

# MLS Statistics

## Monthly 2024 to 2023 Comparison

### Elkhart County Residential

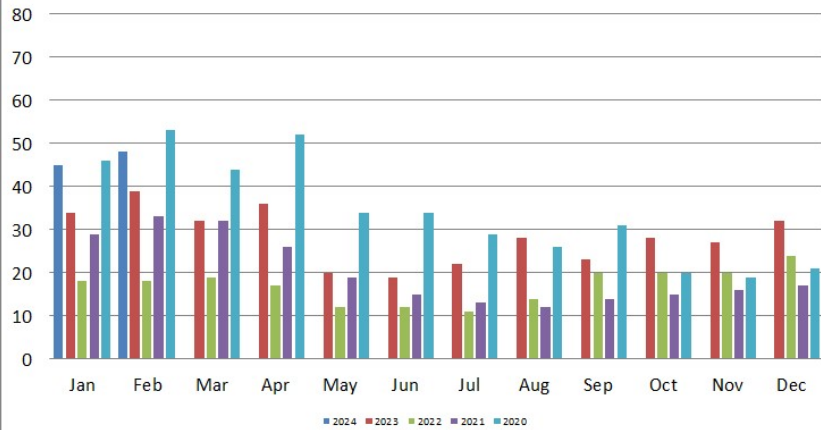
This comparison is based on properties from the MLS of Elkhart County representing Elkhart County Townships

Month	# New Listings			# Active Listings			# Sold Listing			Median Price \$			DOM			% Sale to List		
	2024 Monthly	2023 Monthly	2023 Annual	2024 Monthly	2023 Monthly	2023 Annual	2024 Monthly	2023 Monthly	2023 Annual	2024 Monthly	2023 Monthly	2023 Annual	2024 Monthly	2023 Monthly	2023 Annual	2024 Monthly	2023 Monthly	2023 Annual
JANUARY	130	109	109	234	188	188	109	124	124	220,000	198,250	198,250	45	34	34	96.72%	97.61	97.61
FEBRUARY	145	138	138	210	166	166	136	109	109	184,450	227,000	227,000	48	39	39	96.31	97.54	97.54
MARCH			176	224	183	183			148			210,000			32			97.34
APRIL			166			191			130			212,500			36			98.29
MAY			218			184			176			225,000			20			99.69
JUNE			224			221			171			234,000			19			99.70
JULY			209			222			168			226,500			22			100.19
AUGUST			225			233			194			227,500			28			98.44
SEPTEMBER			217			275			186			230,000			23			98.21
OCTOBER			211			304			170			221,500			28			99.09
NOVEMBER			156			298			159			239,900			27			98.85
DECEMBER			116			293			144			189,750			32			98.66
<b>CUMMULATIVE TOTALS</b>	<b>275</b>	<b>247</b>	<b>2165</b>				<b>245</b>	<b>233</b>	<b>1879</b>	<b>202,000</b>	<b>205,000</b>	<b>225,000</b>	<b>47</b>	<b>36</b>	<b>27</b>	<b>96.51</b>	<b>97.57</b>	<b>98.73</b>

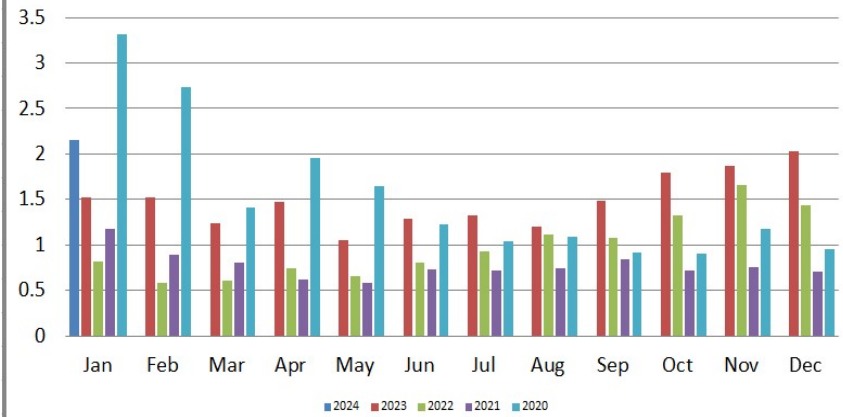
Statistics in this report were obtained from the Indiana Regional MLS & the U.S. Department of Labor Statistics. The Indiana Regional MLS and ECBOR are not responsible for the accuracy of the data. Data maintained by IRMLS/ECBOR may not reflect all real estate activity in Elkhart County. **Data revised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

**Report compiled as of 3/21/2024. Statistics are also available on the 16 Year History Report on the MLS Homepage.**

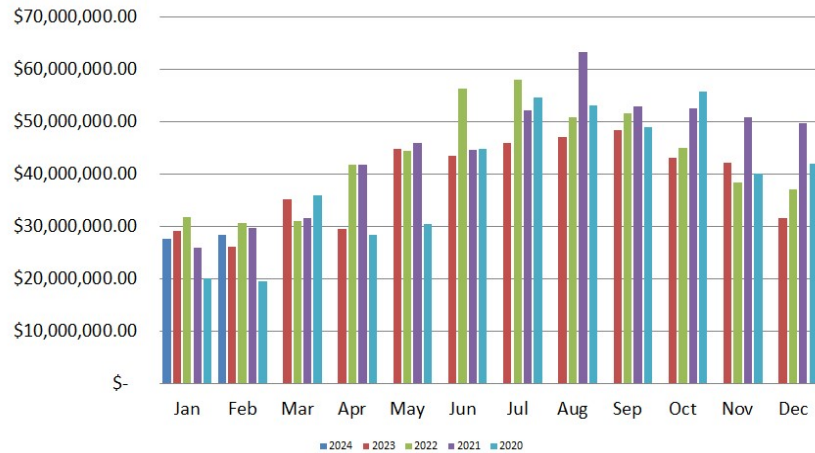
**Average Residential Days on Market  
2024 - 2020**



