

Quarterly Indicators



Greater Erie Board of REALTORS®, Inc.

Q3-2024

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Q3 One Year Change Activity Snapshot

-3.7%	+13.0%	+5.6%
New Listings	Average List Price	\$ Volume of Sales
+2.2%	+12.8%	+33.3%
Active Listings	Median List Price	Days on Market
+16.2%	+12.0%	0.0%
Pending Sales	Average Sale Price	Months of Inventory
-5.8%	+9.5%	
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										
	Q3-2022	Q3-2023			Q3-2024	Q3-2023	Q3-2024	One Year Percent Change	YTD 2023	YTD 2024	One Year Percent Change
New Listings						971	935	-3.7%	2525	2489	-1.4%
Active Listings						491	501	+2.2%	424	462	+9.1%
Pending Sales						637	740	+16.2%	1709	1983	+16.0%
Closed Sales						834	786	-5.8%	2060	2001	-2.9%
Average List Price						\$227,335	\$256,827	+13.0%	\$218,228	\$239,227	+9.6%
Median List Price						\$177,250	\$199,900	+12.8%	\$175,000	\$187,944	+7.4%
Average Sales Price						\$202,190	\$226,495	+12.0%	\$197,117	\$216,414	+9.8%
Median Sales Price						\$173,500	\$189,900	+9.5%	\$163,000	\$188,500	+15.6%
\$ Volume Sales (Mil)						\$169	\$178	+5.6%	\$410	\$437	+6.6%
Days on Market						12	16	+33.3%	14	16	+14.3%
Months of Inventory						2.0	2.0	0.0%	2.1	2.2	+5.3%

New/Active/Pending/Sold

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

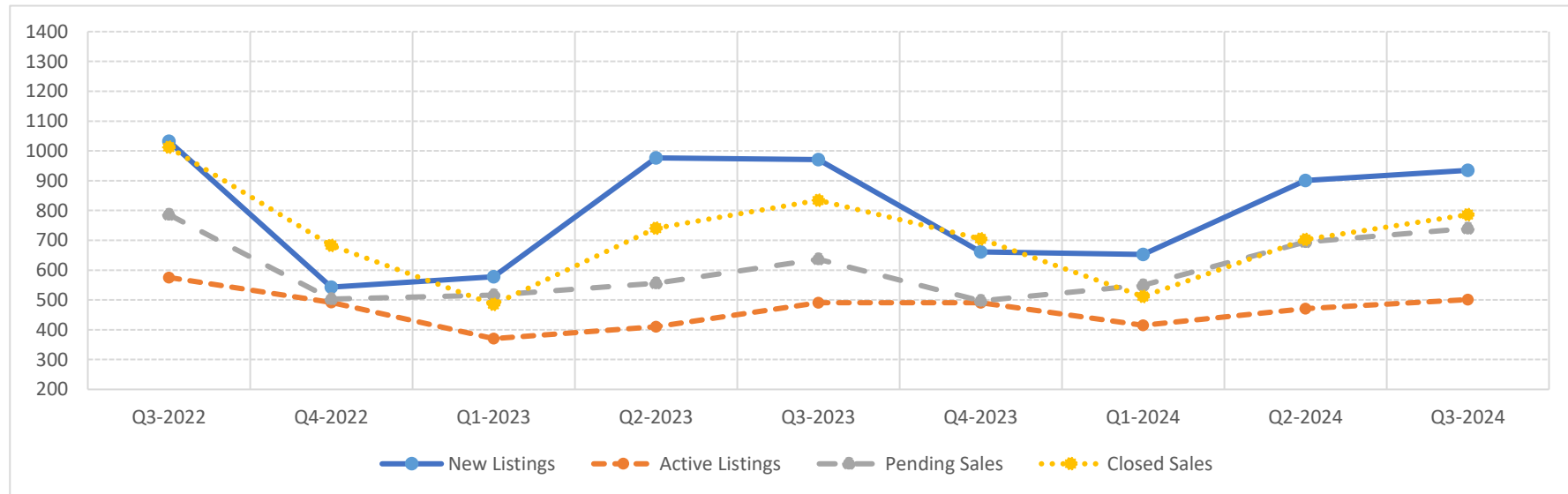


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New Listings	One Year Percent Change		Active Listings	One Year Percent Change
1032	-12.8%	Q3-2022	575	-0.9%
543	-22.6%	Q4-2022	492	-1.3%
578	-19.4%	Q1-2023	370	-2.4%
976	-19.6%	Q2-2023	411	-14.7%
971	-5.9%	Q3-2023	491	-14.7%
661	+21.7%	Q4-2023	491	-0.3%
653	+13.0%	Q1-2024	415	+12.1%
901	-7.7%	Q2-2024	471	+14.6%
935	-3.7%	Q3-2024	501	+2.2%

