



Greater Erie
Board of REALTORS[®], Inc.

MLS MONTHLY STATISTICS REPORT

JULY 2024

data recorded on 08/02/24

The MLS Monthly Statistics Report and Infographic are prepared for GEBOR MLS Subscribers only and are not intended for public release. Subscribers are encouraged to share only the published MLS Quarterly Statistics on the GEBOR public website for public informational purposes.

JULY 2024

ALL MARKETS WITHIN THE
GREATER ERIE BOARD OF REALTORS MLS

ONE YEAR CHANGE



RESIDENTIAL LISTINGS

2023

334

2024

314

-6.0%

RESIDENTIAL SALES

2023

254

2024

272

+7.1%



2024 RESIDENTIAL SALES PRICE

AVERAGE \$206,450

2023 \$197,389
%CH +4.6%

MEDIAN \$166,250

2023 \$164,501
%CH +1.1%

SOURCE: GEBOR MLS AUGUST 2, 2024

JULY 2024

MONTHLY MLS STATISTICS



Greater Erie Board of REALTORS[®], Inc.

p.4 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS			RESIDENTIAL LISTINGS		
-5.8%	+12.3%	+5.4%	-6.0%	+16.2%	+7.1%
New Listings	Pending Listings	Sold Listings	New Listings	Pending Listings	Sold Listings

Residential Listings Change from 2023 Year End

+5.1%	+8.9%	+4.6%	+1.1%
Average List	Median List	Average Sale	Median Sale

p.5 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
-10.4%	-0.8%	-8.6%	0.0%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2023 Year End

+5.6%	+8.3%	+3.4%	+2.2%
Average List	Median List	Average Sale	Median Sale

p.6 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
+7.7%	+28.6%	-1.8%	+29.7%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2023 Year End

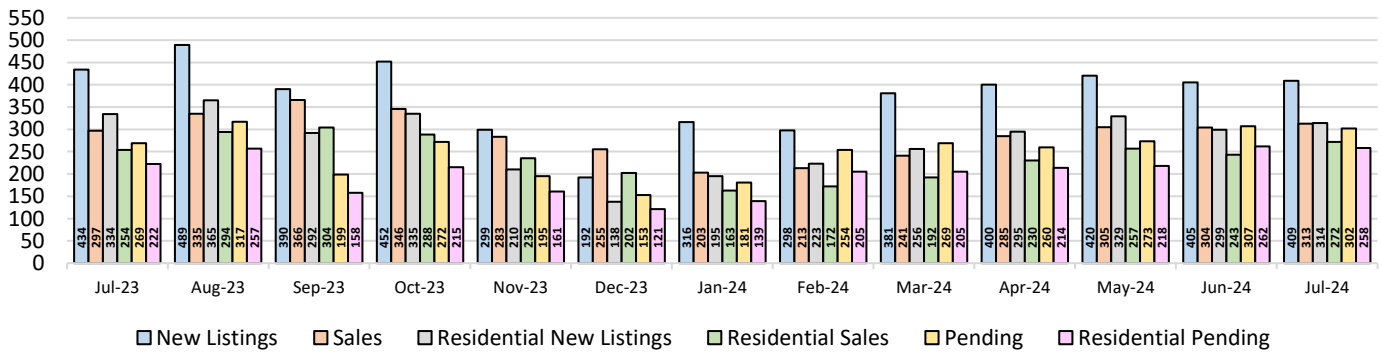
+6.9%	+9.9%	-4.2%	-8.4%
Average List	Median List	Average Sale	Median Sale

