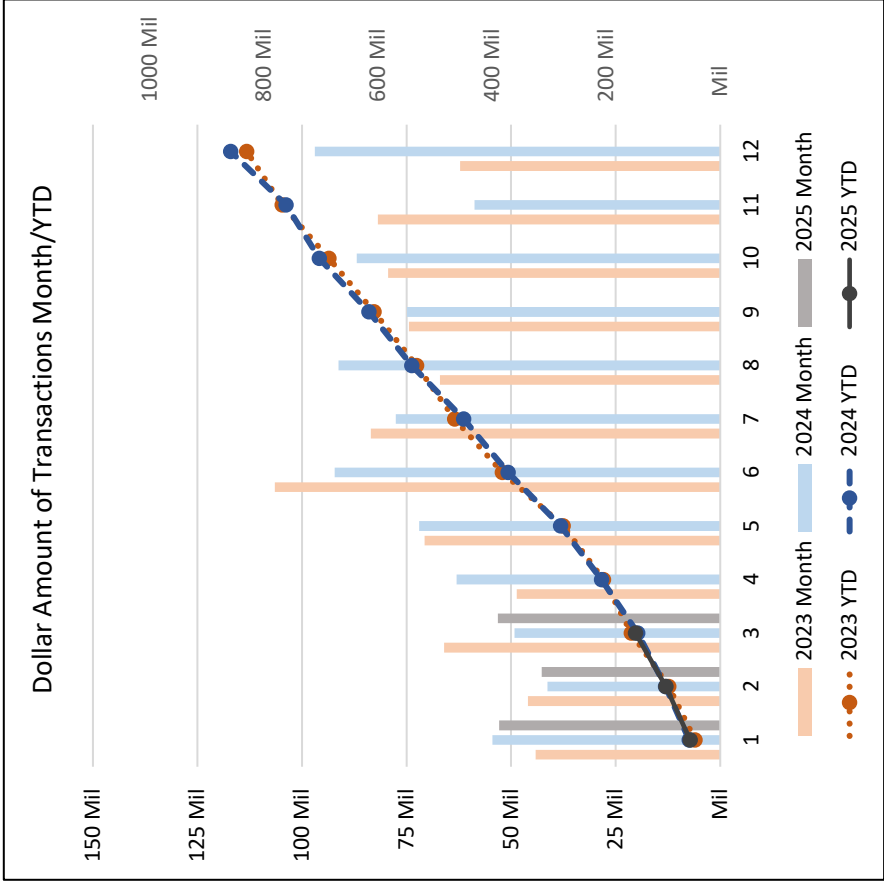
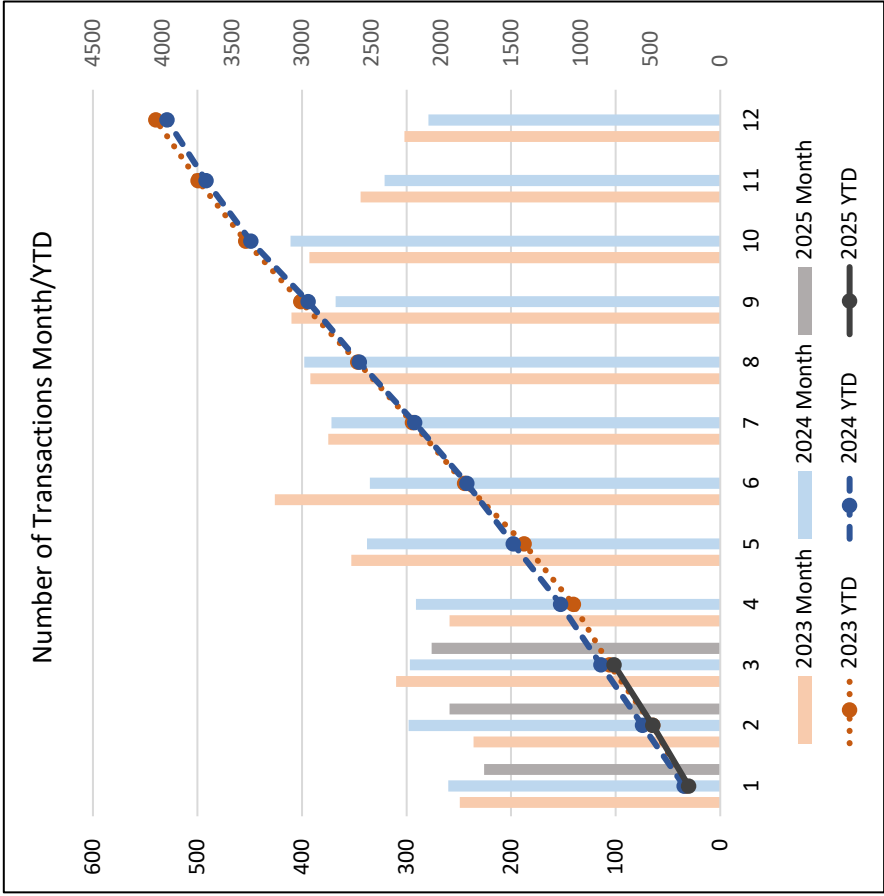
* Average Price & Median Price in Area 8 exceeds \$350,000

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			2024			2025		
	PER MONTH	1 YR % CHG		PER MONTH	1 YR % CHG		PER MONTH	1 YR % CHG		YTD	1 YR % CHG		YTD	1 YR % CHG	
JAN	#	\$	249	\$44,118,209	-21.2%		226	-13.1%		260	+4.4%		226	+4.4%	
	\$				-68.8%		\$52,853,349	-3.0%		\$54,510,469	+23.6%		\$52,853,349	+23.6%	
FEB	#	\$	236	\$45,996,894	-17.2%		259	-13.1%		485	+15.1%		485	+15.1%	
	\$				-51.5%		\$42,724,537	+3.4%		\$90,115,103	+6.3%		\$95,577,886	+6.3%	
MAR	#	\$	310	\$66,000,031	-18.4%		276	-7.1%		795	+7.5%		761	+7.5%	
	\$				+9.6%		\$53,175,586	+8.2%		\$156,115,134	-47.3%		\$148,753,472	-7.1%	
APR	#	\$	259	\$48,648,773	-24.3%					1054	+8.7%			+8.7%	
	\$				-18.5%		\$63,027,455	+29.6%		\$204,763,907	+1.6%		\$208,017,464	+1.6%	
MAY	#	\$	353	\$70,662,876	-17.1%		338	-4.2%		1407	+5.5%			+5.5%	
	\$				-0.7%		\$71,990,449	+1.9%		\$275,426,783	+1.7%		\$280,007,913	+1.7%	
JUN	#	\$	426	\$106,498,398	-11.4%		335	-21.4%		1833	-0.8%			-0.8%	
	\$				+23.7%		\$92,211,666	-13.4%		\$381,925,181	-25.6%		\$372,219,579	-2.5%	
JUL	#	\$	375	\$83,572,608	-17.0%		372	-0.8%		2208	-0.8%			-0.8%	
