

# Quarterly Indicators



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

## Q2-2021

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## Activity Snapshot

**+36.2%**      **-45.8%**      **+18.5%**

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<sup>®</sup> 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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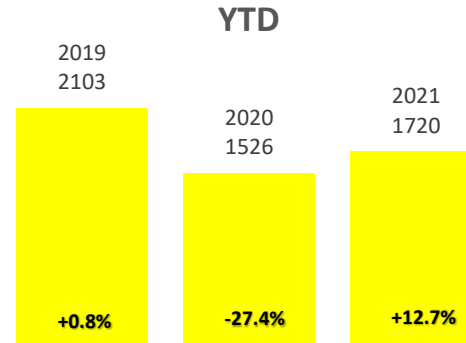
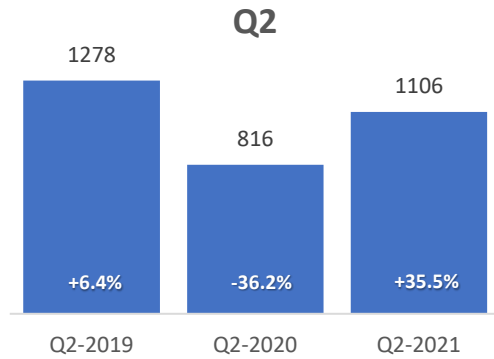
Key Metrics	Historical Sparkbars	Q2-2020	Q2-2021	One Year Percent Change	YTD 2020	YTD 2021	One Year Percent Change
<b>New Listings</b>		816	<b>1106</b>	+35.5%	1526	<b>1720</b>	+12.7%
<b>Pending Sales</b>		1348	<b>1515</b>	+12.4%	2427	<b>2676</b>	+10.3%
<b>Closed Sales</b>		622	<b>847</b>	+36.2%	1141	<b>1406</b>	+23.2%
<b>Days on Market</b>		99	<b>34.5</b>	-65.2%	130	<b>49</b>	-62.2%
<b>Median Sales Price</b>		\$130,000	<b>\$154,000</b>	+18.5%	\$129,500	<b>\$137,500</b>	+6.2%
<b>Average Sales Price</b>		\$158,333	<b>\$181,667</b>	+14.7%	\$156,167	<b>\$169,667</b>	+8.6%
<b>Active Listings</b>		701	<b>380</b>	-45.8%	--	--	--
<b>Months of Inventory</b>		4.4	<b>1.4</b>	-67.6%	--	--	--

# New Listings

The number of new residential listings that were added.

