



Greater Erie  
Board of REALTORS<sup>®</sup>, Inc.

# MLS MONTHLY STATISTICS REPORT

## OCTOBER 2024

*data recorded on 11/04/24*

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.

# OCTOBER 2024

ALL MARKETS WITHIN THE  
GREATER ERIE BOARD OF REALTORS MLS

ONE YEAR CHANGE



## RESIDENTIAL LISTINGS

2023

335

2024

272

**-18.8%**

## RESIDENTIAL SALES

2023

288

2024

258

**-10.4%**



## 2024 RESIDENTIAL SALES PRICE

AVERAGE \$209,900

2023 \$197,389  
%CH +6.3%

MEDIAN \$172,500

2023 \$164,501  
%CH +4.9%

# OCTOBER 2024

## MONTHLY MLS STATISTICS



Greater Erie Board of REALTORS®, Inc.

### p.4 ALL MARKETS

One Year Change Activity Snapshot

| ALL LISTINGS |                  |               | RESIDENTIAL LISTINGS |                  |               |
|--------------|------------------|---------------|----------------------|------------------|---------------|
| -15.0%       | -0.7%            | -12.4%        | -18.8%               | +1.9%            | -10.4%        |
| New Listings | Pending Listings | Sold Listings | New Listings         | Pending Listings | Sold Listings |

Residential Listings Change from 2023 Year End

|              |             |              |             |
|--------------|-------------|--------------|-------------|
| +7.1%        | +8.9%       | +6.3%        | +4.9%       |
| Average List | Median List | Average Sale | Median Sale |

### p.5 ERIE COUNTY

One Year Change Activity Snapshot

| ALL LISTINGS |               | RESIDENTIAL LISTINGS |               |
|--------------|---------------|----------------------|---------------|
| -14.6%       | -10.1%        | -16.5%               | -5.8%         |
| New Listings | Sold Listings | New Listings         | Sold Listings |

Residential Listings Change from 2023 Year End

|              |             |              |             |
|--------------|-------------|--------------|-------------|
| +7.0%        | +8.6%       | +5.4%        | +5.3%       |
| Average List | Median List | Average Sale | Median Sale |

### p.6 CRAWFORD COUNTY

One Year Change Activity Snapshot

| ALL LISTINGS |               | RESIDENTIAL LISTINGS |               |
|--------------|---------------|----------------------|---------------|
| -25.7%       | -24.6%        | -32.3%               | -31.5%        |
| New Listings | Sold Listings | New Listings         | Sold Listings |

Residential Listings Change from 2023 Year End

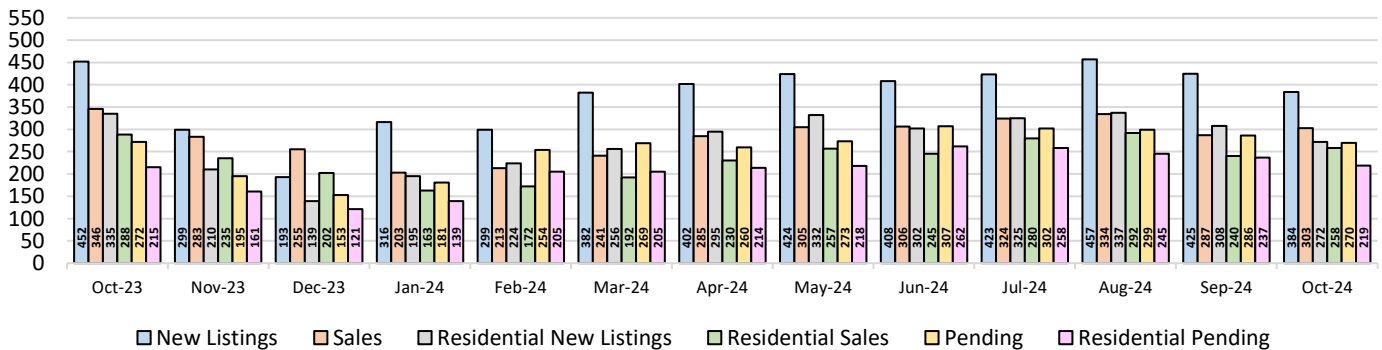
|              |             |              |             |
|--------------|-------------|--------------|-------------|
| +10.8%       | +11.2%      | -1.1%        | -2.7%       |
| Average List | Median List | Average Sale | Median Sale |

