Quarterly Indicators

Greater Erie Board of REALTORS®, Inc.

Q3-2026

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Residential real estate activity in the Greater Erie Board of REALTORS® MLS, comprised of single family properties and condominiums combined.

Q3 One Year Change Activity Snapshot

+8.2%	+8.1%	+14.0%
New Listings	Average List Price	$ Volume of Sales

+7.1%	+2.4%	-31.3%
Active Listings	Median List Price	Days on Market

-27.4%	+7.4%	0.0%
Pending Sales	Average Sale Price	Months of Inventory

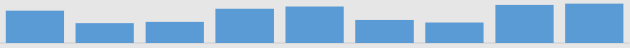
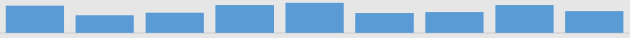
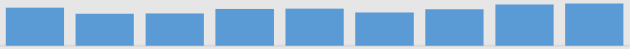
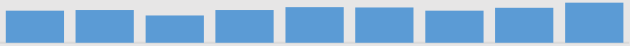
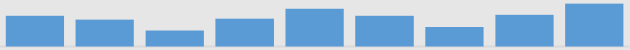
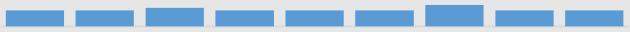
+5.9%	+8.9%
Closed Sales	Median Sale Price

All data from the Greater Erie Board of REALTORS® MLS recorded on October 20, 2026, deemed reliable but not guaranteed.

Activity Overview

Key metrics by reported quarter and for year-to-date (YTD) starting from the first of the year.

Greater Erie Board of REALTORS®, Inc.

Key Metrics	Historical Sparkbars Q3-2024 Q3-2025 Q3-2026	Q3-2025	Q3-2026	One Year Percent Change	YTD 2025	YTD 2026	One Year Percent Change
New Listings		1080	**1169**	**+8.2%**	2717	**2900**	**+6.7%**
Active Listings		576	**617**	**+7.1%**	487	**510**	**+4.7%**
Pending Sales		820	**595**	**-27.4%**	2132	**1923**	**-9.8%**
Closed Sales		925	**980**	**+5.9%**	2094	**2257**	**+7.8%**
Average List Price		$247,850	**$267,960**	**+8.1%**	$241,115	**$259,231**	**+7.5%**
Median List Price		$214,900	**$220,000**	**+2.4%**	$199,450	**$214,950**	**+7.8%**
Average Sales Price		$241,447	**$259,342**	**+7.4%**	$226,682	**$241,931**	**+6.7%**
Median Sales Price		$202,000	**$220,000**	**+8.9%**	$200,000	**$210,000**	**+5.0%**
$ Volume Sales (Mil)		$223	**$255**	**+14.0%**	$484	**$557**	**+15.1%**
Days on Market		16	**11**	**-31.3%**	17	**17**	**0.0%**
Months of Inventory		2.0	**2.0**	**0.0%**	2.1	**2.2**	**+5.3%**

