

Quarterly Indicators



Greater Erie Board of REALTORS[®], Inc.

Q1-2020

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Activity Snapshot

+6.8% **-43.7%** **+14.3%**

One Year Change in	One Year Change in	One Year Change in
Closed Sales	Active Listings	Median Sales Price

Residential real estate activity in the Greater Erie Board of REALTORS[®] MLS, comprised of single family properties, townhomes, and condominiums combined. Percent changes are calculated using rounded figures.

Market Overview

Key metrics by reported quarter and for year-to-date (YTD) starting from the first of the year.



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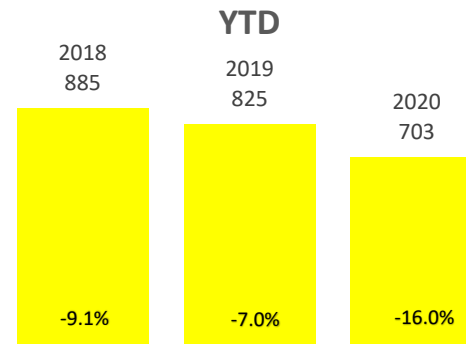
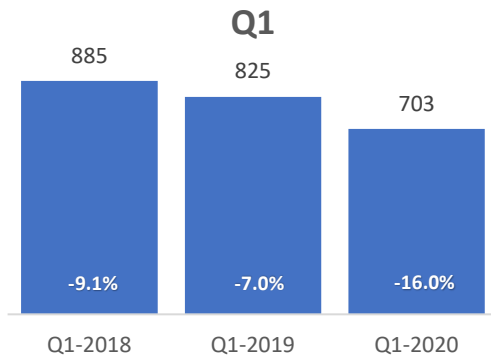
Key Metrics	Historical Sparkbars	Q1-2019	Q1-2020	One Year Percent Change	YTD 2019	YTD 2020	One Year Percent Change
New Listings		825	703	-16.0%	825	703	-16.0%
Pending Sales		1212	1264	+4.2%	1212	1264	+4.2%
Closed Sales		486	520	+6.8%	486	520	+6.8%
Days on Market		123	119	-3.3%	123	119	-3.3%
Median Sales Price		\$110,000	\$127,000	+14.3%	\$110,000	\$127,000	+14.3%
Average Sales Price		\$134,000	\$152,000	+12.6%	\$134,000	\$152,000	+12.6%
Active Listings		1060	680	-43.7%	--	--	--
Months of Inventory		8.0	4.2	-61.7%	--	--	--

New Listings

The number of new residential listings that were added.

