

FEBRUARY 2024

MONTHLY MLS STATISTICS



Greater Erie
Board of REALTORS[®], Inc.

p.2 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS			RESIDENTIAL LISTINGS		
+3.7%	+16.0%	+9.8%	+18.3%	+27.3%	+11.0%
New Listings	Pending Listings	Sold Listings	New Listings	Pending Listings	Sold Listings

Residential Listings Change from 2023 Year End

-3.2%	+0.0%	+3.6%	-1.5%
Average List	Median List	Average Sale	Median Sale

p.3 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
+5.4%	+22.6%	+20.3%	+27.9%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2023 Year End

-2.5%	+0.9%	+1.8%	+0.1%
Average List	Median List	Average Sale	Median Sale

p.4 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
-12.8%	-8.8%	-3.6%	-10.0%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2023 Year End

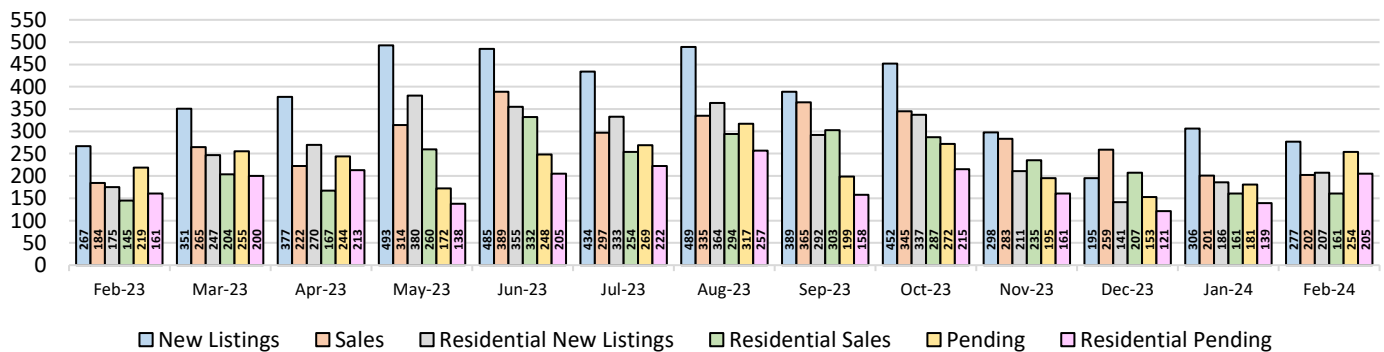
-2.8%	-12.5%	-9.1%	-16.9%
Average List	Median List	Average Sale	Median Sale

ALL MARKETS

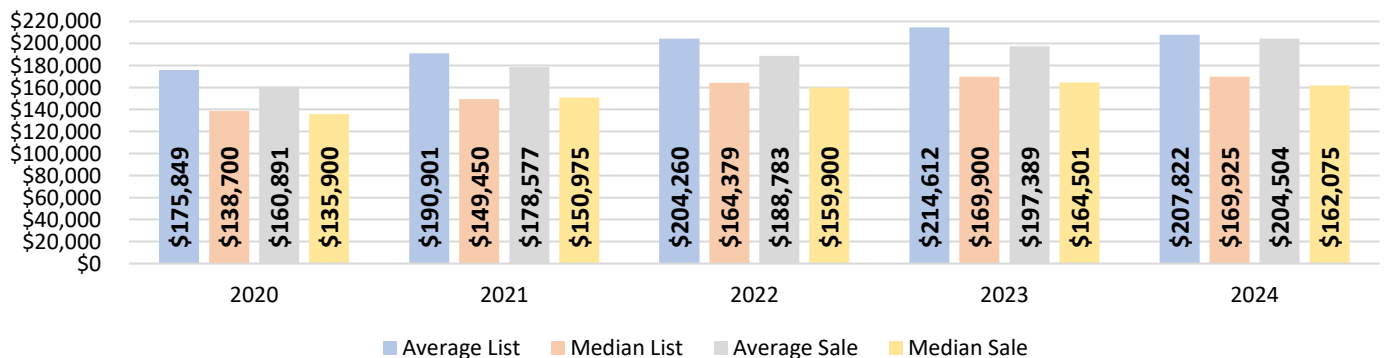
	2022						2023						2024					
	ALL			RES			ALL			RES			ALL			RES		
	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE
JAN	298	203	250	208	164	202	289	198	172	172	155	144	306	181	201	186	139	161
FEB	308	277	211	211	219	170	267	219	184	175	161	145	277	254	202	207	205	161
MAR	438	275	313	318	219	252	351	255	265	247	200	204						
APR	509	342	300	369	289	243	377	244	222	270	213	167						
MAY	541	353	322	410	295	274	493	172	314	380	138	260						
JUN	589	339	408	458	285	350	485	248	389	355	205	332						
JUL	522	312	406	402	255	345	434	269	297	333	222	254						
AUG	499	349	451	365	292	380	489	317	335	364	257	294						
SEP	415	306	364	301	239	311	389	199	365	292	158	303						
OCT	381	291	324	276	228	260	452	272	345	337	215	287						
NOV	223	198	286	162	153	233	298	195	283	211	161	235						
DEC	197	155	271	128	122	213	195	153	259	141	121	207						
TOTAL	4920	3400	3906	3608	2760	3233	4519	2741	3430	3277	2206	2832	583	435	403	393	344	322
AVG	410	283	326	301	230	269	377	228	286	273	184	236	292	218	202	197	172	161
MED	427	299	318	310	234	256	383	232	290	281	181	245	292	218	202	197	172	161