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New/Active/Pending/Sold

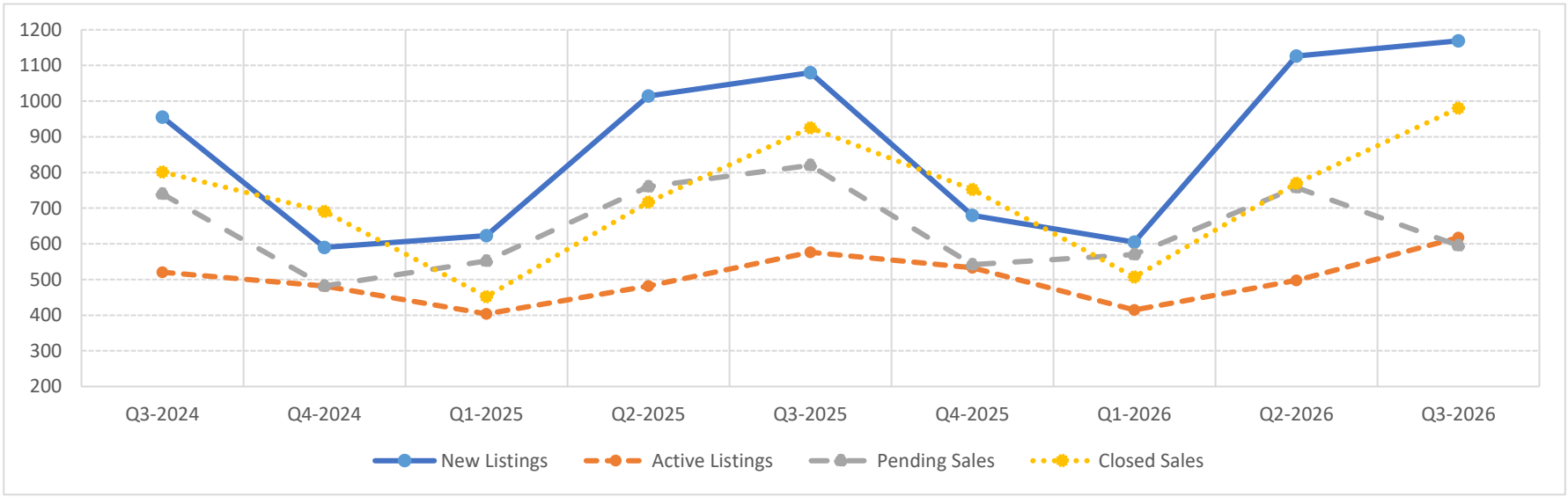
The number of new and average active residential listings, listings with accepted offers, and properties sold.

Greater Erie Board of REALTORS®, Inc.

New Listings	One Year Percent Change		Active Listings	One Year Percent Change
955	-1.7%	Q3-2024	520	+5.9%
590	-11.0%	Q4-2024	481	-2.4%
623	-4.6%	Q1-2025	404	-3.5%
1014	+11.7%	Q2-2025	481	+0.7%
1080	+13.1%	Q3-2025	576	+10.8%
680	+15.3%	Q4-2025	533	+10.7%
605	-2.9%	Q1-2026	414	+2.6%
1126	+11.0%	Q2-2026	498	+3.4%
1169	**+8.2%**	**Q3-2026**	**617**	**+7.1%**

Pending Sales	One Year Percent Change		Closed Sales	One Year Percent Change
740	+16.2%	Q3-2024	801	-4.0%
482	-3.0%	Q4-2024	691	-2.0%
552	+0.5%	Q1-2025	452	-11.7%
760	+9.5%	Q2-2025	717	+1.7%
820	+10.8%	Q3-2025	925	+15.5%
542	+12.4%	Q4-2025	752	+8.8%
570	+3.3%	Q1-2026	507	+12.2%
758	-0.3%	Q2-2026	770	+7.4%
595	**-27.4%**	**Q3-2026**	**980**	**+5.9%**

