

Quarterly Indicators



Greater Erie Board of REALTORS®, Inc.

Q1-2024

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Q1 One Year Change Activity Snapshot

+7.4%	+2.9%	+11.3%
New Listings	Average List Price	\$ Volume of Sales
+4.8%	+7.7%	-40.5%
Active Listings	Median List Price	Days on Market
+6.4%	+6.0%	-12.5%
Pending Sales	Average Sale Price	Months of Inventory
+4.7%	+6.1%	
Closed Sales	Median Sale Price	

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

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										
	Q1-2022	Q1-2023			Q1-2024	Q1-2023	Q1-2024	One Year Percent Change	YTD 2023	YTD 2024	One Year Percent Change
New Listings						578	621	+7.4%	578	621	+7.4%
Active Listings						370	388	+4.8%	370	388	+4.8%
Pending Sales						516	549	+6.4%	516	549	+6.4%
Closed Sales						485	508	+4.7%	485	508	+4.7%
Average List Price						\$217,019	\$223,394	+2.9%	\$217,019	\$223,394	+2.9%
Median List Price						\$167,000	\$179,900	+7.7%	\$167,000	\$179,900	+7.7%
Average Sales Price						\$191,193	\$202,583	+6.0%	\$191,193	\$202,583	+6.0%
Median Sales Price						\$154,950	\$164,400	+6.1%	\$154,950	\$164,400	+6.1%
\$ Volume Sales (Mil)						\$92	\$103	+11.3%	\$92	\$103	+11.3%
Days on Market						37	22	-40.5%	37	22	-40.5%
Months of Inventory						2.7	2.3	-12.5%	2.7	2.3	-12.5%

New/Active/Pending/Sold

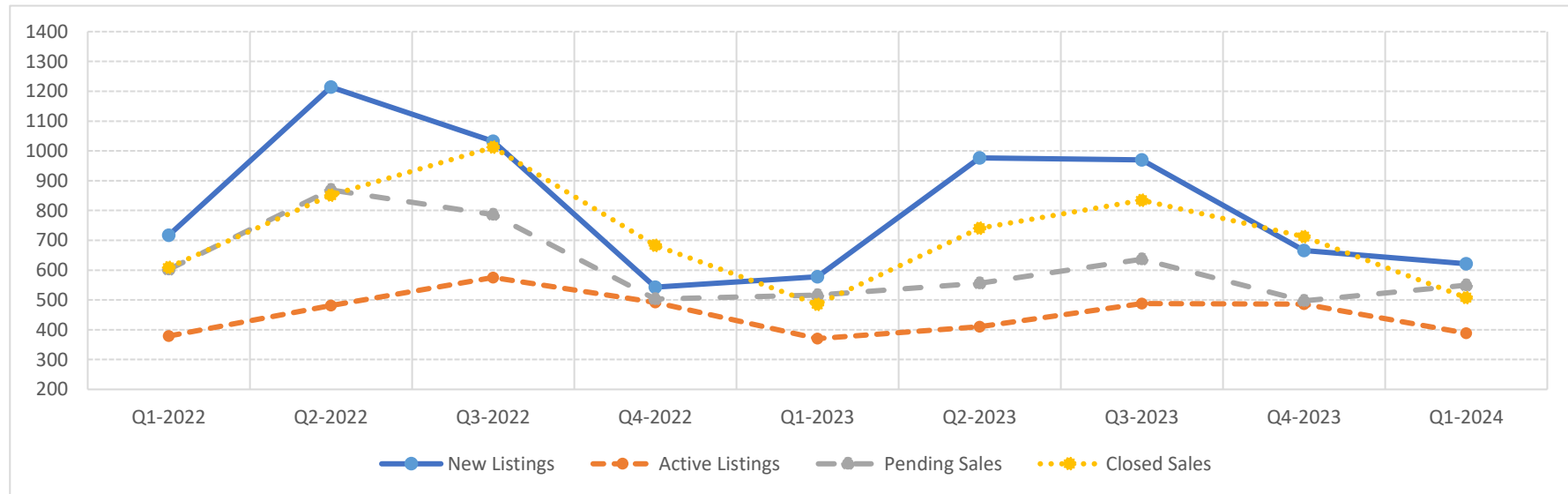
The number of new and average active residential listings, listings with accepted offers, and properties sold.



