

Quarterly Indicators



Greater Erie Board of REALTORS®, Inc.

Q2-2024

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Q2 One Year Change Activity Snapshot

-9.3%	+15.8%	+2.1%
New Listings	Average List Price	\$ Volume of Sales

+10.1%	+13.9%	0.0%
Active Listings	Median List Price	Days on Market

+24.8%	+11.5%	+20.0%
Pending Sales	Average Sale Price	Months of Inventory

-7.2%	+18.3%
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.



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Board of REALTORS®, Inc.

Key Metrics	Historical Sparkbars			Q2-2023	Q2-2024	One Year Percent Change	YTD 2023	YTD 2024	One Year Percent Change
	Q2-2022	Q2-2023	Q2-2024						
New Listings				976	885	-9.3%	1554	1536	-1.2%
Active Listings				411	452	+10.1%	391	432	+10.6%
Pending Sales				556	694	+24.8%	1072	1243	+16.0%
Closed Sales				741	688	-7.2%	1226	1200	-2.1%
Average List Price				\$210,362	\$243,692	+15.8%	\$213,681	\$231,478	+8.3%
Median List Price				\$174,700	\$199,000	+13.9%	\$171,750	\$180,825	+5.3%
Average Sales Price				\$197,970	\$220,675	+11.5%	\$194,581	\$211,392	+8.6%
Median Sales Price				\$159,950	\$189,200	+18.3%	\$159,375	\$171,000	+7.3%
\$ Volume Sales (Mil)				\$149	\$152	+2.1%	\$241	\$255	+5.8%
Days on Market				14	14	0.0%	21	21	0.0%
Months of Inventory				1.7	2.0	+20.0%	2.2	2.3	+7.7%

New/Active/Pending/Sold

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

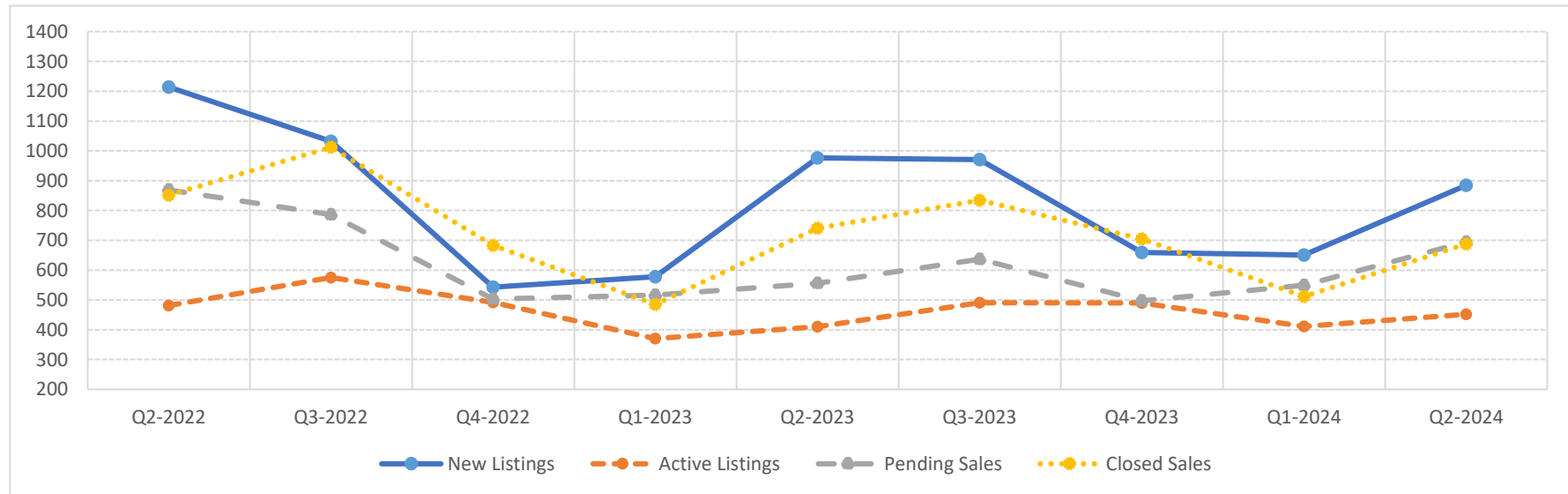


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New Listings	One Year Percent Change		Active Listings	One Year Percent Change
1214	-0.7%	Q2-2022	481	+6.6%
1032	-12.8%	Q3-2022	575	-0.9%
543	-22.6%	Q4-2022	492	-1.3%
578	-19.4%	Q1-2023	370	-2.4%
976	-19.6%	Q2-2023	411	-14.7%
971	-5.9%	Q3-2023	491	-14.7%
659	+21.4%	Q4-2023	490	-0.4%
651	+12.6%	Q1-2024	412	+11.2%
885	-9.3%	Q2-2024	452	+10.1%