2-Year Historical New/Active/Pending/Sold by Quarter

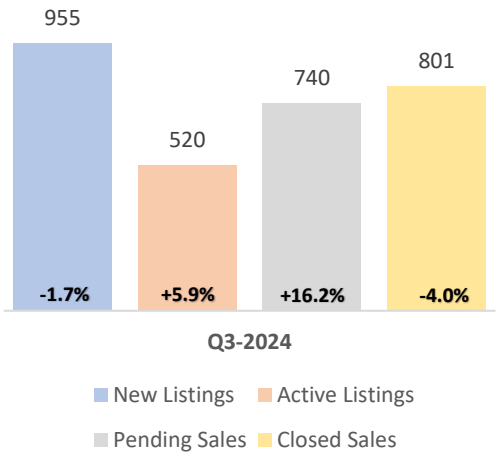


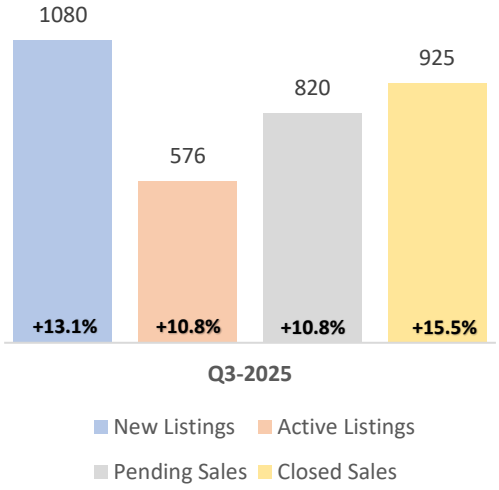
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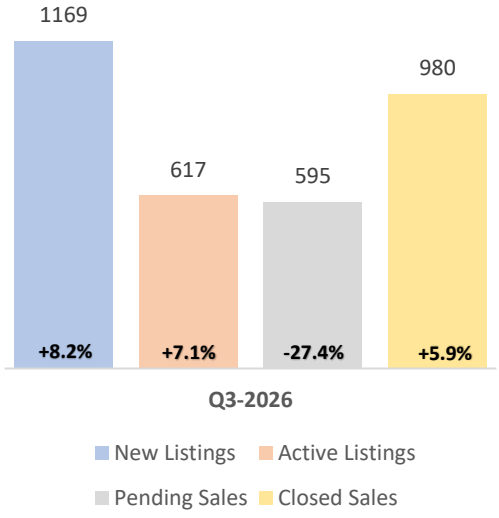
New/Active/Pending/Sold

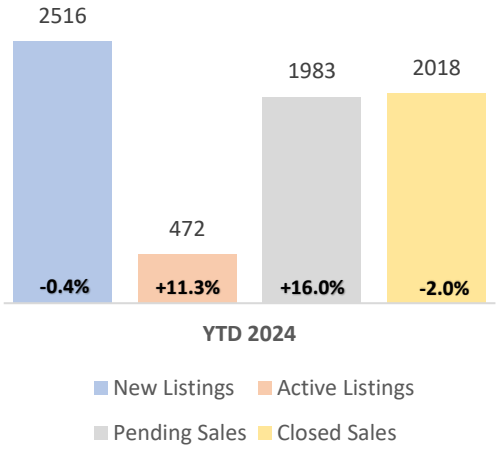
The number of new and average active residential listings, listings with accepted offers, and properties sold.

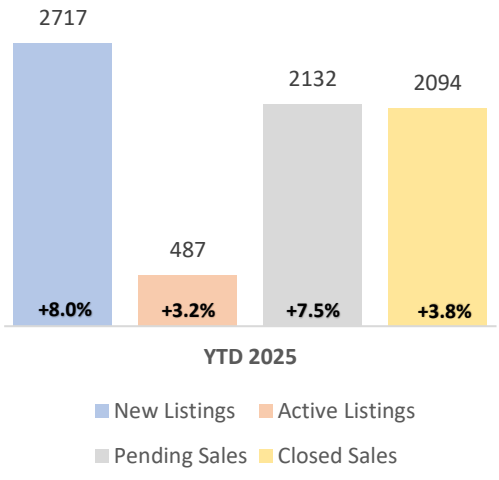
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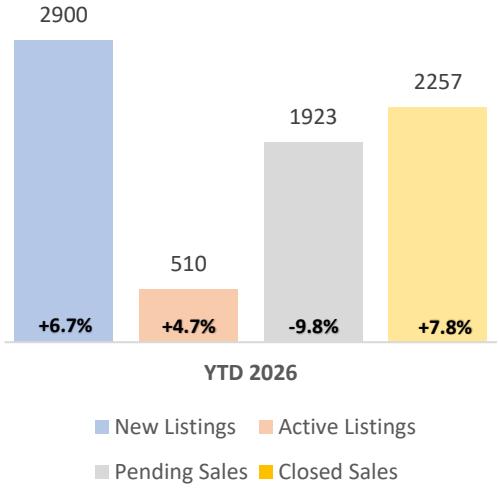












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Average/Median List/Sales Price