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New Listings	One Year Percent Change	Active Listings	One Year Percent Change	Pending Sales	One Year Percent Change	Closed Sales	One Year Percent Change
717	+3.6%	379	-9.6%	602	-19.5%	609	-1.6%
1214	-0.7%	481	+6.6%	869	-3.3%	851	-8.0%
1032	-12.8%	575	-0.9%	786	-8.3%	1012	-3.8%
543	-22.6%	492	-1.3%	503	+2.4%	683	-22.3%
578	-19.4%	370	-2.4%	516	-14.3%	485	-20.4%
976	-19.6%	410	-14.8%	556	-36.0%	741	-12.9%
970	-6.0%	488	-15.2%	637	-19.0%	834	-17.6%
666	+22.7%	486	-1.2%	497	-1.2%	712	+4.2%
621	+7.4%	388	+4.8%	549	+6.4%	508	+4.7%

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

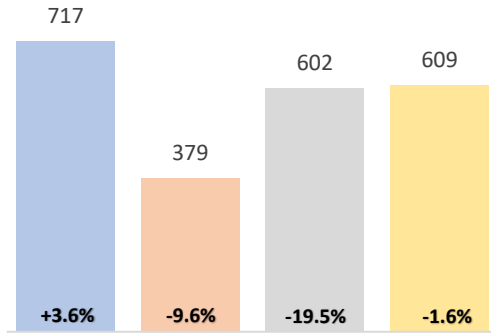


New/Active/Pending/Sold

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

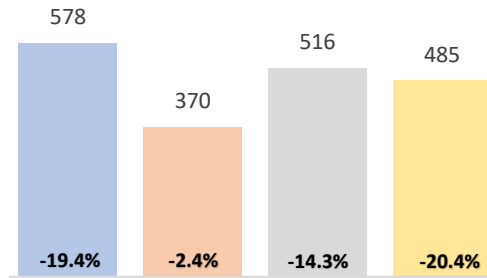


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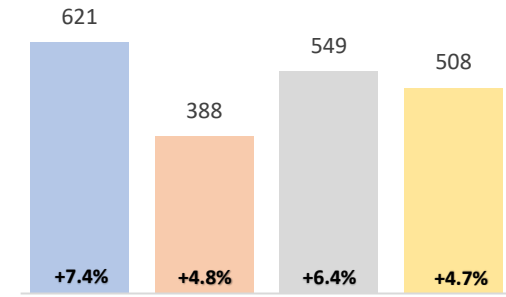
Q1-2022