RESIDENTIAL	2022 YEAR END	%CHG	2023 YEAR END	%CHG	2024 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$204,260	+7.0%	\$214,612	+5.1%	\$207,822	-3.2%
MEDIAN LIST	\$164,379	+10.0%	\$169,900	+3.4%	\$169,925	+0.0%
AVERAGE SALE	\$188,783	+5.7%	\$197,389	+4.6%	\$204,504	+3.6%
MEDIAN SALE	\$159,900	+5.9%	\$164,501	+2.9%	\$162,075	-1.5%

All Markets 13-Month New Listings/Pending/Sales



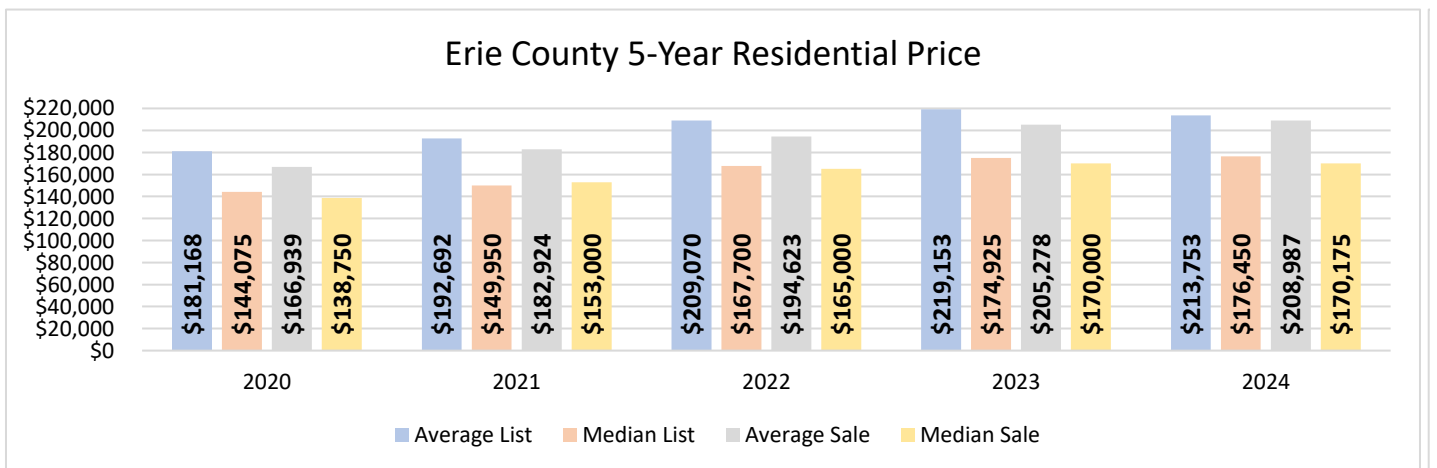
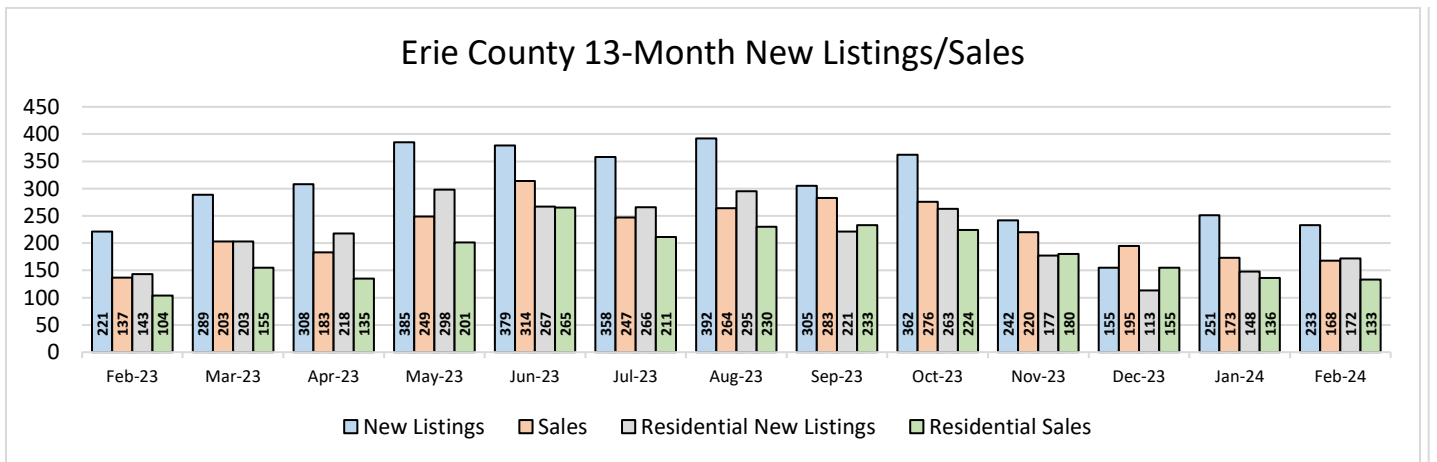
All Markets 5-Year Residential Price



