

MLS Statistics Summary

YTD & Monthly 2024 to 2023 Comparison

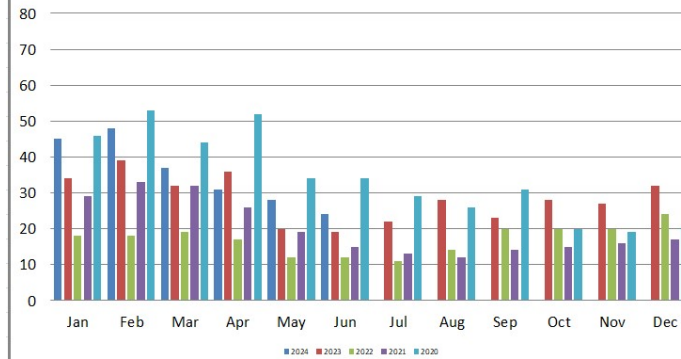
Elkhart County Residential

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

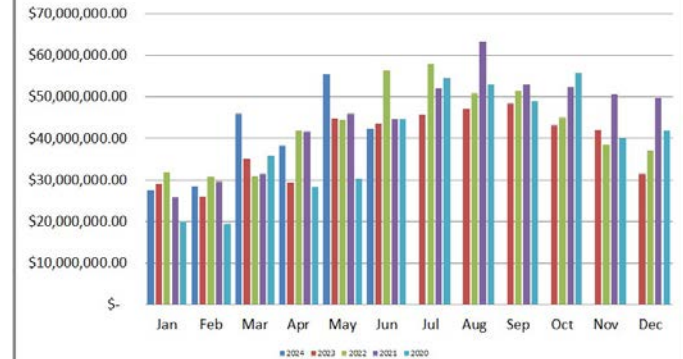
Summary – June 2024 vs. July 2024

- Local Housing Sales decreased 24.8% in June (154) vs. May (205)
- Total \$ Volume decreased 23.4% in June (\$42,375,230) vs. May (\$55,353,349)
- New Listing Inventory decreased 12.9% with 195 new listings in June and 205 in May
- Median Home Price increased 3.8% in June (\$244,000) vs. May (\$235,000)
- DOM decreased 14.2% in June (24) vs. May (28)

Average Residential Days on Market
2024 - 2020



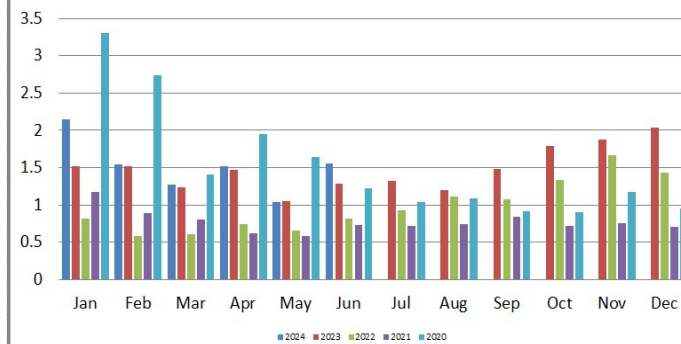
Residential Closed Sales Dollar Volume
2024 - 2020



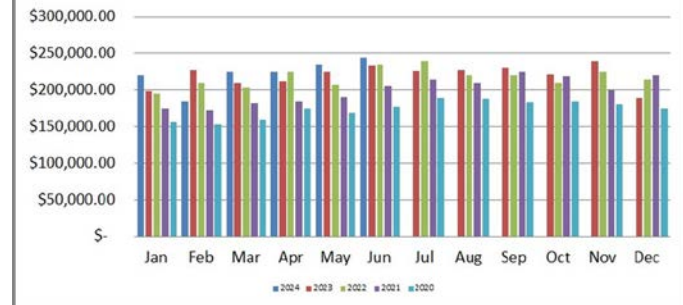
Year to Date Summary – 2024 vs. 2023

- Local Housing Sales increased 8.6% between 2024 (932) and 2023 (858)
- Total \$ Volume increased 14.4% between 2024 (\$238,072,336) and 2023 (\$208,019,514)
- New Listing Inventory increased 5.3% between 2024 (1086) and 2023 (1031)
- Median Home Price increased 1.8% between 2024 (225,000) and 2023 (220,950)
- DOM increased 20.6% between 2024 (35) and 2023 (29)

Residential Absorption Rate
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.

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 7/12/2024. Statistics are also available on the 16 Year History Report on the MLS Homepage.

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	185	176	176	224	183	183	177	148	148	225,000	210,000	210,000	37	32	32	98.61	97.34	97.34
APRIL	207	166	166	230	191	191	151	130	130	225,000	212,500	212,500	31	36	36	98.15	98.29	98.29
MAY	224	218	218	213	184	184	205	176	176	235,000	225,000	225,000	28	20	20	98.36	99.69	99.69
JUNE	195	224	224	240	221	221	154	171	171	244,000	234,000	234,000	24	19	19	99.12	99.70	99.70
JULY			209	269	222	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
CUMMULATIVE TOTALS	1086	1031	2165				932	858	1879	225,000	220,950	225,000	35	29	27	98.07	98.53	98.73

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**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	4.4	3.8	2.3	3.6	2.9	3.3	2.5	3.0	3.8	4.4	5.9	4.2	3.8	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	4.4	3.9	2.2	3.5	3.6	3.0	2.3	2.6	3.8	4.0	5.6	4.1	3.6	3.2	4.8	4.3	3.7	3.6	3.7	5.0	5.3	6.6	3.9	3.6	3.8	6.2	4.5	3.9	4.1	4.6	5.1	5.6	6.8
April	3.8	3.0	1.8	2.8	30.6	2.4	2.1	2.1	3.4	3.4	4.7	3.4	2.7	2.5	4.0	16.4	2.8	3.0	2.9	4.3	4.4	5.6	3.5	3.1	3.3	5.7	14.4	3.3	3.7	4.1	4.7	5.1	5.9
May	4.1	3.6	2.1	2.9	12.2	2.7	2.4	2.4	3.2	3.8	4.9	3.9	3.4	2.8	4.1	12.7	2.9	3.1	3.1	4.1	4.7	5.9	3.7	3.4	3.4	5.5	13.0	3.4	3.6	4.1	4.5	5.3	6.1
June	NA	4.3	2.8	3.2	9.4	3.1	2.7	2.6	3.7	3.9	5.1	NA	3.5	3.3	4.6	10.2	3.4	3.7	3.5	4.5	4.8	6.0	4.3	3.8	3.8	6.1	11.2	3.8	4.2	4.5	5.1	5.5	6.3
July		5.0	2.8	2.8	9.1	3.7	2.7	2.6	3.6	3.9	5.2		3.7	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		4.3	2.8	2.5	6.1	3.1	2.8	2.8	3.5	3.6	4.9		3.5	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		3.6	2.3	2.3	5.2	2.8	2.4	2.2	3.2	3.5	4.6		3.0	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		3.1	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		3.6	3.1	2.0	4.3	3.0	2.8	2.5	3.1	3.8	4.9		3.2	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		3.3	2.8	1.7	3.6	2.7	2.7	2.1	2.8	3.5	4.4		2.9	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

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