

Quarterly Indicators



Greater Erie Board of REALTORS®, Inc.

Q1-2023

- 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

Q1 One Year Change Activity Snapshot

-22.3%	+12.6%	-15.7%
New Listings	Average List Price	\$ Volume of Sales

-7.8%	+11.3%	+42.3%
Active Listings	Median List Price	Days on Market

-14.3%	+9.3%	+33.3%
Pending Sales	Average Sale Price	Months of Inventory

-22.2%	+14.2%
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										
	Q1-2021	Q1-2022			Q1-2023	Q1-2022	Q1-2023	One Year Percent Change	YTD 2022	YTD 2023	One Year Percent Change
New Listings						716	556	-22.3%	716	556	-22.3%
Active Listings						378	349	-7.8%	378	349	-7.8%
Pending Sales						602	516	-14.3%	602	516	-14.3%
Closed Sales						609	474	-22.2%	609	474	-22.2%
Average List Price						\$195,362	\$219,906	+12.6%	\$195,362	\$219,906	+12.6%
Median List Price						\$150,000	\$167,000	+11.3%	\$150,000	\$167,000	+11.3%
Average Sales Price						\$174,070	\$190,293	+9.3%	\$174,070	\$190,293	+9.3%
Median Sales Price						\$135,000	\$154,134	+14.2%	\$135,000	\$154,134	+14.2%
\$ Volume Sales (Mil)						\$107	\$90	-15.7%	\$107	\$90	-15.7%
Days on Market						26	37	+42.3%	26	37	+42.3%
Months of Inventory						2.0	2.7	+33.3%	2.0	2.7	+33.3%

New/Active/Pending/Sold

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

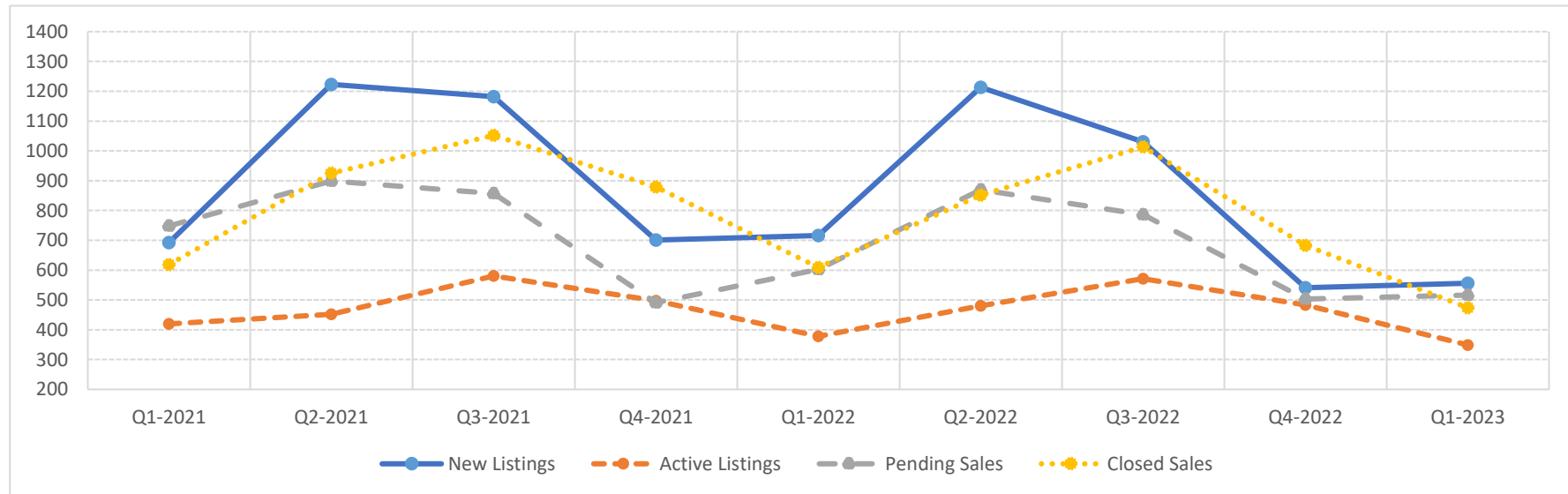


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New Listings	One Year Percent Change		Active Listings	One Year Percent Change
692	-10.4%	Q1-2021	420	-56.3%
1223	+34.1%	Q2-2021	452	-46.2%
1182	-2.6%	Q3-2021	580	-24.6%
701	+1.0%	Q4-2021	498	-19.9%
716	+3.5%	Q1-2022	378	-9.8%
1213	-0.8%	Q2-2022	480	+6.3%
1030	-12.9%	Q3-2022	572	-1.5%
541	-22.8%	Q4-2022	483	-2.9%
556	-22.3%	Q1-2023	349	-7.8%

