

FEBRUARY 2023

MONTHLY MLS STATISTICS



Greater Erie Board of REALTORS[®], Inc.

p.2 ALL MARKETS

One Year Change Activity Snapshot

ALL LISTINGS			RESIDENTIAL LISTINGS		
-21.1%	-20.9%	-19.9%	-24.2%	-26.5%	-22.4%
New Listings	Pending Listings	Sold Listings	New Listings	Pending Listings	Sold Listings

Residential Listings Change from 2021 Year End

-6.6%	-4.2%	+5.4%	-5.5%
Average List	Median List	Average Sale	Median Sale

p.3 ERIE COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
-20.6%	-18.8%	-21.4%	-23.3%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2021 Year End

-4.0%	-3.0%	+6.5%	-7.6%
Average List	Median List	Average Sale	Median Sale

p.4 CRAWFORD COUNTY

One Year Change Activity Snapshot

ALL LISTINGS		RESIDENTIAL LISTINGS	
-26.2%	-32.6%	-37.1%	-23.5%
New Listings	Sold Listings	New Listings	Sold Listings

Residential Listings Change from 2021 Year End

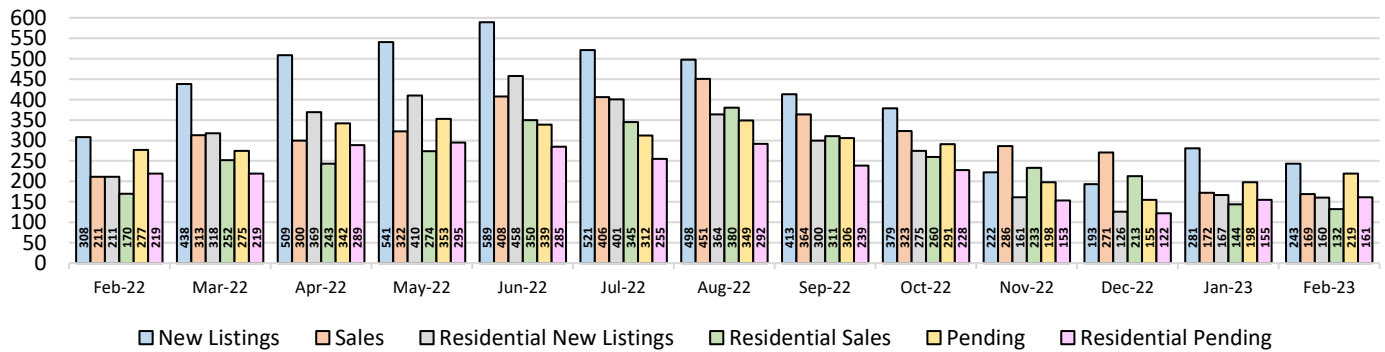
-19.8%	-5.3%	-0.2%	-7.1%
Average List	Median List	Average Sale	Median Sale

ALL MARKETS

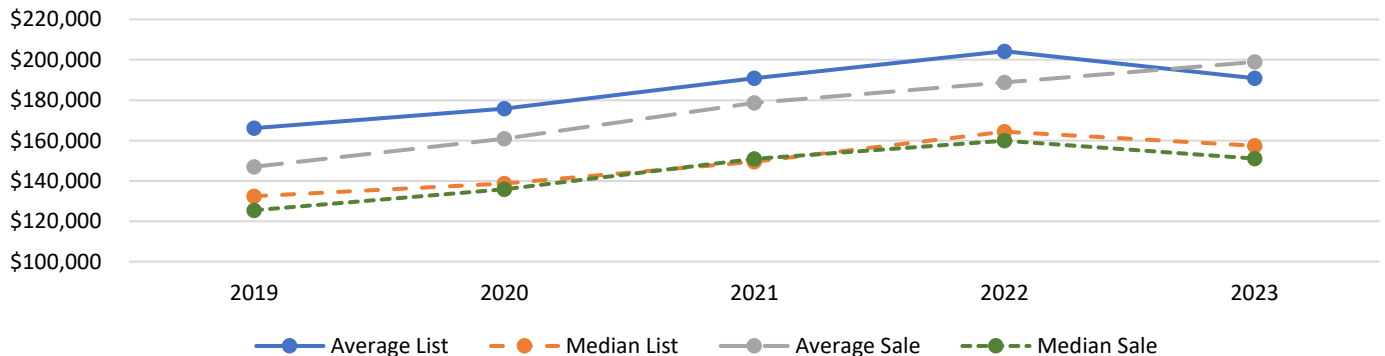
	2021						2022						2023					
	ALL			RES			ALL			RES			ALL			RES		
	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE	NEW	PND	SALE
JAN	300	252	228	193	211	182	298	203	250	208	164	202	281	198	172	167	155	144
FEB	345	314	236	231	249	181	308	277	211	211	219	170	243	219	169	160	161	132
MAR	407	356	348	284	288	274	438	275	313	318	219	252						
APR	512	372	348	391	303	292	509	342	300	369	289	243						
MAY	518	356	364	396	302	298	541	353	322	410	295	274						
JUN	599	359	428	445	294	347	589	339	408	458	285	350						
JUL	552	371	423	425	302	357	521	312	406	401	255	345						
AUG	531	410	429	417	347	373	498	349	451	364	292	380						
SEP	476	259	404	360	208	335	413	306	364	300	239	311						
OCT	450	230	380	306	186	318	379	291	323	275	228	260						
NOV	348	276	370	235	216	306	222	198	286	161	153	233						
DEC	246	119	325	173	89	267	193	155	271	126	122	213						
TOTAL	5284	3674	4283	3856	2995	3530	4909	3400	3905	3601	2760	3233	524	417	341	327	316	276
AVG	440	306	357	321	250	294	409	283	325	300	230	269	262	209	171	164	158	138
MED	463	335	367	333	269	302	426	299	318	309	234	256	262	209	171	164	158	138