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	251	173	148	136
FEB	262	165	173	133	221	137	143	104	233	168	172	133
MAR	343	238	249	190	289	203	203	155				
APR	419	241	299	194	308	183	218	135				
MAY	424	245	311	206	385	249	298	201				
JUN	466	331	356	281	379	314	267	265				
JUL	414	327	313	272	358	247	266	211				
AUG	397	350	285	295	392	264	295	230				
SEP	326	293	233	252	305	283	221	233				
OCT	296	254	207	201	362	276	263	224				
NOV	177	223	123	180	242	220	177	180				
DEC	168	223	107	173	155	195	113	155				
TOTAL	3927	3088	2814	2538	3632	2709	2598	2209	484	341	320	269
AVG	327	257	235	212	303	226	217	184	242	171	160	135
MED	335	243	241	198	307	234	220	191	242	171	160	135

RESIDENTIAL	2022 YEAR END	%CHG	2023 YEAR END	%CHG	2024 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$209,070	+8.5%	\$219,153	+4.8%	\$213,753	-2.5%
MEDIAN LIST	\$167,700	+11.8%	\$174,925	+4.3%	\$176,450	+0.9%
AVERAGE SALE	\$194,623	+6.4%	\$205,278	+5.5%	\$208,987	+1.8%
MEDIAN SALE	\$165,000	+7.8%	\$170,000	+3.0%	\$170,175	+0.1%

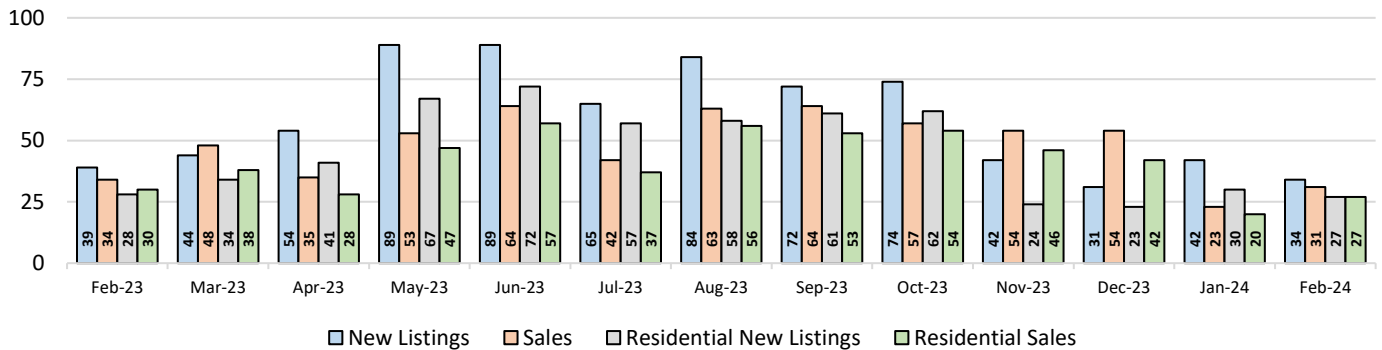


CRAWFORD COUNTY

	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	23	30	20
FEB	42	43	35	34	39	34	28	30	34	31	27	27
MAR	81	64	56	53	44	48	34	38				
APR	80	50	64	44	54	35	41	28				
MAY	96	71	85	63	89	53	67	47				
JUN	111	70	94	63	89	64	72	57				
JUL	90	71	72	65	65	42	57	37				
AUG	83	90	65	78	84	63	58	56				
SEP	77	58	57	48	72	64	61	53				
OCT	66	60	56	52	74	57	62	54				
NOV	33	46	28	39	42	54	24	46				
DEC	23	40	16	32	31	54	23	42				
TOTAL	836	711	672	609	727	599	557	514	76	54	57	47
AVG	70	59	56	51	61	50	46	43	38	27	29	24
MED	79	59	57	50	60	54	49	44	38	27	29	24

RESIDENTIAL	2022 YEAR END	%CHG	2023 YEAR END	%CHG	2024 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$185,624	+3.7%	\$191,258	+3.0%	\$185,874	-2.8%
MEDIAN LIST	\$154,168	+5.1%	\$159,300	+3.3%	\$139,425	-12.5%
AVERAGE SALE	\$169,546	+7.0%	\$168,944	-0.4%	\$153,492	-9.1%
MEDIAN SALE	\$149,563	+10.4%	\$149,000	-0.4%	\$123,750	-16.9%

Crawford County 13-Month New Listings/Sales



Crawford County 5-Year Residential Price

