



Greater Erie
Board of REALTORS®, Inc.

MLS MONTHLY STATISTICS REPORT

DECEMBER 2024

data recorded on 01/02/25

The MLS Monthly Statistics Report and Infographic are prepared for GEBOR MLS Subscribers only and are not intended for public release. Subscribers are encouraged to share only the published MLS Quarterly Statistics on the GEBOR public website for public informational purposes.

DECEMBER 2024

ALL MARKETS WITHIN THE
GREATER ERIE BOARD OF REALTORS MLS

ONE YEAR CHANGE



RESIDENTIAL LISTINGS

2023

139

2024

122

-12.2%

RESIDENTIAL SALES

2023

202

2024

183

-9.4%



2024 RESIDENTIAL SALES PRICE

AVERAGE \$211,766

2023 \$197,389

%CH +7.3%

MEDIAN \$176,000

2023 \$164,501

%CH +7.0%

SOURCE: GEBOR MLS JANUARY 2, 2025

DECEMBER 2024

MONTHLY MLS STATISTICS



Greater Erie
Board of REALTORS®, Inc.

p.4 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS

-0.5%	-19.6%	-7.5%
New Listings	Pending Listings	Sold Listings

RESIDENTIAL LISTINGS

-12.2%	-21.5%	-9.4%
New Listings	Pending Listings	Sold Listings

Residential Listings Change from 2023 Year End

+7.8%	+9.6%	+7.3%	+7.0%
Average List	Median List	Average Sale	Median Sale

p.5 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS

-1.3%	-3.0%
New Listings	Sold Listings

RESIDENTIAL LISTINGS

-18.3%	-5.1%
New Listings	Sold Listings

Residential Listings Change from 2023 Year End

+7.6%	+8.6%	+6.4%	+7.8%
Average List	Median List	Average Sale	Median Sale

p.6 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS

+3.4%	-38.5%
New Listings	Sold Listings

RESIDENTIAL LISTINGS

+14.3%	-35.0%
New Listings	Sold Listings

Residential Listings Change from 2023 Year End

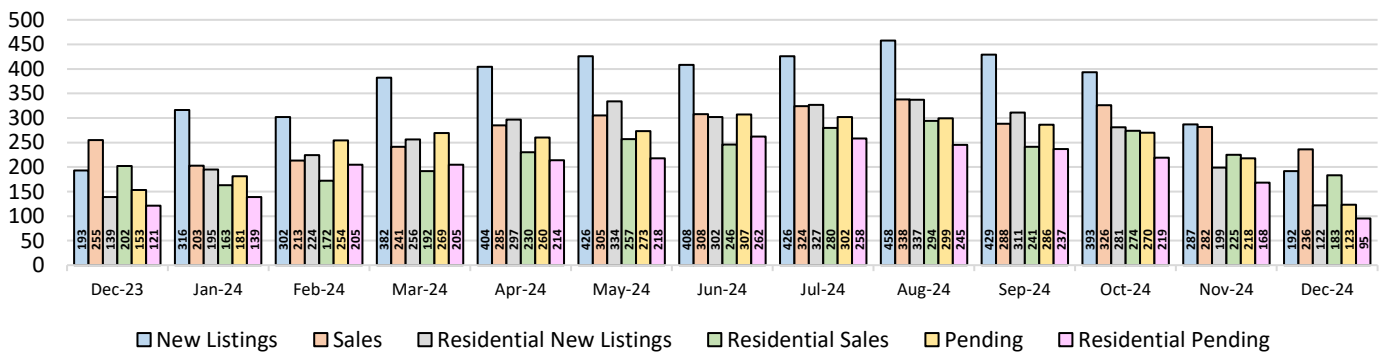
+12.4%	+12.8%	+0.7%	0.0%
Average List	Median List	Average Sale	Median Sale