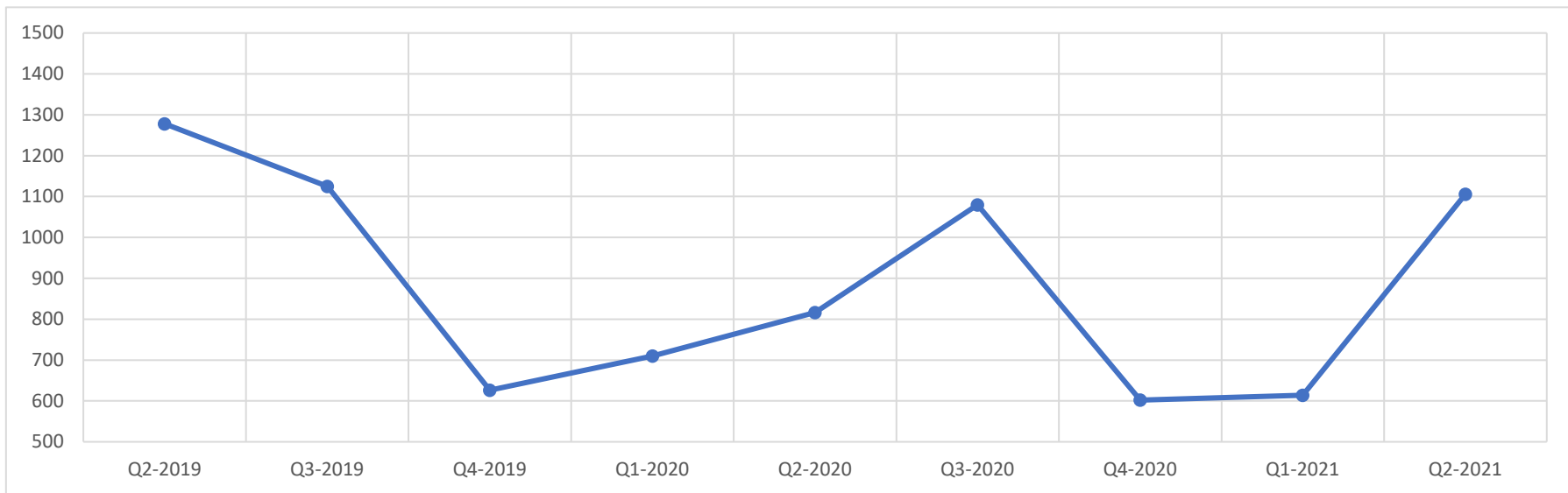


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	New Listings	One Year Percent Change
Q2-2019	1278	+6.4%
Q3-2019	1125	-5.3%
Q4-2019	626	-11.5%
Q1-2020	710	-13.9%
Q2-2020	816	-36.2%
Q3-2020	1080	-4.0%
Q4-2020	602	-3.8%
Q1-2021	614	-13.5%
<b>Q2-2021</b>	<b>1106</b>	<b>+35.5%</b>

## 2-Year Historical New Listings by Quarter

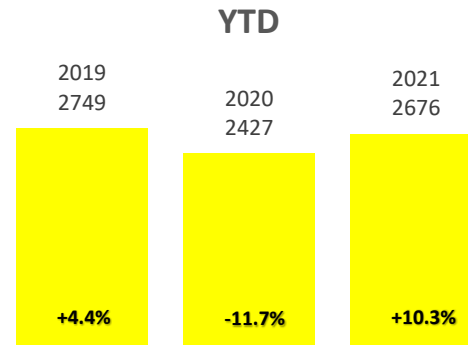
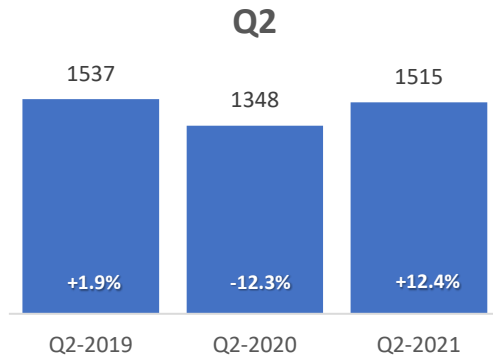