Pending Sales	One Year Percent Change		Closed Sales	One Year Percent Change
869	-3.3%	Q2-2022	851	-8.0%
786	-8.3%	Q3-2022	1012	-3.8%
503	+2.4%	Q4-2022	683	-22.3%
516	-14.3%	Q1-2023	485	-20.4%
556	-36.0%	Q2-2023	741	-12.9%
637	-19.0%	Q3-2023	834	-17.6%
497	-1.2%	Q4-2023	705	+3.2%
549	+6.4%	Q1-2024	512	+5.6%
694	+24.8%	Q2-2024	688	-7.2%

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

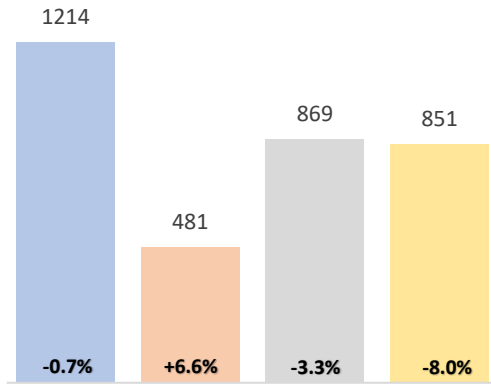


New/Active/Pending/Sold

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

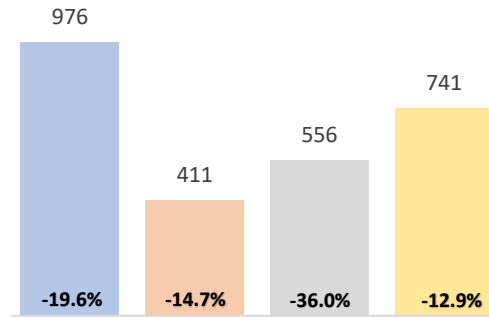


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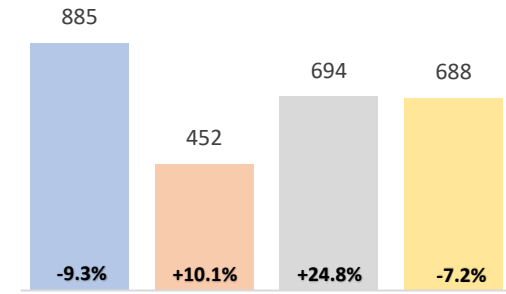
Q2-2022

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



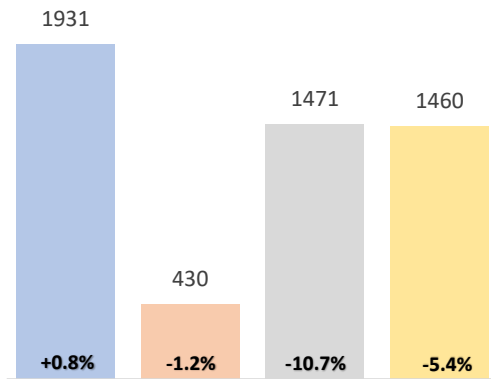
Q2-2023

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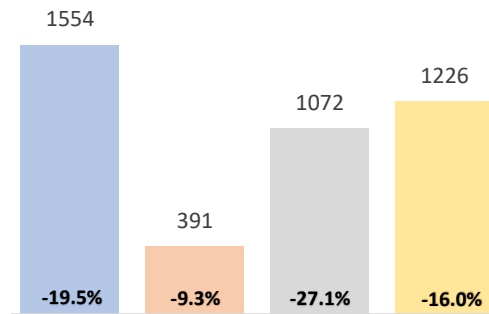
Q2-2024

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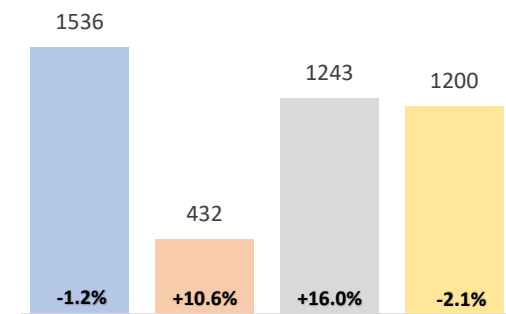
YTD 2022

■ 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.