Pending Sales	One Year Percent Change		Closed Sales	One Year Percent Change
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	851	-8.0%
786	-8.3%	Q3-2022	1013	-3.7%
503	+2.4%	Q4-2022	683	-22.3%
516	-14.3%	Q1-2023	474	-22.2%

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

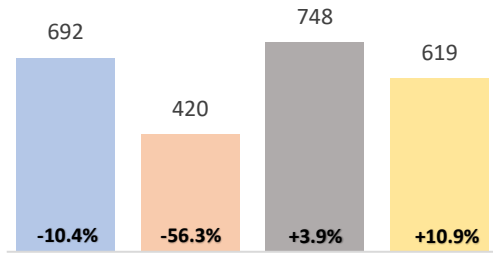


New/Active/Pending/Sold

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

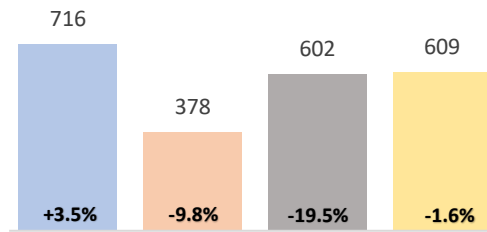


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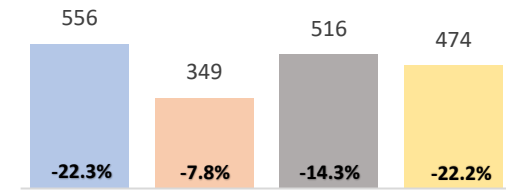
Q1-2021