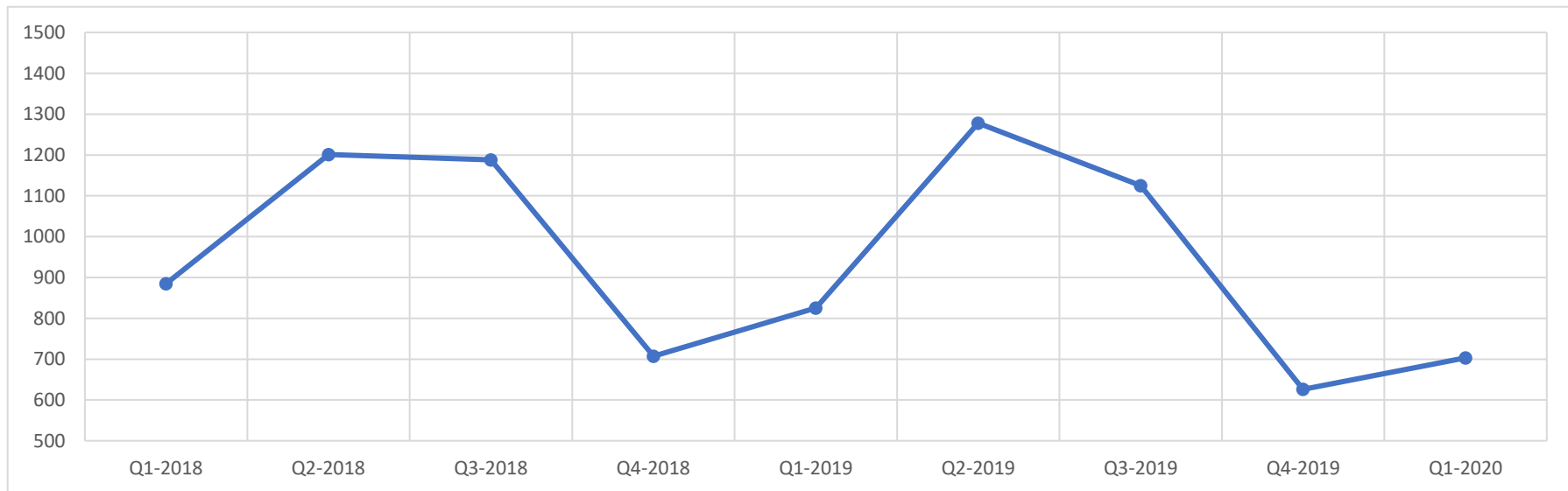


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	New Listings	One Year Percent Change
Q1-2018	885	-9.1%
Q2-2018	1201	-19.7%
Q3-2018	1188	-5.1%
Q4-2018	707	-6.2%
Q1-2019	825	-7.0%
Q2-2019	1278	+6.2%
Q3-2019	1125	-5.4%
Q4-2019	626	-12.2%
Q1-2020	703	-16.0%

2-Year Historical New Listings by Quarter

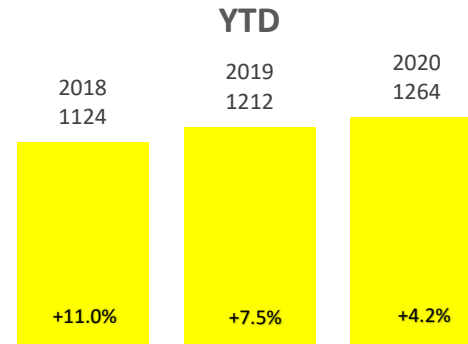
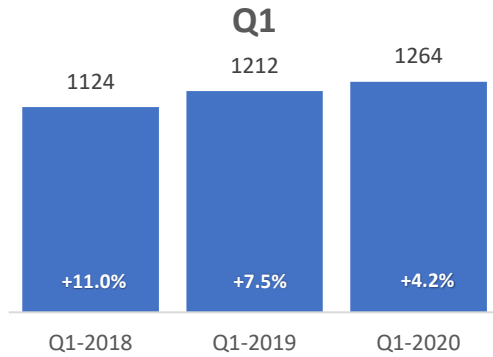


Pending Sales

The number of residential properties with accepted offers that were available at the end of each month.

