

DECEMBER 2023

MONTHLY MLS STATISTICS



Greater Erie Board of REALTORS[®], Inc.

p.2 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS			RESIDENTIAL LISTINGS		
-2.0%	-1.3%	-5.2%	+8.6%	-0.8%	-3.8%
New Listings	Pending Listings	Sold Listings	New Listings	Pending Listings	Sold Listings

Residential Listings Change from 2022 Year End

+5.1%	+3.4%	+4.6%	+2.9%
Average List	Median List	Average Sale	Median Sale

p.3 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
-8.9%	-13.0%	+3.7%	-11.0%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2022 Year End

+4.8%	+4.3%	+5.5%	+3.0%
Average List	Median List	Average Sale	Median Sale

p.4 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
+34.8%	+35.0%	+43.8%	+31.3%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2022 Year End

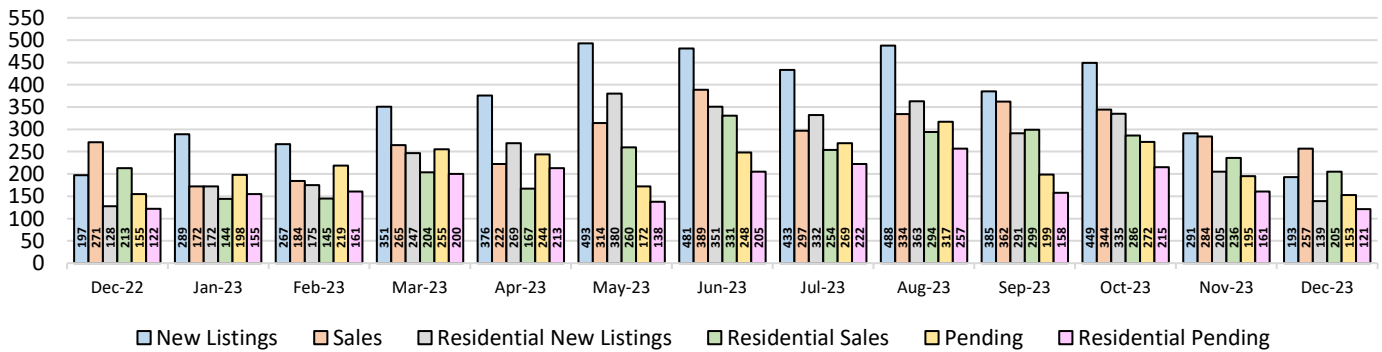
+3.0%	+3.3%	-0.4%	-0.4%
Average List	Median List	Average Sale	Median Sale

