

Local Market Update for December 2023

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

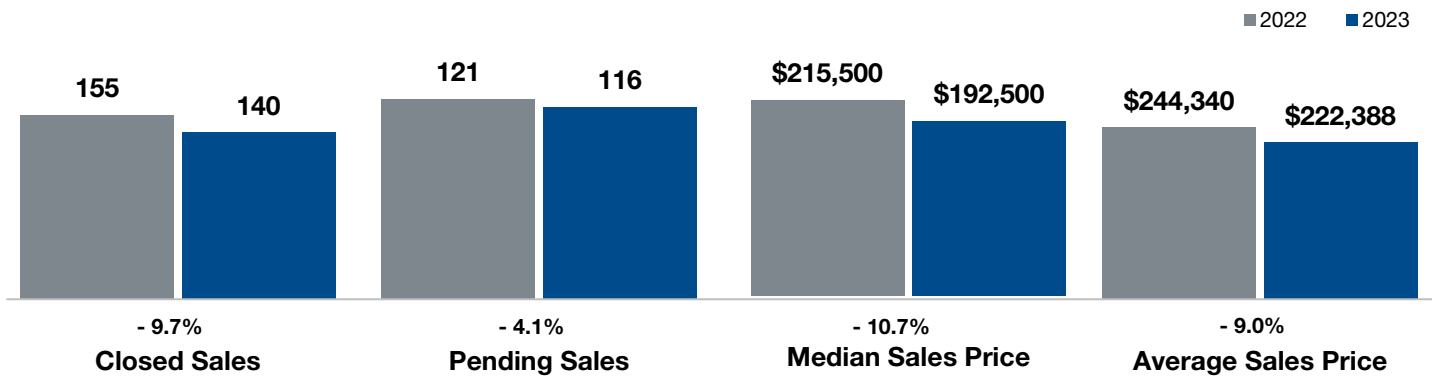


Elkhart County

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	121	105	- 13.2%	2,370	2,119	- 10.6%
Closed Sales	155	140	- 9.7%	2,112	1,846	- 12.6%
Median Sales Price	\$215,500	\$192,500	- 10.7%	\$220,000	\$225,000	+ 2.3%
Percent of Original List Price Received*	96.5%	96.6%	+ 0.1%	100.5%	97.6%	- 2.9%
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Inventory of Homes for Sale	202	268	+ 32.7%	--	--	--

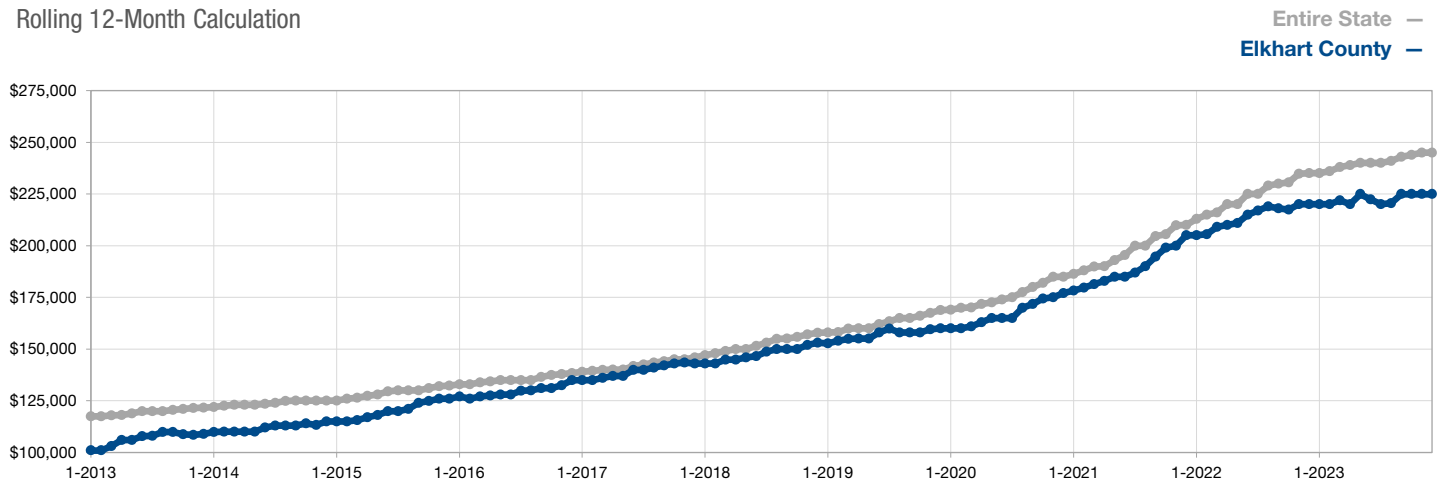
* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

December



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.