# Pending Sales

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

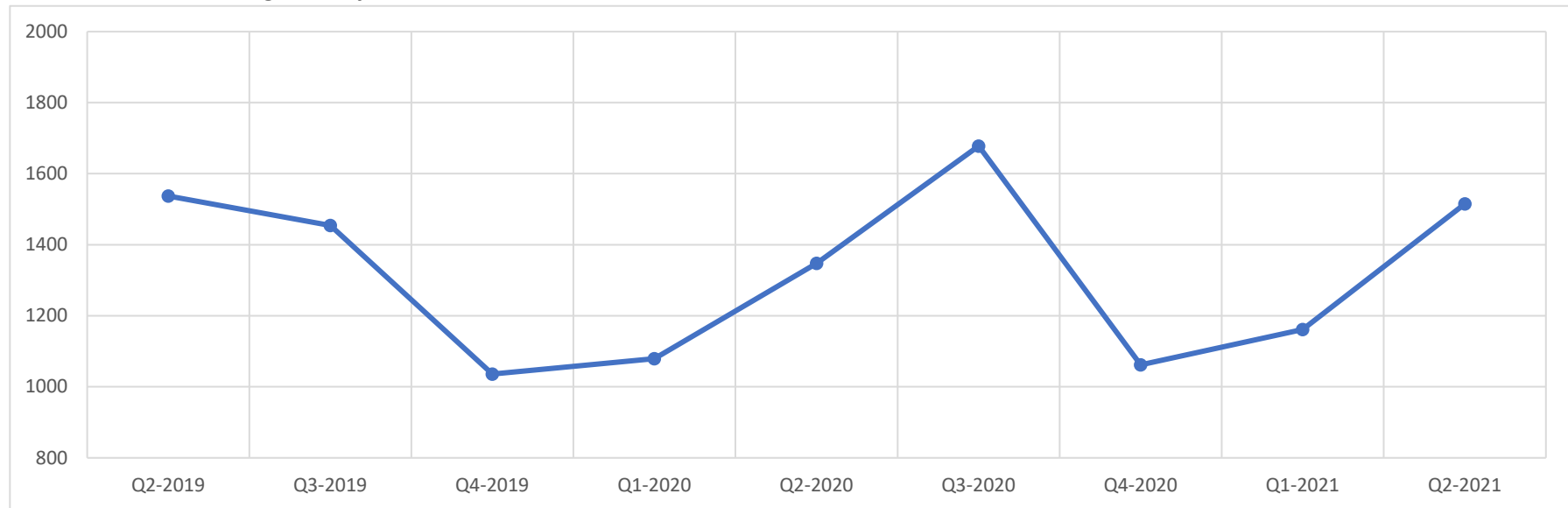


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	Pending Sales	One Year Percent Change
Q2-2019	1537	+1.9%
Q3-2019	1454	+4.0%
Q4-2019	1036	-10.5%
Q1-2020	1079	-11.0%
Q2-2020	1348	-12.3%
Q3-2020	1678	+15.4%
Q4-2020	1062	+2.5%
Q1-2021	1161	+7.6%
<b>Q2-2021</b>	<b>1515</b>	<b>+12.4%</b>

## 2-Year Historical Pending Sales by Quarter

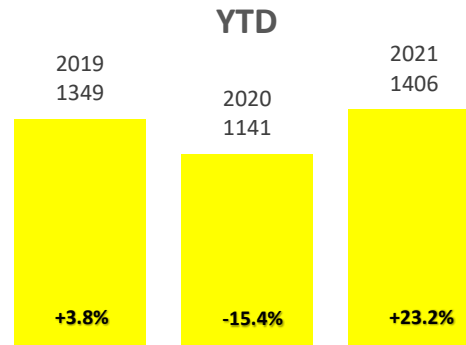
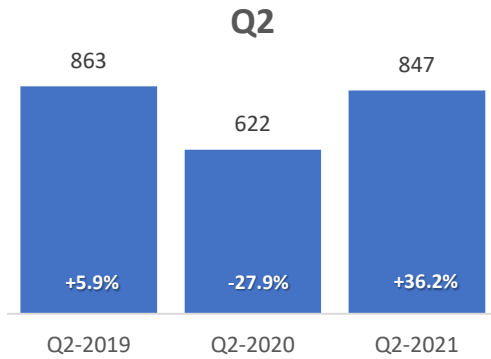


# Closed Sales

The total number of residential properties sold.