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



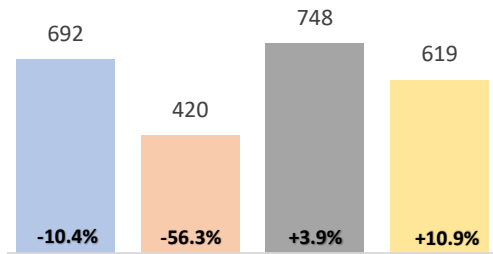
Q1-2022

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



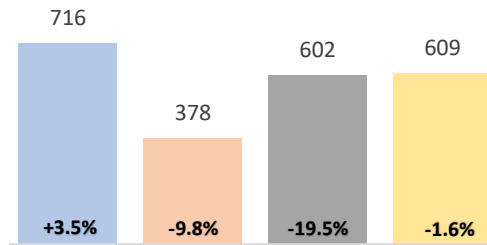
Q1-2023

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



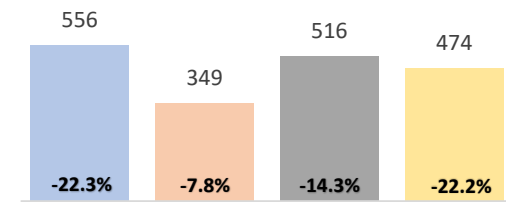
YTD 2021

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



YTD 2022

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



YTD 2023

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

Average/Median List/Sales Price

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

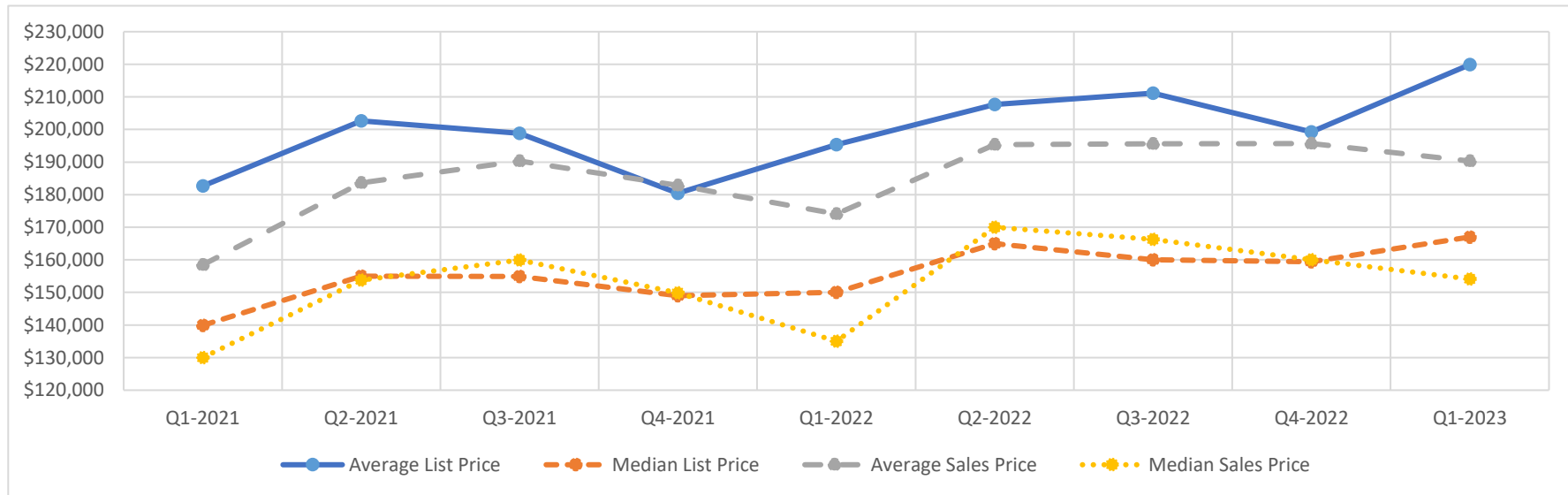


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Average List Price	One Year Percent Change		Median List Price	One Year Percent Change
\$182,667	-0.7%	Q1-2021	\$139,900	+3.7%
\$202,665	+5.7%	Q2-2021	\$155,000	+0.1%
\$198,801	+16.0%	Q3-2021	\$154,900	+10.7%
\$180,443	+14.6%	Q4-2021	\$149,000	+14.7%
\$195,362	+6.9%	Q1-2022	\$150,000	+7.2%
\$207,638	+2.5%	Q2-2022	\$165,000	+6.5%
\$211,110	+6.2%	Q3-2022	\$160,000	+3.3%
\$199,213	+10.4%	Q4-2022	\$159,450	+7.0%
\$219,906	+12.6%	Q1-2023	\$167,000	+11.3%

Average Sales Price	One Year Percent Change		Median Sales Price	One Year Percent Change
\$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%
\$195,301	+6.3%	Q2-2022	\$170,000	+10.6%
\$195,560	+2.8%	Q3-2022	\$166,250	+4.0%
\$195,682	+7.0%	Q4-2022	\$160,000	+6.7%
\$190,293	+9.3%	Q1-2023	\$154,134	+14.2%

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

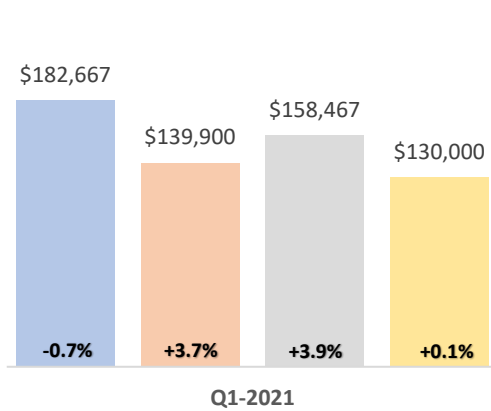


Average/Median List/Sales Price

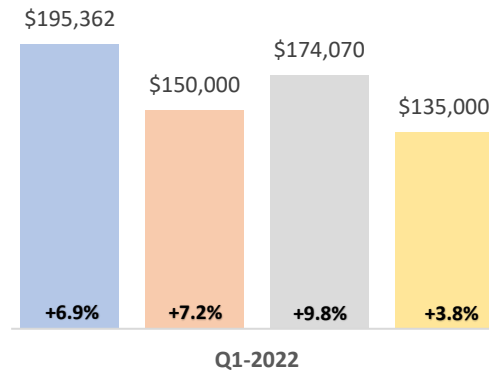
The average and median list and sales price of residential properties.