# ALL MARKETS

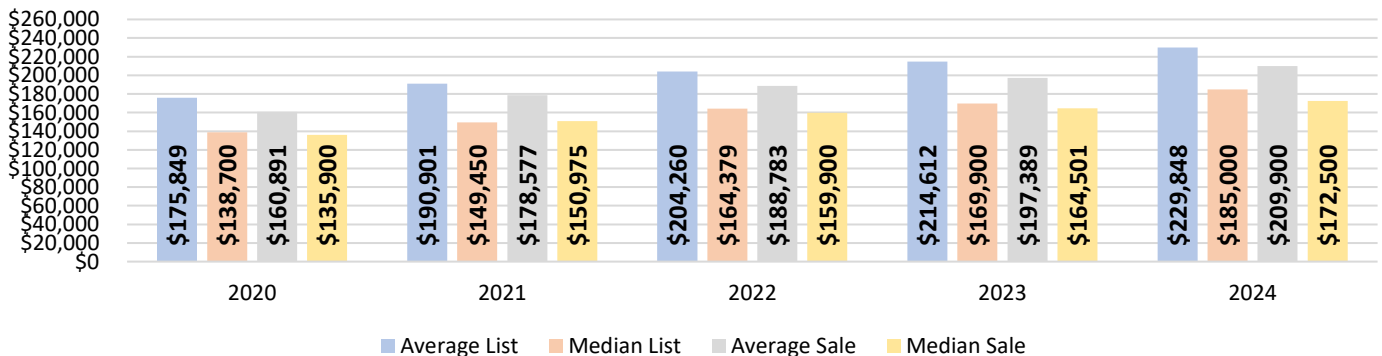
|              | 2022        |             |             |             |             |             | 2023        |             |             |             |             |             | 2024        |             |             |             |             |             |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
|              | 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         | 299         | 254         | 213         | 224         | 205         | 172         |
| MAR          | 438         | 275         | 313         | 318         | 219         | 252         | 351         | 255         | 265         | 247         | 200         | 204         | 382         | 269         | 241         | 256         | 205         | 192         |
| APR          | 509         | 342         | 300         | 369         | 289         | 243         | 377         | 244         | 222         | 270         | 213         | 167         | 402         | 260         | 285         | 295         | 214         | 230         |
| MAY          | 541         | 353         | 322         | 410         | 295         | 274         | 493         | 172         | 314         | 380         | 138         | 260         | 424         | 273         | 305         | 332         | 218         | 257         |
| JUN          | 589         | 339         | 408         | 458         | 285         | 350         | 485         | 248         | 389         | 355         | 205         | 332         | 408         | 307         | 306         | 302         | 262         | 245         |
| JUL          | 522         | 312         | 406         | 402         | 255         | 345         | 434         | 269         | 297         | 334         | 222         | 254         | 423         | 302         | 324         | 325         | 258         | 280         |
| AUG          | 499         | 349         | 451         | 365         | 292         | 380         | 489         | 317         | 335         | 365         | 257         | 294         | 457         | 299         | 334         | 337         | 245         | 292         |
| SEP          | 415         | 306         | 364         | 301         | 239         | 311         | 390         | 199         | 366         | 292         | 158         | 304         | 425         | 286         | 287         | 308         | 237         | 240         |
| <b>OCT</b>   | <b>381</b>  | <b>291</b>  | <b>324</b>  | <b>276</b>  | <b>228</b>  | <b>260</b>  | <b>452</b>  | <b>272</b>  | <b>346</b>  | <b>335</b>  | <b>215</b>  | <b>288</b>  | <b>384</b>  | <b>270</b>  | <b>303</b>  | <b>272</b>  | <b>219</b>  | <b>258</b>  |
| NOV          | 223         | 198         | 286         | 162         | 153         | 233         | 299         | 195         | 283         | 210         | 161         | 235         |             |             |             |             |             |             |
| DEC          | 197         | 155         | 271         | 128         | 122         | 213         | 193         | 153         | 255         | 139         | 121         | 202         |             |             |             |             |             |             |
| <b>TOTAL</b> | <b>4920</b> | <b>3400</b> | <b>3906</b> | <b>3608</b> | <b>2760</b> | <b>3233</b> | <b>4519</b> | <b>2741</b> | <b>3428</b> | <b>3274</b> | <b>2206</b> | <b>2829</b> | <b>3920</b> | <b>2701</b> | <b>2801</b> | <b>2846</b> | <b>2202</b> | <b>2329</b> |
| <b>AVG</b>   | <b>410</b>  | <b>283</b>  | <b>326</b>  | <b>301</b>  | <b>230</b>  | <b>269</b>  | <b>377</b>  | <b>228</b>  | <b>286</b>  | <b>273</b>  | <b>184</b>  | <b>236</b>  | <b>392</b>  | <b>270</b>  | <b>280</b>  | <b>285</b>  | <b>220</b>  | <b>233</b>  |
| <b>MED</b>   | <b>427</b>  | <b>299</b>  | <b>318</b>  | <b>310</b>  | <b>234</b>  | <b>256</b>  | <b>384</b>  | <b>232</b>  | <b>290</b>  | <b>281</b>  | <b>181</b>  | <b>245</b>  | <b>405</b>  | <b>272</b>  | <b>295</b>  | <b>299</b>  | <b>219</b>  | <b>243</b>  |