	\$				-12.4%		\$77,610,952	-7.1%		\$465,497,789	-23.5%		\$449,830,531	-3.4%	
AUG	#	\$	392	\$66,998,178	-17.3%		398	+1.5%		2600	-0.4%			-0.4%	
	\$				-34.6%		\$91,295,657	+36.3%		\$532,495,967	+1.6%		\$541,126,188	+1.6%	
SEP	#	\$	410	\$74,482,339	-5.5%		368	-10.2%		3010	-1.8%			-1.8%	
	\$				-24.1%		\$74,871,984	+0.5%		\$606,978,306	-25.0%		\$615,998,172	+1.5%	
OCT	#	\$	393	\$79,403,577	-0.3%		411	+4.6%		3403	-1.0%			-1.0%	
	\$				+0.9%		\$86,884,568	+9.4%		\$686,381,883	-22.7%		\$702,882,740	+2.4%	
NOV	#	\$	344	\$81,853,924	+3.3%		321	-6.7%		3747	-1.5%			-1.5%	
	\$				+34.8%		\$58,777,746	-28.2%		\$768,235,807	-19.0%		\$761,660,486	-0.9%	
DEC	#	\$	302	\$62,223,669	-14.0%		279	-7.6%		4049	-2.0%			-2.0%	
	\$				-8.4%		\$96,953,052	+55.8%		\$830,459,476	+3.4%		\$858,613,538	+3.4%	
AVG/MED PER MONTH THROUGH MARCH															
2023			2024			2025			AVG/MED YTD THROUGH MARCH						
AVG	#	\$	265	\$52,038,378	-21.2%		254	-11.0%		510	-21.2%		491	+9.4%	
	\$				-68.8%		\$49,584,491	+2.6%		\$96,782,815	-68.8%		\$99,061,569	+1.7%	
MED	#	\$	249	\$45,996,894	-21.2%		259	-12.8%		485	-21.2%		485	+15.1%	
	\$				-68.8%		\$52,853,349	+7.5%		\$90,115,103	-68.8%		\$95,577,886	+6.3%	



23-24 \$ Amt Change exceeds +50%