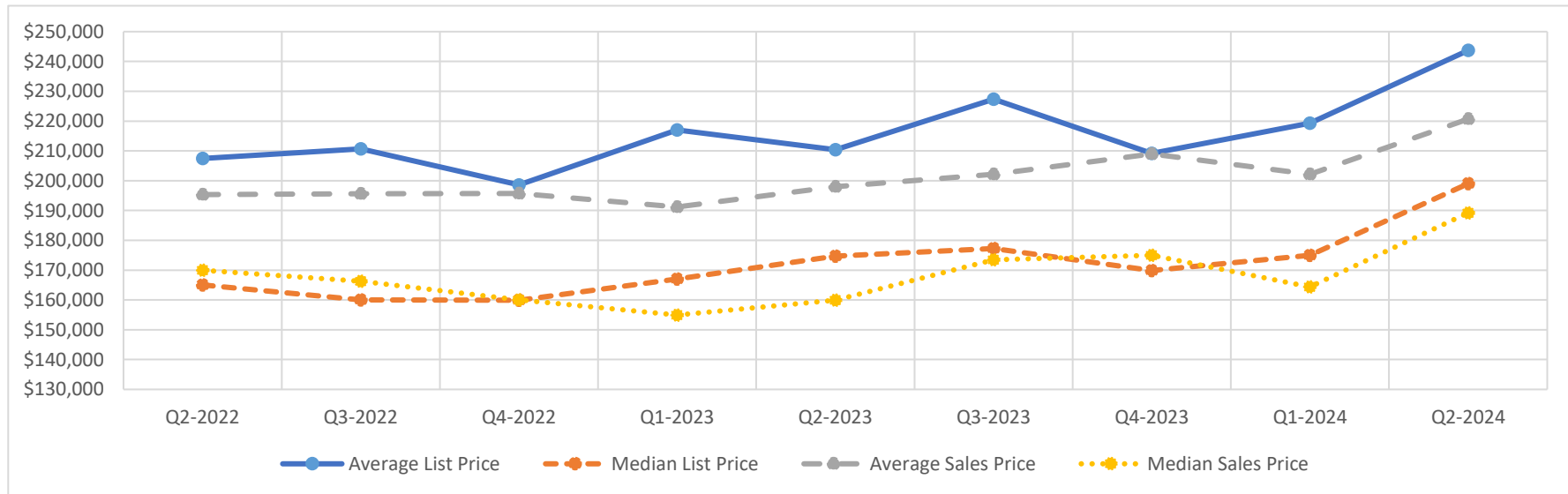


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$207,451	+2.4%	Q2-2022	\$165,000	+6.5%
\$210,679	+5.6%	Q3-2022	\$160,000	+3.3%
\$198,603	+10.0%	Q4-2022	\$159,900	+7.3%
\$217,000	+10.4%	Q1-2023	\$167,000	+9.5%
\$210,362	+1.4%	Q2-2023	\$174,700	+5.9%
\$227,358	+7.9%	Q3-2023	\$177,250	+10.8%
\$209,119	+5.3%	Q4-2023	\$169,900	+6.3%
\$219,265	+1.0%	Q1-2024	\$175,000	+4.8%
\$243,692	+15.8%	Q2-2024	\$199,000	+13.9%

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
\$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%
\$208,986	+6.8%	Q4-2023	\$175,000	+9.4%
\$202,109	+5.7%	Q1-2024	\$164,400	+6.1%
\$220,675	+11.5%	Q2-2024	\$189,200	+18.3%

