



Greater Erie
Board of REALTORS[®], Inc.

MLS MONTHLY STATISTICS REPORT

MAY 2024

data recorded on 06/06/24

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MAY 2024

ALL MARKETS WITHIN THE
GREATER ERIE BOARD OF REALTORS MLS

ONE YEAR CHANGE



RESIDENTIAL LISTINGS

2023

380

2024

320

-15.8%

RESIDENTIAL SALES

2023

260

2024

239

-8.1%



2024 RESIDENTIAL SALES PRICE

AVERAGE \$203,452

2023 \$197,389
%CH +3.1%

MEDIAN \$165,000

2023 \$164,501
%CH +0.3%

MAY 2024

MONTHLY MLS STATISTICS



Greater Erie Board of REALTORS[®], Inc.

p.4 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS			RESIDENTIAL LISTINGS		
-16.8%	+58.7%	-9.6%	-15.8%	+58.0%	-8.1%
New Listings	Pending Listings	Sold Listings	New Listings	Pending Listings	Sold Listings

Residential Listings Change from 2023 Year End

+3.3%	+3.0%	+3.1%	+0.3%
Average List	Median List	Average Sale	Median Sale

p.5 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
-15.3%	-8.4%	-13.8%	-7.0%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2023 Year End

+4.0%	+2.8%	+1.4%	+1.3%
Average List	Median List	Average Sale	Median Sale

p.6 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
-24.7%	-17.0%	-20.9%	-12.8%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2023 Year End

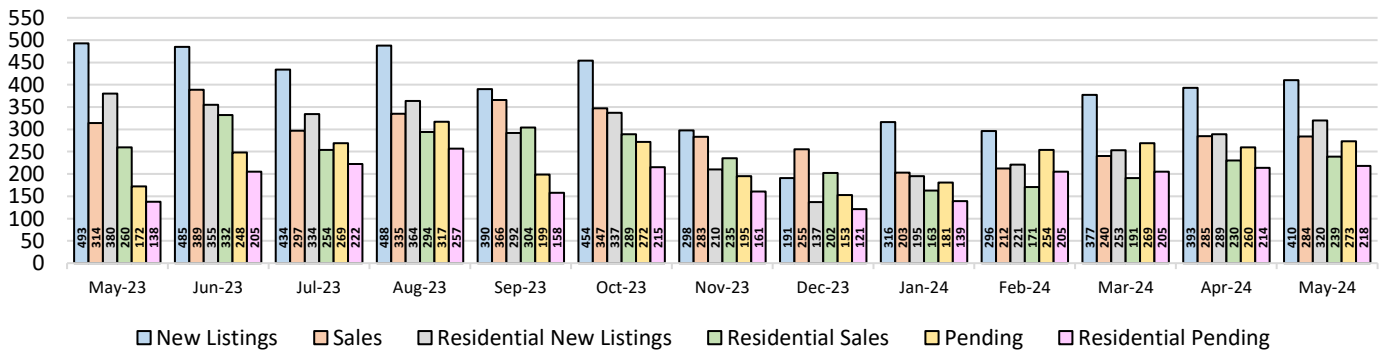
+4.2%	+1.9%	-6.7%	-14.1%
Average List	Median List	Average Sale	Median Sale