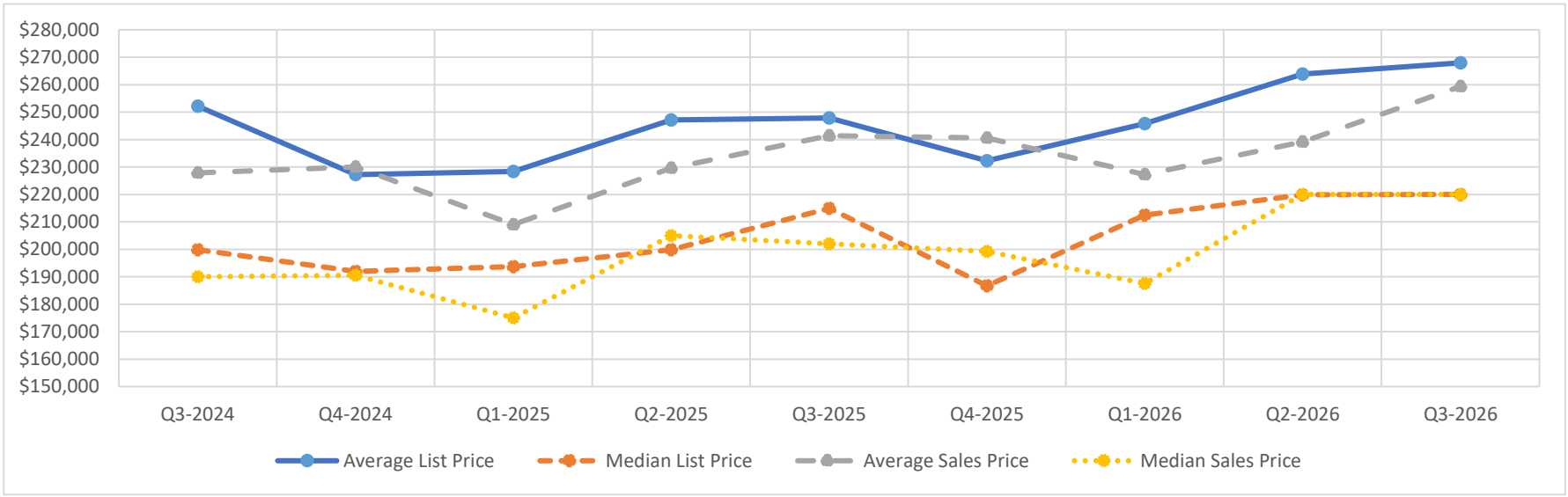
The average and median list and sales price of residential properties.

Greater Erie Board of REALTORS®, Inc.

Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
$252,129	+11.0%	Q3-2024	$199,900	+12.8%
$227,221	+9.1%	Q4-2024	$192,000	+13.0%
$228,341	+4.4%	Q1-2025	$193,750	+10.7%
$247,152	+2.1%	Q2-2025	$199,900	+0.5%
$247,850	-1.7%	Q3-2025	$214,900	+7.5%
$232,269	+2.2%	Q4-2025	$186,700	-2.8%
$245,842	+7.7%	Q1-2026	$212,450	+9.7%
$263,890	+6.8%	Q2-2026	$219,900	+10.0%
$267,960	**+8.1%**	**Q3-2026**	**$220,000**	**+2.4%**

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
$227,833	+12.7%	Q3-2024	$190,000	+9.5%
$230,045	+10.1%	Q4-2024	$190,500	+8.9%
$209,032	+3.4%	Q1-2025	$175,000	+6.4%
$229,567	+4.1%	Q2-2025	$205,000	+8.4%
$241,447	+6.0%	Q3-2025	$202,000	+6.3%
$240,570	+4.6%	Q4-2025	$199,250	+4.6%
$227,292	+8.7%	Q1-2026	$187,500	+7.1%
$239,159	+4.2%	Q2-2026	$220,000	+7.3%
$259,342	**+7.4%**	**Q3-2026**	**$220,000**	**+8.9%**