ALL MARKETS

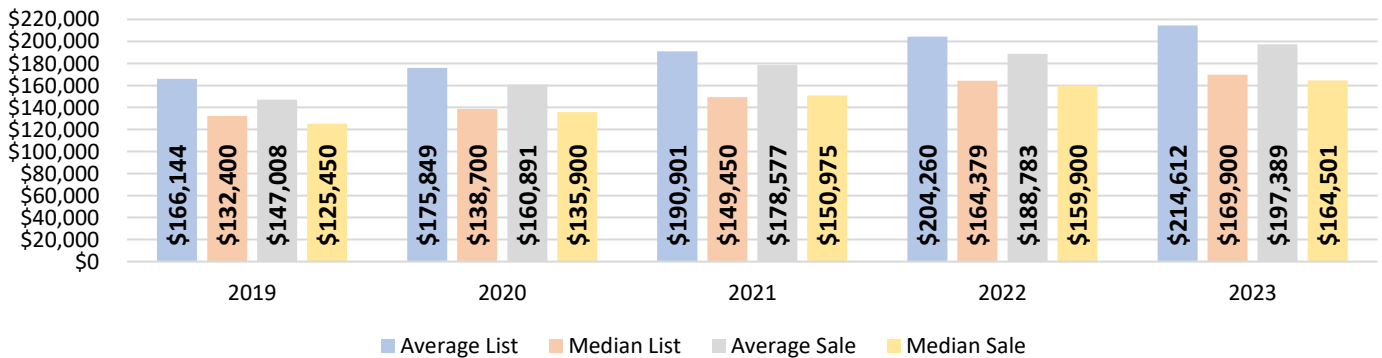
	2021						2022						2023					
	ALL			RES			ALL			RES			ALL			RES		
	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE
JAN	300	252	228	193	211	182	298	203	250	208	164	202	289	198	172	172	155	144
FEB	345	314	236	231	249	181	308	277	211	211	219	170	267	219	184	175	161	145
MAR	407	356	348	284	288	274	438	275	313	318	219	252	351	255	265	247	200	204
APR	512	372	348	391	303	292	509	342	300	369	289	243	376	244	222	269	213	167
MAY	518	356	364	396	302	298	541	353	322	410	295	274	493	172	314	380	138	260
JUN	599	359	428	445	294	347	589	339	408	458	285	350	481	248	389	351	205	331
JUL	552	371	423	425	302	357	522	312	406	402	255	345	433	269	297	332	222	254
AUG	531	410	429	417	347	373	499	349	451	365	292	380	488	317	334	363	257	294
SEP	476	259	404	360	208	335	415	306	364	301	239	311	385	199	362	291	158	299
OCT	450	230	380	306	186	318	381	291	324	276	228	260	449	272	344	335	215	286
NOV	348	276	370	235	216	306	223	198	286	162	153	233	291	195	284	205	161	236
DEC	246	119	325	173	89	267	197	155	271	128	122	213	193	153	257	139	121	205
TOTAL	5284	3674	4283	3856	2995	3530	4920	3400	3906	3608	2760	3233	4496	2741	3424	3259	2206	2825
AVG	440	306	357	321	250	294	410	283	326	301	230	269	375	228	285	272	184	235
MED	463	335	367	333	269	302	427	299	318	310	234	256	381	232	291	280	181	245

RESIDENTIAL	2021 YEAR END	1YR %CHG	2022 YEAR END	%CHG	2023 YEAR END	%CHG
AVERAGE LIST	\$190,901	+8.6%	\$204,260	+7.0%	\$214,612	+5.1%
MEDIAN LIST	\$149,450	+7.8%	\$164,379	+10.0%	\$169,900	+3.4%
AVERAGE SALE	\$178,577	+11.0%	\$188,783	+5.7%	\$197,389	+4.6%
MEDIAN SALE	\$150,975	+11.1%	\$159,900	+5.9%	\$164,501	+2.9%