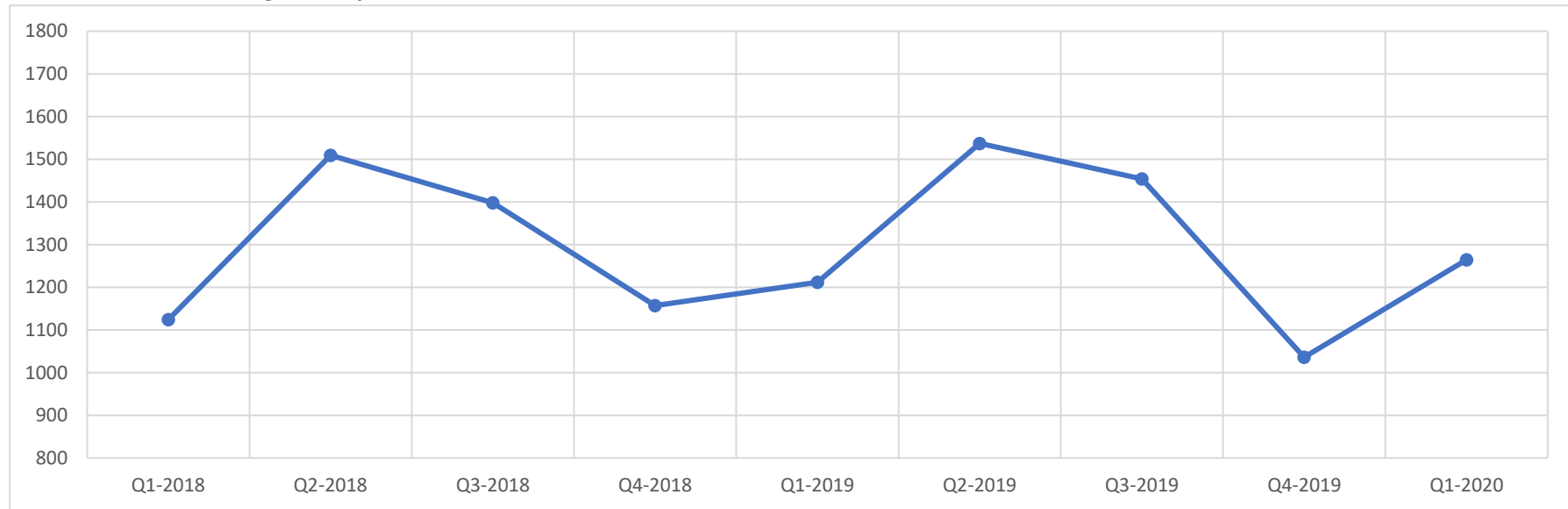


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	Pending Sales	One Year Percent Change
Q1-2018	1124	+11.0%
Q2-2018	1509	-9.2%
Q3-2018	1398	-8.8%
Q4-2018	1157	-1.9%
Q1-2019	1212	+7.5%
Q2-2019	1537	+1.8%
Q3-2019	1454	+3.9%
Q4-2019	1036	-11.0%
Q1-2020	1264	+4.2%

2-Year Historical Pending Sales by Quarter

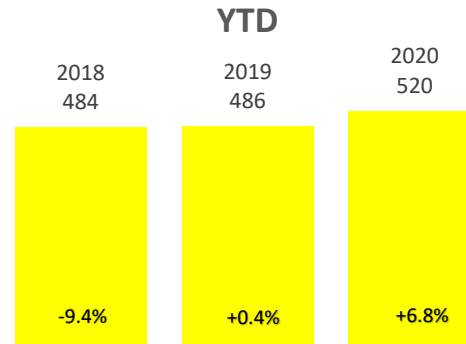
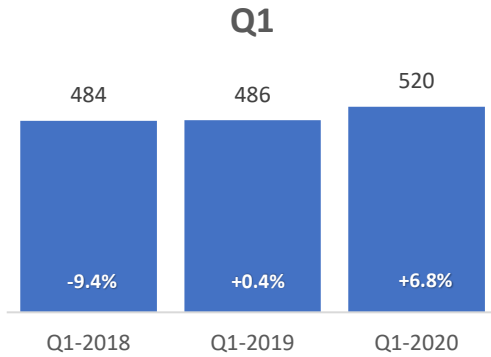


Closed Sales

The total number of residential properties sold.