ALL MARKETS

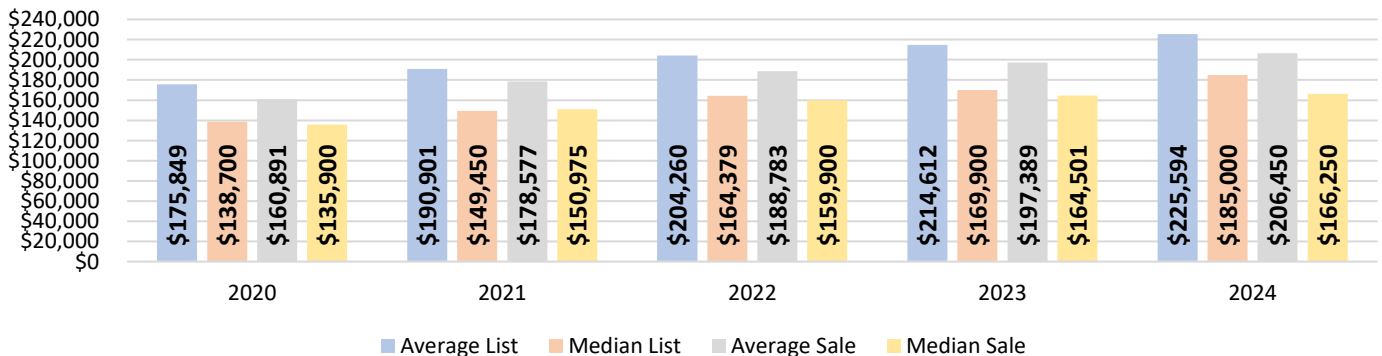
	2022						2023						2024					
	ALL			RES			ALL			RES			ALL			RES		
	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE
JAN	298	203	250	208	164	202	289	198	172	172	155	144	316	181	203	195	139	163
FEB	308	277	211	211	219	170	267	219	184	175	161	145	298	254	213	223	205	172
MAR	438	275	313	318	219	252	351	255	265	247	200	204	381	269	241	256	205	192
APR	509	342	300	369	289	243	377	244	222	270	213	167	400	260	285	295	214	230
MAY	541	353	322	410	295	274	493	172	314	380	138	260	420	273	305	329	218	257
JUN	589	339	408	458	285	350	485	248	389	355	205	332	405	307	304	299	262	243
JUL	522	312	406	402	255	345	434	269	297	334	222	254	409	302	313	314	258	272
AUG	499	349	451	365	292	380	489	317	335	365	257	294						
SEP	415	306	364	301	239	311	390	199	366	292	158	304						
OCT	381	291	324	276	228	260	452	272	346	335	215	288						
NOV	223	198	286	162	153	233	299	195	283	210	161	235						
DEC	197	155	271	128	122	213	192	153	255	138	121	202						
TOTAL	4920	3400	3906	3608	2760	3233	4518	2741	3428	3273	2206	2829	2629	1846	1864	1911	1501	1529
AVG	410	283	326	301	230	269	377	228	286	273	184	236	376	264	266	273	214	218
MED	427	299	318	310	234	256	384	232	290	281	181	245	400	269	285	295	214	230

RESIDENTIAL	2022 YEAR END	%CHG	2023 YEAR END	%CHG	2024 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$204,260	+7.0%	\$214,612	+5.1%	\$225,594	+5.1%
MEDIAN LIST	\$164,379	+10.0%	\$169,900	+3.4%	\$185,000	+8.9%
AVERAGE SALE	\$188,783	+5.7%	\$197,389	+4.6%	\$206,450	+4.6%
MEDIAN SALE	\$159,900	+5.9%	\$164,501	+2.9%	\$166,250	+1.1%