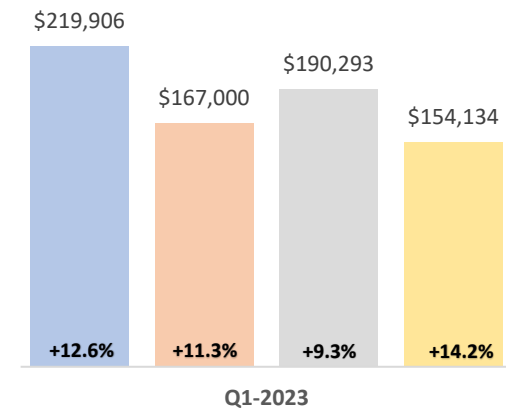
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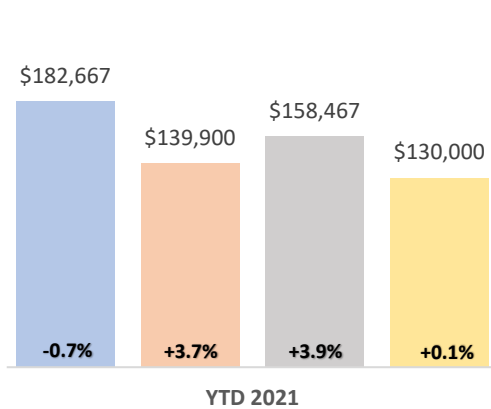
■ Average List Price ■ Median List Price
■ Average Sales Price ■ Median Sales Price



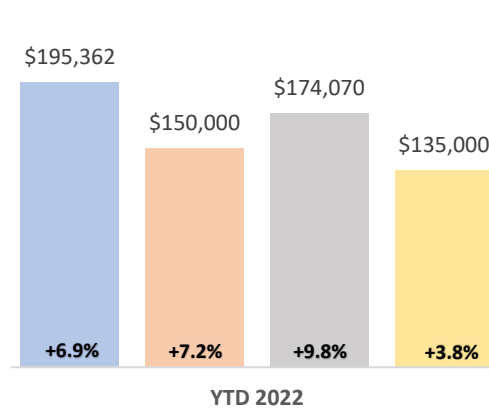
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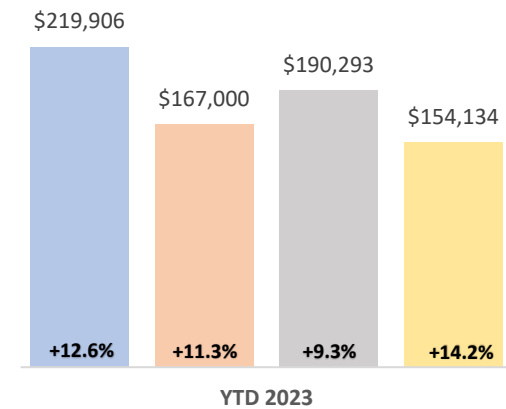
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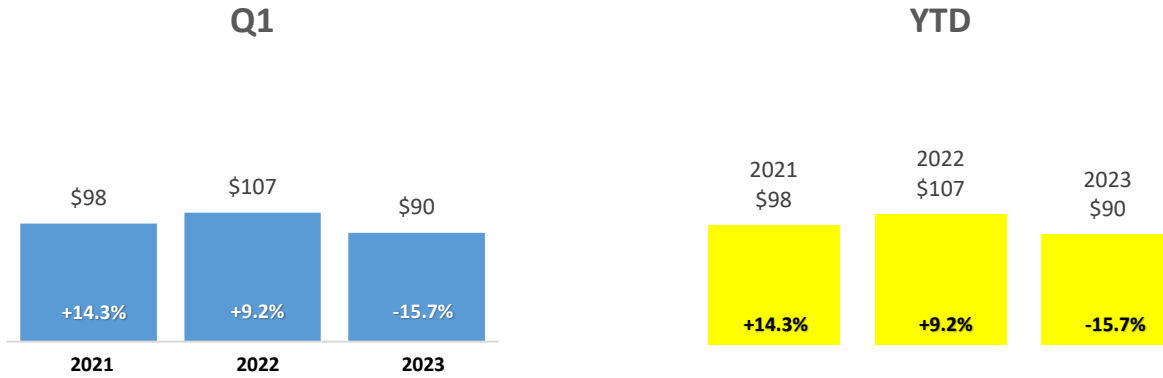
■ Average List Price ■ Median List Price
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Dollar Volume of Sales