| RESIDENTIAL         | 2022 YEAR END | %CHG   | 2023 YEAR END | %CHG  | 2024 YEAR-TO-DATE | %CHG         |
|---------------------|---------------|--------|---------------|-------|-------------------|--------------|
| <b>AVERAGE LIST</b> | \$204,260     | +7.0%  | \$214,612     | +5.1% | <b>\$229,848</b>  | <b>+7.1%</b> |
| <b>MEDIAN LIST</b>  | \$164,379     | +10.0% | \$169,900     | +3.4% | <b>\$185,000</b>  | <b>+8.9%</b> |
| <b>AVERAGE SALE</b> | \$188,783     | +5.7%  | \$197,389     | +4.6% | <b>\$209,900</b>  | <b>+6.3%</b> |
| <b>MEDIAN SALE</b>  | \$159,900     | +5.9%  | \$164,501     | +2.9% | <b>\$172,500</b>  | <b>+4.9%</b> |

### All Markets 13-Month New Listings/Pending/Sales



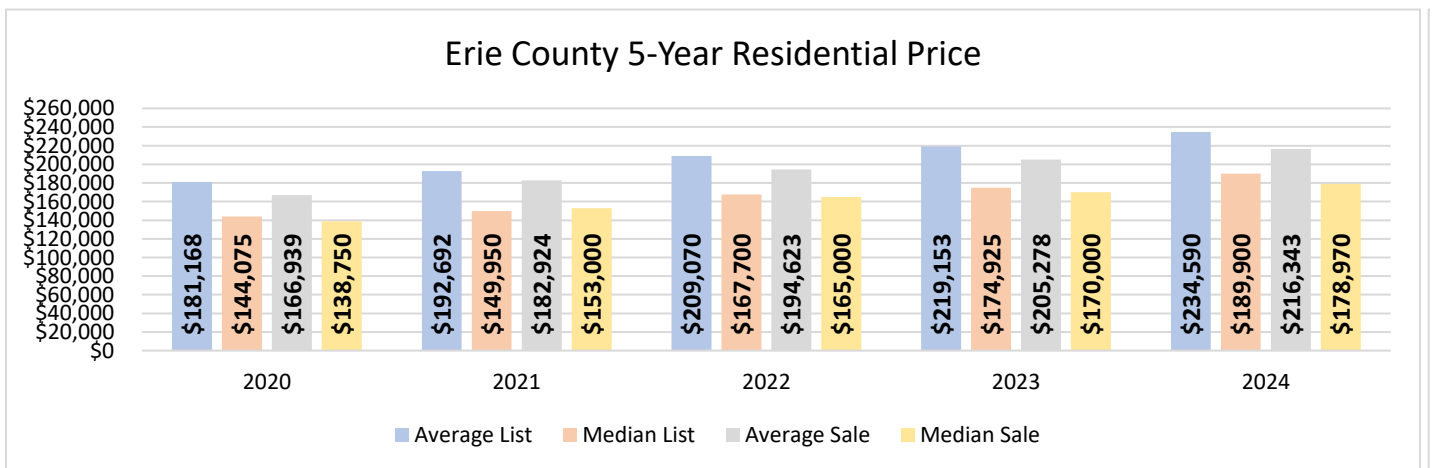
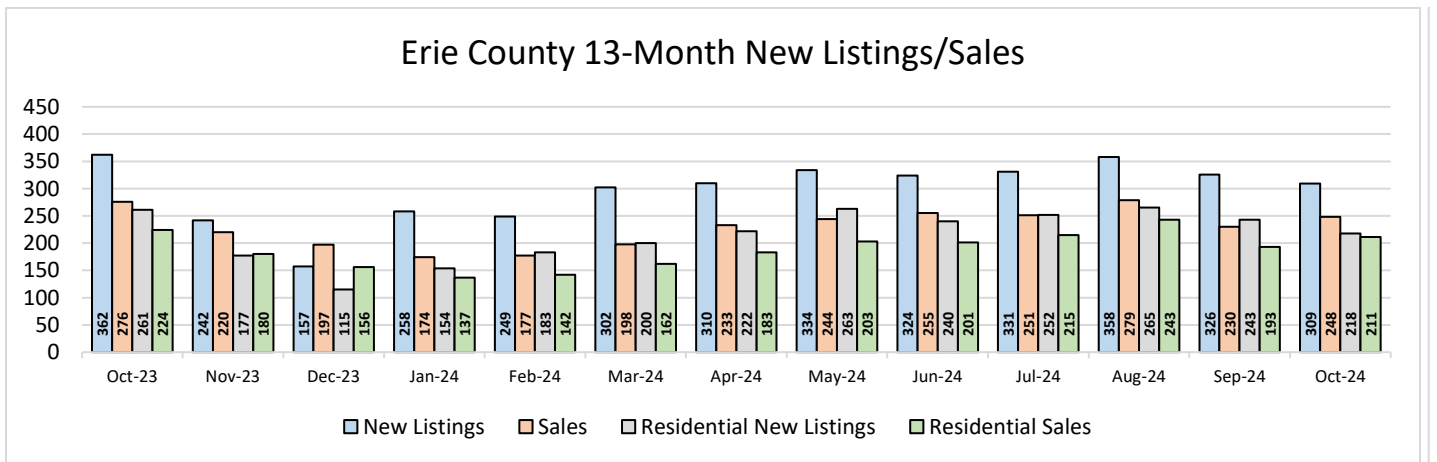
### All Markets 5-Year Residential Price