2-Year Historical Average/Median List/Sales Price by Quarter

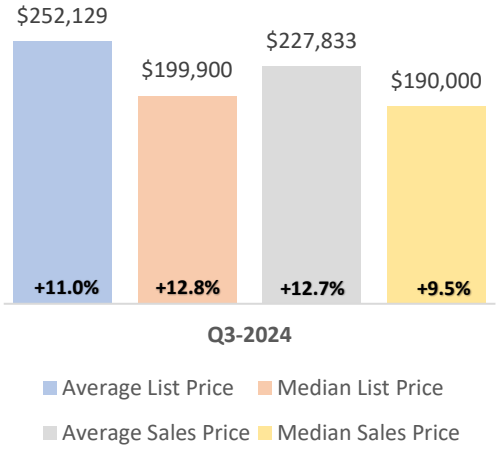


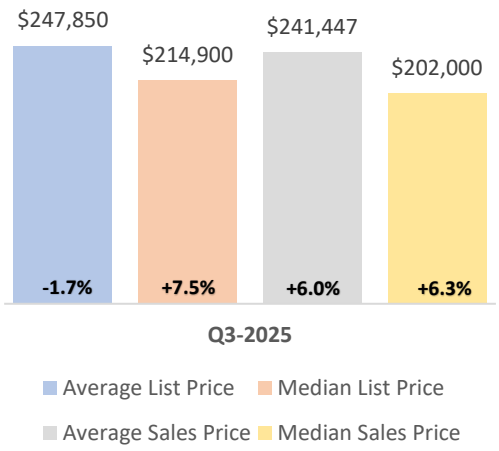
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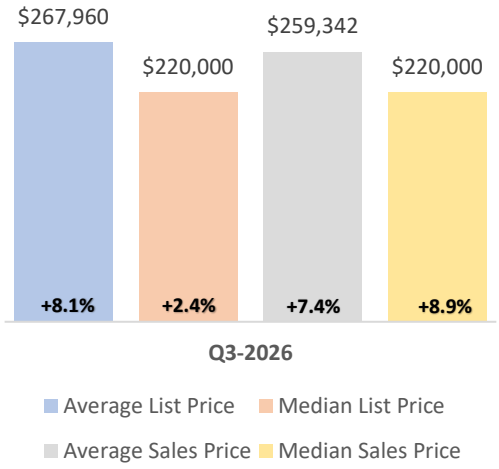
Average/Median List/Sales Price

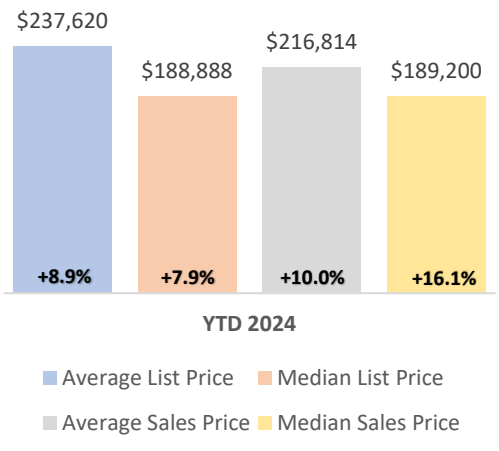
The average and median list and sales price of residential properties.

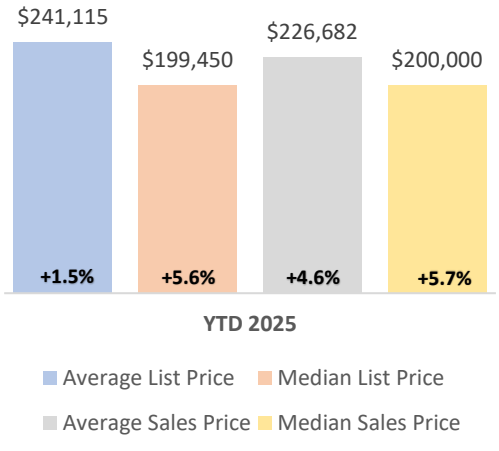
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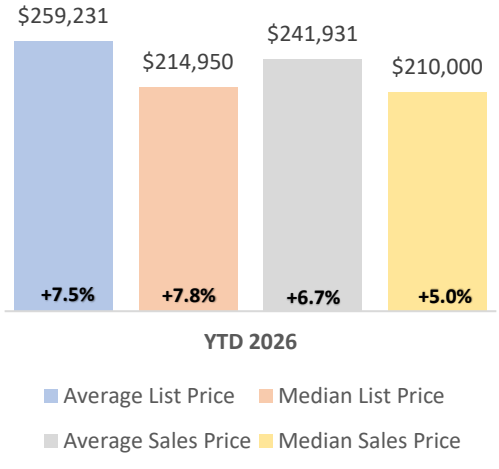










