

Quarterly Indicators



Greater Erie Board of REALTORS®, Inc.

Q3-2022

- Activity Overview 2
- New/Active Listings and Pending/Closed Sales 3-4
- Average/Median List/Sales Price 5-6
- Dollar Volume of Sales 7
- Days on Market 8
- Months of Inventory 9

Q3 One Year Change Activity Snapshot

-14.1%	+7.6%	-2.2%
New Listings	Average List Price	\$ Volume of Sales
-4.1%	+6.5%	+50.0%
Active Listings	Median List Price	Days on Market
-8.3%	+2.7%	0.0%
Pending Sales	Average Sale Price	Months of Inventory
-4.7%	+3.2%	
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										
	Q3-2020	Q3-2021			Q3-2022	Q3-2021	Q3-2022	One Year Percent Change	YTD 2021	YTD 2022	One Year Percent Change
New Listings						1182	1015	-14.1%	3097	2938	-5.1%
Active Listings						580	556	-4.1%	484	468	-3.3%
Pending Sales						857	786	-8.3%	2504	2257	-9.9%
Closed Sales						1052	1003	-4.7%	2596	2460	-5.2%
Average List Price						\$198,754	\$213,867	+7.6%	\$194,695	\$205,812	+5.7%
Median List Price						\$154,900	\$164,900	+6.5%	\$149,900	\$164,900	+10.0%
Average Sales Price						\$190,316	\$195,443	+2.7%	\$177,480	\$188,285	+6.1%
Median Sales Price						\$159,900	\$165,000	+3.2%	\$153,750	\$165,000	+7.3%
\$ Volume Sales (Mil)						\$200	\$196	-2.2%	\$468	\$470	+0.3%
Days on Market						8	12	+50.0%	10	12	+20.0%
Months of Inventory						2.0	2.0	0.0%	1.8	2.0	+12.5%

New/Active/Pending/Sold

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

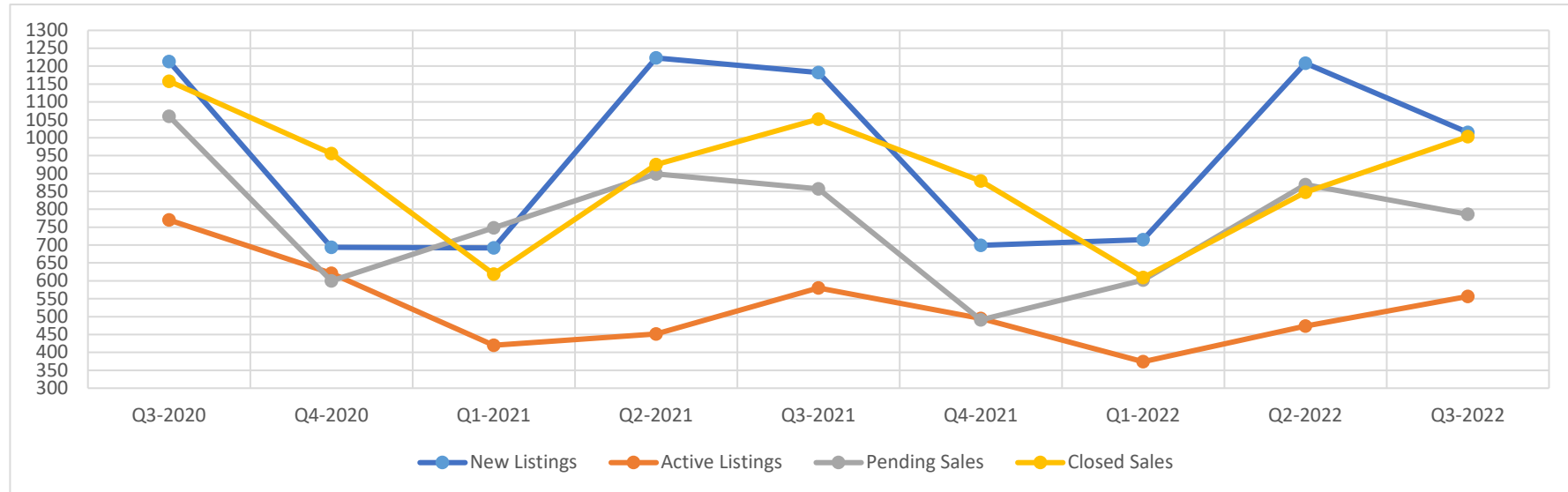


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New Listings	One Year Percent Change		Active Listings	One Year Percent Change
1213	-2.5%	Q3-2020	770	-45.3%
694	+1.5%	Q4-2020	621	-48.4%
692	-10.4%	Q1-2021	420	-56.3%
1223	+34.1%	Q2-2021	452	-46.2%
1182	-2.6%	Q3-2021	580	-24.6%
699	+0.7%	Q4-2021	495	-20.3%
715	+3.3%	Q1-2022	374	-10.9%
1208	-1.2%	Q2-2022	473	+4.8%
1015	-14.1%	Q3-2022	556	-4.1%