All Markets 13-Month New Listings/Pending/Sales



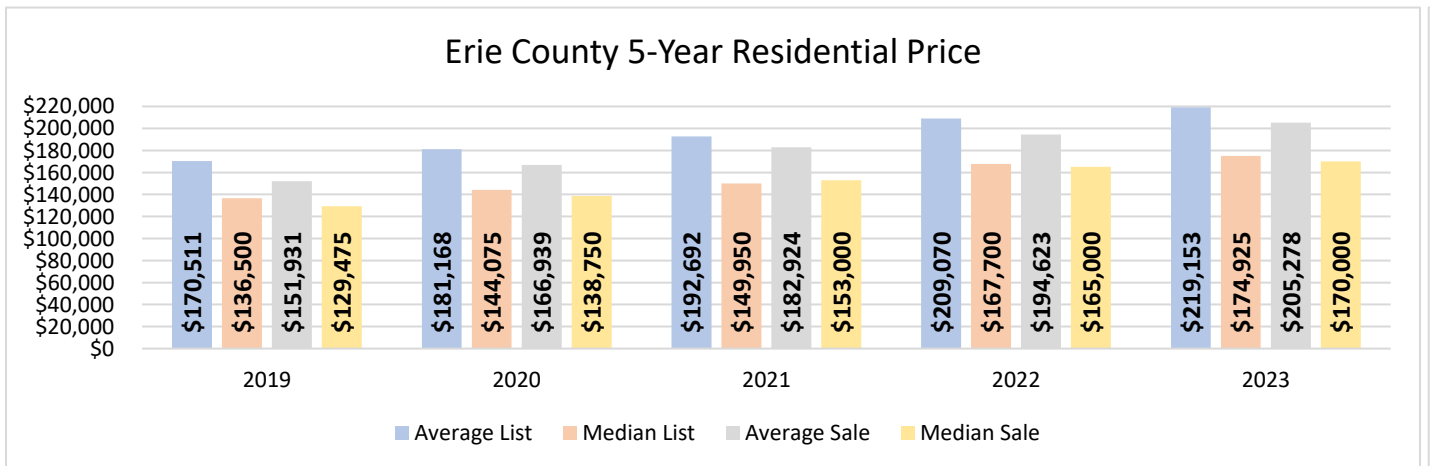
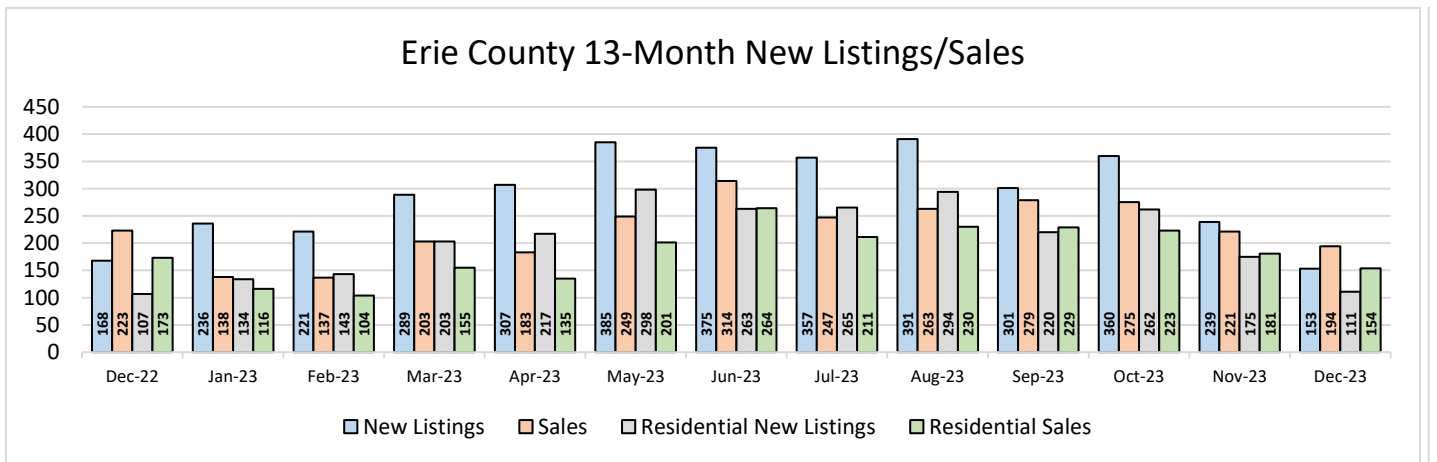
All Markets 5-Year Residential Price



ERIE COUNTY

	2021				2022				2023			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	245	174	151	145	235	198	158	161	236	138	134	116
FEB	298	199	195	151	262	165	173	133	221	137	143	104
MAR	338	278	230	217	343	238	249	190	289	203	203	155
APR	419	271	320	223	419	241	299	194	307	183	217	135
MAY	410	292	317	242	424	245	311	206	385	249	298	201
JUN	487	350	369	288	466	331	356	281	375	314	263	264
JUL	438	352	339	298	414	327	313	272	357	247	265	211
AUG	427	338	325	294	397	350	285	295	391	263	294	230
SEP	402	333	305	280	326	293	233	252	301	279	220	229
OCT	376	298	253	254	296	254	207	201	360	275	262	223
NOV	286	300	185	249	177	223	123	180	239	221	175	181
DEC	195	266	134	216	168	223	107	173	153	194	111	154
TOTAL	4321	3451	3123	2857	3927	3088	2814	2538	3614	2703	2585	2203
AVG	360	288	260	238	327	257	235	212	301	225	215	184
MED	389	295	279	246	335	243	241	198	304	234	219	191

