

# MLS Statistics

## Year End 2023 to 2022 Comparison

### Elkhart County Residential

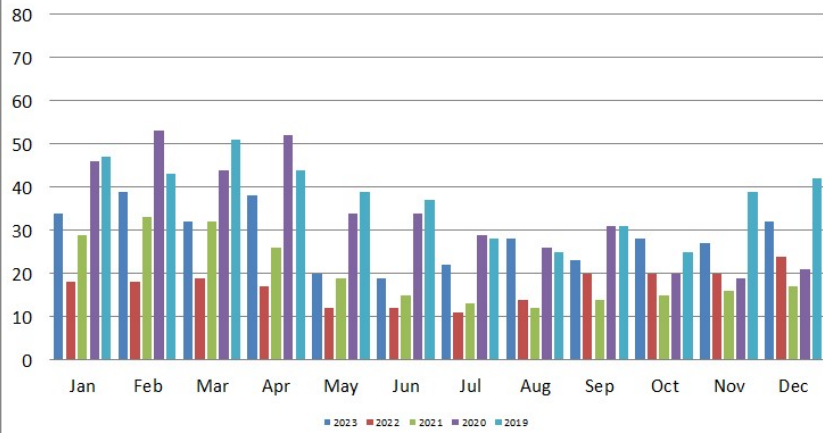
This comparison is based on properties from the MLS of Elkhart County representing Elkhart County Townships

Month	# New Listings			# Active Listings			# Sold Listing			Median Price \$			DOM			% Sale to List		
	2023 Monthly	2022 Monthly	2022 Annual	2023 Monthly	2022 Monthly	2022 Annual	2023 Monthly	2022 Monthly	2022 Annual	2023 Monthly	2022 Monthly	2022 Annual	2023 Monthly	2022 Monthly	2022 Annual	2023 Monthly	2022 Monthly	2022 Annual
JANUARY	109	137	137	188	119	119	124	145	145	198,250	195,000	195,000	34	18	18	97.61	100.48	100.48
FEBRUARY	138	132	132	166	76	76	109	130	130	227,000	210,000	210,000	39	18	18	97.54	100.53	100.53
MARCH	176	222	222	183	89	89	148	147	147	210,000	203,000	203,000	32	19	19	97.34	101.17	101.17
APRIL	166	233	233	191	125	125	130	169	169	212,500	224,900	224,900	36	17	17	98.29	102.46	102.46
MAY	218	233	233	184	128	128	176	194	194	225,000	207,500	207,500	20	12	12	99.69	102.92	102.92
JUNE	224	278	278	221	176	176	171	218	218	234,000	235,250	235,250	19	12	12	99.70	101.85	101.85
JULY	209	258	258	222	208	208	168	224	224	226,500	239,250	239,250	22	11	11	100.19	101.86	101.86
AUGUST	225	239	239	233	235	235	194	213	213	227,500	220,000	220,000	28	14	14	98.44	99.54	99.54
SEPTEMBER	217	208	208	275	233	233	186	215	215	230,000	219,900	219,900	23	20	20	98.21	98.38	98.38
OCTOBER	211	198	198	304	238	238	170	180	180	221,500	210,077	210,077	28	20	20	99.09	94.96	97.96
NOVEMBER	156	169	169	298	259	259	159	156	156	239,900	225,000	225,000	27	20	20	98.85	98.29	98.29
DECEMBER	116	126	126	293	220	220	144	156	156	189,750	215,000	215,000	32	24	24	98.66	98.27	98.27
<b>CUMMULATIVE TOTALS</b>	<b>2165</b>	<b>2433</b>	<b>2433</b>				<b>1879</b>	<b>2147</b>	<b>2147</b>	<b>225,000</b>	<b>220,000</b>	<b>220,000</b>	<b>27</b>	<b>16</b>	<b>16</b>	<b>98.73</b>	<b>100.32</b>	<b>100.32</b>

