

# MLS Statistics Summary

## YTD & Monthly 2024 to 2023 Comparison

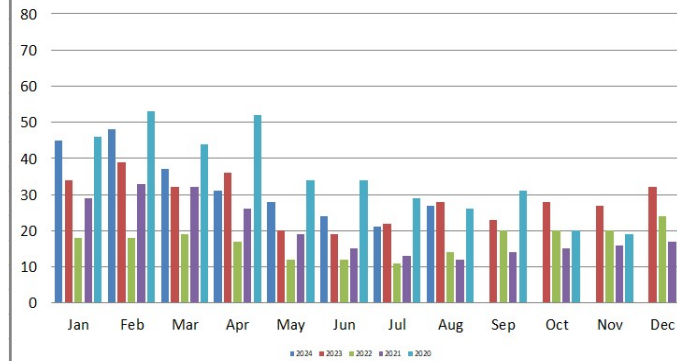
### Elkhart County Residential

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

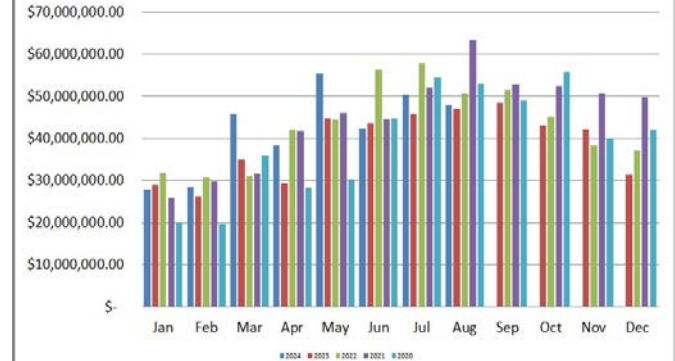
#### Summary – Aug 2024 vs. July 2024

- Local Housing Sales decreased 6.4% in August (174) vs. July (186)
- Total \$ Volume decreased 4.5% in August (\$48,007,165) vs. July (\$50,279,335)
- New Listing Inventory decreased 13.9% with 197 new listings in August and 229 in July
- Median Home Price increased 2.3% in August (\$237,354) vs. July (\$232,000)
- DOM increased 28.5% in August (27) vs. July (21)

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



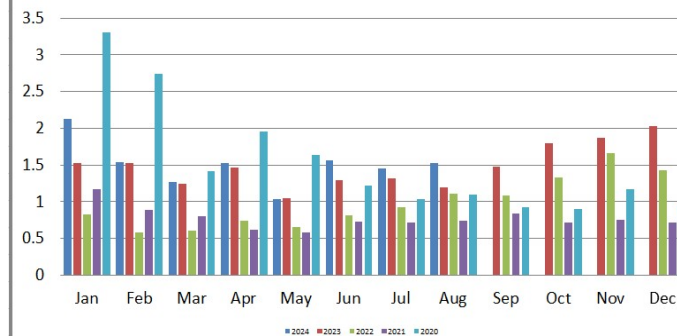
#### Residential Closed Sales Dollar Volume 2024 - 2020



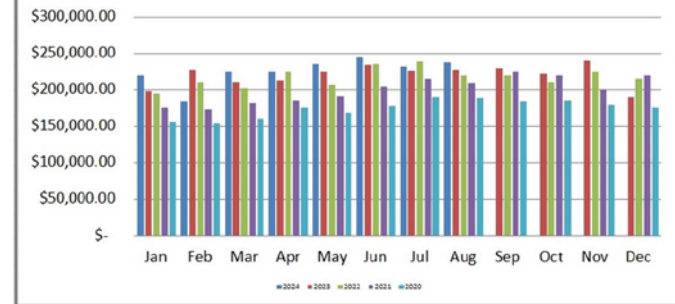
#### Year to Date Summary – 2024 vs. 2023

- Local Housing Sales increased 5.9% between 2024 (1293) and 2023 (1220)
- Total \$ Volume increased 11.8% between 2024 (\$336,568,836) and 2023 (\$300,937,130)
- New Listing Inventory increased 3% between 2024 (1510) and 2023 (1465)
- Median Home Price increased 2.1% between 2024 (229,900) and 2023 (225,000)
- DOM increased 14.2% between 2024 (32) and 2023 (28)

#### 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.

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# 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	110	124	124	220,000	198,250	198,250	45	34	34	96.75	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	206	166	166	230	191	191	151	130	130	225,000	212,500	212,500	31	36	36	98.15	98.29	98.29
MAY	223	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	229	209	209	269	222	222	186	168	168	232,000	226,500	226,500	21	22	22	98.95	100.19	100.19
AUGUST	197	225	225	266	233	233	174	194	194	237,354	227,500	227,500	27	28	28	98.52	98.44	98.44
SEPTEMBER			217	290	275	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>1510</b>	<b>1465</b>	<b>2165</b>				<b>1293</b>	<b>1220</b>	<b>1879</b>	<b>229,900</b>	<b>225,000</b>	<b>225,000</b>	<b>32</b>	<b>28</b>	<b>27</b>	<b>98.26</b>	<b>98.76</b>	<b>98.73</b>

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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	4.5	4.3	2.8	3.2	9.4	3.1	2.7	2.6	3.7	3.9	5.1	4.4	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	5.3	5.0	2.8	2.8	9.1	3.7	2.7	2.6	3.6	3.9	5.2	5.0	3.7	3.3	4.1	9.3	3.6	3.6	3.6	4.4	4.7	6.1	4.5	3.8	3.8	5.7	10.5	4.0	4.1	4.6	5.1	5.6	6.5
August	NA	4.3	2.8	2.5	6.1	3.1	2.8	2.8	3.5	3.6	4.9	NA	3.5	3.2	3.6	6.8	3.2	3.5	3.8	4.3	4.4	5.8	4.4	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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