All Markets 13-Month New Listings/Pending/Sales



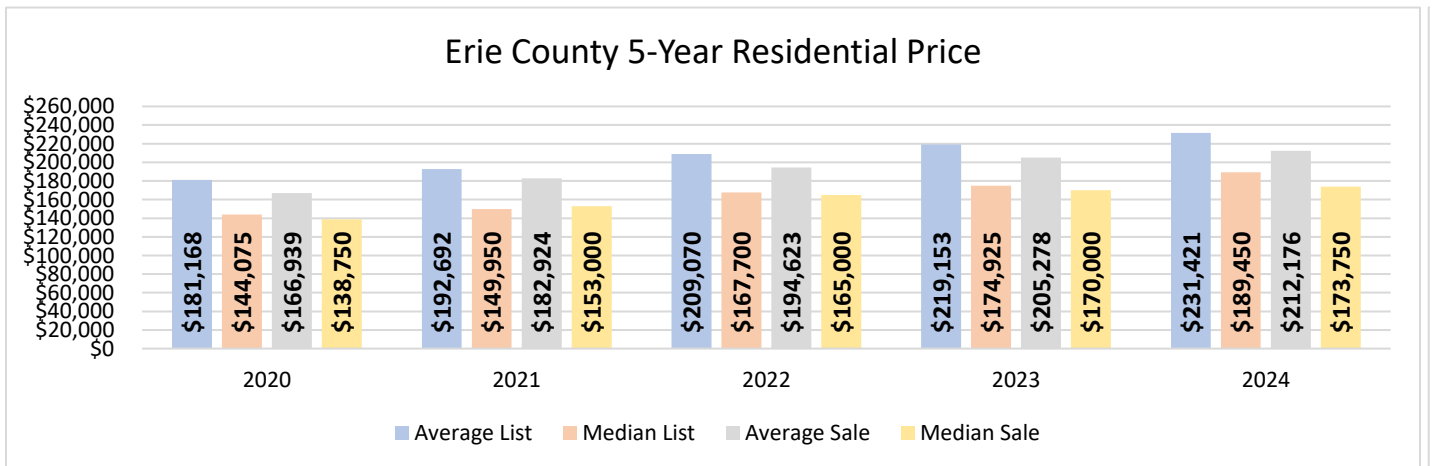
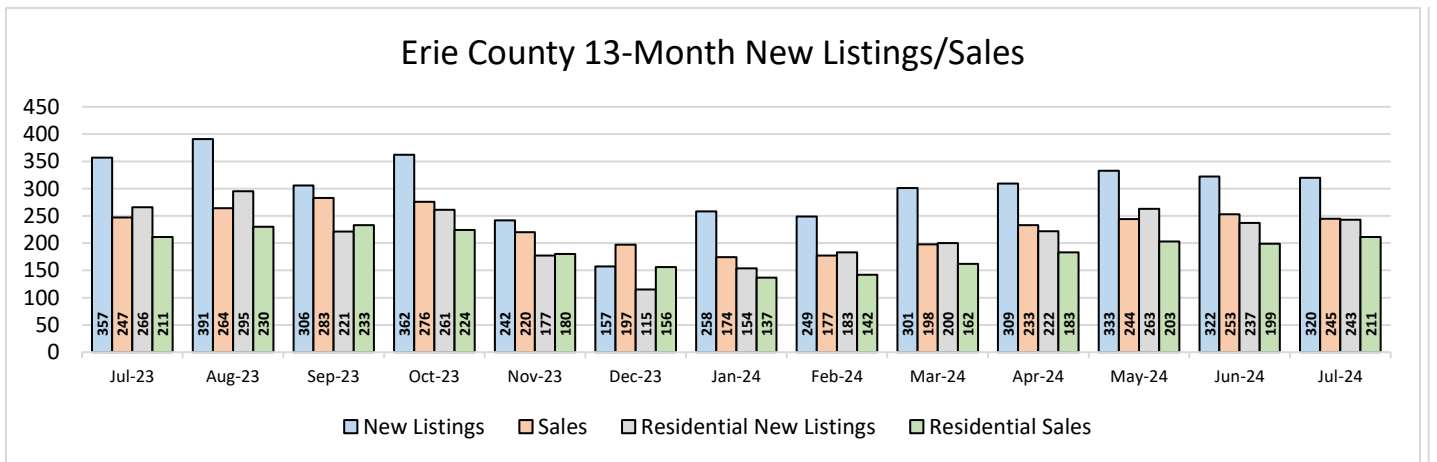
All Markets 5-Year Residential Price