■ New Listings ■ Active Listings
■ Pending Sales ■ Closed Sales



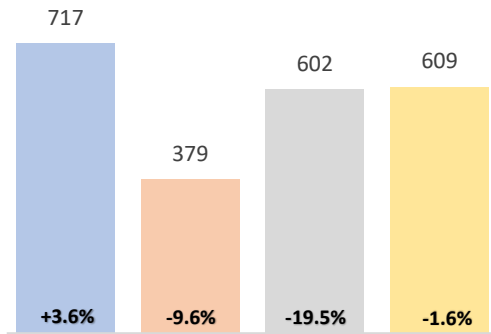
Q1-2023

■ New Listings ■ Active Listings
■ Pending Sales ■ Closed Sales



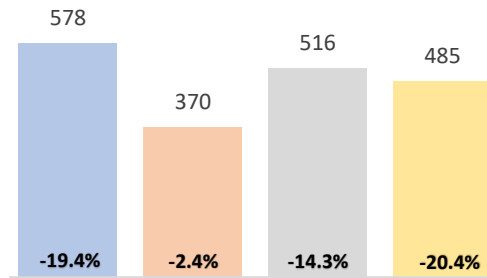
Q1-2024

■ New Listings ■ Active Listings
■ Pending Sales ■ Closed Sales



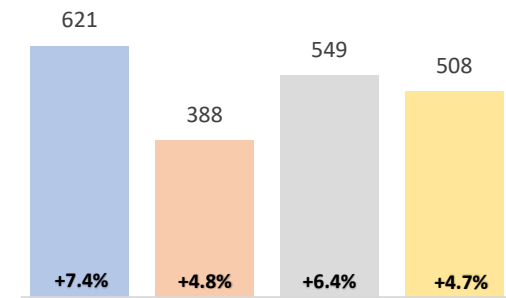
YTD 2022

■ New Listings ■ Active Listings
■ Pending Sales ■ Closed Sales



YTD 2023

■ New Listings ■ Active Listings
■ Pending Sales ■ Closed Sales



YTD 2024

■ New Listings ■ Active Listings
■ Pending Sales ■ Closed Sales

Average/Median List/Sales Price

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

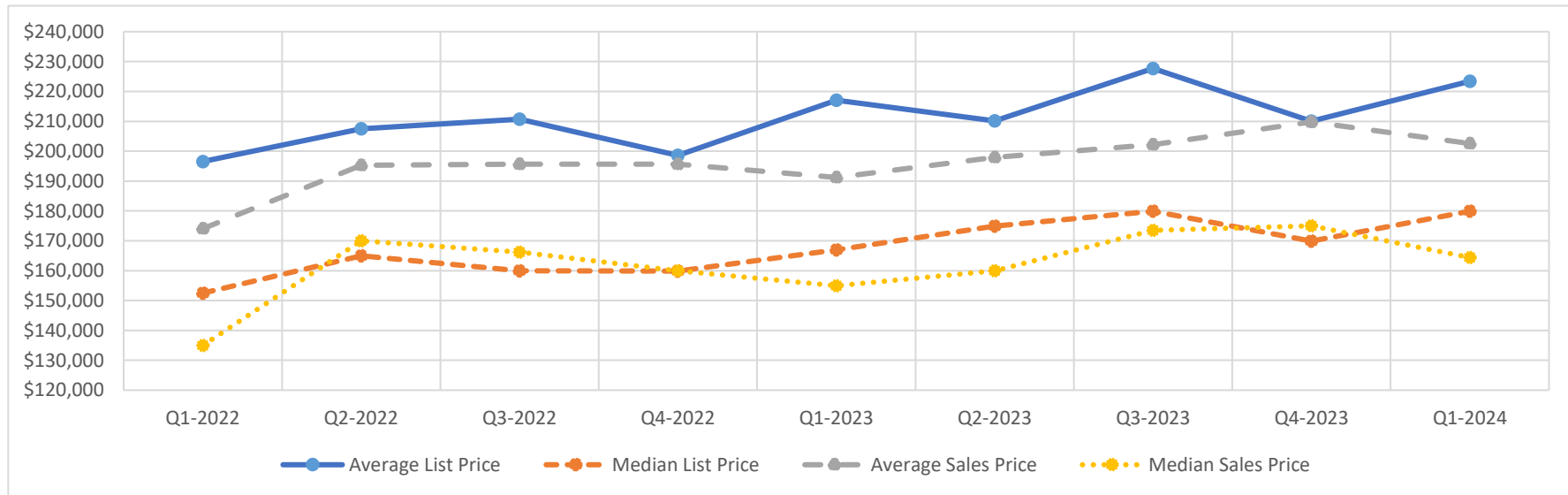


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$196,549	+7.6%	Q1-2022	\$152,500	+9.0%
\$207,451	+2.4%	Q2-2022	\$165,000	+6.5%
\$210,702	+5.6%	Q3-2022	\$160,000	+3.3%
\$198,603	+10.0%	Q4-2022	\$159,900	+7.3%
\$217,019	+10.4%	Q1-2023	\$167,000	+9.5%
\$210,150	+1.3%	Q2-2023	\$174,900	+6.0%
\$227,680	+8.1%	Q3-2023	\$179,900	+12.4%
\$210,045	+5.8%	Q4-2023	\$169,900	+6.3%
\$223,394	+2.9%	Q1-2024	\$179,900	+7.7%