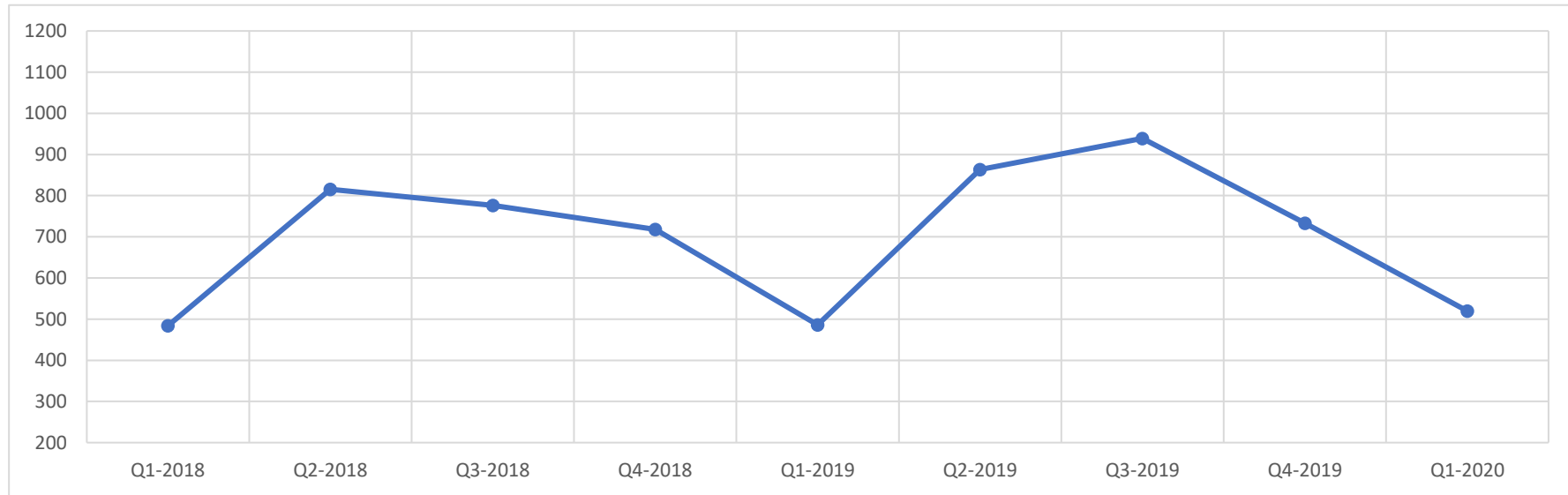


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	Closed Sales	One Year Percent Change
Q1-2018	484	-9.4%
Q2-2018	815	-3.3%
Q3-2018	776	-9.2%
Q4-2018	718	-0.8%
Q1-2019	486	+0.4%
Q2-2019	863	+5.7%
Q3-2019	939	+19.0%
Q4-2019	733	+2.1%
Q1-2020	520	+6.8%

2-Year Historical Closed Sales by Quarter

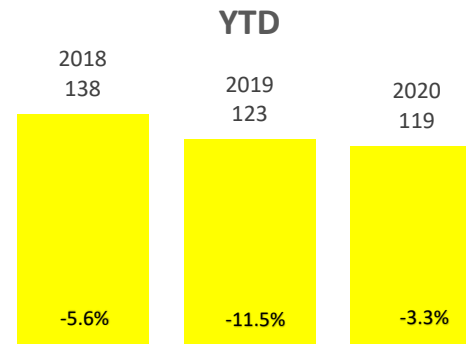
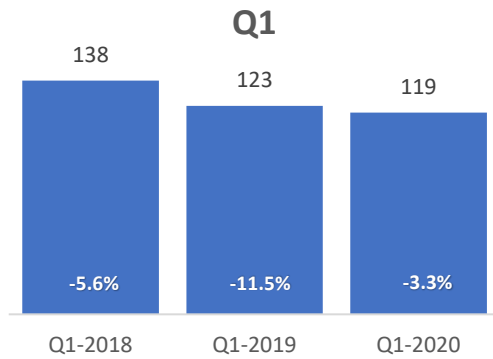


Days on Market

The median number of days between when residential properties are first displayed as active listings and when accepted offers have been noted.