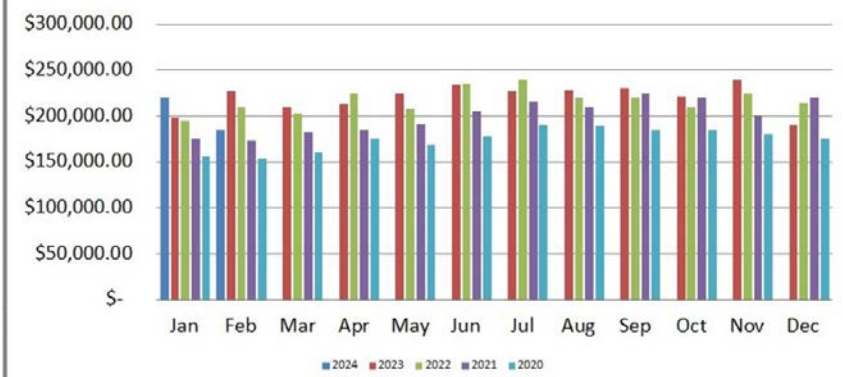
**Residential Absorption Rate  
2024-2020**



**Residential Closed Sales Dollar Volume  
2024 - 2020**



**Residential Median Sales Price  
2024 - 2020**



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  
2024-2023-2022-2021-2020-2019-2018-2017-2016-2015-2014**

**LOCAL**

**STATE**

**NATIONAL**

Month	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
January	4.1	4.9	2.3	3.9	3.1	3.8	2.5	3.2	3.8	5.0	5.9	3.8	3.4	3.3	5.2	3.7	4.1	3.8	4.5	5.1	6.1	6.7	4.1	3.9	4.4	6.8	4.0	4.4	4.5	5.1	5.3	6.1	7.0
February	NA	3.8	2.3	3.6	2.9	3.3	2.5	3.0	3.8	4.4	5.9	NA	3.5	3.4	4.9	3.6	4.0	3.8	4.3	5.1	5.7	7.0	4.2	3.9	4.1	6.6	3.8	4.1	4.4	4.9	5.2	5.8	7.0
March		3.8	2.2	3.5	3.6	3.0	2.3	2.6	3.8	4.0	5.6		3.5	3.2	4.8	4.3	3.7	3.6	3.7	5.0	5.3	6.6		3.6	3.8	6.2	4.5	3.9	4.1	4.6	5.1	5.6	6.8
April		2.8	1.8	2.8	30.6	2.4	2.1	2.1	3.4	3.4	4.7		2.6	2.5	4.0	16.4	2.8	3.0	2.9	4.3	4.4	5.6		3.1	3.3	5.7	14.4	3.3	3.7	4.1	4.7	5.1	5.9
May		3.7	2.1	2.9	12.2	2.7	2.4	2.4	3.2	3.8	4.9		3.5	2.8	4.1	12.7	2.9	3.1	3.1	4.1	4.7	5.9		3.4	3.4	5.5	13.0	3.4	3.6	4.1	4.5	5.3	6.1
June		4.4	2.8	3.2	9.4	3.1	2.7	2.6	3.7	3.9	5.1		3.7	3.3	4.6	10.2	3.4	3.7	3.5	4.5	4.8	6.0		3.8	3.8	6.1	11.2	3.8	4.2	4.5	5.1	5.5	6.3
July		5.2	2.8	2.8	9.1	3.7	2.7	2.6	3.6	3.9	5.2		4.0	3.3	4.1	9.3	3.6	3.6	3.6	4.4	4.7	6.1		3.8	3.8	5.7	10.5	4.0	4.1	4.6	5.1	5.6	6.5
August		4.4	2.8	2.5	6.1	3.1	2.8	2.8	3.5	3.6	4.9		3.7	3.2	3.6	6.8	3.2	3.5	3.8	4.3	4.4	5.8		3.9	3.8	5.3	8.5	3.8	3.9	4.5	5.0	5.2	6.3
September		3.8	2.3	2.3	5.2	2.8	2.4	2.2	3.2	3.5	4.6		3.3	2.5	3.2	6.1	2.7	2.9	3.2	4.0	4.2	5.3		3.6	3.3	4.6	7.7	3.3	3.6	4.1	4.8	4.9	5.7
October		3.5	2.9	2.2	4.5	2.9	2.7	2.2	3.2	3.6	4.6		3.3	3.0	3.0	5.4	3.0	3.3	3.2	3.9	4.3	5.4		3.6	3.4	4.3	6.6	3.3	3.5	3.9	4.7	4.8	5.5
November		3.7	3.1	2.0	4.3	3.0	2.8	2.5	3.1	3.8	4.9		3.4	2.9	2.8	5.0	3.1	3.4	3.3	3.9	4.5	5.6		3.5	3.4	3.9	6.4	3.3	3.5	3.9	4.4	4.8	5.5
December		3.2	2.8	1.7	3.6	2.7	2.7	2.1	2.8	3.5	4.4		2.8	2.6	2.5	4.5	2.9	3.2	3.0	3.8	4.4	5.3		3.5	3.3	3.7	6.5	3.4	3.7	3.9	4.5	4.8	5.4

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 3/21/2024.**