Pending Sales	One Year Percent Change		Closed Sales	One Year Percent Change
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	703	-5.1%
740	+16.2%	Q3-2024	786	-5.8%

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

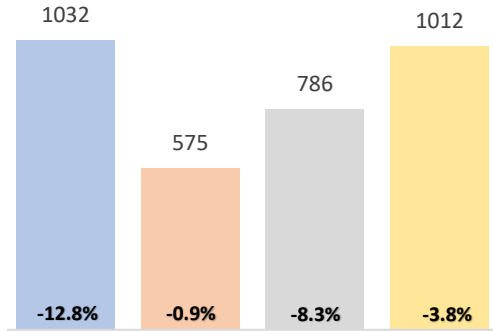


New/Active/Pending/Sold

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

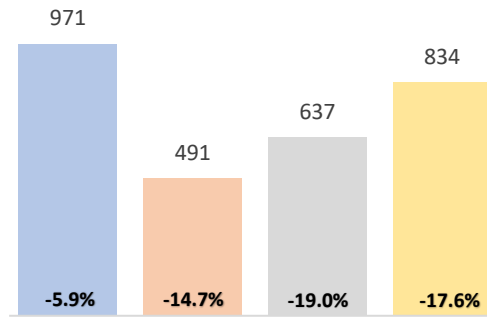


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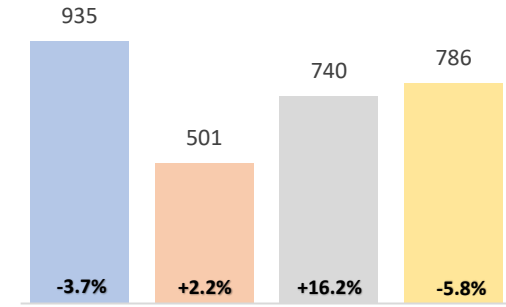
Q3-2022

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



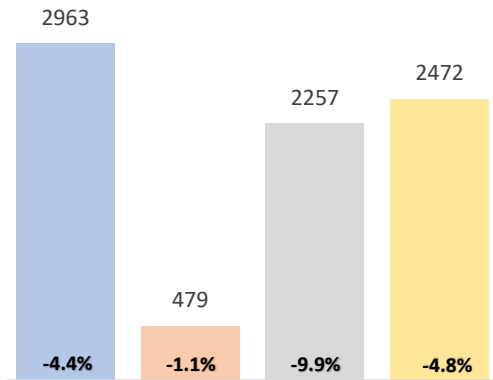
Q3-2023

■ New Listings ■ Active Listings
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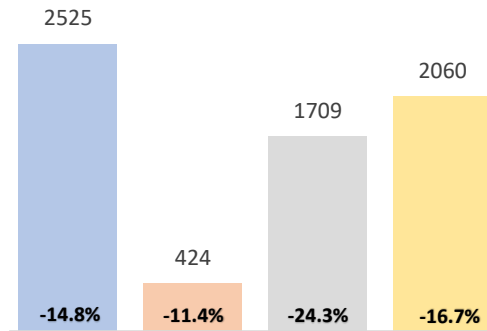
Q3-2024

■ New Listings ■ Active Listings
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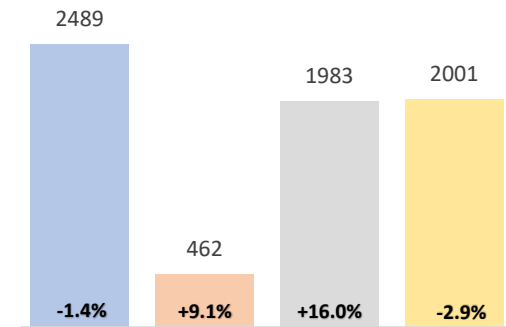
YTD 2022

■ 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.