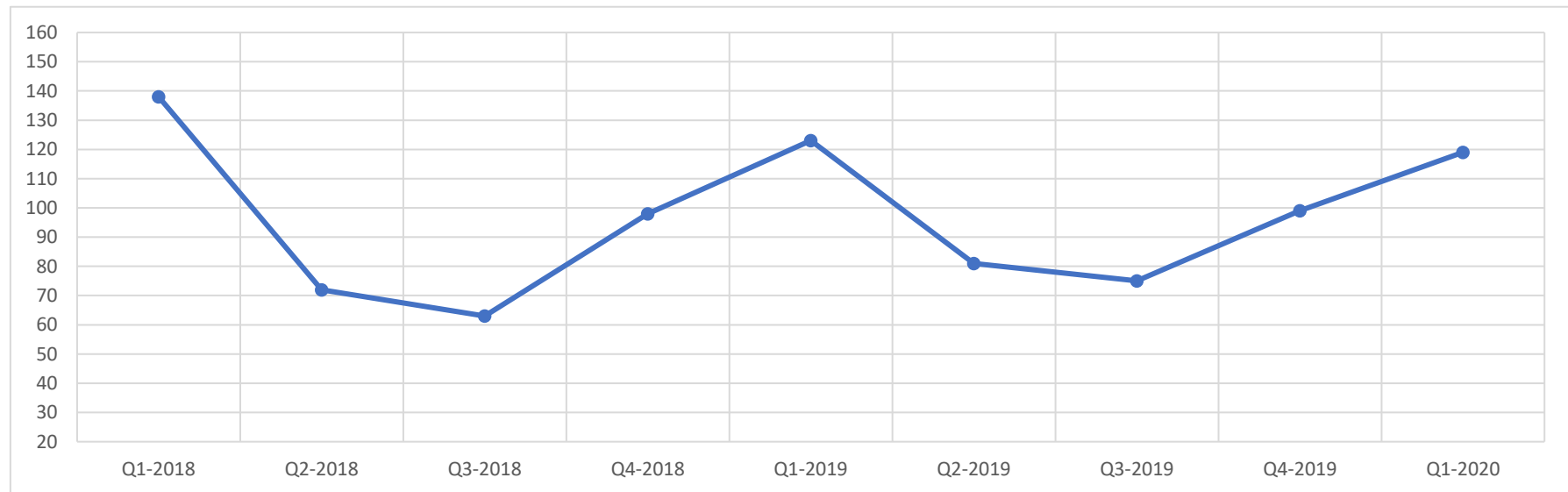


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	Days on Market	One Year Percent Change
Q1-2018	138	-5.6%
Q2-2018	72	-14.2%
Q3-2018	63	-30.9%
Q4-2018	98	-12.4%
Q1-2019	123	-11.5%
Q2-2019	81	+11.8%
Q3-2019	75	+17.4%
Q4-2019	99	+1.0%
Q1-2020	119	-3.3%

2-Year Historical Days on Market Until Sale by Quarter

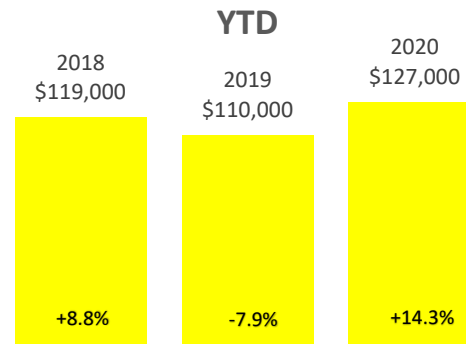
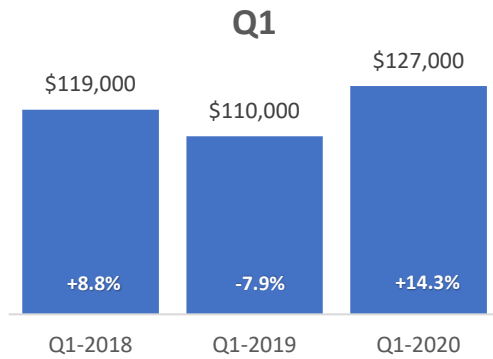


Median Sales Price

The median sales price of the residential properties sold.