RESIDENTIAL	2021 YEAR END	1YR %CHG	2022 YEAR END	%CHG	2023 YEAR TO DATE	%CHG
AVERAGE LIST	\$190,901	+8.6%	\$204,260	+7.0%	\$190,810	-6.6%
MEDIAN LIST	\$149,450	+7.8%	\$164,379	+10.0%	\$157,400	-4.2%
AVERAGE SALE	\$178,577	+11.0%	\$188,783	+5.7%	\$198,894	+5.4%
MEDIAN SALE	\$150,975	+11.1%	\$159,900	+5.9%	\$151,092	-5.5%

All Markets 13-Month New Listings/Pending/Sales



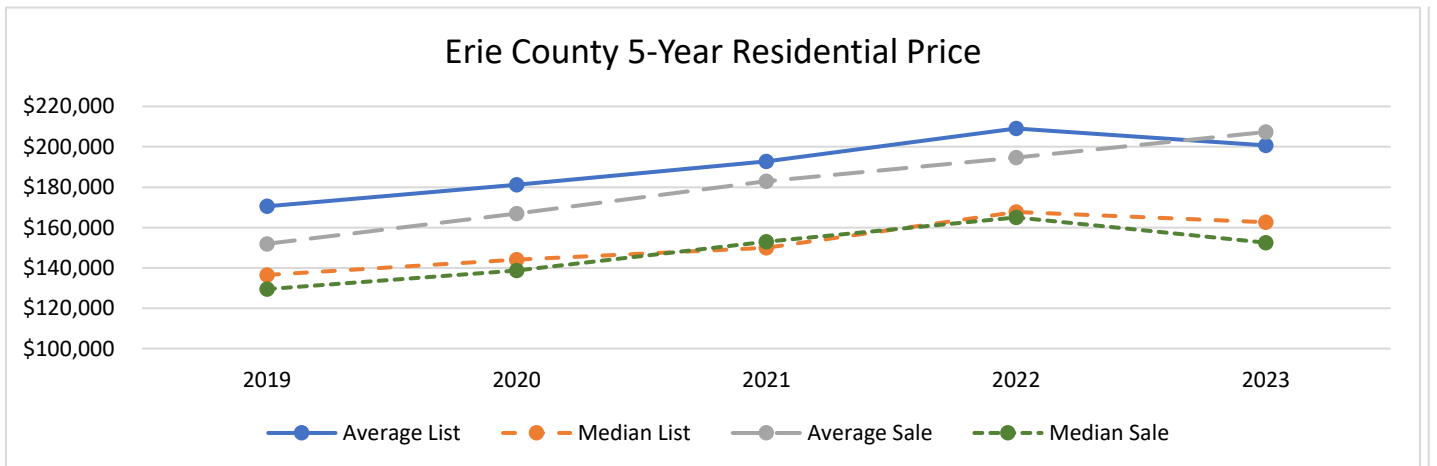
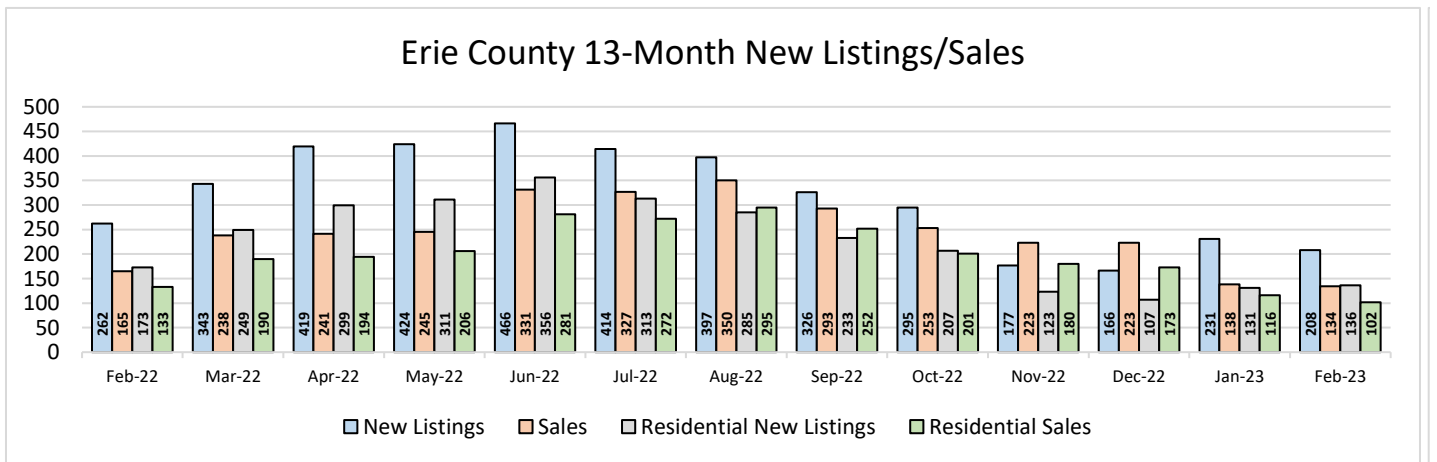
All Markets 5-Year Residential Price