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
\$174,070	+9.8%	Q1-2022	\$135,000	+3.8%
\$195,301	+6.3%	Q2-2022	\$170,000	+10.6%
\$195,615	+2.8%	Q3-2022	\$166,250	+4.0%
\$195,682	+7.0%	Q4-2022	\$160,000	+6.7%
\$191,193	+9.8%	Q1-2023	\$154,950	+14.8%
\$197,970	+1.4%	Q2-2023	\$159,950	-5.9%
\$202,190	+3.4%	Q3-2023	\$173,500	+4.4%
\$209,796	+7.2%	Q4-2023	\$175,000	+9.4%
\$202,583	+6.0%	Q1-2024	\$164,400	+6.1%

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

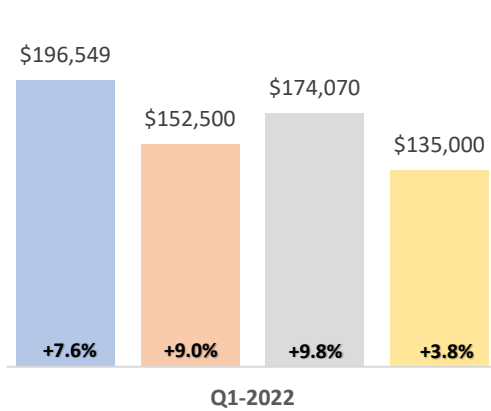


Average/Median List/Sales Price

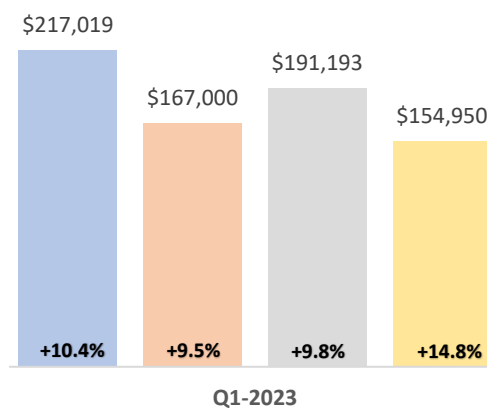
The average and median list and sales price of residential properties.



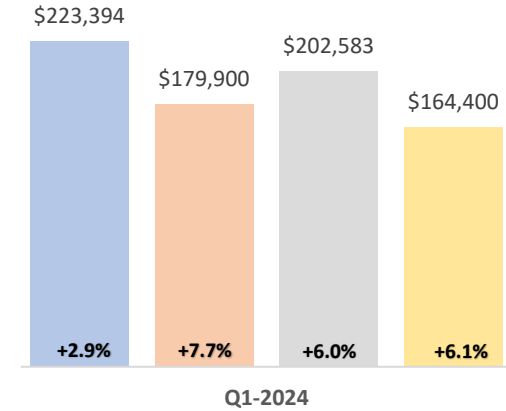
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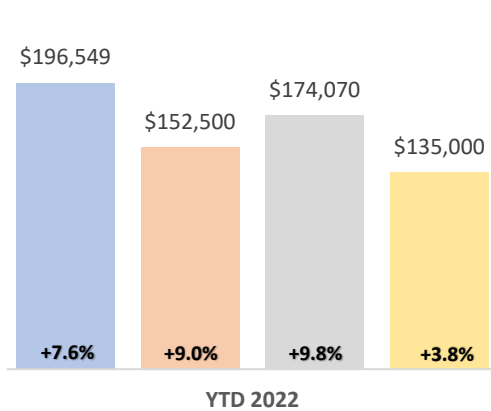
■ Average List Price ■ Median List Price
■ Average Sales Price ■ Median Sales Price