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

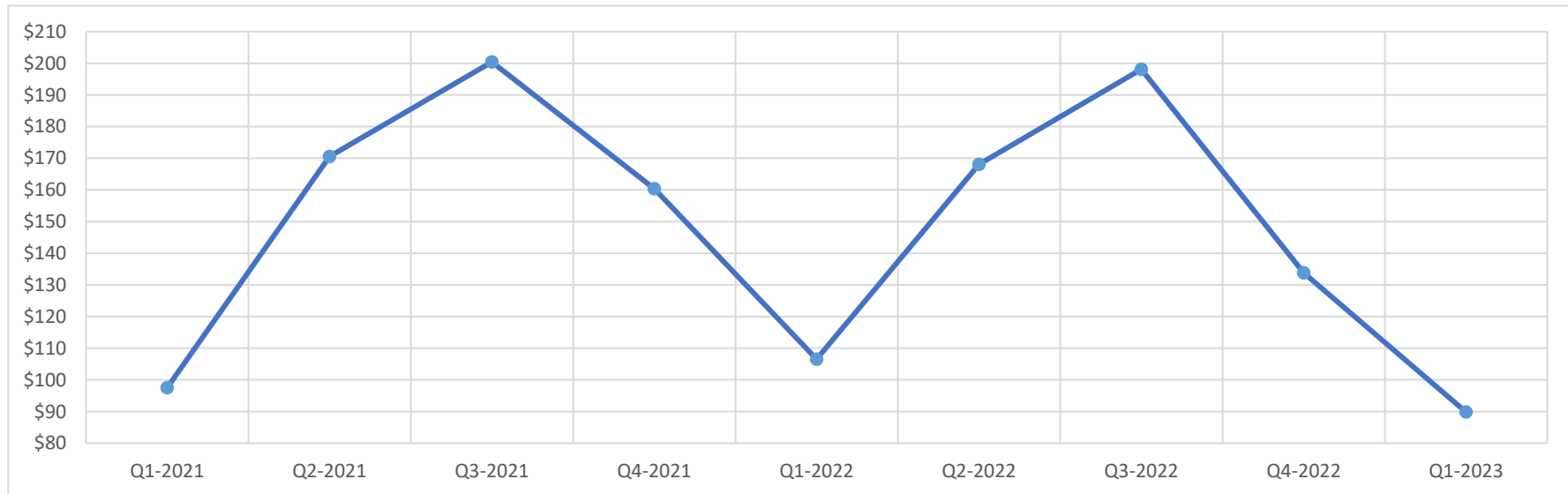


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	\$ Volume Sales Millions	One Year Percent Change
Q1-2021	\$98	+14.3%
Q2-2021	\$171	+61.1%
Q3-2021	\$200	+2.4%
Q4-2021	\$160	+1.1%
Q1-2022	\$107	+9.2%
Q2-2022	\$168	-1.4%
Q3-2022	\$198	-1.1%
Q4-2022	\$134	-16.6%
Q1-2023	\$90	-15.7%

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

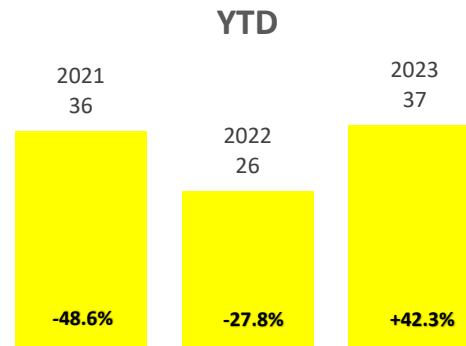
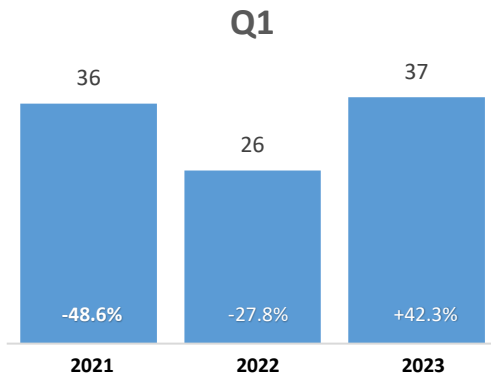