# 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         | 302         | 198         | 200         | 162         |
| APR          | 419         | 241         | 299         | 194         | 308         | 183         | 218         | 135         | 310         | 233         | 222         | 183         |
| MAY          | 424         | 245         | 311         | 206         | 385         | 249         | 298         | 201         | 334         | 244         | 263         | 203         |
| JUN          | 466         | 331         | 356         | 281         | 379         | 314         | 267         | 265         | 324         | 255         | 240         | 201         |
| JUL          | 414         | 327         | 313         | 272         | 357         | 247         | 266         | 211         | 331         | 251         | 252         | 215         |
| AUG          | 397         | 350         | 285         | 295         | 391         | 264         | 295         | 230         | 358         | 279         | 265         | 243         |
| SEP          | 326         | 293         | 233         | 252         | 306         | 283         | 221         | 233         | 326         | 230         | 243         | 193         |
| <b>OCT</b>   | 296         | 254         | 207         | 201         | 362         | 276         | 261         | 224         | <b>309</b>  | <b>248</b>  | <b>218</b>  | <b>211</b>  |
| NOV          | 177         | 223         | 123         | 180         | 242         | 220         | 177         | 180         |             |             |             |             |
| DEC          | 168         | 223         | 107         | 173         | 157         | 197         | 115         | 156         |             |             |             |             |
| <b>TOTAL</b> | <b>3927</b> | <b>3088</b> | <b>2814</b> | <b>2538</b> | <b>3633</b> | <b>2711</b> | <b>2598</b> | <b>2210</b> | <b>3101</b> | <b>2289</b> | <b>2240</b> | <b>1890</b> |
| <b>AVG</b>   | <b>327</b>  | <b>257</b>  | <b>235</b>  | <b>212</b>  | <b>303</b>  | <b>226</b>  | <b>217</b>  | <b>184</b>  | <b>310</b>  | <b>229</b>  | <b>224</b>  | <b>189</b>  |
| <b>MED</b>   | <b>335</b>  | <b>243</b>  | <b>241</b>  | <b>198</b>  | <b>307</b>  | <b>234</b>  | <b>220</b>  | <b>191</b>  | <b>317</b>  | <b>239</b>  | <b>231</b>  | <b>197</b>  |

| RESIDENTIAL         | 2022 YEAR END | %CHG   | 2023 YEAR END | %CHG  | 2024 YEAR-TO-DATE | %CHG         |
|---------------------|---------------|--------|---------------|-------|-------------------|--------------|
| <b>AVERAGE LIST</b> | \$209,070     | +8.5%  | \$219,153     | +4.8% | <b>\$234,590</b>  | <b>+7.0%</b> |
| <b>MEDIAN LIST</b>  | \$167,700     | +11.8% | \$174,925     | +4.3% | <b>\$189,900</b>  | <b>+8.6%</b> |
| <b>AVERAGE SALE</b> | \$194,623     | +6.4%  | \$205,278     | +5.5% | <b>\$216,343</b>  | <b>+5.4%</b> |
| <b>MEDIAN SALE</b>  | \$165,000     | +7.8%  | \$170,000     | +3.0% | <b>\$178,970</b>  | <b>+5.3%</b> |