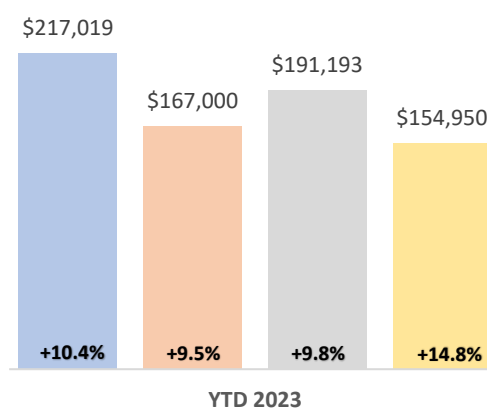
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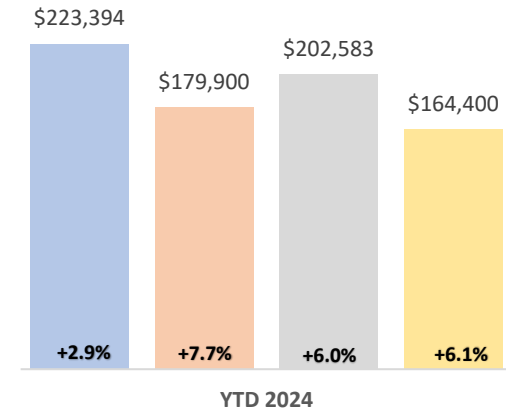
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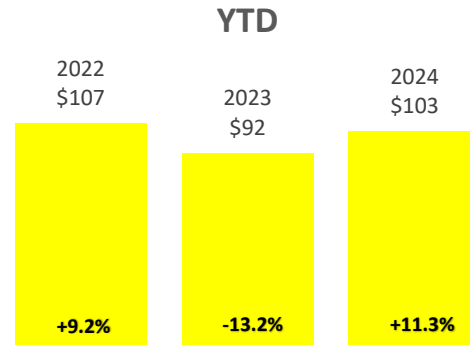
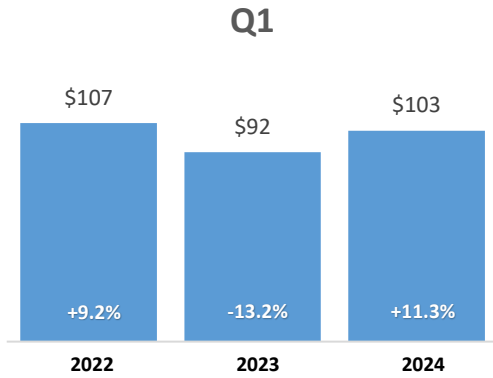
■ Average List Price ■ Median List Price
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Dollar Volume of Sales