Days on Market

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

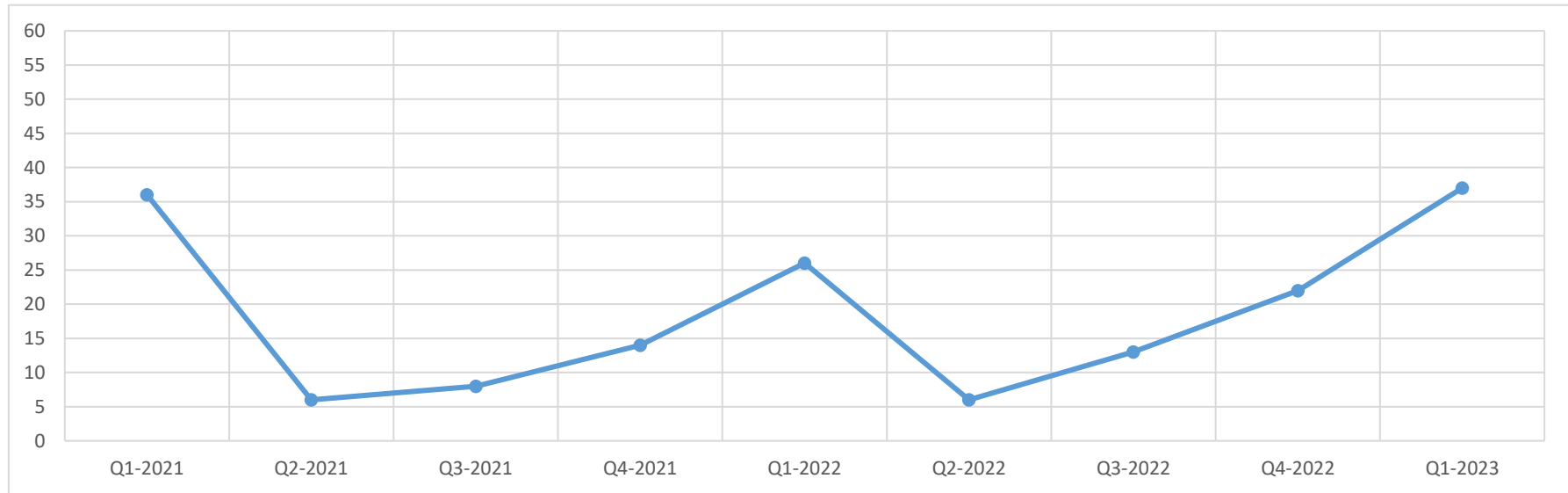


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	Median Days to Sell	One Year Percent Change
Q1-2021	36	-48.6%
Q2-2021	6	-87.2%
Q3-2021	8	-60.0%
Q4-2021	14	-46.2%
Q1-2022	26	-27.8%
Q2-2022	6	0.0%
Q3-2022	13	+62.5%
Q4-2022	22	+57.1%
Q1-2023	37	+42.3%

2-Year Historical Days on Market by Quarter

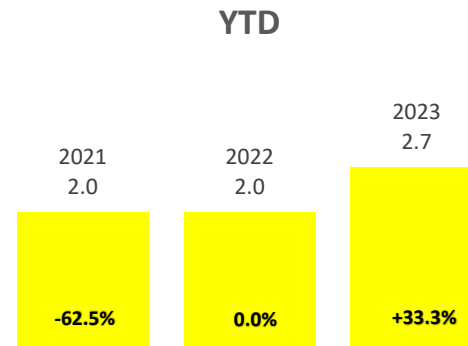
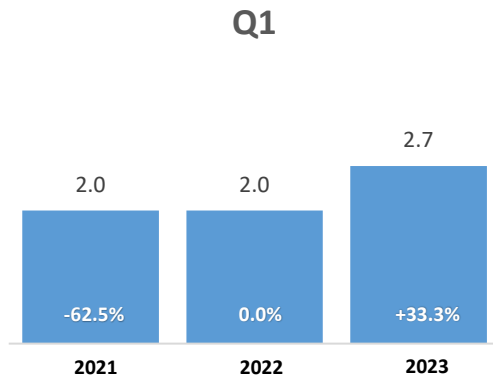


Months of Inventory

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
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%
Q4-2022	2.0	0.0%
Q1-2023	2.7	+33.3%

2-Year Historical Months Supply of Inventory by Quarter