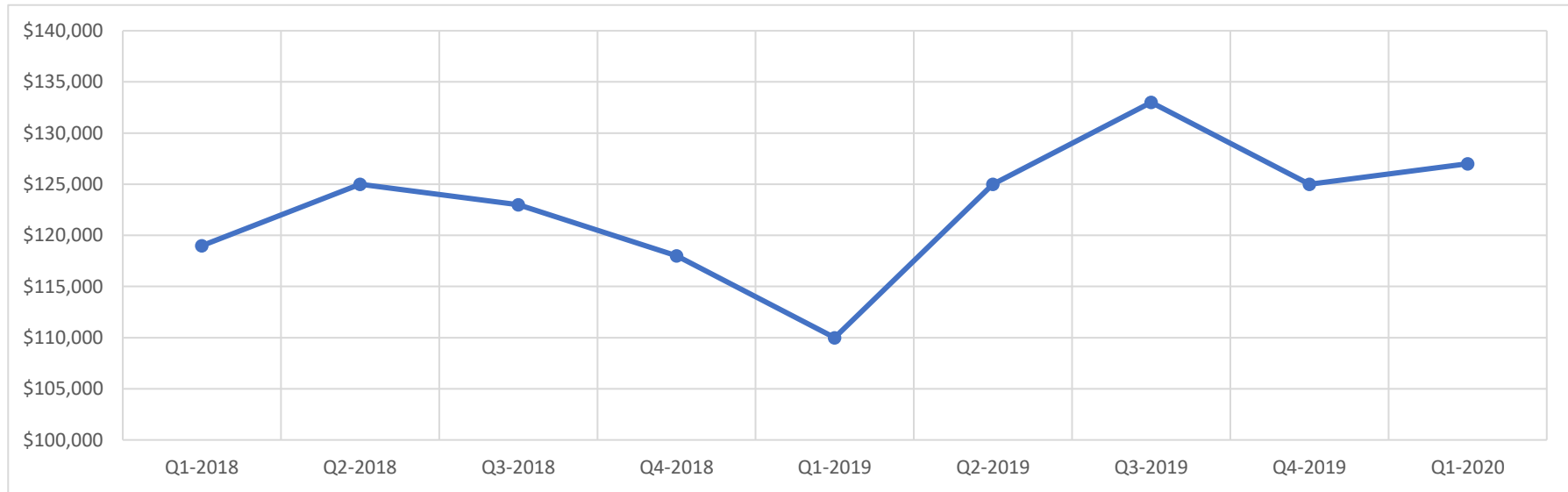


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	Median Sales Price	One Year Percent Change
Q1-2018	\$119,000	+8.8%
Q2-2018	\$125,000	+5.8%
Q3-2018	\$123,000	-1.6%
Q4-2018	\$118,000	+2.6%
Q1-2019	\$110,000	-7.9%
Q2-2019	\$125,000	0.0%
Q3-2019	\$133,000	+7.8%
Q4-2019	\$125,000	+5.8%
Q1-2020	\$127,000	+14.3%

2-Year Historical Median Sales Price by Quarter

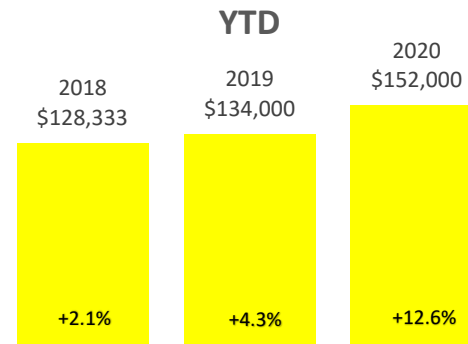
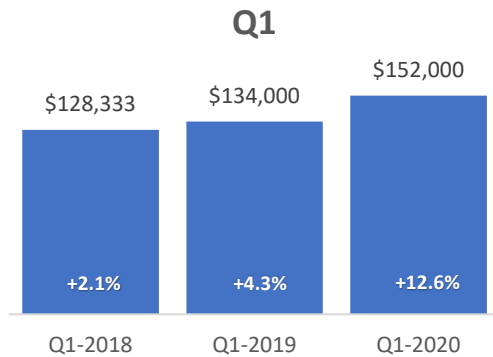


Average Sales Price

The average sales price of the residential properties sold.