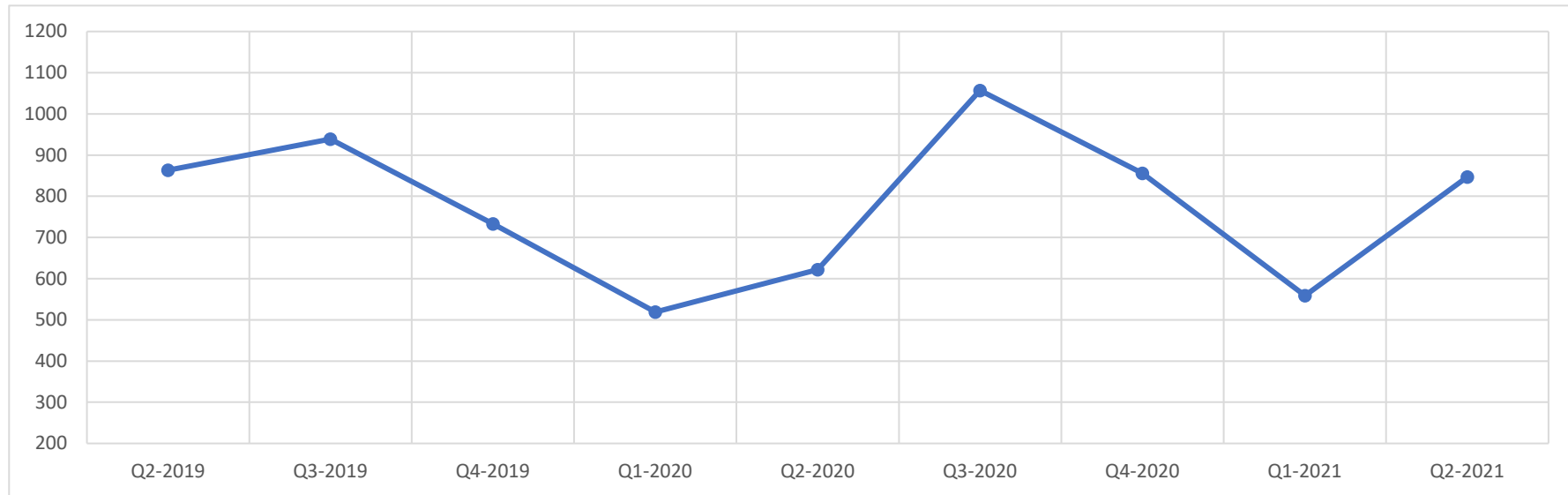


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	Closed Sales	One Year Percent Change
Q2-2019	863	+5.9%
Q3-2019	939	+21.0%
Q4-2019	733	+2.1%
Q1-2020	519	+6.8%
Q2-2020	622	-27.9%
Q3-2020	1057	+12.6%
Q4-2020	856	+16.8%
Q1-2021	559	+7.7%
<b>Q2-2021</b>	<b>847</b>	<b>+36.2%</b>