ALL MARKETS

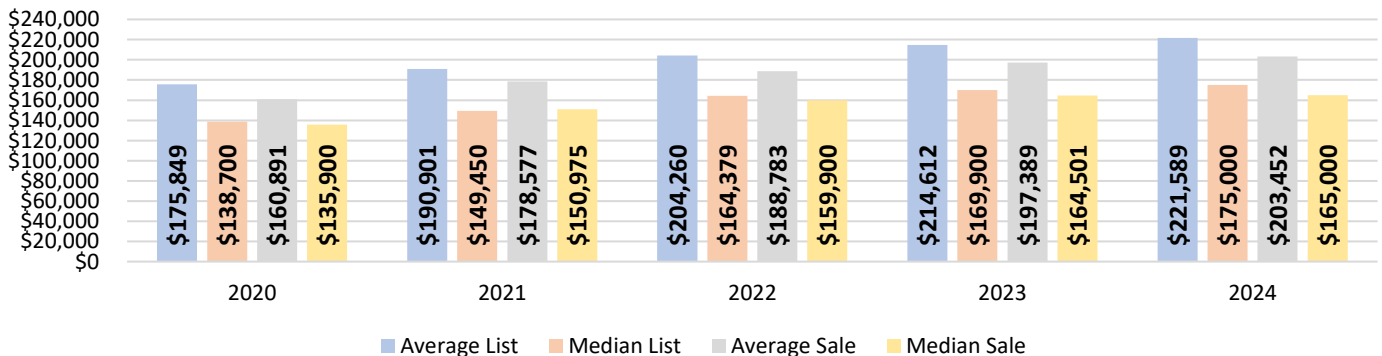
	2022						2023						2024					
	ALL			RES			ALL			RES			ALL			RES		
	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE
JAN	298	203	250	208	164	202	289	198	172	172	155	144	316	181	203	195	139	163
FEB	308	277	211	211	219	170	267	219	184	175	161	145	296	254	212	221	205	171
MAR	438	275	313	318	219	252	351	255	265	247	200	204	377	269	240	253	205	191
APR	509	342	300	369	289	243	377	244	222	270	213	167	393	260	285	289	214	230
MAY	541	353	322	410	295	274	493	172	314	380	138	260	410	273	284	320	218	239
JUN	589	339	408	458	285	350	485	248	389	355	205	332						
JUL	522	312	406	402	255	345	434	269	297	334	222	254						
AUG	499	349	451	365	292	380	488	317	335	364	257	294						
SEP	415	306	364	301	239	311	390	199	366	292	158	304						
OCT	381	291	324	276	228	260	454	272	347	337	215	289						
NOV	223	198	286	162	153	233	298	195	283	210	161	235						
DEC	197	155	271	128	122	213	191	153	255	137	121	202						
TOTAL	4920	3400	3906	3608	2760	3233	4517	2741	3429	3273	2206	2830	1792	1237	1224	1278	981	994
AVG	410	283	326	301	230	269	376	228	286	273	184	236	358	247	245	256	196	199
MED	427	299	318	310	234	256	384	232	290	281	181	245	377	260	240	253	205	191

RESIDENTIAL	2022 YEAR END	%CHG	2023 YEAR END	%CHG	2024 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$204,260	+7.0%	\$214,612	+5.1%	\$221,589	+3.3%
MEDIAN LIST	\$164,379	+10.0%	\$169,900	+3.4%	\$175,000	+3.0%
AVERAGE SALE	\$188,783	+5.7%	\$197,389	+4.6%	\$203,452	+3.1%
MEDIAN SALE	\$159,900	+5.9%	\$164,501	+2.9%	\$165,000	+0.3%