Pending Sales	One Year Percent Change		Closed Sales	One Year Percent Change
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	609	-1.6%
869	-3.3%	Q2-2022	848	-8.3%
786	-8.3%	Q3-2022	1003	-4.7%

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

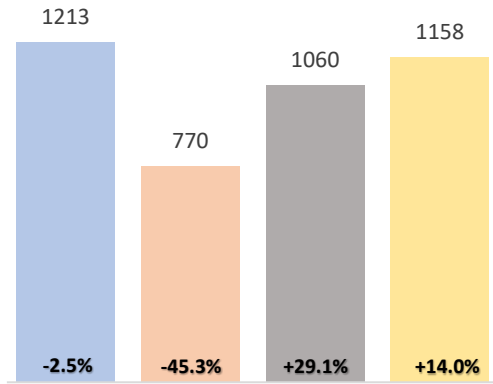


New/Active/Pending/Sold

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

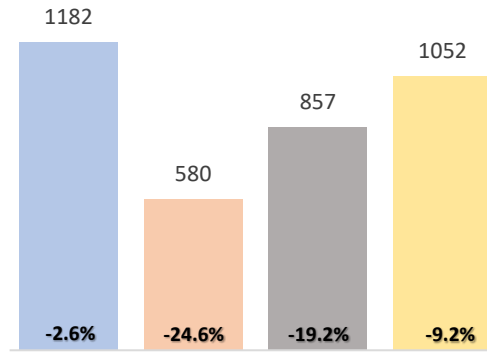


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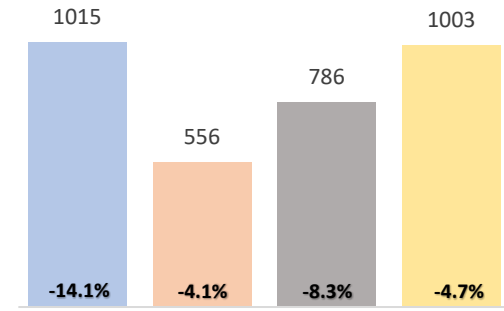
Q3-2020

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



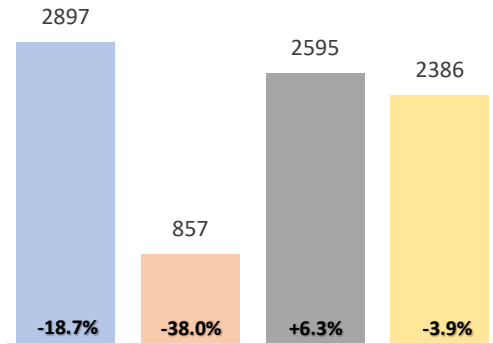
Q3-2021

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



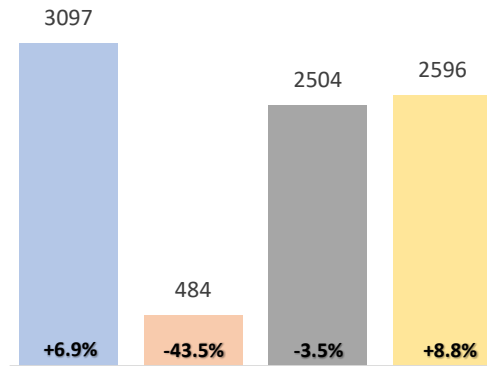
Q3-2022

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



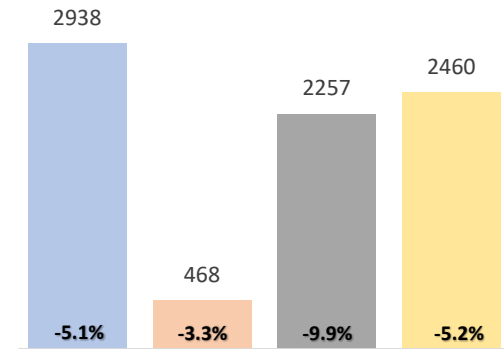
YTD 2020

■ 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.