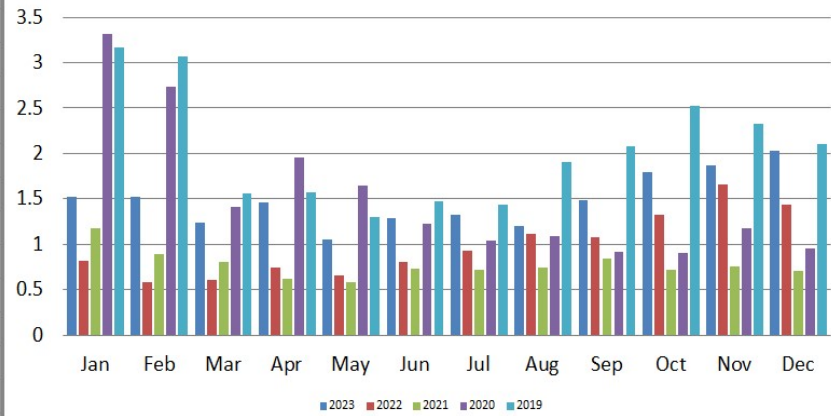
Statistics in this report were obtained from the Indiana Regional MLS & the U.S. Department of Labor Statistics. The Indiana Regional MLS and ECBOR are not responsible for the accuracy of the data. Data maintained by IRMLS/ECBOR may not reflect all real estate activity in Elkhart County. **Data revised quarterly to reflect activity reported after the date of this report.**

**Report compiled as of 2/20/2024. Statistics are also available on the 16 Year History Report on the MLS Homepage.**

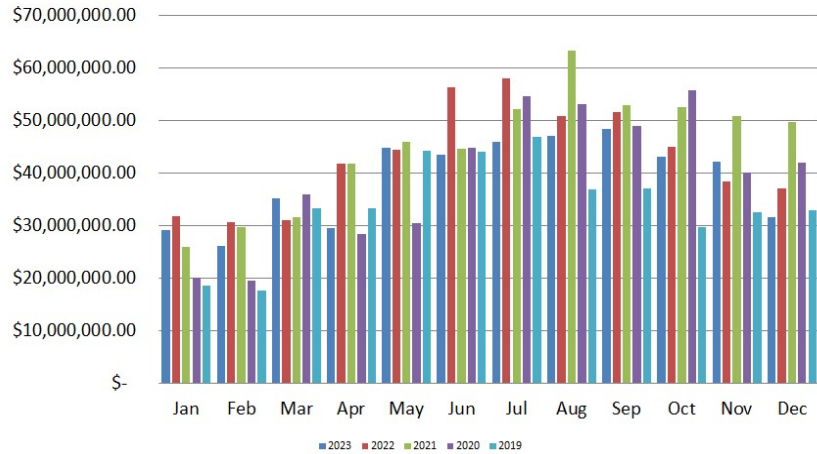
**Average Residential Days on Market  
2023 - 2019**



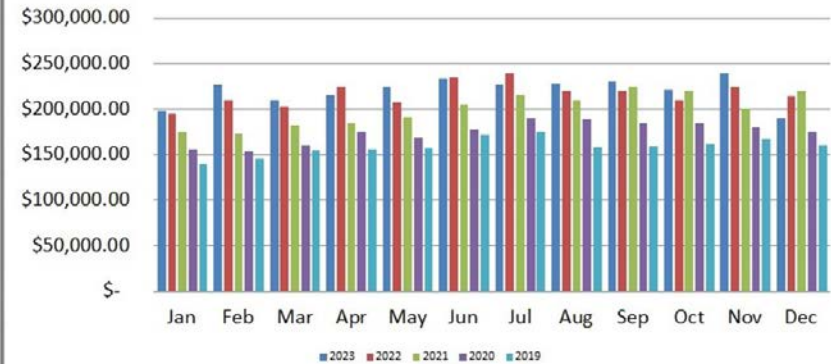
**Residential Absorption Rate  
2023-2019**



**Residential Closed Sales Dollar Volume  
2023 - 2019**



**Residential Median Sales Price  
2023 - 2019**



The Median Sales Price for Residential properties is calculated by arranging the sale prices from lowest to highest and picking the middle sale price.