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

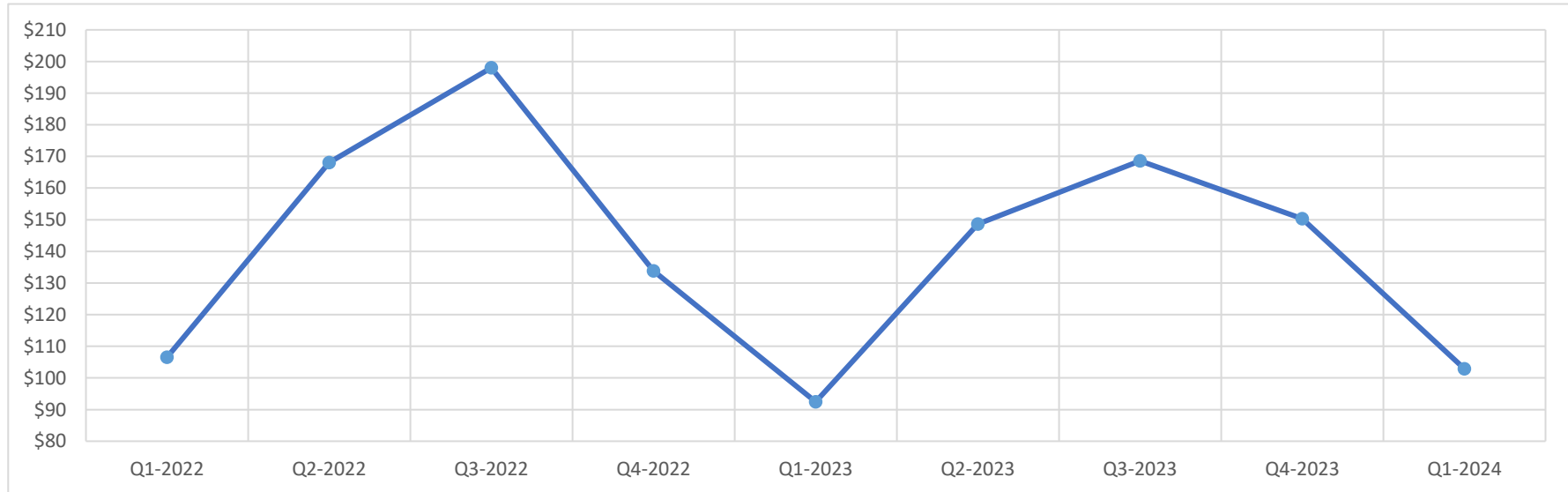


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	\$ Volume Sales Millions	One Year Percent Change
Q1-2022	\$107	+9.2%
Q2-2022	\$168	-1.4%
Q3-2022	\$198	-1.2%
Q4-2022	\$134	-16.6%
Q1-2023	\$92	-13.2%
Q2-2023	\$149	-11.6%
Q3-2023	\$169	-14.9%
Q4-2023	\$150	+12.3%
Q1-2024	\$103	+11.3%