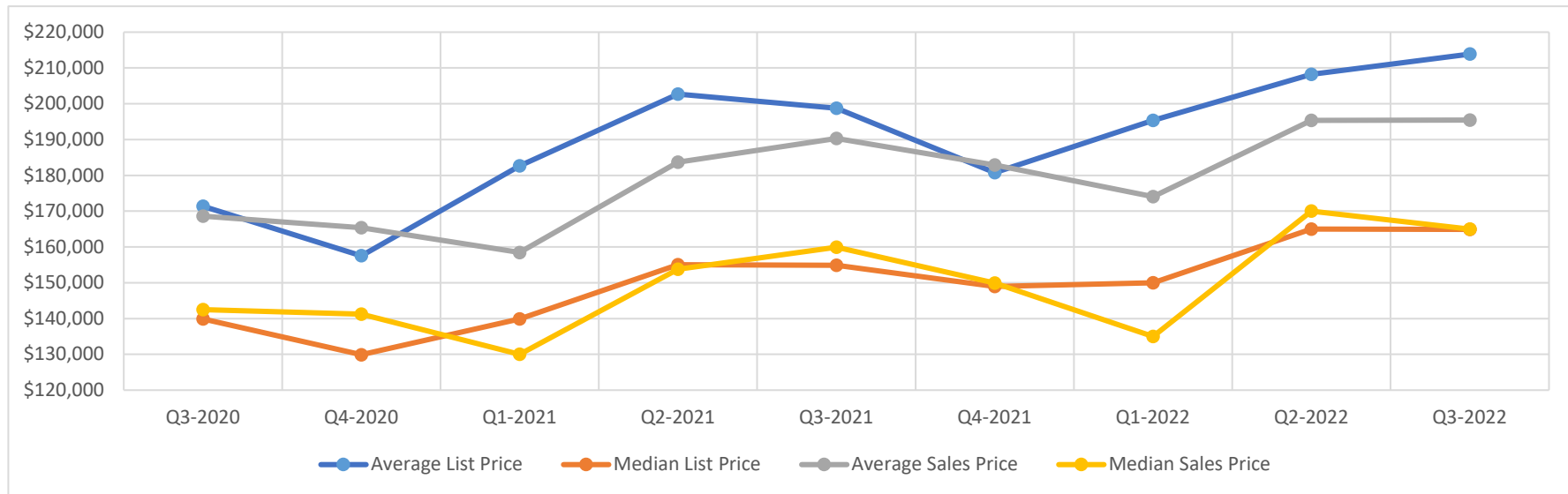


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$171,387	+3.8%	Q3-2020	\$139,900	+3.7%
\$157,523	+1.0%	Q4-2020	\$129,900	+2.3%
\$182,667	-0.7%	Q1-2021	\$139,900	+3.7%
\$202,665	+5.7%	Q2-2021	\$155,000	+0.1%
\$198,754	+16.0%	Q3-2021	\$154,900	+10.7%
\$180,764	+14.8%	Q4-2021	\$149,000	+14.7%
\$195,387	+7.0%	Q1-2022	\$150,000	+7.2%
\$208,183	+2.7%	Q2-2022	\$165,000	+6.5%
\$213,867	+7.6%	Q3-2022	\$164,900	+6.5%

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
\$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%
\$174,070	+9.8%	Q1-2022	\$135,000	+3.8%
\$195,343	+6.4%	Q2-2022	\$170,000	+10.6%
\$195,443	+2.7%	Q3-2022	\$165,000	+3.2%

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

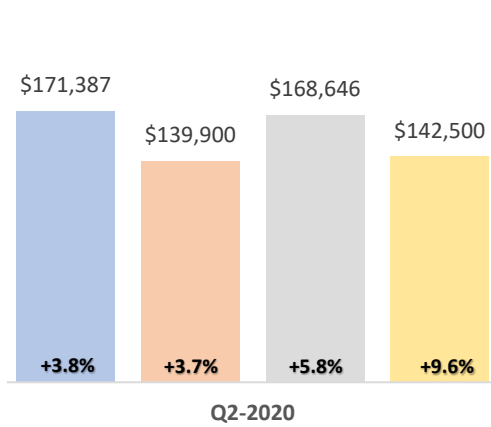


Average/Median List/Sales Price

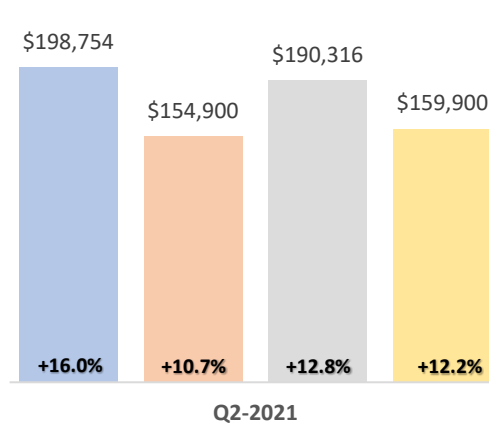
The average and median list and sales price of residential properties.