## 2-Year Historical Closed Sales by Quarter

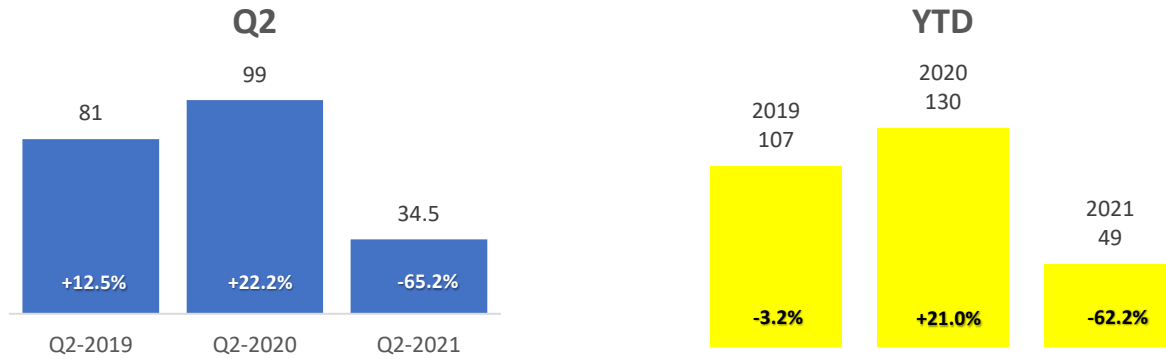


# Days on Market

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

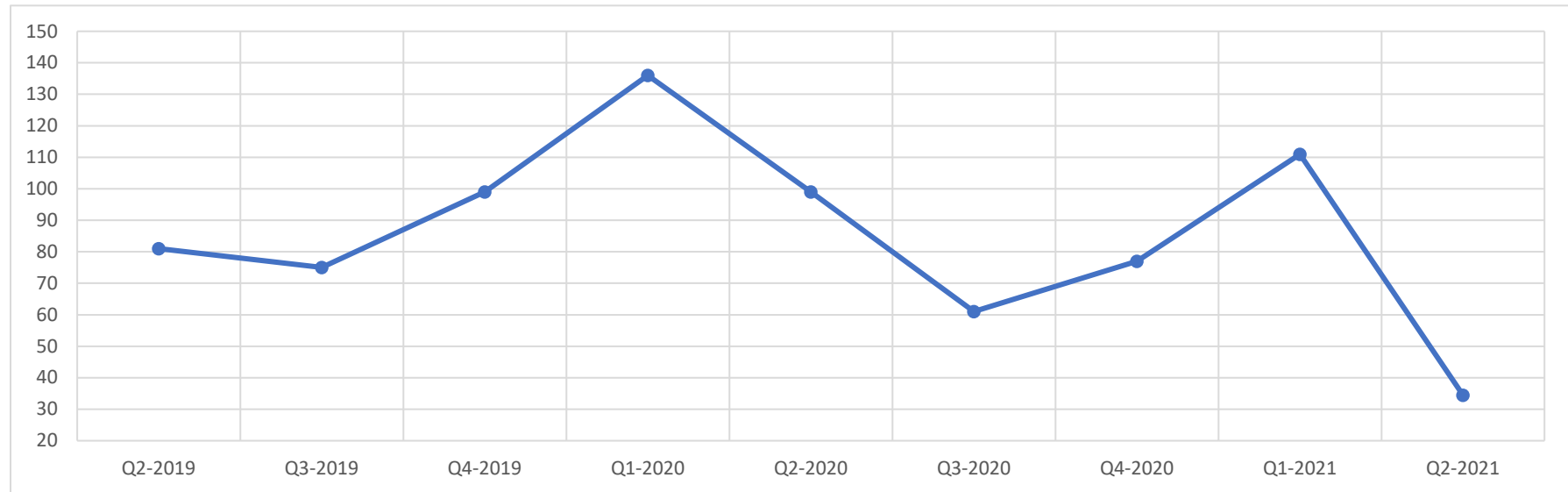


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	Days on Market	One Year Percent Change
Q2-2019	81	+12.5%
Q3-2019	75	+19.0%
Q4-2019	99	+1.0%
Q1-2020	136	+10.6%
Q2-2020	99	+22.2%
Q3-2020	61	-18.7%
Q4-2020	77	-22.2%
Q1-2021	111	-18.4%
<b>Q2-2021</b>	<b>34.5</b>	<b>-65.2%</b>

## 2-Year Historical Days on Market Until Sale by Quarter

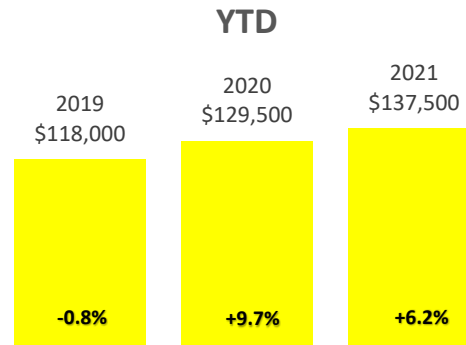
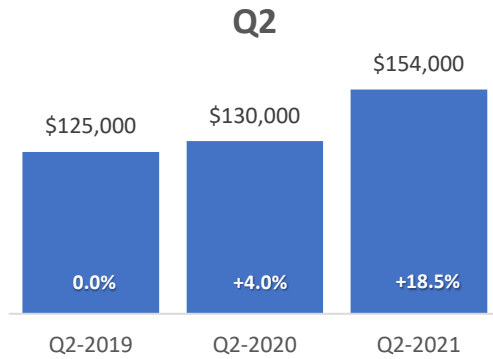


# Median Sales Price

The median sales price of the residential properties sold.