ALL MARKETS

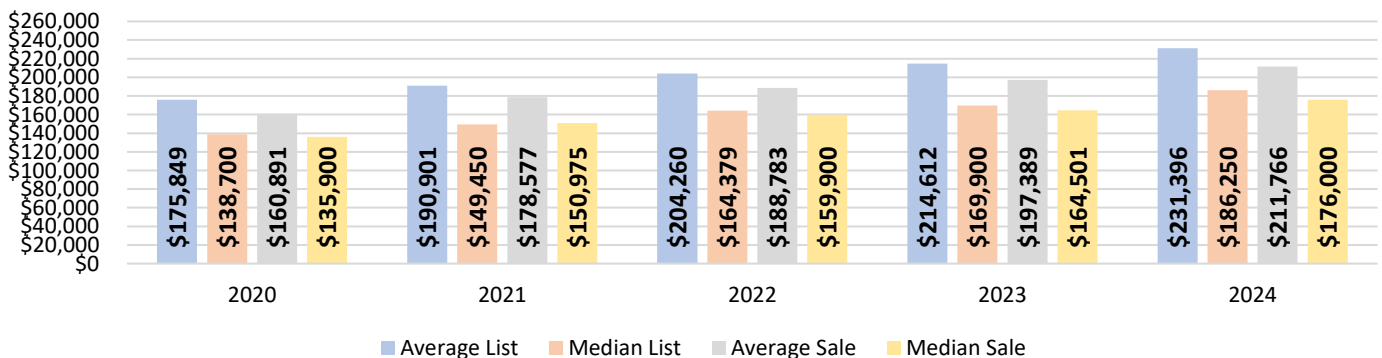
	2022						2023						2024					
	ALL			RES			ALL			RES			ALL			RES		
	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE
JAN	298	203	250	208	164	202	289	198	172	172	155	144	316	181	203	195	139	163
FEB	308	277	211	211	219	170	267	219	184	175	161	145	302	254	213	224	205	172
MAR	438	275	313	318	219	252	351	255	265	247	200	204	382	269	241	256	205	192
APR	509	342	300	369	289	243	377	244	222	270	213	167	404	260	285	297	214	230
MAY	541	353	322	410	295	274	493	172	314	380	138	260	426	273	305	334	218	257
JUN	589	339	408	458	285	350	485	248	389	355	205	332	408	307	308	302	262	246
JUL	522	312	406	402	255	345	434	269	297	334	222	254	426	302	324	327	258	280
AUG	499	349	451	365	292	380	489	317	335	365	257	294	458	299	338	337	245	294
SEP	415	306	364	301	239	311	390	199	366	292	158	304	429	286	288	311	237	241
OCT	381	291	324	276	228	260	452	272	346	335	215	288	393	270	326	281	219	274
NOV	223	198	286	162	153	233	299	195	283	210	161	235	287	218	282	199	168	225
DEC	197	155	271	128	122	213	193	153	255	139	121	202	192	123	236	122	95	183
TOTAL	4920	3400	3906	3608	2760	3233	4519	2741	3428	3274	2206	2829	4423	3042	3349	3185	2465	2757
AVG	410	283	326	301	230	269	377	228	286	273	184	236	369	254	279	265	205	230
MED	427	299	318	310	234	256	384	232	290	281	181	245	399	270	287	289	216	236

RESIDENTIAL	2022 YEAR END	%CHG		2023 YEAR END	%CHG		2024 YEAR END	%CHG
AVERAGE LIST	\$204,260	+7.0%		\$214,612	+5.1%		\$231,396	+7.8%
MEDIAN LIST	\$164,379	+10.0%		\$169,900	+3.4%		\$186,250	+9.6%
AVERAGE SALE	\$188,783	+5.7%		\$197,389	+4.6%		\$211,766	+7.3%
MEDIAN SALE	\$159,900	+5.9%		\$164,501	+2.9%		\$176,000	+7.0%