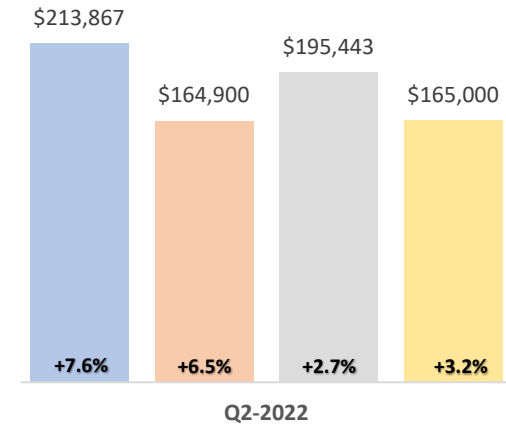
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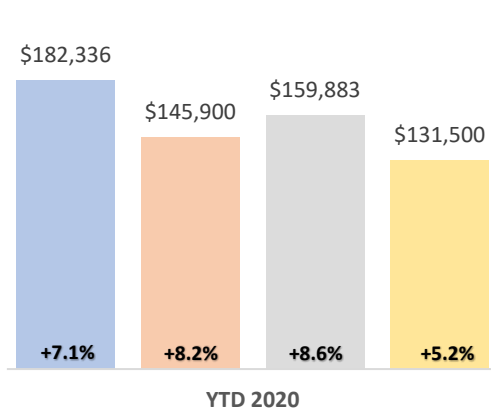
■ Average List Price ■ Median List Price
■ Average Sales Price ■ Median Sales Price



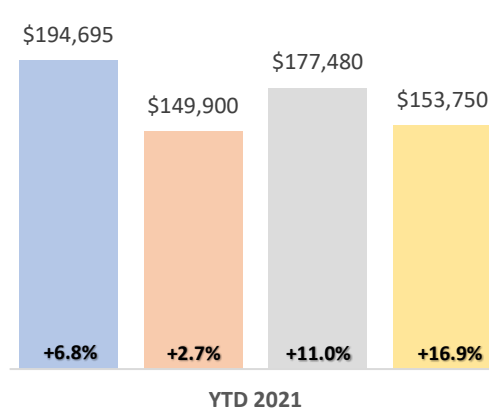
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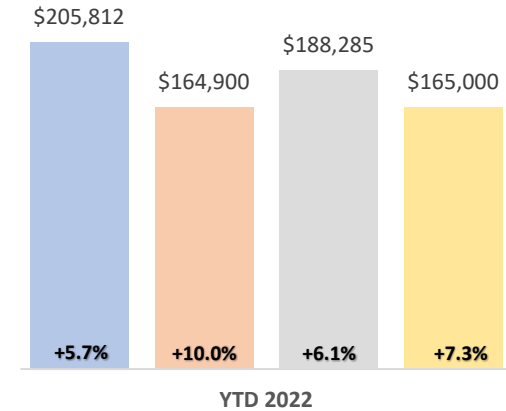
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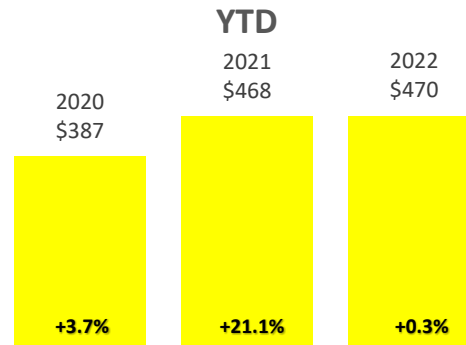
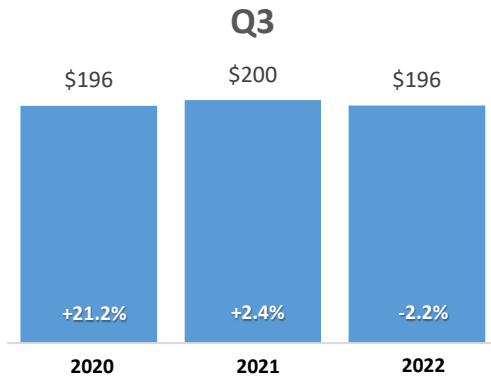
■ Average List Price ■ Median List Price
■ Average Sales Price ■ Median Sales Price

