ERIE COUNTY | JUNE 2026

Erie County market brief

A strong seller's market running white-hot. Direction is near normal, rising versus this county's own recent history.

GAUGE 01
Market Type
82 Strong seller's market

GAUGE 02
Speed
86 White-hot

GAUGE 03
Direction
45 Near normal, rising

MONTHLY CHANGE VS MAY 2026

DIRECTION	PRICE	MARKET TYPE	SPEED
+10.7 pts (34.5 to 45.2)	+10.6% ($309,128 median)	+2.4 pts (Strong seller's market)	+2.0 pts (White-hot)

LATEST CSV RECEIPTS

MEDIAN SALE PRICE	MEDIAN DAYS ON MARKET	SALE-TO-LIST
$309,128	10 days	106.9%
June 2026	Typical county pace	Average sale/list ratio

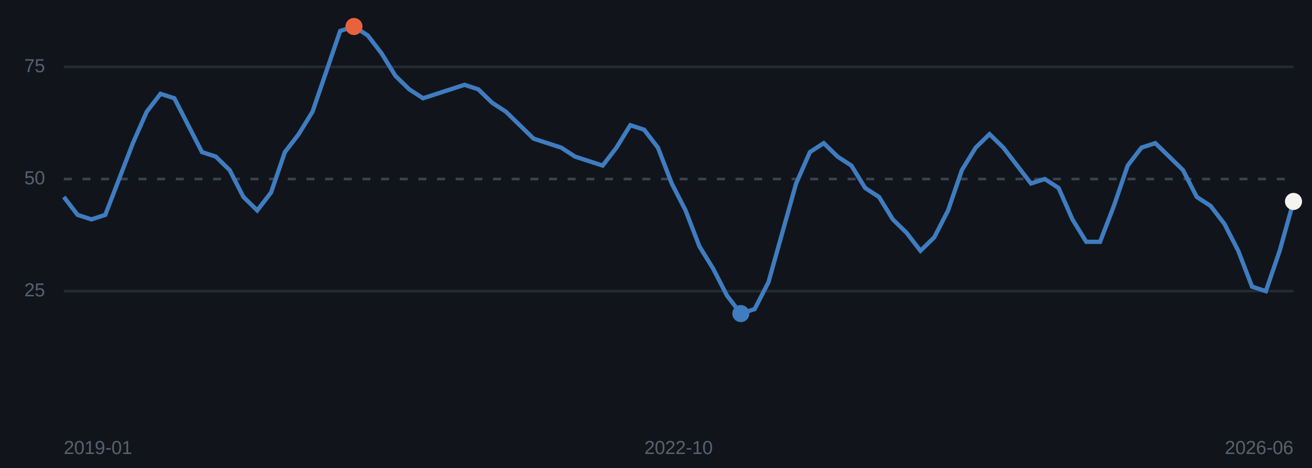
SOLD ABOVE LIST	MONTHS OF SUPPLY	RECORDED SALES
68.2%	2.2	689
Share of closed sales	County-level inventory	June 2026

WHAT THE DATA SAYS

Erie recorded 689 sales at a median price of $309,128. Homes spent a median 10 days on market, averaged 106.9% of list price, and 68.2% closed above original list. Inventory is up 22.4% year over year. Use these county figures as context and verify decisions with current property-level comps.

Direction history

Direction compares each county with its own trailing history. A reading of 50 is that county's recent normal; it is not an absolute measure of market heat.



High 84 (2020-10)

Low 20 (2023-02)

Now 45.2 (+10.7 points)

HOW TO READ THE THREE GAUGES

Market Type

An absolute leverage reading using supply, sale-to-list, and over-ask pressure.

Speed and Competition

An absolute pace reading using days on market, two-week exits, over-ask share, and sale-to-list.

Direction

A relative momentum reading using six smoothed inputs against this county's trailing two-year history.

SOURCE AND LIMITATIONS

Source: Redfin Data Center county-level monthly data through June 2026. Figures reflect Redfin calculations from MLS and public records and may be revised. County averages do not describe a specific property, neighborhood, loan, tax situation, or investment return. Published by Troy Pulli, NMLS #2739716.