**Elkhart County Board of Realtors  
Unemployment Statistics  
Elkhart County  
2023-2022-2021-2020-2019-2018-2017-2016-2015-2014-2013**

Month	LOCAL											STATE											NATIONAL										
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2003	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
January	4.9	2.3	3.9	3.1	3.8	2.5	3.2	3.8	5.0	5.9	9.2	3.4	3.3	5.2	3.7	4.1	3.8	4.5	5.1	6.1	6.7	9.3	3.9	4.4	6.8	4.0	4.4	4.5	5.1	5.3	6.1	7.0	8.5
February	3.8	2.3	3.6	2.9	3.3	2.5	3.0	3.8	4.4	5.9	8.5	3.5	3.4	4.9	3.6	4.0	3.8	4.3	5.1	5.7	7.0	8.8	3.9	4.1	6.6	3.8	4.1	4.4	4.9	5.2	5.8	7.0	8.1
March	3.8	2.2	3.5	3.6	3.0	2.3	2.6	3.8	4.0	5.6	7.9	3.5	3.2	4.8	4.3	3.7	3.6	3.7	5.0	5.3	6.6	8.3	3.6	3.8	6.2	4.5	3.9	4.1	4.6	5.1	5.6	6.8	7.6
April	2.8	1.8	2.8	30.6	2.4	2.1	2.1	3.4	3.4	4.7	6.9	2.6	2.5	4.0	16.4	2.8	3.0	2.9	4.3	4.4	5.6	7.3	3.1	3.3	5.7	14.4	3.3	3.7	4.1	4.7	5.1	5.9	7.1
May	3.7	2.1	2.9	12.2	2.7	2.4	2.4	3.2	3.8	4.9	7.0	3.5	2.8	4.1	12.7	2.9	3.1	3.1	4.1	4.7	5.9	7.5	3.4	3.4	5.5	13.0	3.4	3.6	4.1	4.5	5.3	6.1	7.3
June	4.4	2.8	3.2	9.4	3.1	2.7	2.6	3.7	3.9	5.1	7.2	3.7	3.3	4.6	10.2	3.4	3.7	3.5	4.5	4.8	6.0	7.9	3.8	3.8	6.1	11.2	3.8	4.2	4.5	5.1	5.5	6.3	7.8
July	5.2	2.8	2.8	9.1	3.7	2.7	2.6	3.6	3.9	5.2	7.1	4.0	3.3	4.1	9.3	3.6	3.6	3.6	4.4	4.7	6.1	7.6	3.8	3.8	5.7	10.5	4.0	4.1	4.6	5.1	5.6	6.5	7.7
August	4.4	2.8	2.5	6.1	3.1	2.8	2.8	3.5	3.6	4.9	6.6	3.7	3.2	3.6	6.8	3.2	3.5	3.8	4.3	4.4	5.8	7.1	3.9	3.8	5.3	8.5	3.8	3.9	4.5	5.0	5.2	6.3	7.3
September	3.8	2.3	2.3	5.2	2.8	2.4	2.2	3.2	3.5	4.6	6.4	3.3	2.5	3.2	6.1	2.7	2.9	3.2	4.0	4.2	5.3	6.8	3.6	3.3	4.6	7.7	3.3	3.6	4.1	4.8	4.9	5.7	7.0
October	3.5	2.9	2.2	4.5	2.9	2.7	2.2	3.2	3.6	4.6	6.5	3.3	3.0	3.0	5.4	3.0	3.3	3.2	3.9	4.3	5.4	6.8	3.6	3.4	4.3	6.6	3.3	3.5	3.9	4.7	4.8	5.5	7.0
November	3.7	3.1	2.0	4.3	3.0	2.8	2.5	3.1	3.8	4.9	6.3	3.4	2.9	2.8	5.0	3.1	3.4	3.3	3.9	4.5	5.6	6.6	3.5	3.4	3.9	6.4	3.3	3.5	3.9	4.4	4.8	5.5	6.6
December	3.2	2.8	1.7	3.6	2.7	2.7	2.1	2.8	3.5	4.4	5.8	2.8	2.6	2.5	4.5	2.9	3.2	3.0	3.8	4.4	5.3	6.2	3.5	3.3	3.7	6.5	3.4	3.7	3.9	4.5	4.8	5.4	6.5

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