Dollar Volume of Sales

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

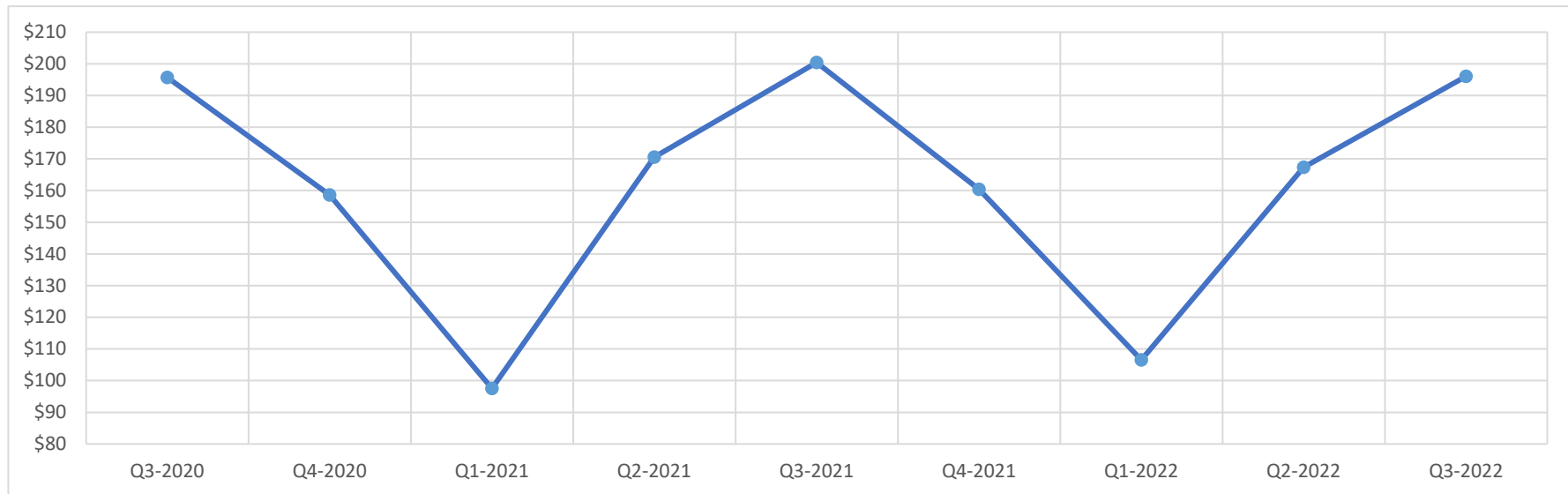


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	\$ Volume Sales Millions	One Year Percent Change
Q3-2020	\$196	+21.2%
Q4-2020	\$159	+39.7%
Q1-2021	\$98	+14.3%
Q2-2021	\$171	+61.1%
Q3-2021	\$200	+2.4%
Q4-2021	\$160	+1.1%
Q1-2022	\$107	+9.2%
Q2-2022	\$167	-1.9%
Q3-2022	\$196	-2.2%

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

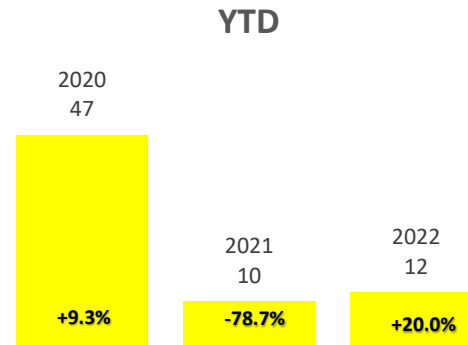
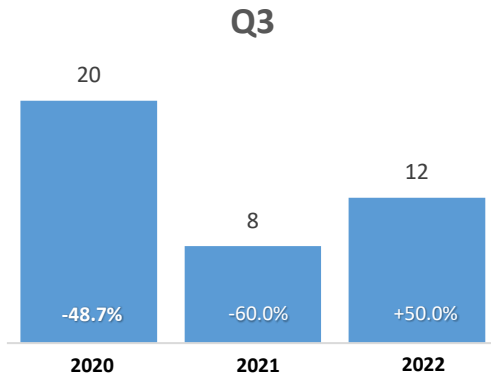