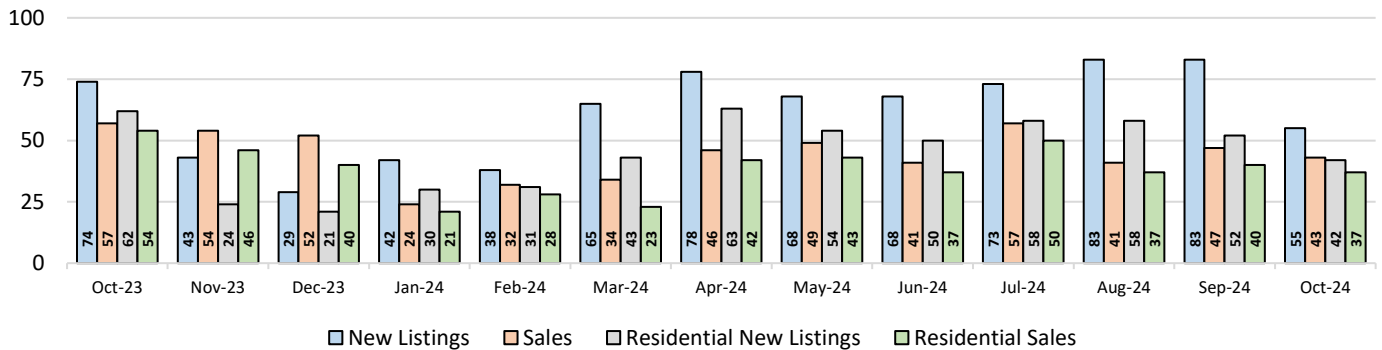


# CRAWFORD COUNTY

|              | 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         | 78         | 46         | 63         | 42         |
| MAY          | 96         | 71         | 85         | 63         | 89         | 53         | 67         | 47         | 68         | 49         | 54         | 43         |
| JUN          | 111        | 70         | 94         | 63         | 89         | 64         | 72         | 57         | 68         | 41         | 50         | 37         |
| JUL          | 90         | 71         | 72         | 65         | 65         | 42         | 57         | 37         | 73         | 57         | 58         | 50         |
| AUG          | 83         | 90         | 65         | 78         | 84         | 63         | 58         | 56         | 83         | 41         | 58         | 37         |
| SEP          | 77         | 58         | 57         | 48         | 72         | 65         | 61         | 54         | 83         | 47         | 52         | 40         |
| <b>OCT</b>   | 66         | 60         | 56         | 52         | 74         | 57         | 62         | 54         | <b>55</b>  | <b>43</b>  | <b>42</b>  | <b>37</b>  |
| NOV          | 33         | 46         | 28         | 39         | 43         | 54         | 24         | 46         |            |            |            |            |
| DEC          | 23         | 40         | 16         | 32         | 29         | 52         | 21         | 40         |            |            |            |            |
| <b>TOTAL</b> | <b>836</b> | <b>711</b> | <b>672</b> | <b>609</b> | <b>726</b> | <b>598</b> | <b>555</b> | <b>513</b> | <b>653</b> | <b>414</b> | <b>481</b> | <b>358</b> |
| <b>AVG</b>   | <b>70</b>  | <b>59</b>  | <b>56</b>  | <b>51</b>  | <b>61</b>  | <b>50</b>  | <b>46</b>  | <b>43</b>  | <b>65</b>  | <b>41</b>  | <b>48</b>  | <b>36</b>  |
| <b>MED</b>   | <b>79</b>  | <b>59</b>  | <b>57</b>  | <b>50</b>  | <b>60</b>  | <b>53</b>  | <b>49</b>  | <b>43</b>  | <b>68</b>  | <b>42</b>  | <b>51</b>  | <b>37</b>  |

| RESIDENTIAL         | 2022 YEAR END | %CHG   | 2023 YEAR END | %CHG  | 2024 YEAR-TO-DATE | %CHG          |
|---------------------|---------------|--------|---------------|-------|-------------------|---------------|
| <b>AVERAGE LIST</b> | \$185,624     | +3.7%  | \$191,258     | +3.0% | <b>\$211,997</b>  | <b>+10.8%</b> |
| <b>MEDIAN LIST</b>  | \$154,168     | +5.1%  | \$159,300     | +3.3% | <b>\$177,200</b>  | <b>+11.2%</b> |
| <b>AVERAGE SALE</b> | \$169,546     | +7.0%  | \$168,944     | -0.4% | <b>\$167,081</b>  | <b>-1.1%</b>  |
| <b>MEDIAN SALE</b>  | \$149,563     | +10.4% | \$149,000     | -0.4% | <b>\$145,000</b>  | <b>-2.7%</b>  |

### Crawford County 13-Month New Listings/Sales



### Crawford County 5-Year Residential Price