All Markets 13-Month New Listings/Pending/Sales



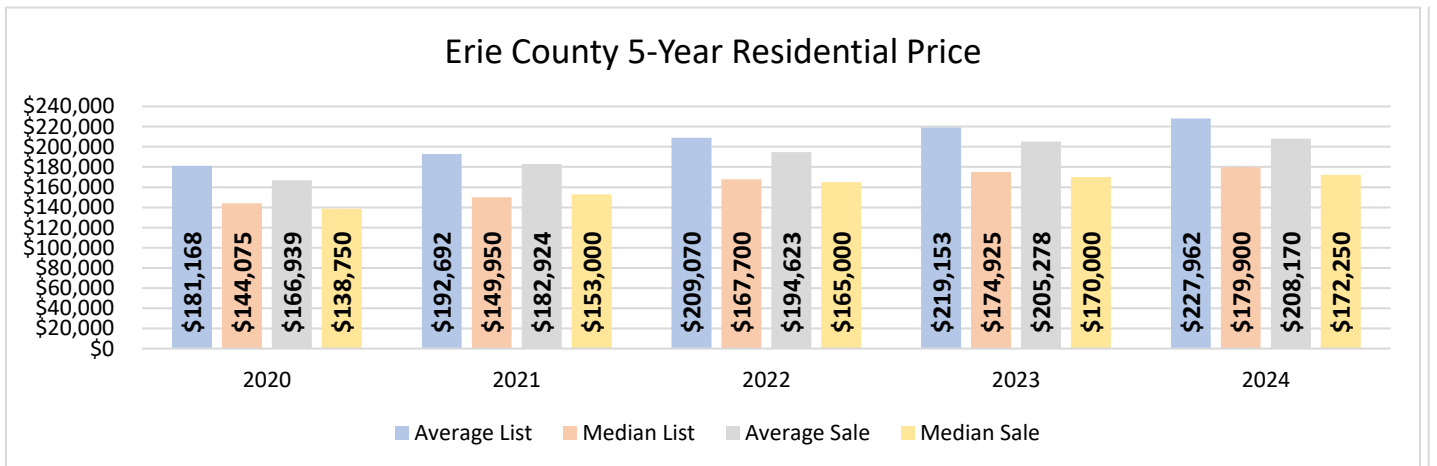
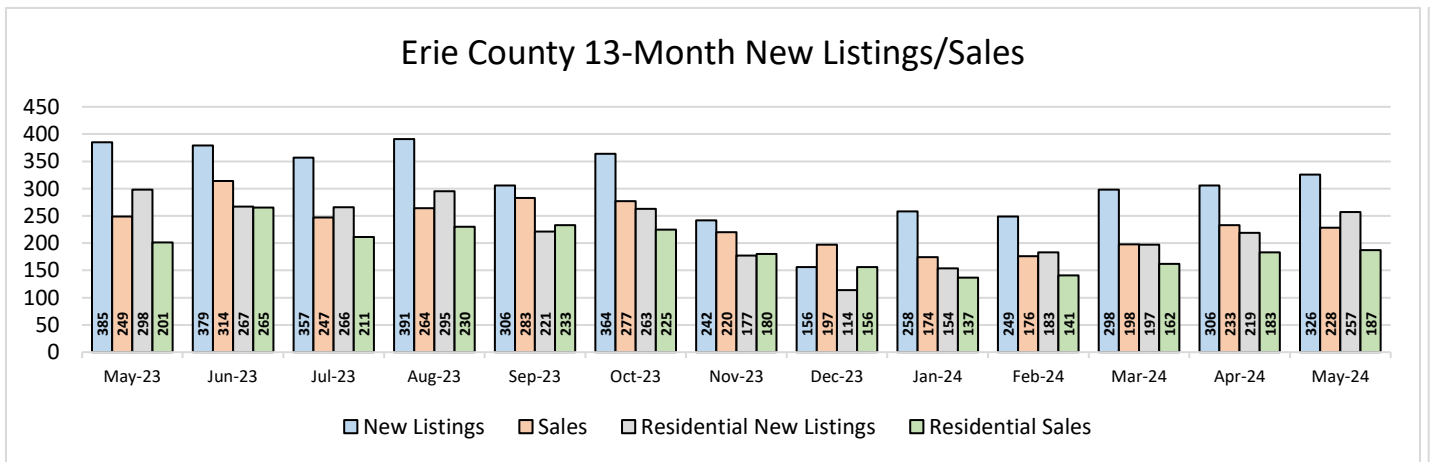
All Markets 5-Year Residential Price



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	258	174	154	137
FEB	262	165	173	133	221	137	143	104	249	176	183	141
MAR	343	238	249	190	289	203	203	155	298	198	197	162
APR	419	241	299	194	308	183	218	135	306	233	219	183
MAY	424	245	311	206	385	249	298	201	326	228	257	187
JUN	466	331	356	281	379	314	267	265				
JUL	414	327	313	272	357	247	266	211				
AUG	397	350	285	295	391	264	295	230				
SEP	326	293	233	252	306	283	221	233				
OCT	296	254	207	201	364	277	263	225				
NOV	177	223	123	180	242	220	177	180				
DEC	168	223	107	173	156	197	114	156				
TOTAL	3927	3088	2814	2538	3634	2712	2599	2211	1437	1009	1010	810
AVG	327	257	235	212	303	226	217	184	287	202	202	162
MED	335	243	241	198	307	234	220	191	298	198	197	162

