

# Quarterly Indicators



Greater Erie Board of REALTORS®, Inc.

## Q2-2022

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## Q2 One Year Change Activity Snapshot

<b>-1.6%</b>	<b>+2.8%</b>	<b>-2.0%</b>
New Listings	Average List Price	\$ Volume of Sales
<b>+3.4%</b>	<b>+6.5%</b>	<b>0.0%</b>
Active Listings	Median List Price	Days on Market
<b>-3.3%</b>	<b>+6.3%</b>	<b>+50.0%</b>
Pending Sales	Average Sale Price	Months of Inventory
<b>-8.4%</b>	<b>+10.6%</b>	
Closed Sales	Median Sale Price	

Residential real estate activity in the Greater Erie Board of REALTORS® MLS, comprised of single family properties and condominiums combined.

# Activity 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			Q2-2021	Q2-2022	One Year Percent Change	YTD 2021	YTD 2022	One Year Percent Change
	Q2-2020	Q2-2021	Q2-2022						
New Listings				1223	1204	-1.6%	1915	1917	+0.1%
Active Listings				452	467	+3.4%	436	419	-3.9%
Pending Sales				899	869	-3.3%	1647	1471	-10.7%
Closed Sales				925	847	-8.4%	1544	1454	-5.8%
Average List Price				\$202,665	\$208,414	+2.8%	\$192,666	\$201,934	+4.8%
Median List Price				\$155,000	\$165,000	+6.5%	\$146,950	\$162,450	+10.5%
Average Sales Price				\$183,657	\$195,301	+6.3%	\$171,062	\$184,702	+8.0%
Median Sales Price				\$153,750	\$170,000	+10.6%	\$138,575	\$145,344	+4.9%
\$ Volume Sales (Mil)				\$171	\$167	-2.0%	\$268	\$273	+2.0%
Days on Market				6	6	0.0%	23	10	-55.6%
Months of Inventory				1.3	2.0	+50.0%	1.7	2.0	+20.0%

# New/Active/Pending/Sold

The number of new and average active residential listings, listings with accepted offers, and properties sold.