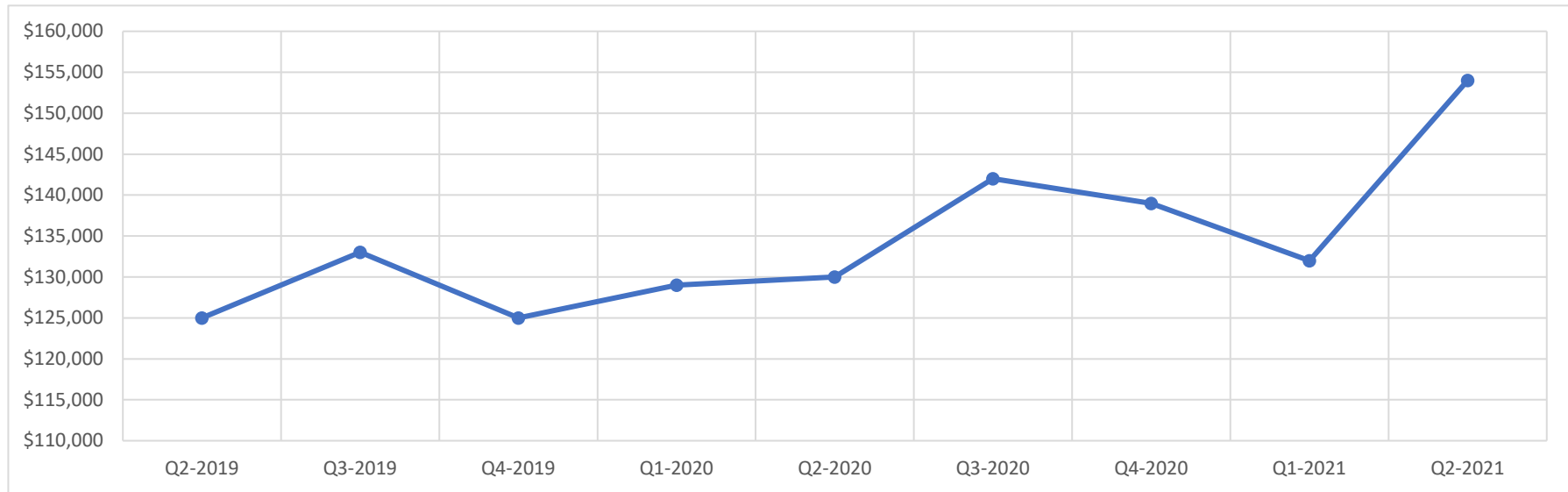


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	Median Sales Price	One Year Percent Change
Q2-2019	\$125,000	0.0%
Q3-2019	\$133,000	+8.1%
Q4-2019	\$125,000	+5.9%
Q1-2020	\$129,000	+17.3%
Q2-2020	\$130,000	+4.0%
Q3-2020	\$142,000	+6.8%
Q4-2020	\$139,000	+11.2%
Q1-2021	\$132,000	+2.3%
<b>Q2-2021</b>	<b>\$154,000</b>	<b>+18.5%</b>

## 2-Year Historical Median Sales Price by Quarter

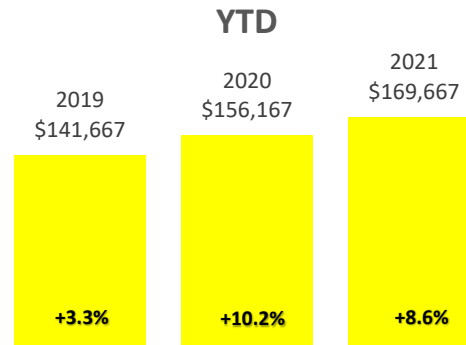
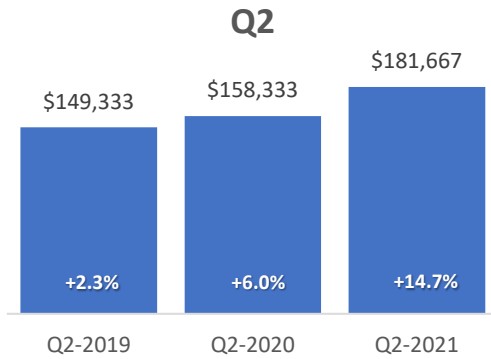


# Average Sales Price

The average sales price of the residential properties sold.