RESIDENTIAL	2022 YEAR END	%CHG	2023 YEAR END	%CHG	2024 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$209,070	+8.5%	\$219,153	+4.8%	\$227,962	+4.0%
MEDIAN LIST	\$167,700	+11.8%	\$174,925	+4.3%	\$179,900	+2.8%
AVERAGE SALE	\$194,623	+6.4%	\$205,278	+5.5%	\$208,170	+1.4%
MEDIAN SALE	\$165,000	+7.8%	\$170,000	+3.0%	\$172,250	+1.3%

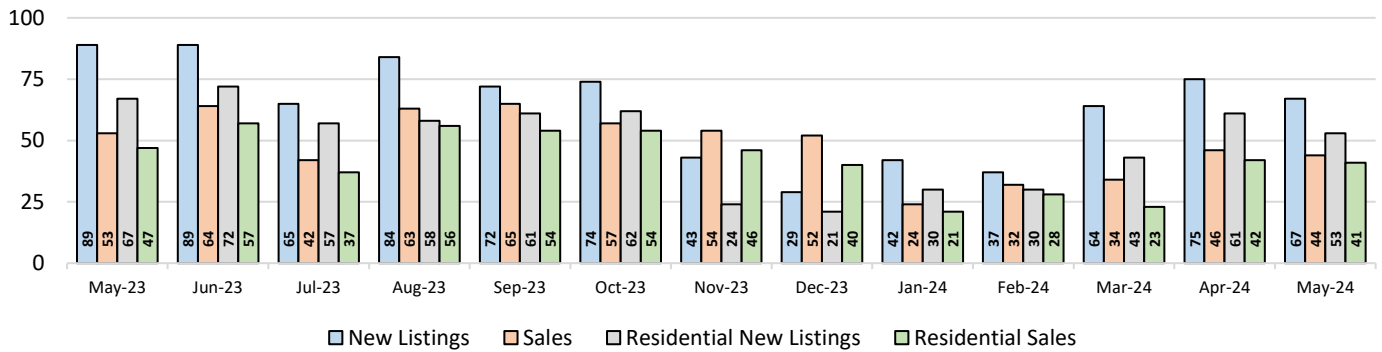


CRAWFORD COUNTY

	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	24	30	21
FEB	42	43	35	34	39	34	28	30	37	32	30	28
MAR	81	64	56	53	44	48	34	38	64	34	43	23
APR	80	50	64	44	54	35	41	28	75	46	61	42
MAY	96	71	85	63	89	53	67	47	67	44	53	41
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	65	61	54				
OCT	66	60	56	52	74	57	62	54				
NOV	33	46	28	39	43	54	24	46				
DEC	23	40	16	32	29	52	21	40				
TOTAL	836	711	672	609	726	598	555	513	285	180	217	155
AVG	70	59	56	51	61	50	46	43	57	36	43	31
MED	79	59	57	50	60	53	49	43	64	34	43	28

RESIDENTIAL	2022 YEAR END	%CHG	2023 YEAR END	%CHG	2024 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$185,624	+3.7%	\$191,258	+3.0%	\$199,202	+4.2%
MEDIAN LIST	\$154,168	+5.1%	\$159,300	+3.3%	\$162,400	+1.9%
AVERAGE SALE	\$169,546	+7.0%	\$168,944	-0.4%	\$157,585	-6.7%
MEDIAN SALE	\$149,563	+10.4%	\$149,000	-0.4%	\$128,000	-14.1%

Crawford County 13-Month New Listings/Sales



Crawford County 5-Year Residential Price