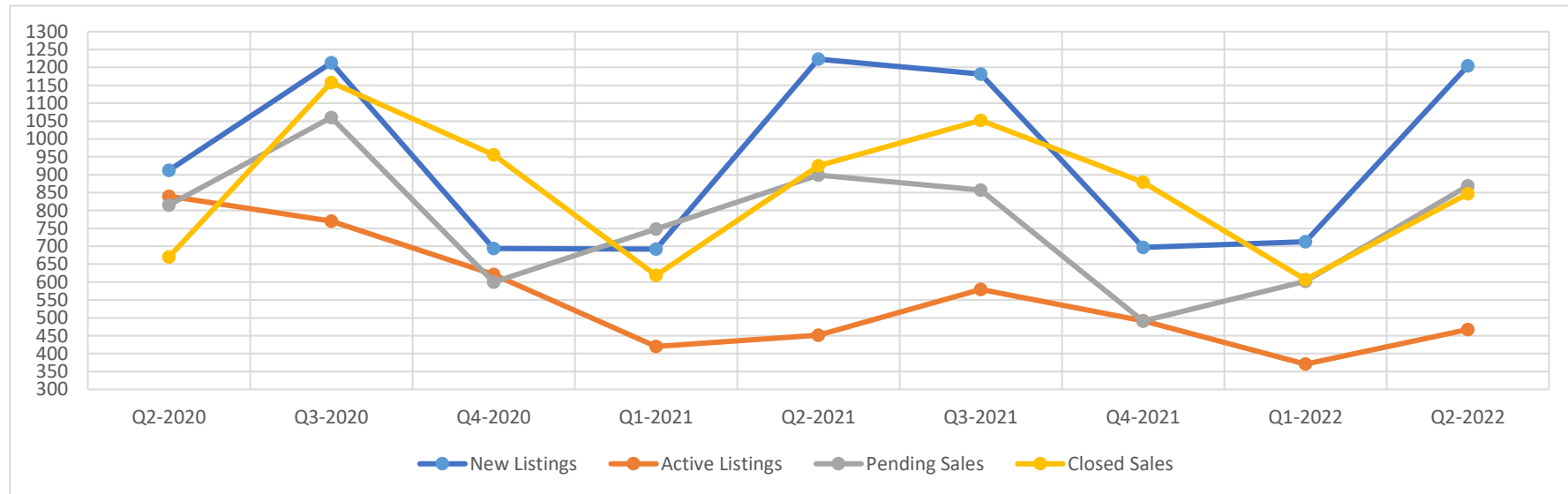


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New Listings	One Year Percent Change		Active Listings	One Year Percent Change
912	-34.9%	Q2-2020	840	-39.7%
1213	-2.5%	Q3-2020	770	-45.3%
694	+1.5%	Q4-2020	621	-48.4%
692	-10.4%	Q1-2021	420	-56.3%
1223	+34.1%	Q2-2021	452	-46.2%
1181	-2.6%	Q3-2021	580	-24.7%
697	+0.4%	Q4-2021	492	-20.8%
713	+3.0%	Q1-2022	371	-11.7%
<b>1204</b>	<b>-1.6%</b>	<b>Q2-2022</b>	<b>467</b>	<b>+3.4%</b>

Pending Sales	One Year Percent Change		Closed Sales	One Year Percent Change
815	-11.3%	Q2-2020	670	-28.3%
1060	+29.1%	Q3-2020	1158	+14.0%
600	+7.1%	Q4-2020	956	+24.5%
748	+3.9%	Q1-2021	619	+10.9%
899	+10.3%	Q2-2021	925	+38.1%
857	-19.2%	Q3-2021	1052	-9.2%
491	-18.2%	Q4-2021	879	-8.1%
602	-19.5%	Q1-2022	607	-1.9%
<b>869</b>	<b>-3.3%</b>	<b>Q2-2022</b>	<b>847</b>	<b>-8.4%</b>

## 2-Year Historical New/Active/Pending/Sold by Quarter

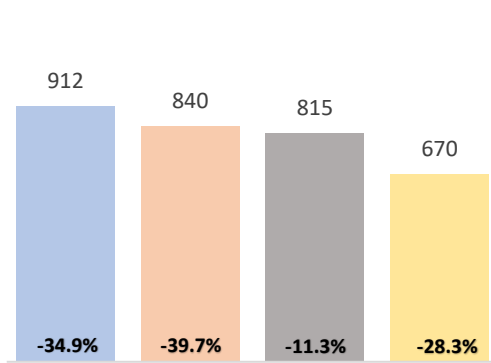


# New/Active/Pending/Sold

The number of new and average active residential listings, listings with accepted offers, and properties sold.

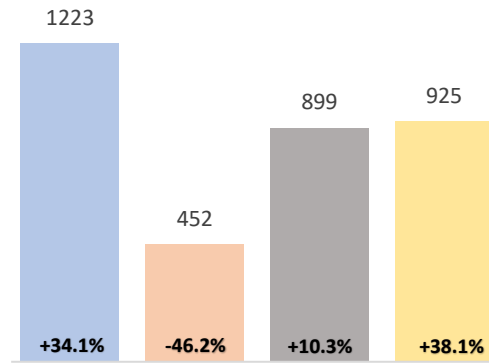


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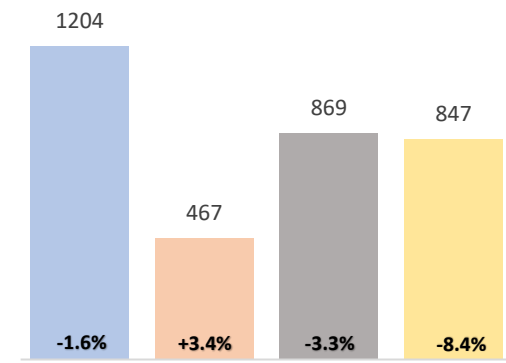
Q2-2020