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

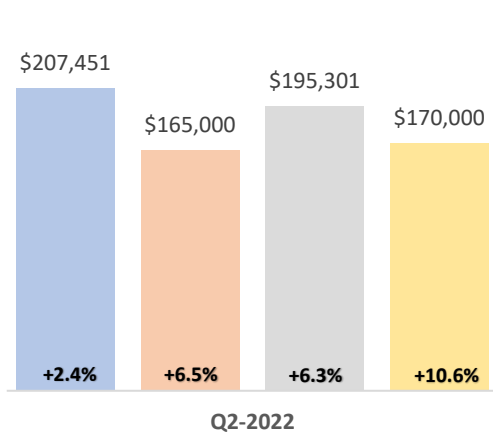


Average/Median List/Sales Price

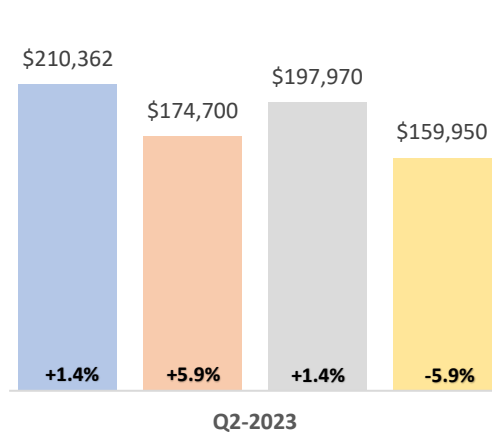
The average and median list and sales price of residential properties.



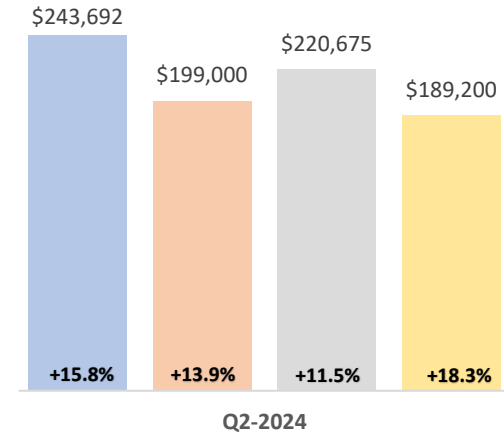
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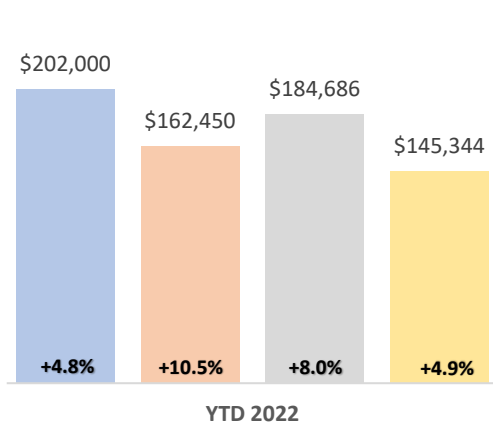
■ Average List Price ■ Median List Price
■ Average Sales Price ■ Median Sales Price



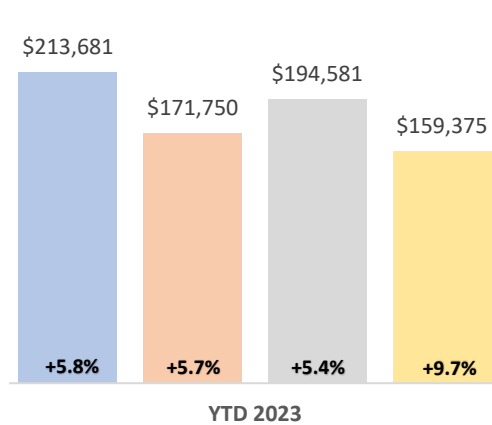
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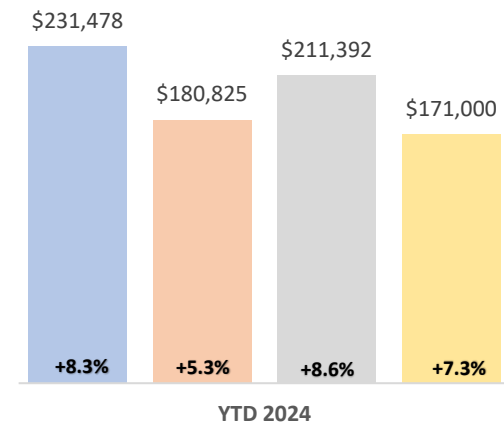
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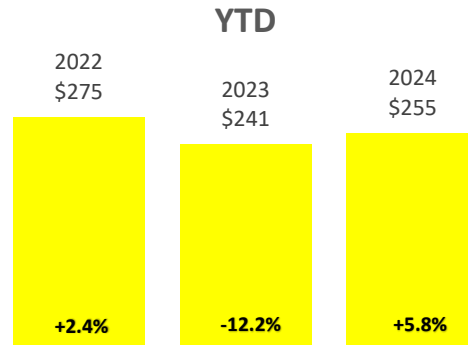
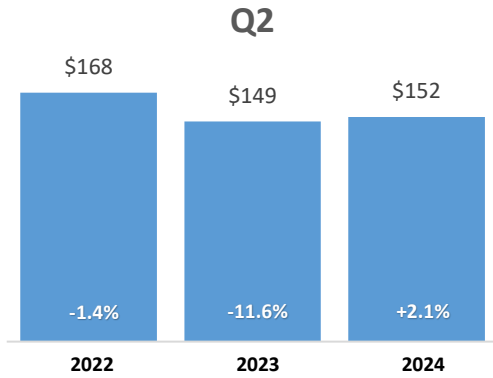
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Dollar Volume of Sales