Days on Market

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

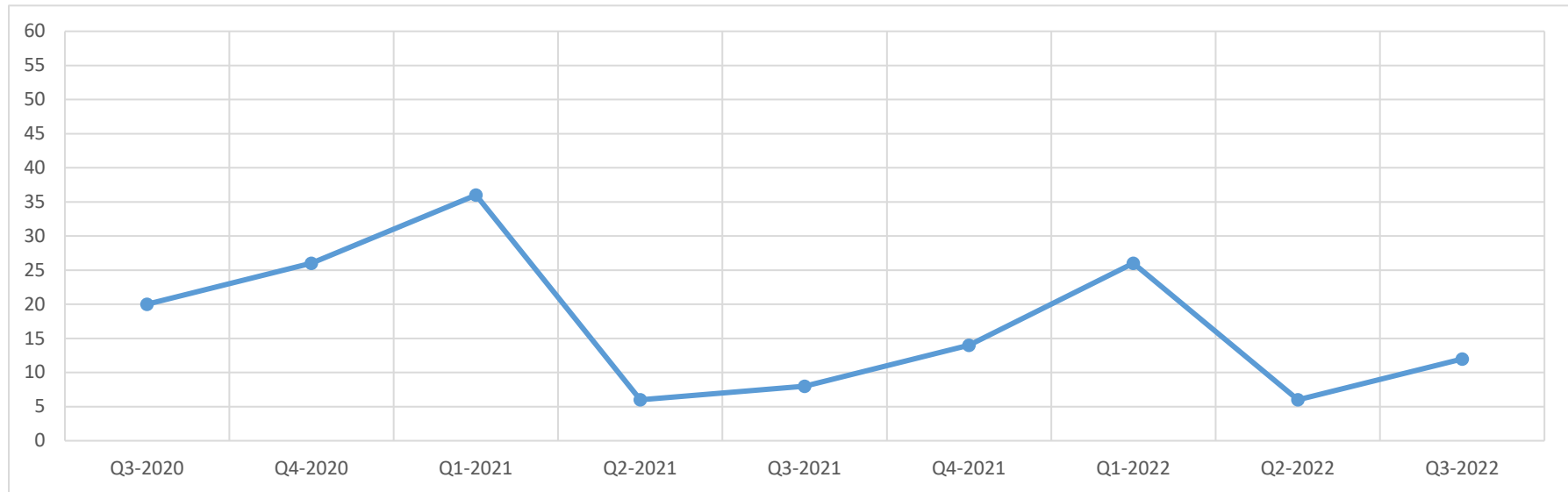


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	Median Days to Sell	One Year Percent Change
Q3-2020	20	-48.7%
Q4-2020	26	-50.0%
Q1-2021	36	-48.6%
Q2-2021	6	-87.2%
Q3-2021	8	-60.0%
Q4-2021	14	-46.2%
Q1-2022	26	-27.8%
Q2-2022	6	0.0%
Q3-2022	12	+50.0%

2-Year Historical Days on Market by Quarter

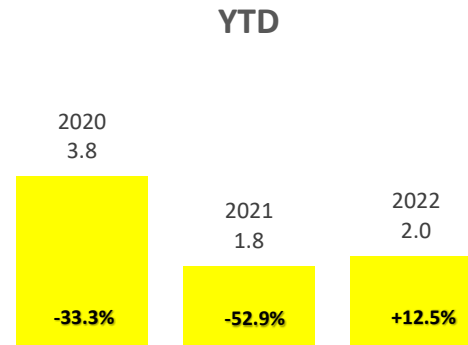
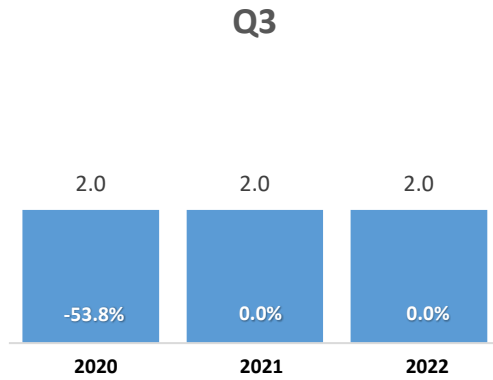


Months of Inventory

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
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%
Q2-2022	2.0	+50.0%
Q3-2022	2.0	0.0%

2-Year Historical Months Supply of Inventory by Quarter