■ New Listings ■ Active Listings  
■ Pending Sales ■ Closed Sales



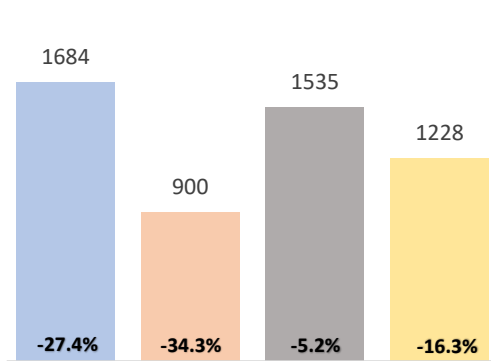
Q2-2021

■ New Listings ■ Active Listings  
■ Pending Sales ■ Closed Sales



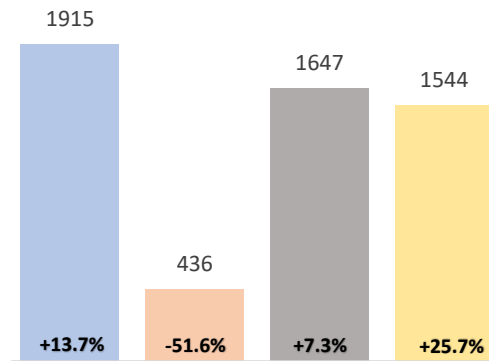
Q2-2022

■ New Listings ■ Active Listings  
■ Pending Sales ■ Closed Sales



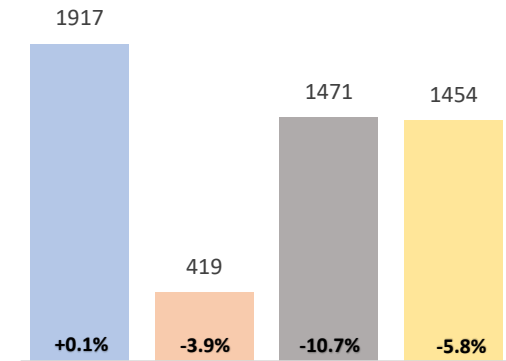
YTD 2020

■ New Listings ■ Active Listings  
■ Pending Sales ■ Closed Sales



YTD 2021

■ New Listings ■ Active Listings  
■ Pending Sales ■ Closed Sales



YTD 2022

■ New Listings ■ Active Listings  
■ Pending Sales ■ Closed Sales

# Average/Median List/Sales Price

The average and median list and sales price of residential properties.