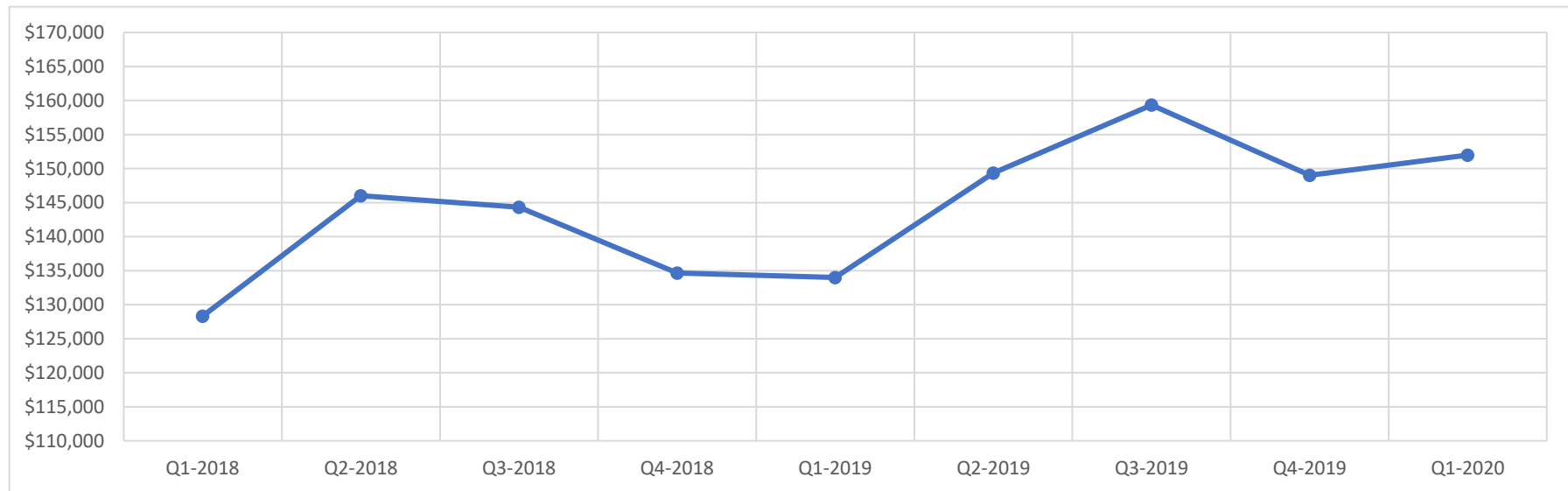


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	Average Sales Price	One Year Percent Change
Q1-2018	\$128,333	+2.1%
Q2-2018	\$146,000	+4.9%
Q3-2018	\$144,333	+0.5%
Q4-2018	\$134,667	-3.2%
Q1-2019	\$134,000	+4.3%
Q2-2019	\$149,333	+2.3%
Q3-2019	\$159,333	+9.9%
Q4-2019	\$149,000	+10.1%
Q1-2020	\$152,000	+12.6%

2-Year Historical Average Sales Price by Quarter

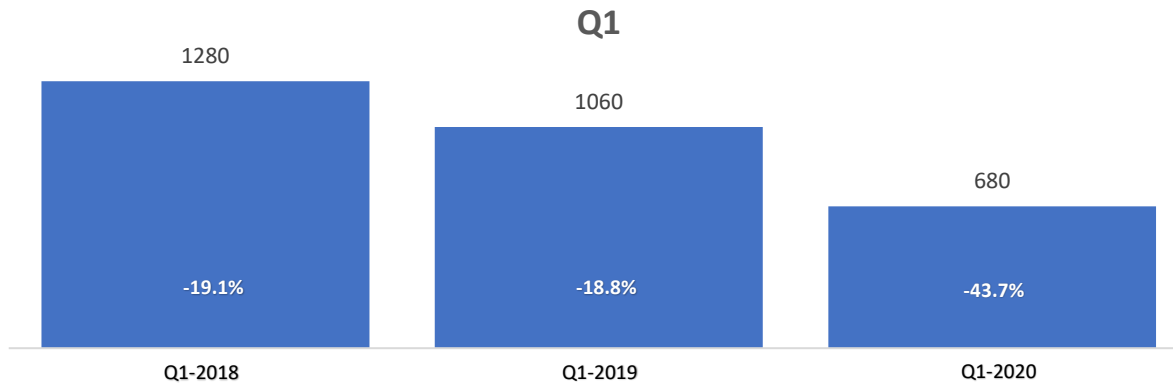


Active Listings

The number of active residential listings.