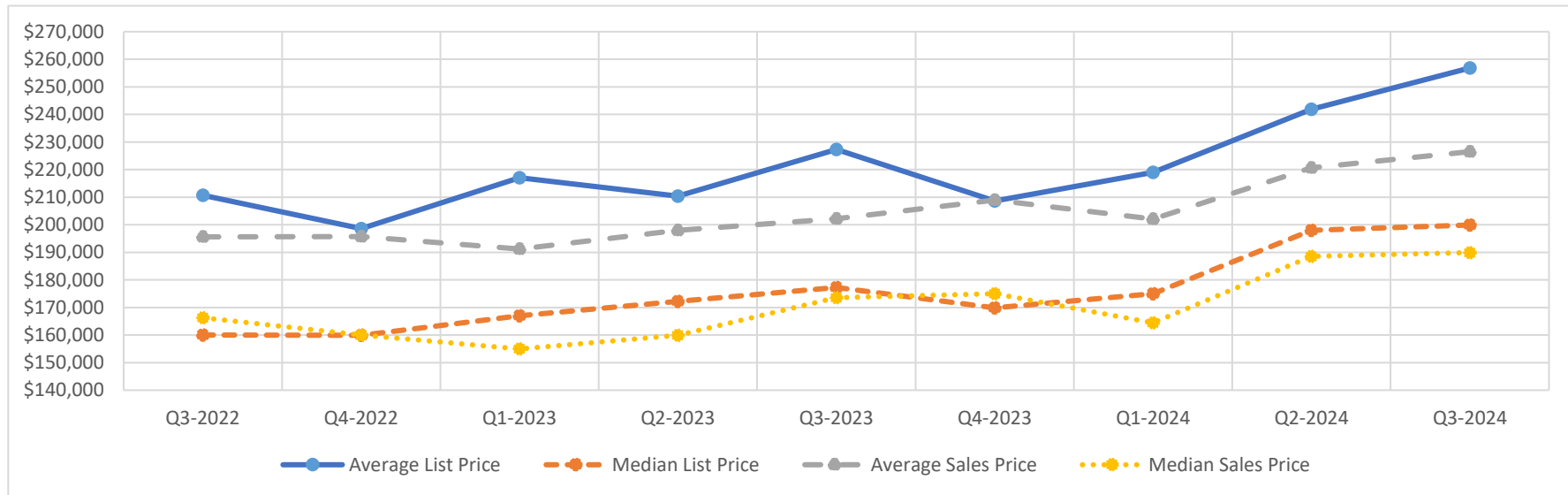


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$210,661	+5.6%	Q3-2022	\$160,000	+3.3%
\$198,603	+10.0%	Q4-2022	\$159,900	+7.3%
\$217,000	+10.4%	Q1-2023	\$167,000	+9.5%
\$210,349	+1.4%	Q2-2023	\$172,250	+4.4%
\$227,335	+7.9%	Q3-2023	\$177,250	+10.8%
\$208,610	+5.0%	Q4-2023	\$169,900	+6.3%
\$218,950	+0.9%	Q1-2024	\$175,000	+4.8%
\$241,905	+15.0%	Q2-2024	\$198,000	+14.9%
\$256,827	+13.0%	Q3-2024	\$199,900	+12.8%

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
\$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%
\$220,639	+11.5%	Q2-2024	\$188,500	+17.8%
\$226,495	+12.0%	Q3-2024	\$189,900	+9.5%