All Markets 13-Month New Listings/Pending/Sales



All Markets 5-Year Residential Price

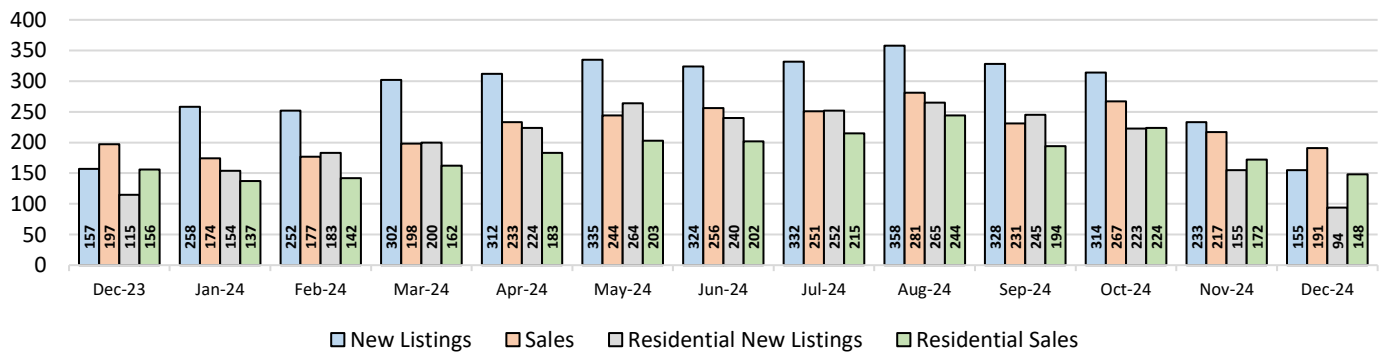


ERIE COUNTY

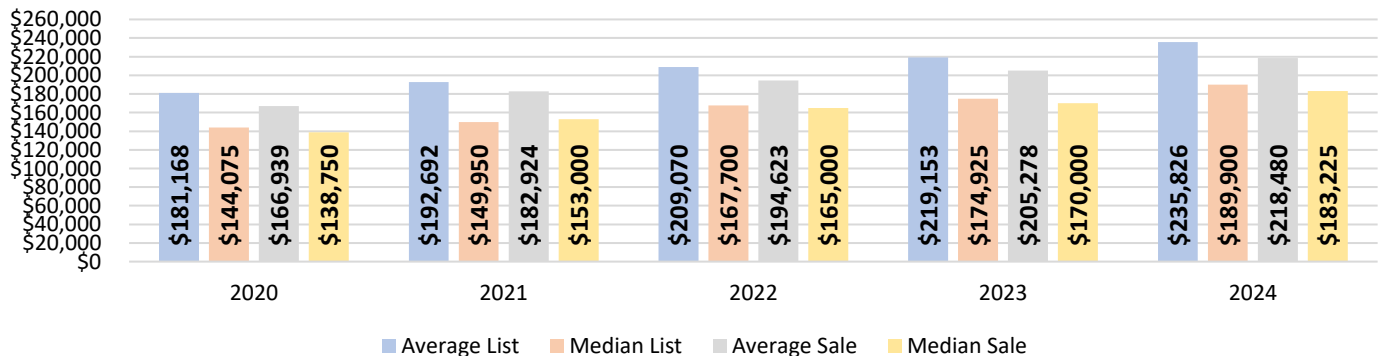
	2022				2023				2024			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	235	198	158	161	236	138	134	116	258	174	154	137
FEB	262	165	173	133	221	137	143	104	252	177	183	142
MAR	343	238	249	190	289	203	203	155	302	198	200	162
APR	419	241	299	194	308	183	218	135	312	233	224	183
MAY	424	245	311	206	385	249	298	201	335	244	264	203
JUN	466	331	356	281	379	314	267	265	324	256	240	202
JUL	414	327	313	272	357	247	266	211	332	251	252	215
AUG	397	350	285	295	391	264	295	230	358	281	265	244
SEP	326	293	233	252	306	283	221	233	328	231	245	194
OCT	296	254	207	201	362	276	261	224	314	267	223	224
NOV	177	223	123	180	242	220	177	180	233	217	155	172
DEC	168	223	107	173	157	197	115	156	155	191	94	148
TOTAL	3927	3088	2814	2538	3633	2711	2598	2210	3503	2720	2499	2226
AVG	327	257	235	212	303	226	217	184	292	227	208	186
MED	335	243	241	198	307	234	220	191	313	232	224	189