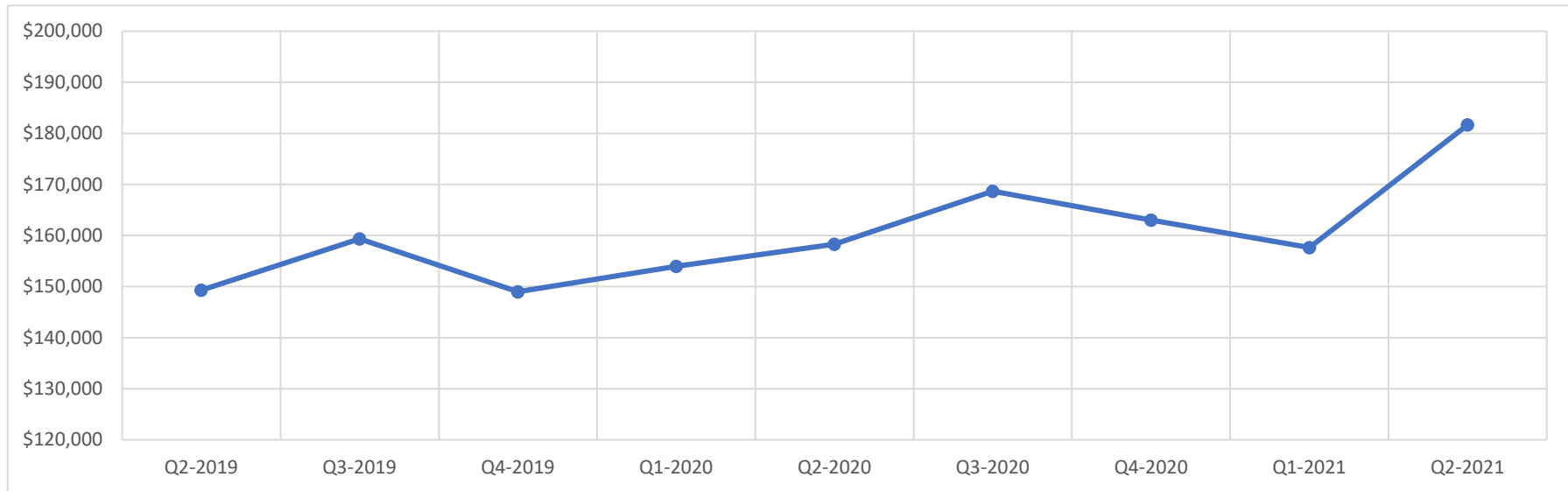


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	Average Sales Price	One Year Percent Change
Q2-2019	\$149,333	+2.3%
Q3-2019	\$159,333	+10.4%
Q4-2019	\$149,000	+10.6%
Q1-2020	\$154,000	+14.9%
Q2-2020	\$158,333	+6.0%
Q3-2020	\$168,667	+5.9%
Q4-2020	\$163,000	+9.4%
Q1-2021	\$157,667	+2.4%
<b>Q2-2021</b>	<b>\$181,667</b>	<b>+14.7%</b>

## 2-Year Historical Average Sales Price by Quarter



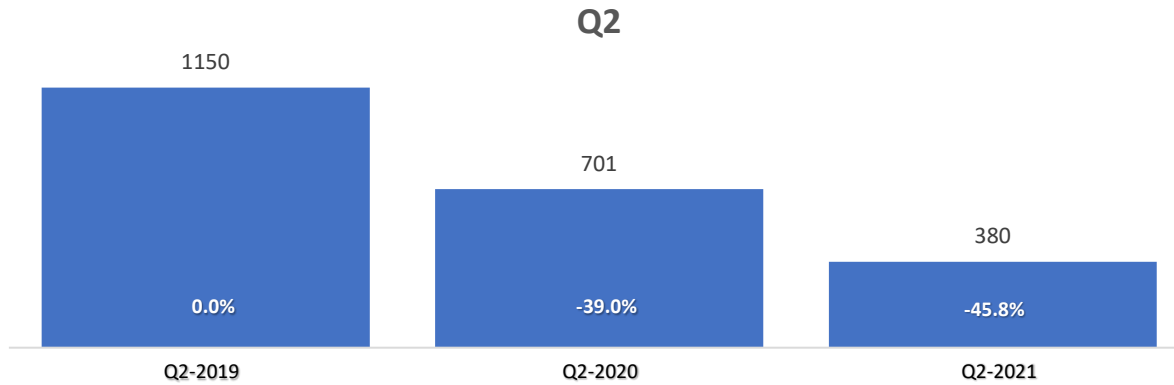


# Active Listings

The number of active residential listings.