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

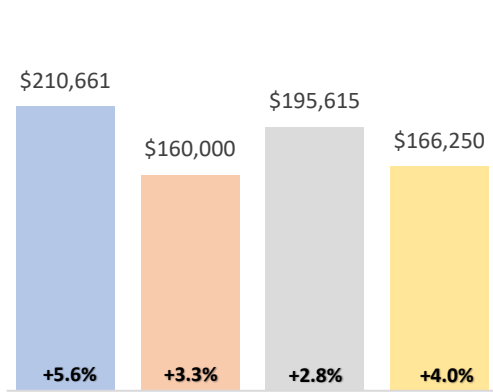


Average/Median List/Sales Price

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

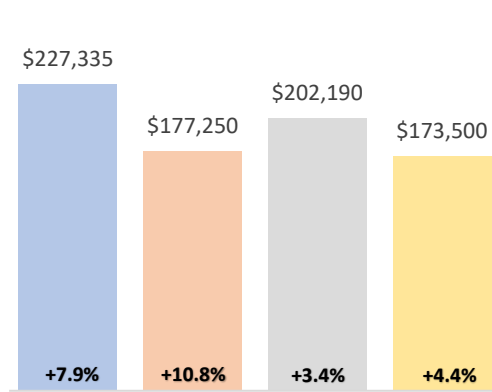


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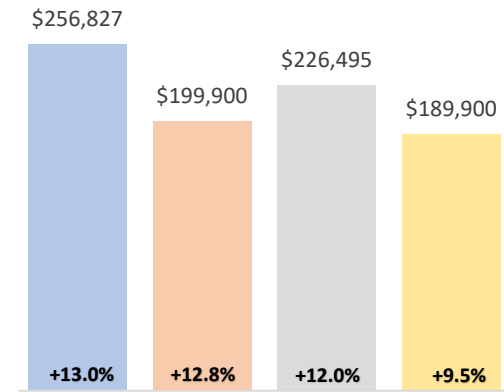
Q3-2022

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



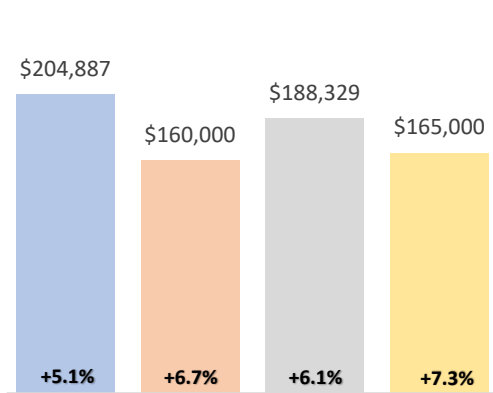
Q3-2023

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



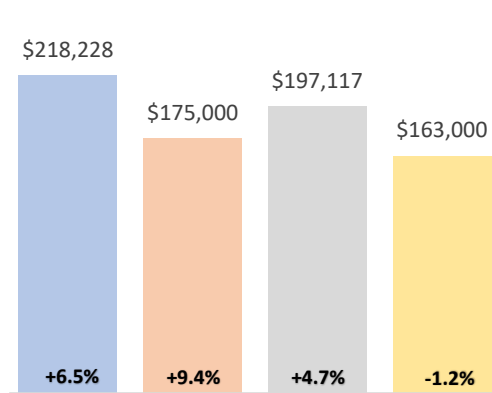
Q3-2024

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



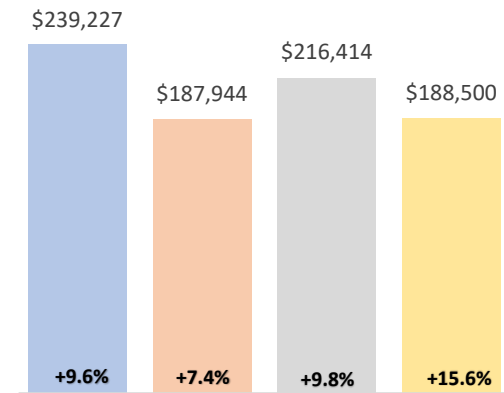
YTD 2022

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



YTD 2023

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



YTD 2024

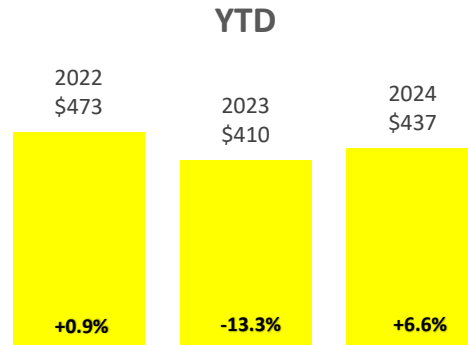
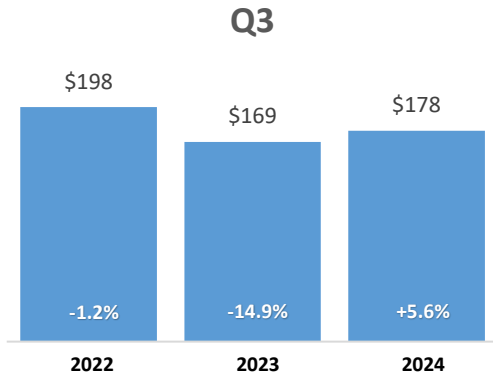
■ Average List Price ■ Median List Price
■ Average Sales Price ■ Median Sales Price