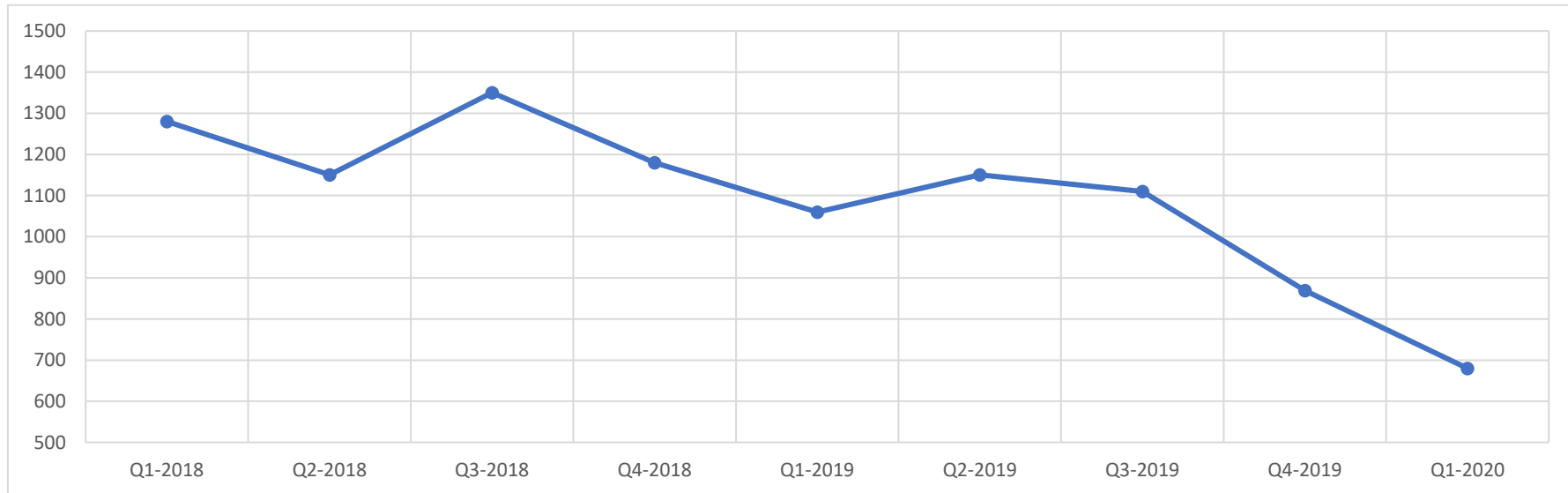


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	Homes for Sale	One Year Percent Change
Q1-2018	1280	-19.1%
Q2-2018	1150	-34.5%
Q3-2018	1350	-15.1%
Q4-2018	1180	-12.0%
Q1-2019	1060	-18.8%
Q2-2019	1150	0.0%
Q3-2019	1110	-19.5%
Q4-2019	869	-30.4%
Q1-2020	680	-43.7%

2-Year Historical Inventory of Homes for Sale by Quarter

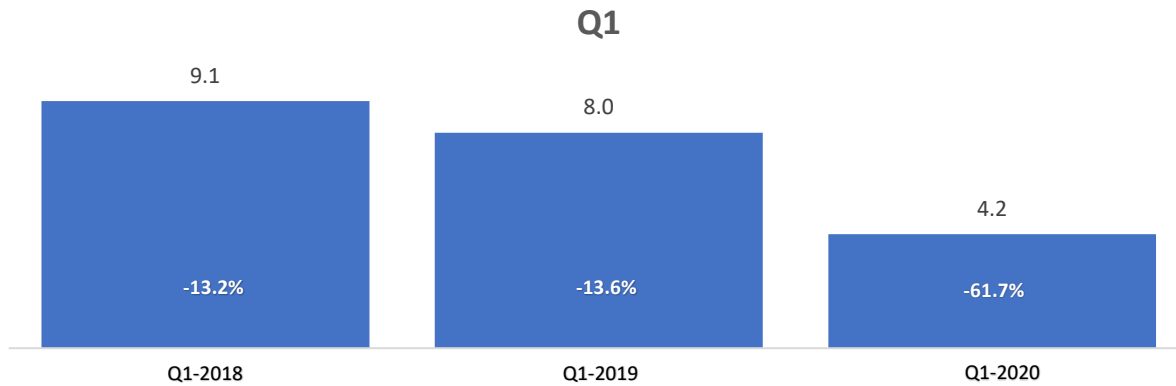


Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.



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	Months Supply	One Year Percent Change
Q1-2018	9.1	-13.2%
Q2-2018	4.5	-4.0%
Q3-2018	4.0	-30.7%
Q4-2018	4.8	-13.8%
Q1-2019	8.0	-13.6%
Q2-2019	3.6	-21.1%
Q3-2019	3.3	-19.2%
Q4-2019	4.0	-18.9%
Q1-2020	4.2	-61.7%

2-Year Historical Months Supply of Inventory by Quarter