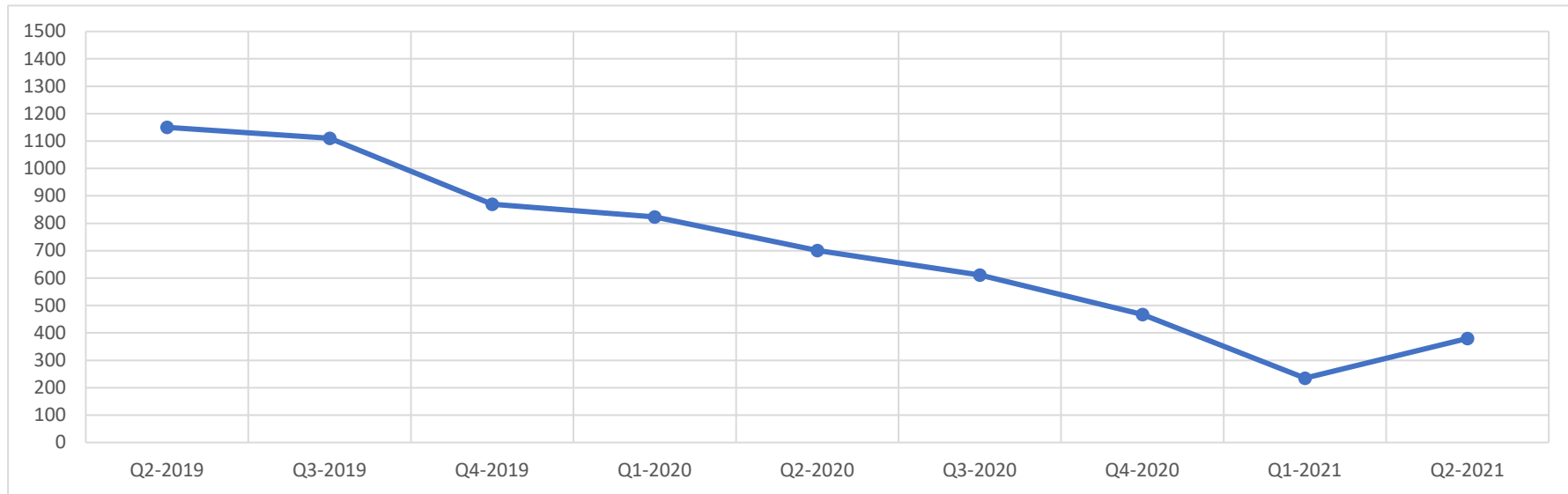


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	Homes for Sale	One Year Percent Change
Q2-2019	1150	0.0%
Q3-2019	1110	-17.8%
Q4-2019	869	-26.4%
Q1-2020	823	-22.4%
Q2-2020	701	-39.0%
Q3-2020	611	-45.0%
Q4-2020	467	-46.3%
Q1-2021	235	-71.4%
<b>Q2-2021</b>	<b>380</b>	<b>-45.8%</b>

## 2-Year Historical Inventory of Homes for Sale by Quarter

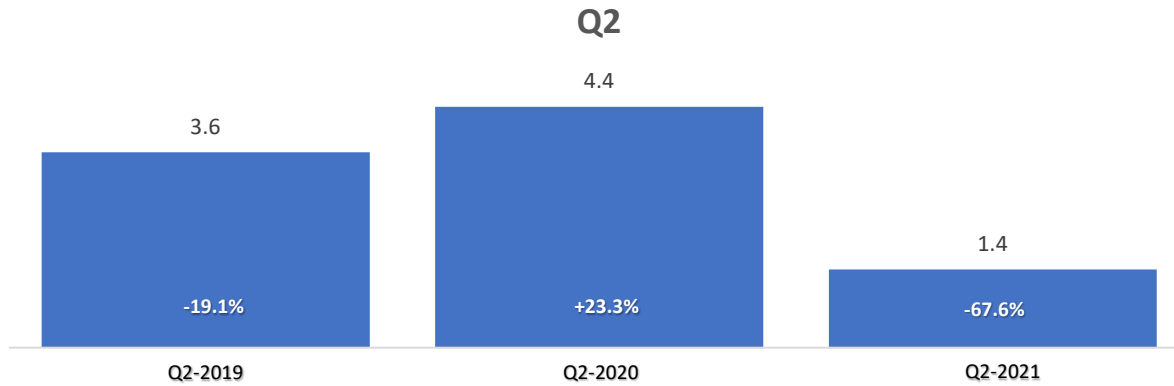


# Months of Inventory

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
Q2-2019	3.6	-19.1%
Q3-2019	3.3	-17.5%
Q4-2019	4.0	-17.3%
Q1-2020	5.1	-36.1%
Q2-2020	4.4	+23.3%
Q3-2020	1.8	-47.0%
Q4-2020	1.9	-53.4%
Q1-2021	1.6	-68.7%
<b>Q2-2021</b>	<b>1.4</b>	<b>-67.6%</b>

## 2-Year Historical Months Supply of Inventory by Quarter