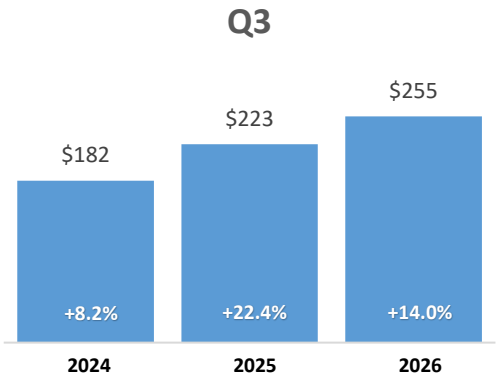


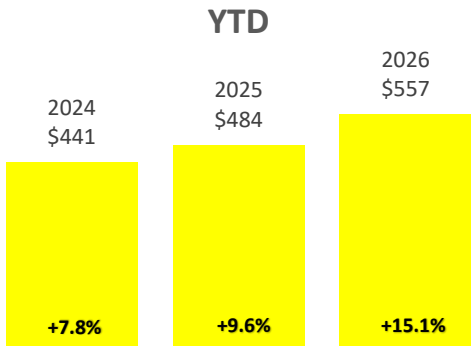
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Dollar Volume of Sales

The dollar volume in millions of sales of residential properties sold.

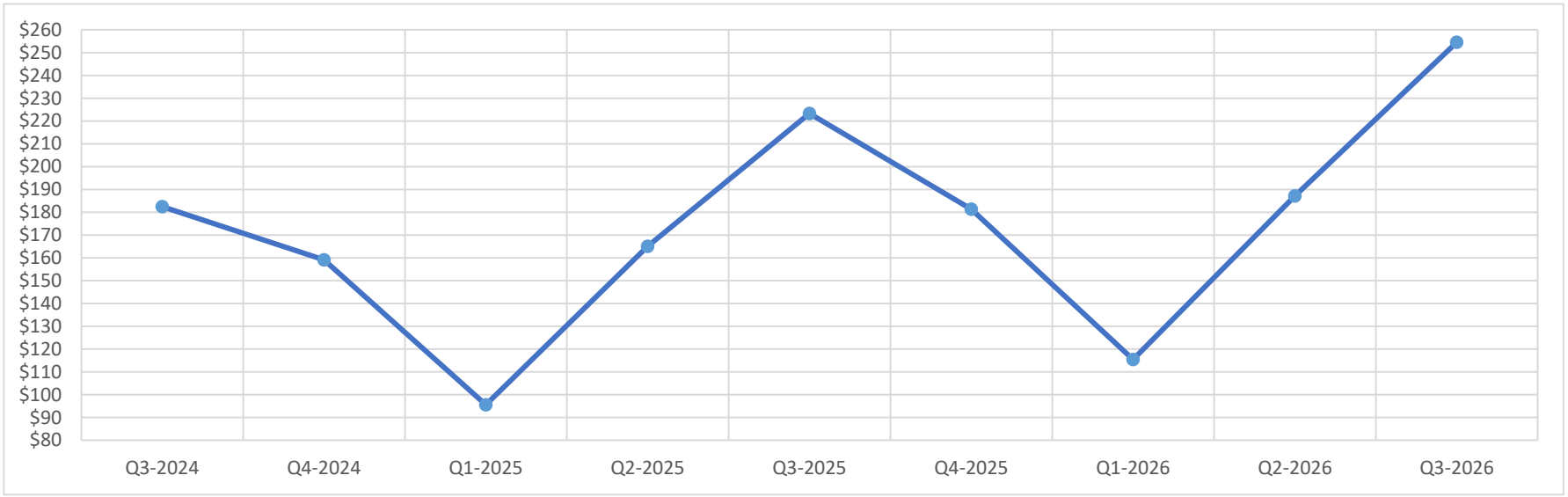
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	$ Volume Sales Millions	One Year Percent Change
Q3-2024	$182	+8.2%
Q4-2024	$159	+7.2%
Q1-2025	$96	-7.6%
Q2-2025	$165	+6.1%
Q3-2025	$223	+22.4%
Q4-2025	$181	+13.9%
Q1-2026	$115	+20.7%
Q2-2026	$187	+13.4%
Q3-2026	**$255**	**+14.0%**