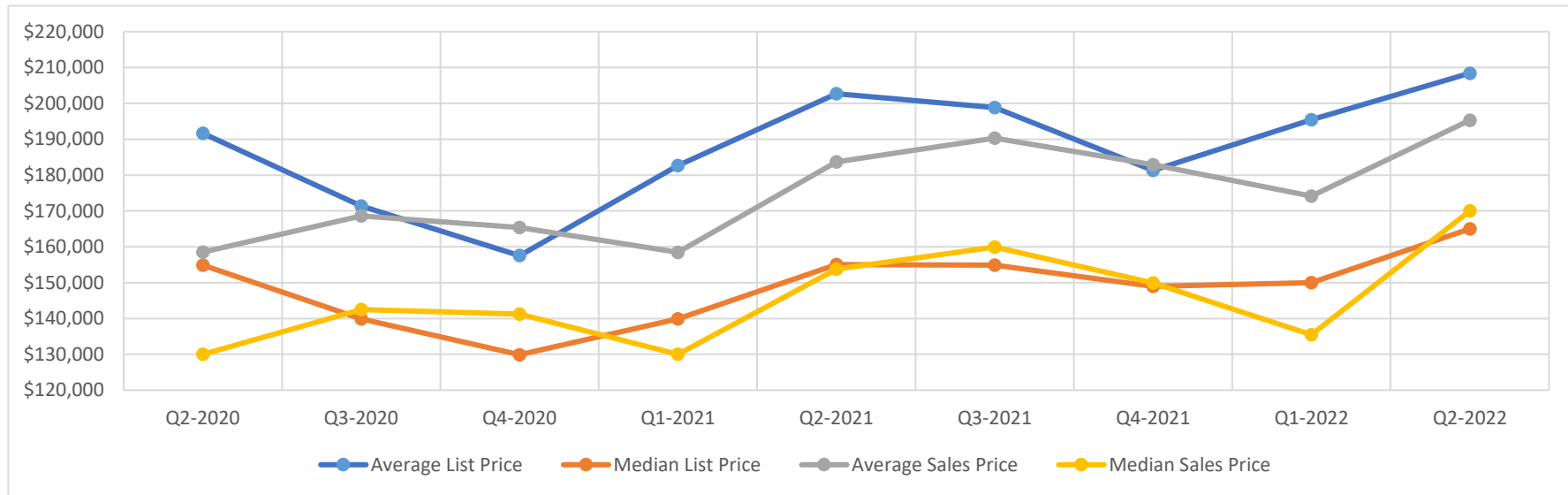


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$191,677	+9.5%	Q2-2020	\$154,900	+11.3%
\$171,387	+3.8%	Q3-2020	\$139,900	+3.7%
\$157,523	+1.0%	Q4-2020	\$129,900	+2.3%
\$182,667	-0.7%	Q1-2021	\$139,900	+3.7%
\$202,665	+5.7%	Q2-2021	\$155,000	+0.1%
\$198,833	+16.0%	Q3-2021	\$154,900	+10.7%
\$181,349	+15.1%	Q4-2021	\$149,000	+14.7%
\$195,455	+7.0%	Q1-2022	\$149,950	+7.2%
<b>\$208,414</b>	<b>+2.8%</b>	<b>Q2-2022</b>	<b>\$165,000</b>	<b>+6.5%</b>

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
\$158,518	+6.1%	Q2-2020	\$130,000	+4.0%
\$168,646	+5.8%	Q3-2020	\$142,500	+9.6%
\$165,356	+11.5%	Q4-2020	\$141,250	+12.1%
\$158,467	+3.9%	Q1-2021	\$130,000	+0.1%
\$183,657	+15.9%	Q2-2021	\$153,750	+18.3%
\$190,316	+12.8%	Q3-2021	\$159,900	+12.2%
\$182,872	+10.6%	Q4-2021	\$149,900	+6.1%
\$174,102	+9.9%	Q1-2022	\$135,450	+4.2%
<b>\$195,301</b>	<b>+6.3%</b>	<b>Q2-2022</b>	<b>\$170,000</b>	<b>+10.6%</b>

## 2-Year Historical Average/Median List/Sales Price by Quarter

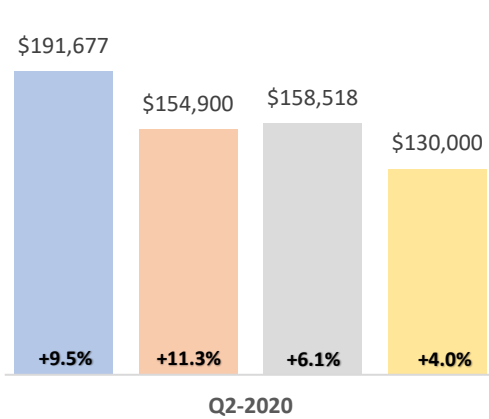


# Average/Median List/Sales Price

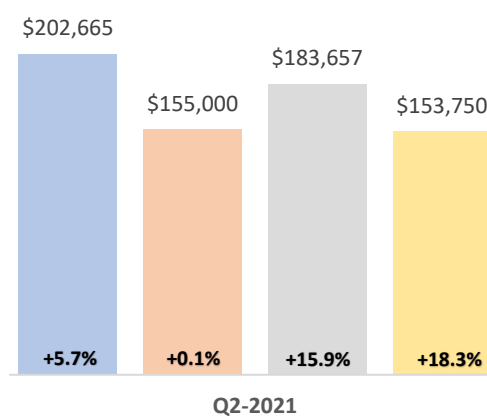
The average and median list and sales price of residential properties.



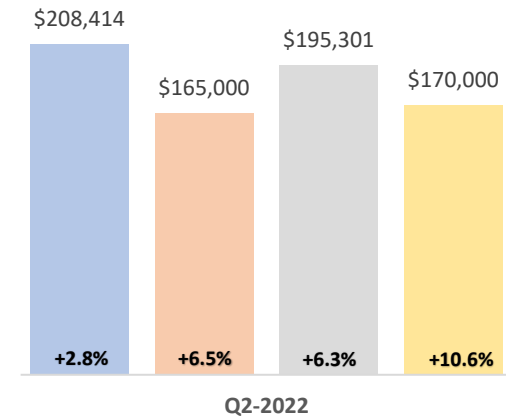
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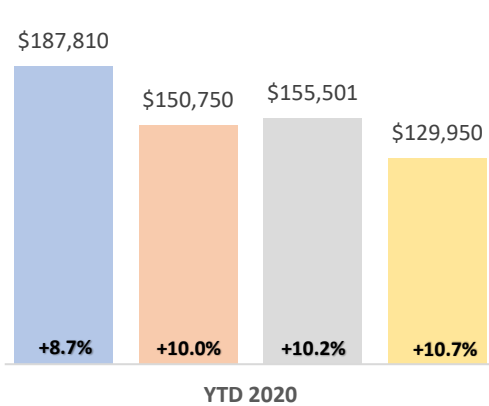
■ Average List Price ■ Median List Price  
■ Average Sales Price ■ Median Sales Price