Dollar Volume of Sales

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

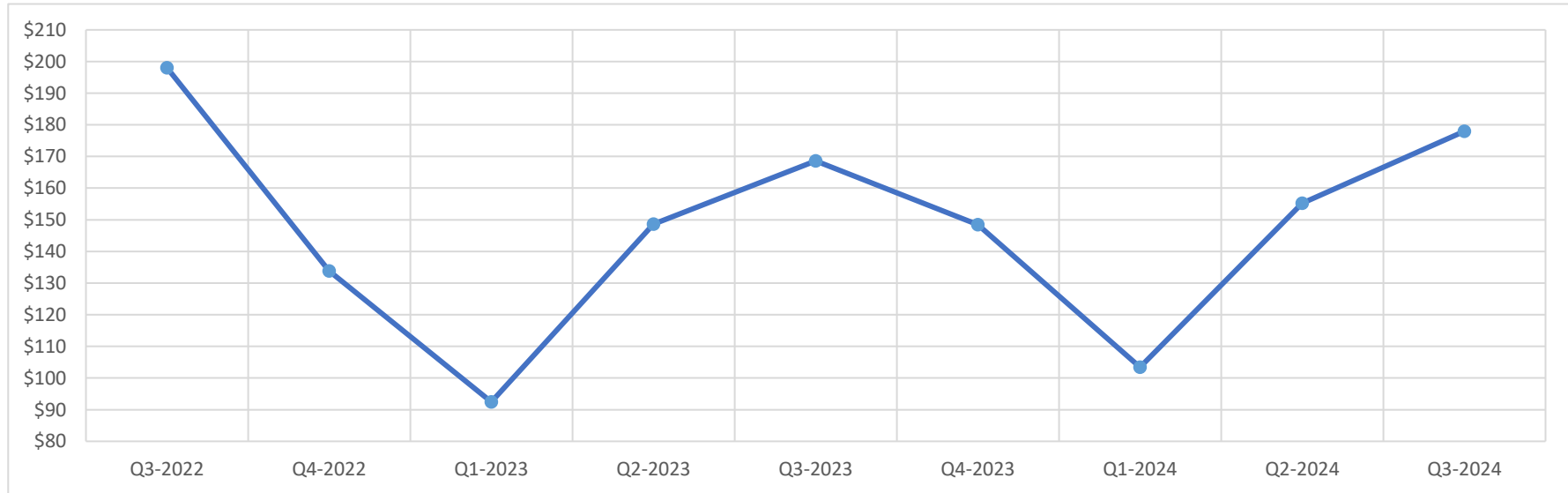


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	\$ Volume Sales Millions	One Year Percent Change
Q3-2022	\$198	-1.2%
Q4-2022	\$134	-16.6%
Q1-2023	\$92	-13.2%
Q2-2023	\$149	-11.6%
Q3-2023	\$169	-14.9%
Q4-2023	\$148	+10.9%
Q1-2024	\$103	+11.8%
Q2-2024	\$155	+4.5%
Q3-2024	\$178	+5.6%

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

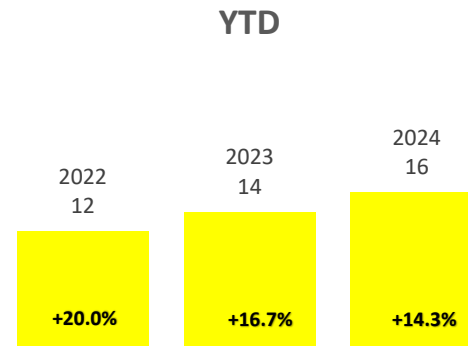
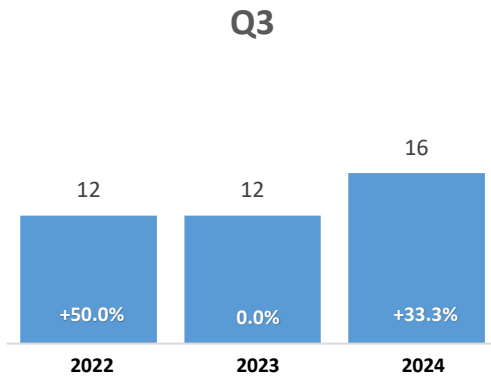