2-Year Historical Dollar Volume in Millions of Sales by Quarter

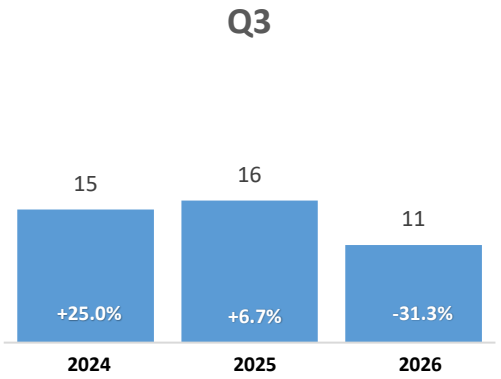


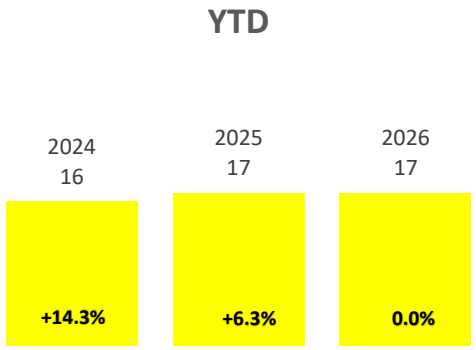
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Days on Market

The median number of days a residential property is on the market before being sold.

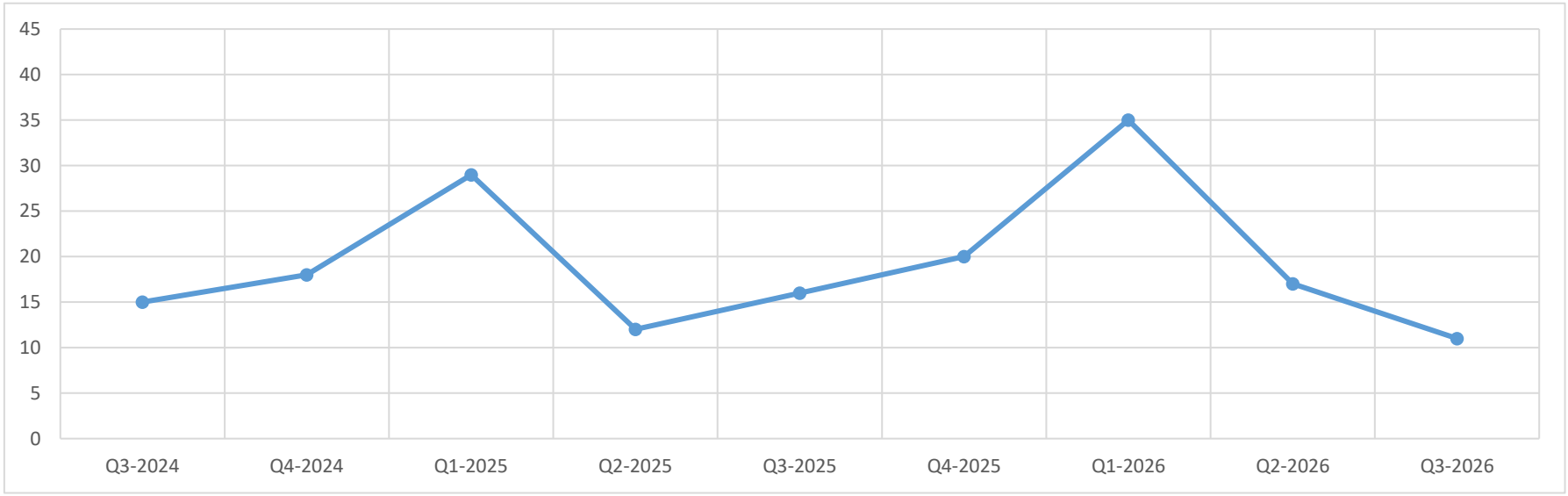
Greater Erie Board of REALTORS®, Inc.