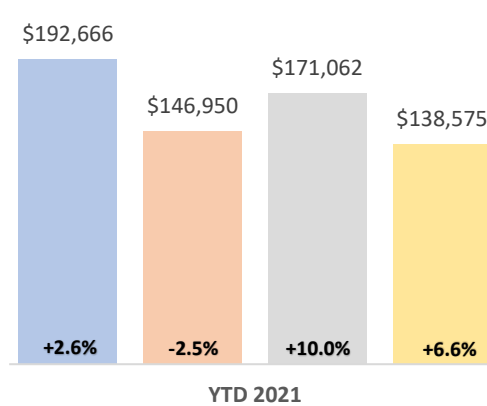
■ Average List Price ■ Median List Price  
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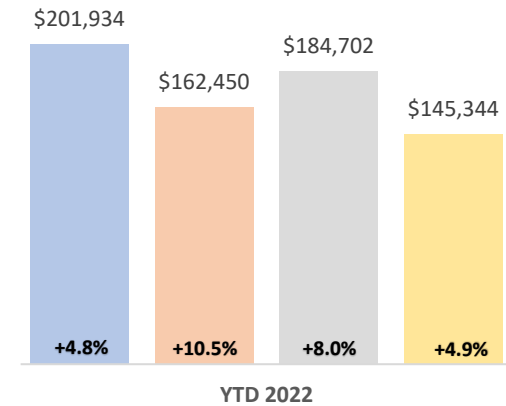
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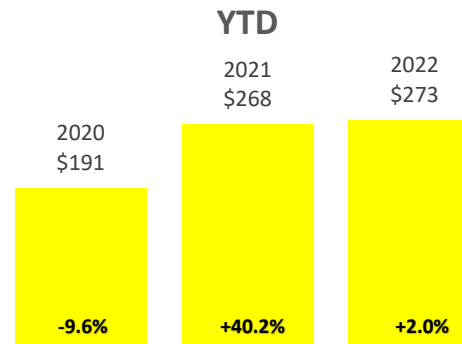
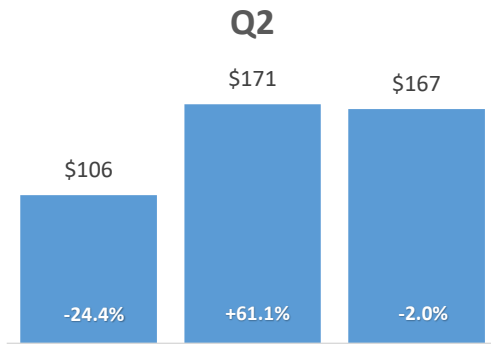
■ Average List Price ■ Median List Price  
■ Average Sales Price ■ Median Sales Price

# Dollar Volume of Sales

The dollar volume in millions of sales of residential properties sold.