RESIDENTIAL	2022 YEAR END	%CHG		2023 YEAR END	%CHG		2024 YEAR END	%CHG
AVERAGE LIST	\$209,070	+8.5%		\$219,153	+4.8%		\$235,826	+7.6%
MEDIAN LIST	\$167,700	+11.8%		\$174,925	+4.3%		\$189,900	+8.6%
AVERAGE SALE	\$194,623	+6.4%		\$205,278	+5.5%		\$218,480	+6.4%
MEDIAN SALE	\$165,000	+7.8%		\$170,000	+3.0%		\$183,225	+7.8%

Erie County 13-Month New Listings/Sales



Erie County 5-Year Residential Price

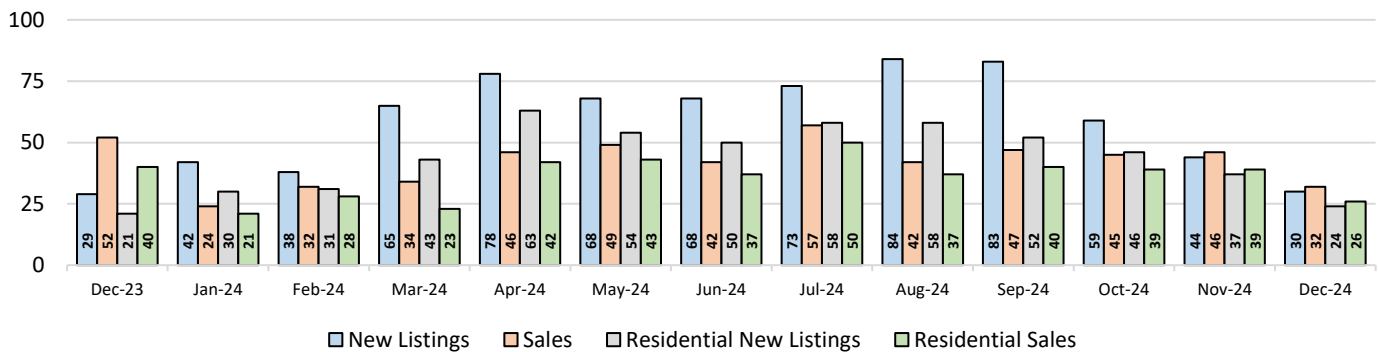


CRAWFORD COUNTY

	2022				2023				2024			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	54	48	44	38	44	31	30	26	42	24	30	21
FEB	42	43	35	34	39	34	28	30	38	32	31	28
MAR	81	64	56	53	44	48	34	38	65	34	43	23
APR	80	50	64	44	54	35	41	28	78	46	63	42
MAY	96	71	85	63	89	53	67	47	68	49	54	43
JUN	111	70	94	63	89	64	72	57	68	42	50	37
JUL	90	71	72	65	65	42	57	37	73	57	58	50
AUG	83	90	65	78	84	63	58	56	84	42	58	37
SEP	77	58	57	48	72	65	61	54	83	47	52	40
OCT	66	60	56	52	74	57	62	54	59	45	46	39
NOV	33	46	28	39	43	54	24	46	44	46	37	39
DEC	23	40	16	32	29	52	21	40	30	32	24	26
TOTAL	836	711	672	609	726	598	555	513	732	496	546	425
AVG	70	59	56	51	61	50	46	43	61	41	46	35
MED	79	59	57	50	60	53	49	43	67	44	48	38

RESIDENTIAL	2022 YEAR END	%CHG		2023 YEAR END	%CHG		2024 YEAR END	%CHG
AVERAGE LIST	\$185,624	+3.7%		\$191,258	+3.0%		\$214,910	+12.4%
MEDIAN LIST	\$154,168	+5.1%		\$159,300	+3.3%		\$179,650	+12.8%
AVERAGE SALE	\$169,546	+7.0%		\$168,944	-0.4%		\$170,158	+0.7%
MEDIAN SALE	\$149,563	+10.4%		\$149,000	-0.4%		\$149,000	0.0%

Crawford County 13-Month New Listings/Sales



Crawford County 5-Year Residential Price