Days on Market

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

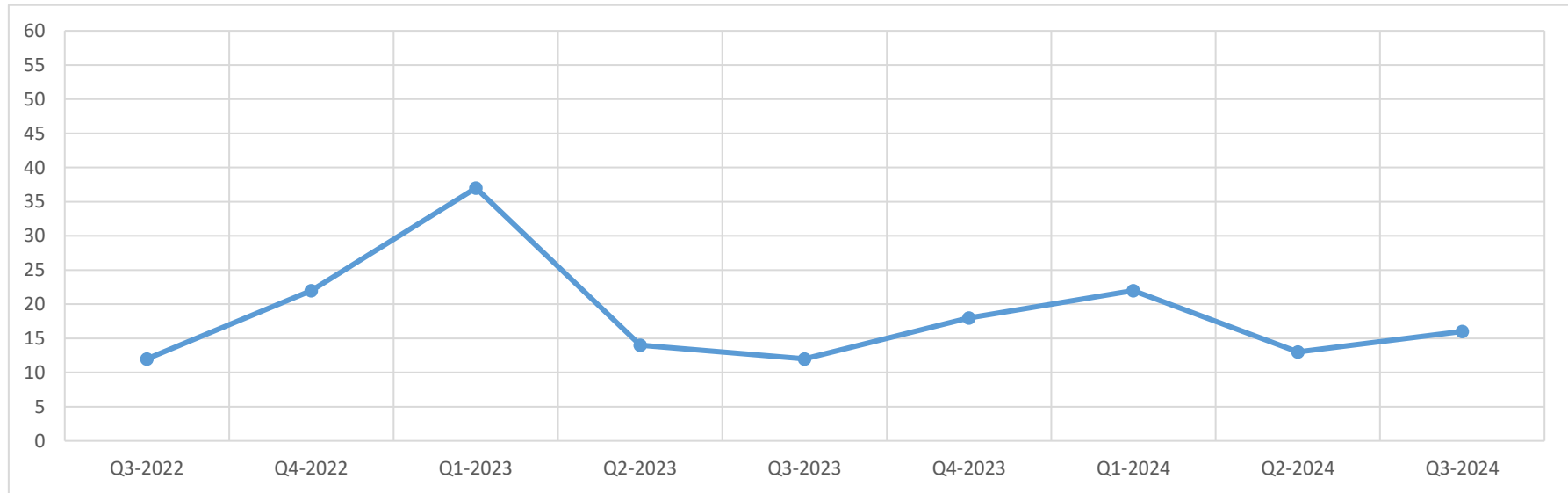


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	Median Days to Sell	One Year Percent Change
Q3-2022	12	+50.0%
Q4-2022	22	+57.1%
Q1-2023	37	+42.3%
Q2-2023	14	+133.3%
Q3-2023	12	0.0%
Q4-2023	18	-18.2%
Q1-2024	22	-40.5%
Q2-2024	13	-7.1%
Q3-2024	16	+33.3%

2-Year Historical Days on Market by Quarter

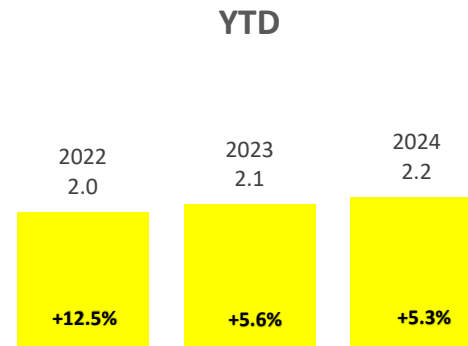
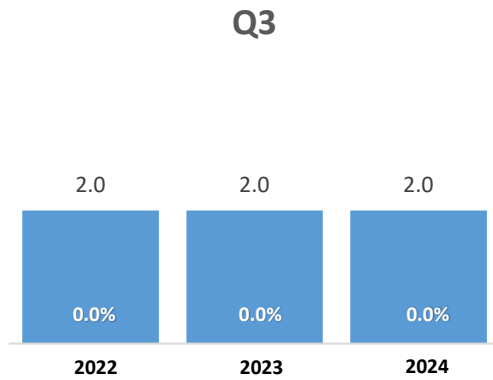


Months of Inventory

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
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%
Q3-2024	2.0	0.0%

2-Year Historical Months Supply of Inventory by Quarter