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	177	183	142
MAR	343	238	249	190	289	203	203	155	301	198	200	162
APR	419	241	299	194	308	183	218	135	309	233	222	183
MAY	424	245	311	206	385	249	298	201	333	244	263	203
JUN	466	331	356	281	379	314	267	265	322	253	237	199
JUL	414	327	313	272	357	247	266	211	320	245	243	211
AUG	397	350	285	295	391	264	295	230				
SEP	326	293	233	252	306	283	221	233				
OCT	296	254	207	201	362	276	261	224				
NOV	177	223	123	180	242	220	177	180				
DEC	168	223	107	173	157	197	115	156				
TOTAL	3927	3088	2814	2538	3633	2711	2598	2210	2092	1524	1502	1237
AVG	327	257	235	212	303	226	217	184	299	218	215	177
MED	335	243	241	198	307	234	220	191	309	233	222	183

RESIDENTIAL	2022 YEAR END	%CHG	2023 YEAR END	%CHG	2024 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$209,070	+8.5%	\$219,153	+4.8%	\$231,421	+5.6%
MEDIAN LIST	\$167,700	+11.8%	\$174,925	+4.3%	\$189,450	+8.3%
AVERAGE SALE	\$194,623	+6.4%	\$205,278	+5.5%	\$212,176	+3.4%
MEDIAN SALE	\$165,000	+7.8%	\$170,000	+3.0%	\$173,750	+2.2%

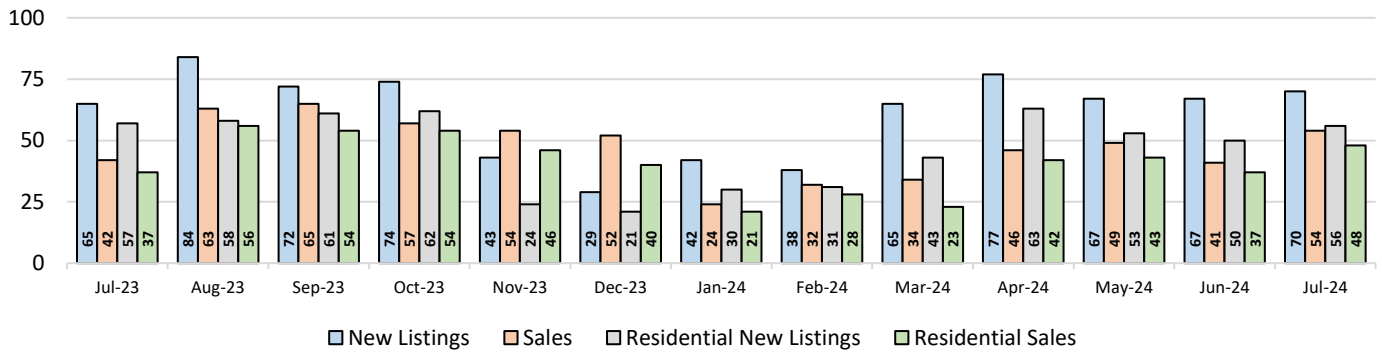


CRAWFORD COUNTY

	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	38	32	31	28
MAR	81	64	56	53	44	48	34	38	65	34	43	23
APR	80	50	64	44	54	35	41	28	77	46	63	42
MAY	96	71	85	63	89	53	67	47	67	49	53	43
JUN	111	70	94	63	89	64	72	57	67	41	50	37
JUL	90	71	72	65	65	42	57	37	70	54	56	48
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	426	280	326	242
AVG	70	59	56	51	61	50	46	43	61	40	47	35
MED	79	59	57	50	60	53	49	43	67	41	50	37

RESIDENTIAL	2022 YEAR END	%CHG	2023 YEAR END	%CHG	2024 YEAR-TO-DATE	%CHG
AVERAGE LIST	\$185,624	+3.7%	\$191,258	+3.0%	\$204,540	+6.9%
MEDIAN LIST	\$154,168	+5.1%	\$159,300	+3.3%	\$175,000	+9.9%
AVERAGE SALE	\$169,546	+7.0%	\$168,944	-0.4%	\$161,883	-4.2%
MEDIAN SALE	\$149,563	+10.4%	\$149,000	-0.4%	\$136,500	-8.4%

Crawford County 13-Month New Listings/Sales



Crawford County 5-Year Residential Price