RESIDENTIAL	2021 YEAR END	1YR %CHG	2022 YEAR END	%CHG	2023 YEAR END	%CHG
AVERAGE LIST	\$192,692	+6.4%	\$209,070	+8.5%	\$219,153	+4.8%
MEDIAN LIST	\$149,950	+4.1%	\$167,700	+11.8%	\$174,925	+4.3%
AVERAGE SALE	\$182,924	+9.6%	\$194,623	+6.4%	\$205,278	+5.5%
MEDIAN SALE	\$153,000	+10.3%	\$165,000	+7.8%	\$170,000	+3.0%

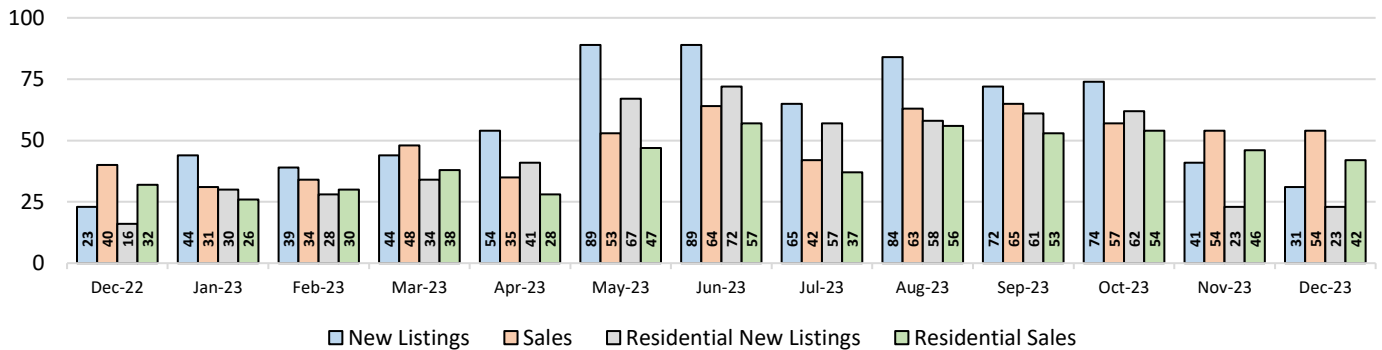


CRAWFORD COUNTY

	2021				2022				2023			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	51	48	40	31	54	48	44	38	44	31	30	26
FEB	39	28	30	24	42	43	35	34	39	34	28	30
MAR	64	65	50	54	81	64	56	53	44	48	34	38
APR	82	68	65	61	80	50	64	44	54	35	41	28
MAY	95	66	71	54	96	71	85	63	89	53	67	47
JUN	102	68	84	51	111	70	94	63	89	64	72	57
JUL	104	62	77	51	90	71	72	65	65	42	57	37
AUG	93	85	82	73	83	90	65	78	84	63	58	56
SEP	57	64	44	49	77	58	57	48	72	65	61	53
OCT	60	72	42	57	66	60	56	52	74	57	62	54
NOV	55	60	43	50	33	46	28	39	41	54	23	46
DEC	46	48	36	41	23	40	16	32	31	54	23	42
TOTAL	848	734	664	596	836	711	672	609	726	600	556	514
AVG	71	61	55	50	70	59	56	51	61	50	46	43
MED	62	65	47	51	79	59	57	50	60	54	49	44

RESIDENTIAL	2021 YEAR END	1YR %CHG	2022 YEAR END	%CHG	2023 YEAR END	%CHG
AVERAGE LIST	\$178,989	+22.3%	\$185,624	+3.7%	\$191,258	+3.0%
MEDIAN LIST	\$146,725	+16.5%	\$154,168	+5.1%	\$159,300	+3.3%
AVERAGE SALE	\$158,426	+18.3%	\$169,546	+7.0%	\$168,944	-0.4%
MEDIAN SALE	\$135,500	+17.8%	\$149,563	+10.4%	\$149,000	-0.4%

Crawford County 13-Month New Listings/Sales



Crawford County 5-Year Residential Price