ERIE COUNTY

	2021				2022				2023			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	245	174	151	145	235	198	158	161	231	138	131	116
FEB	298	199	195	151	262	165	173	133	208	134	136	102
MAR	338	278	230	217	343	238	249	190				
APR	419	271	320	223	419	241	299	194				
MAY	410	292	317	242	424	245	311	206				
JUN	487	350	369	288	466	331	356	281				
JUL	438	352	339	298	414	327	313	272				
AUG	427	338	325	294	397	350	285	295				
SEP	402	333	305	280	326	293	233	252				
OCT	376	298	253	254	295	253	207	201				
NOV	286	300	185	249	177	223	123	180				
DEC	195	266	134	216	166	223	107	173				
TOTAL	4321	3451	3123	2857	3924	3087	2814	2538	439	272	267	218
AVG	360	288	260	238	327	257	235	212	220	136	134	109
MED	389	295	279	246	335	243	241	198	220	136	134	109

RESIDENTIAL	2021 YEAR END	1YR %CHG	2022 YEAR END	%CHG	2023 YEAR TO DATE	%CHG
AVERAGE LIST	\$192,692	+6.4%	\$209,070	+8.5%	\$200,745	-4.0%
MEDIAN LIST	\$149,950	+4.1%	\$167,700	+11.8%	\$162,675	-3.0%
AVERAGE SALE	\$182,924	+9.6%	\$194,623	+6.4%	\$207,333	+6.5%
MEDIAN SALE	\$153,000	+10.3%	\$165,000	+7.8%	\$152,500	-7.6%



CRAWFORD COUNTY

	2021				2022				2023			
	ALL		RES		ALL		RES		ALL		RES	
	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE	NEW	SALE
JAN	51	48	40	31	54	48	44	38	43	31	30	26
FEB	39	28	30	24	42	43	35	34	31	29	22	26
MAR	64	65	50	54	81	64	56	53				
APR	82	68	65	61	80	50	64	44				
MAY	95	66	71	54	96	71	85	63				
JUN	102	68	84	51	111	70	94	63				
JUL	104	62	77	51	90	71	72	65				
AUG	93	85	82	73	83	90	65	78				
SEP	57	64	44	49	75	58	56	48				
OCT	60	72	42	57	66	60	56	52				
NOV	55	60	43	50	33	46	28	39				
DEC	46	48	36	41	23	40	16	32				
TOTAL	848	734	664	596	834	711	671	609	74	60	52	52
AVG	71	61	55	50	70	59	56	51	37	30	26	26
MED	62	65	47	51	78	59	56	50	37	30	26	26

RESIDENTIAL	2021 YEAR END	1YR %CHG	2022 YEAR END	%CHG	2023 YEAR TO DATE	%CHG
AVERAGE LIST	\$178,989	+22.3%	\$174,251	-2.6%	\$139,815	-19.8%
MEDIAN LIST	\$146,725	+16.5%	\$150,841	+2.8%	\$142,900	-5.3%
AVERAGE SALE	\$158,426	+18.3%	\$170,089	+7.4%	\$169,738	-0.2%
MEDIAN SALE	\$135,500	+17.8%	\$148,588	+9.7%	\$138,000	-7.1%