	Median Days to Sell	One Year Percent Change
Q3-2024	15	+25.0%
Q4-2024	18	0.0%
Q1-2025	29	+31.8%
Q2-2025	12	-7.7%
Q3-2025	16	+6.7%
Q4-2025	20	+11.1%
Q1-2026	35	+20.7%
Q2-2026	17	+41.7%
Q3-2026	**11**	**-31.3%**

2-Year Historical Days on Market by Quarter

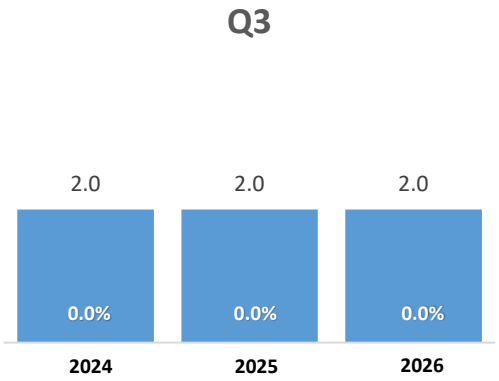


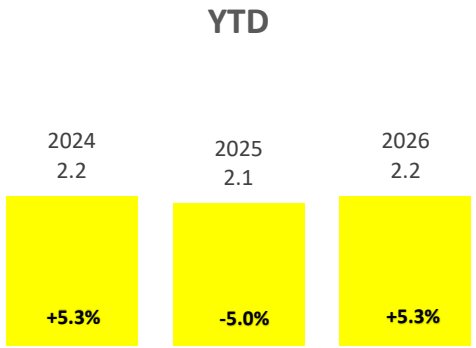
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Months of Inventory

The average number of months it would take to exhaust active listings at the current sales rate.

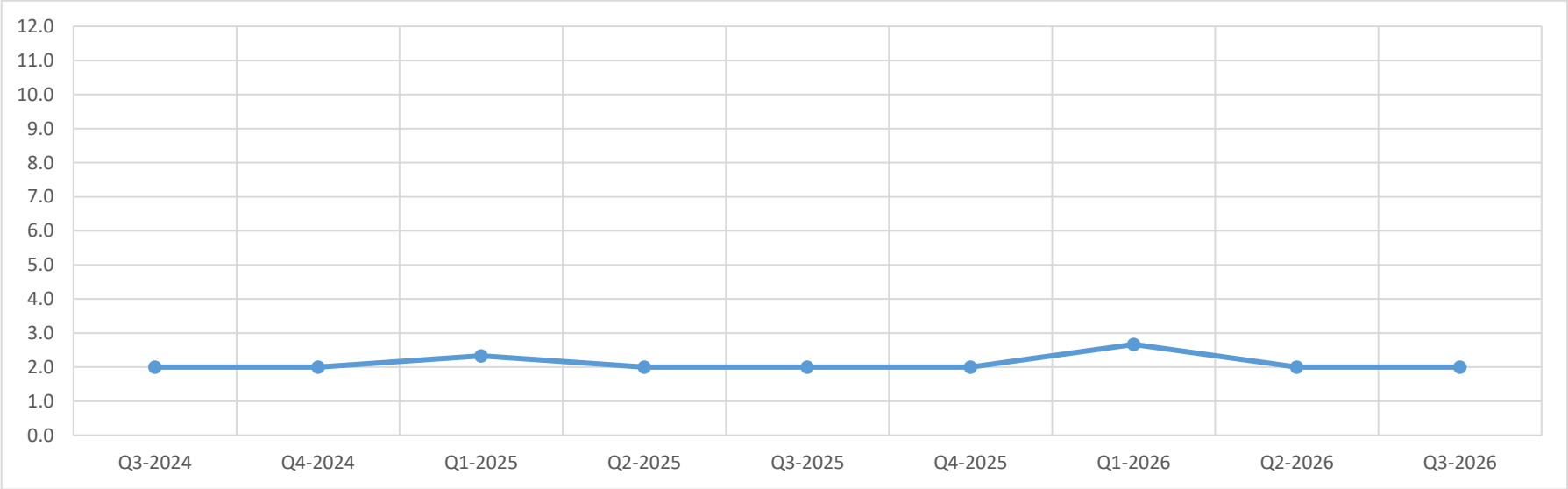
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	Months of Inventory	One Year Percent Change
Q3-2024	2.0	0.0%
Q4-2024	2.0	0.0%
Q1-2025	2.3	-12.5%
Q2-2025	2.0	0.0%
Q3-2025	2.0	0.0%
Q4-2025	2.0	0.0%
Q1-2026	2.7	+14.3%
Q2-2026	2.0	0.0%
Q3-2026	**2.0**	**0.0%**

2-Year Historical Months Supply of Inventory by Quarter



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