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

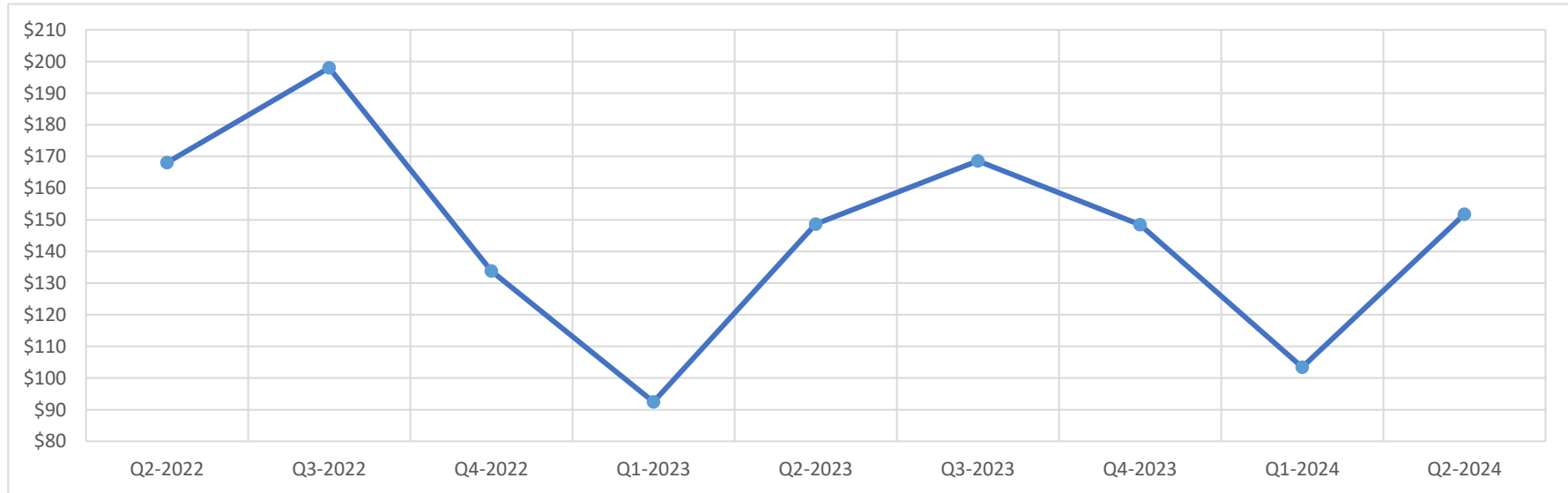


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	\$ Volume Sales Millions	One Year Percent Change
Q2-2022	\$168	-1.4%
Q3-2022	\$198	-1.2%
Q4-2022	\$134	-16.6%
Q1-2023	\$92	-13.2%
Q2-2023	\$149	-11.6%
Q3-2023	\$169	-14.9%
Q4-2023	\$148	+10.9%
Q1-2024	\$103	+11.8%
Q2-2024	\$152	+2.1%

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

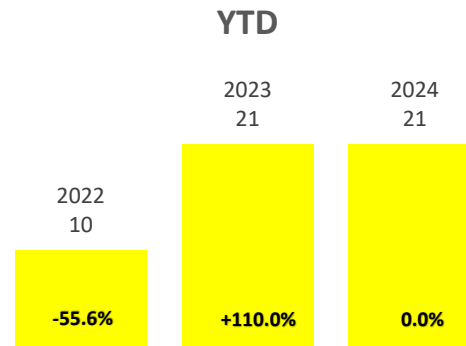
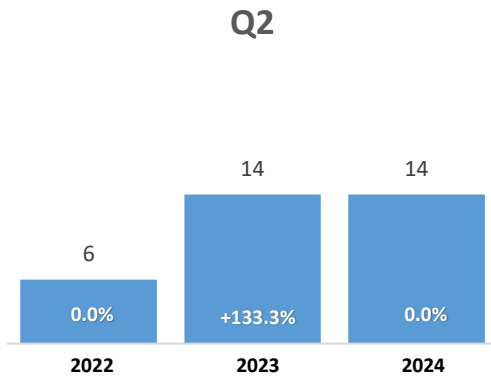