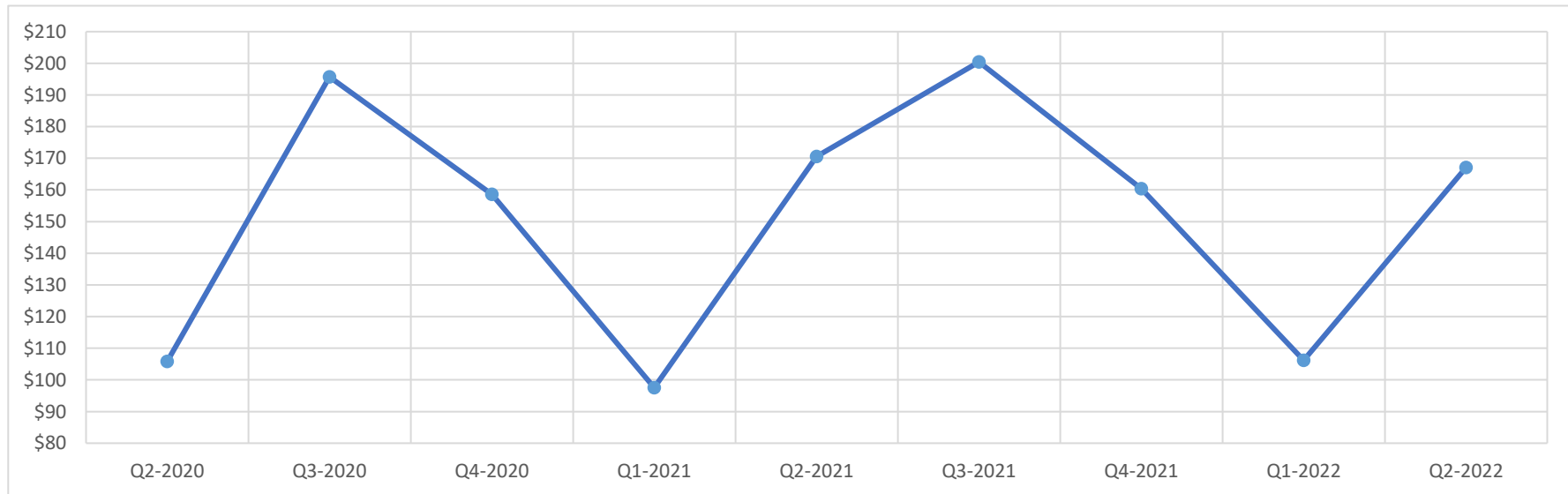


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	\$ Volume Sales Millions	One Year Percent Change
Q2-2020	\$106	-24.4%
Q3-2020	\$196	+21.2%
Q4-2020	\$159	+39.7%
Q1-2021	\$98	+14.3%
Q2-2021	\$171	+61.1%
Q3-2021	\$200	+2.4%
Q4-2021	\$160	+1.1%
Q1-2022	\$106	+8.9%
<b>Q2-2022</b>	<b>\$167</b>	<b>-2.0%</b>

## 2-Year Historical Dollar Volume in Millions of Sales by Quarter

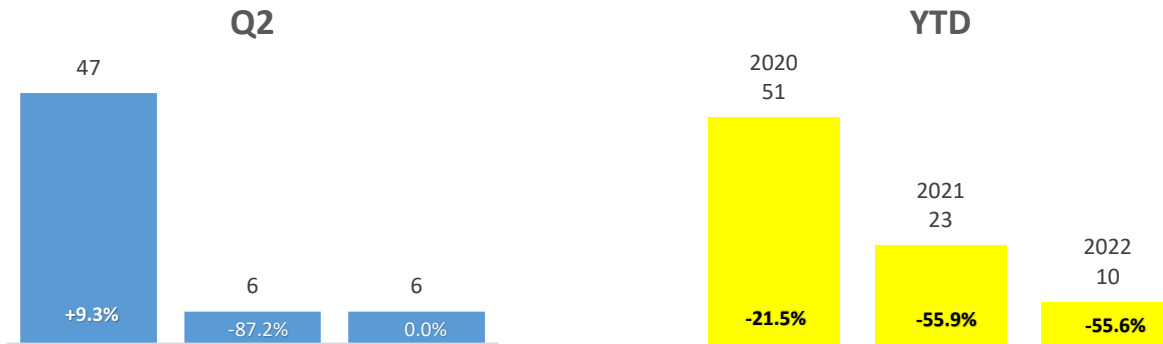


# Days on Market

The median number of days a residential property is on the market before being sold.