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

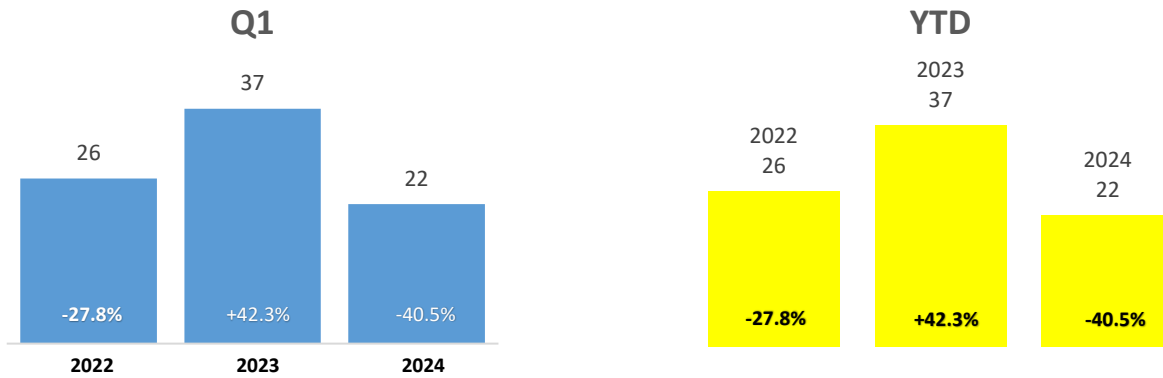


Days on Market

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

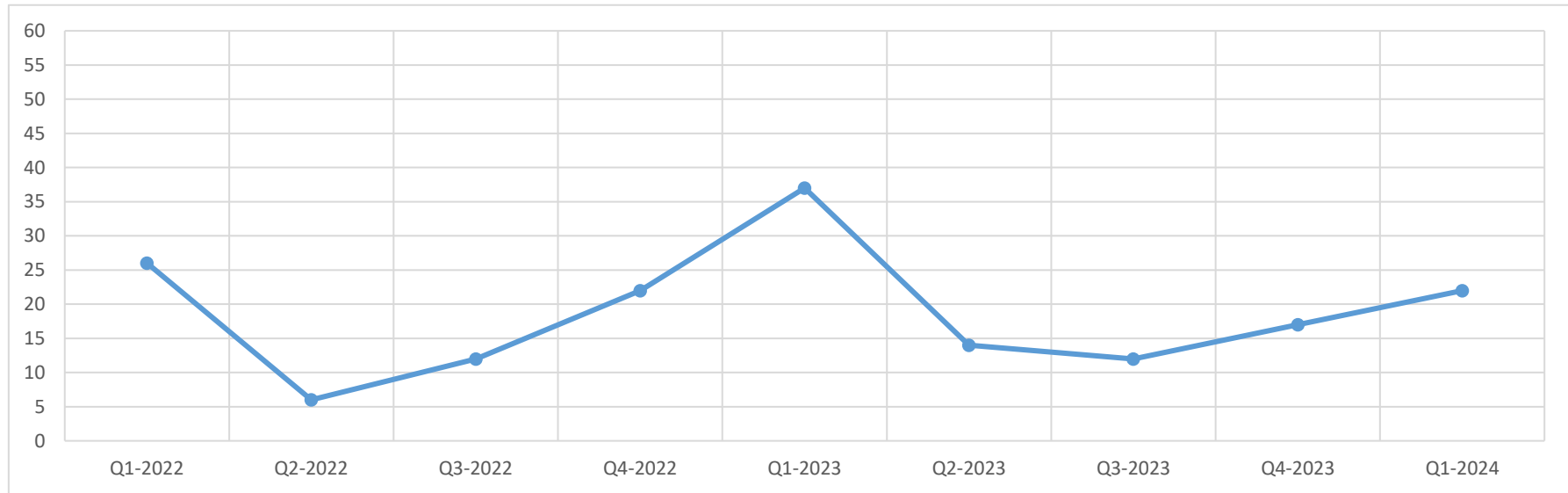


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	Median Days to Sell	One Year Percent Change
Q1-2022	26	-27.8%
Q2-2022	6	0.0%
Q3-2022	12	+50.0%
Q4-2022	22	+57.1%
Q1-2023	37	+42.3%
Q2-2023	14	+133.3%
Q3-2023	12	0.0%
Q4-2023	17	-22.7%
Q1-2024	22	-40.5%

2-Year Historical Days on Market by Quarter

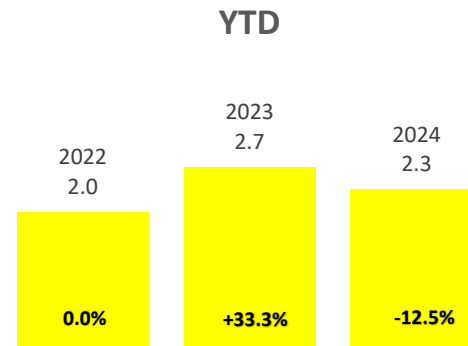
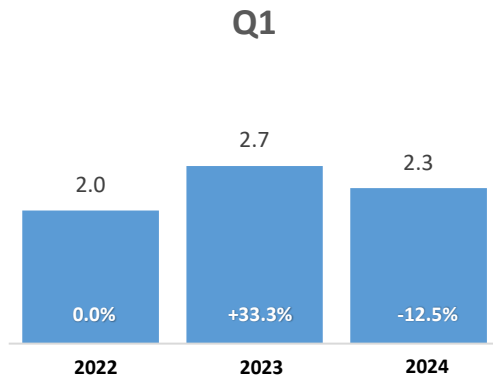


Months of Inventory

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
Q1-2022	2.0	0.0%
Q2-2022	2.0	+50.0%
Q3-2022	2.0	0.0%
Q4-2022	2.0	0.0%
Q1-2023	2.7	+33.3%
Q2-2023	1.7	-16.7%
Q3-2023	2.0	0.0%
Q4-2023	2.0	0.0%
Q1-2024	2.3	-12.5%

2-Year Historical Months Supply of Inventory by Quarter