Days on Market

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

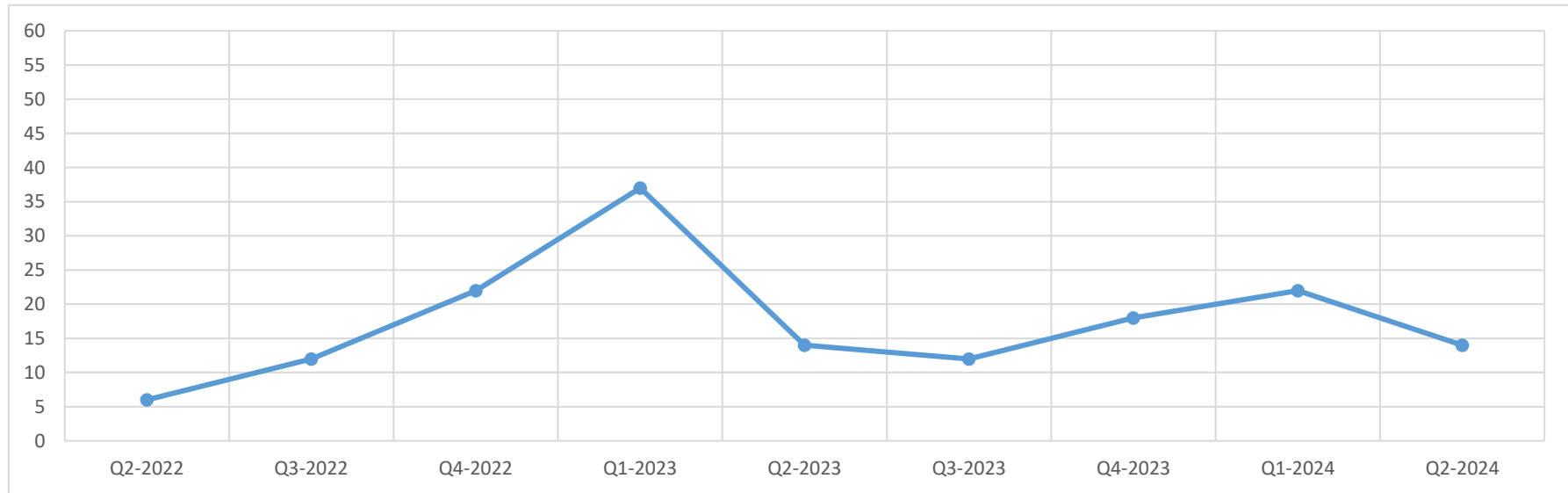


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	Median Days to Sell	One Year Percent Change
Q2-2022	6	0.0%
Q3-2022	12	+50.0%
Q4-2022	22	+57.1%
Q1-2023	37	+42.3%
Q2-2023	14	+133.3%
Q3-2023	12	0.0%
Q4-2023	18	-18.2%
Q1-2024	22	-40.5%
Q2-2024	14	0.0%

2-Year Historical Days on Market by Quarter

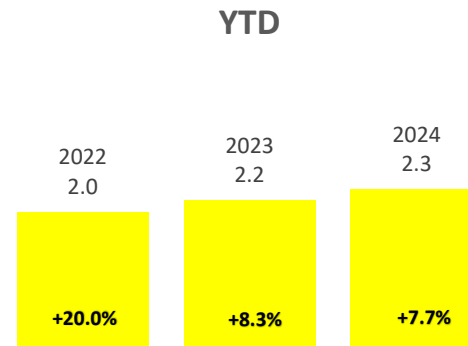
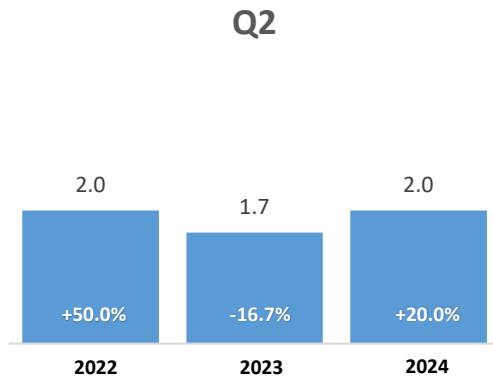


Months of Inventory

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
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	2.7	0.0%
Q2-2024	2.0	+20.0%

2-Year Historical Months Supply of Inventory by Quarter