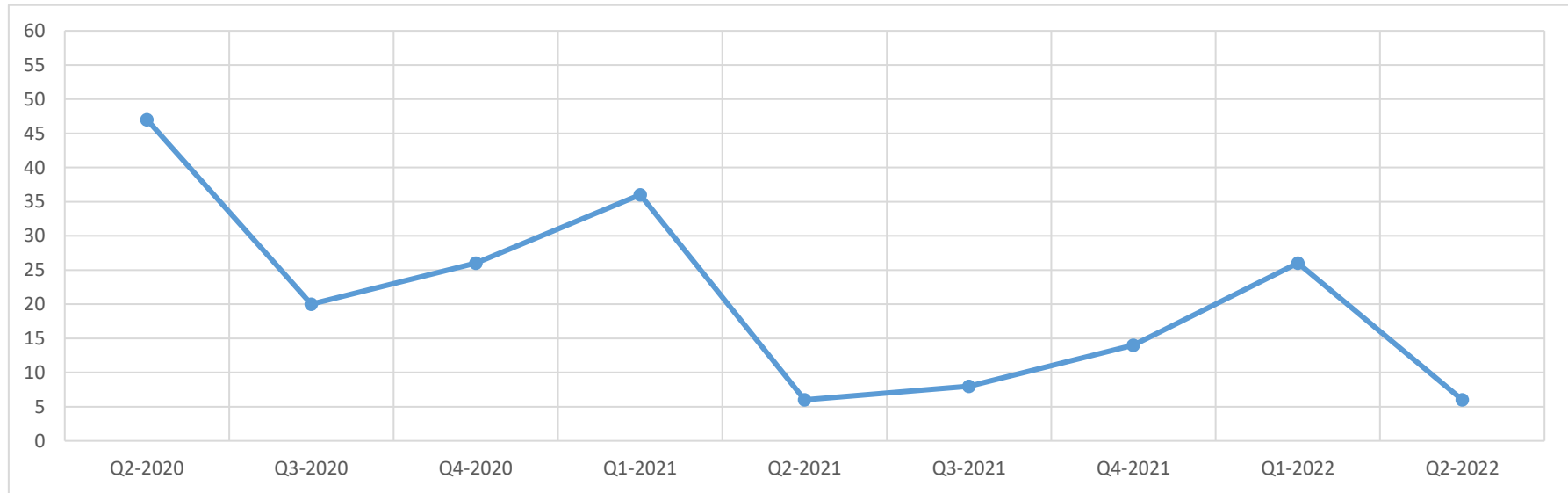


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	Median Days to Sell	One Year Percent Change
Q2-2020	47	+9.3%
Q3-2020	20	-48.7%
Q4-2020	26	-50.0%
Q1-2021	36	-48.6%
Q2-2021	6	-87.2%
Q3-2021	8	-60.0%
Q4-2021	14	-46.2%
Q1-2022	26	-27.8%
<b>Q2-2022</b>	<b>6</b>	<b>0.0%</b>

## 2-Year Historical Days on Market by Quarter



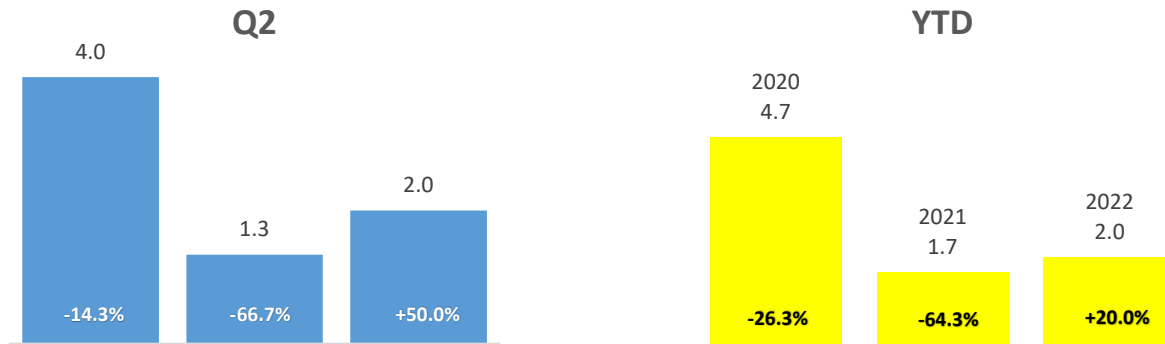


# Months of Inventory

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



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	Months of Inventory	One Year Percent Change
Q2-2020	4.0	-14.3%
Q3-2020	2.0	-53.8%
Q4-2020	2.0	-57.1%
Q1-2021	2.0	-62.5%
Q2-2021	1.3	-66.7%
Q3-2021	2.0	0.0%
Q4-2021	2.0	0.0%
Q1-2022	2.0	0.0%
<b>Q2-2022</b>	<b>2.0</b>	<b>+50.0%</b>

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

