

MLS Statistics Summary

Year End 2024 to 2023 Comparison

Elkhart County Residential

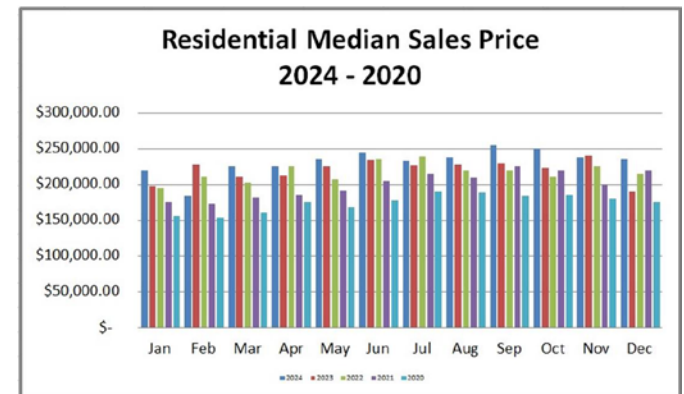
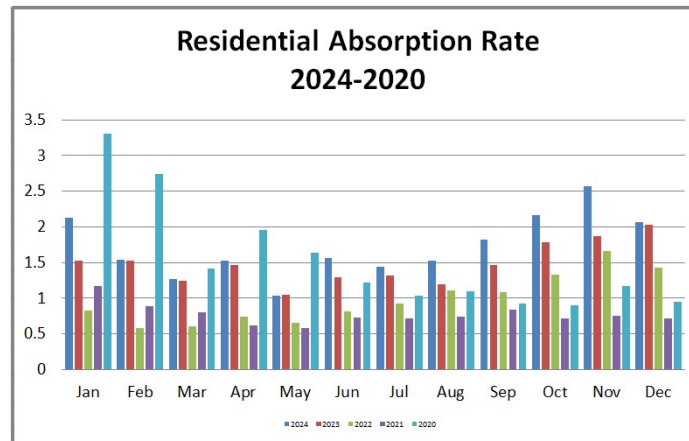
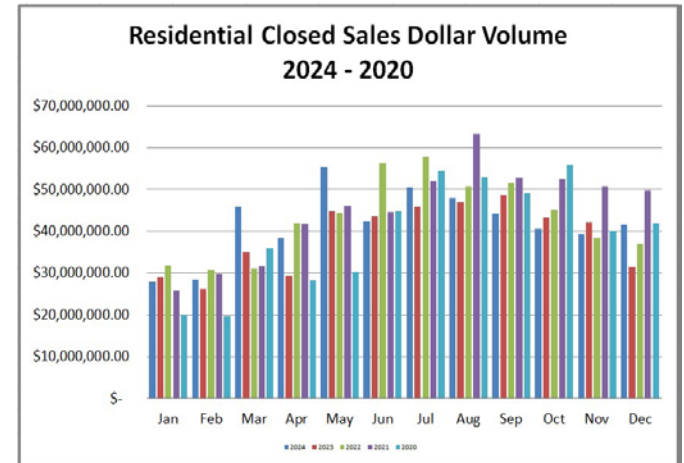
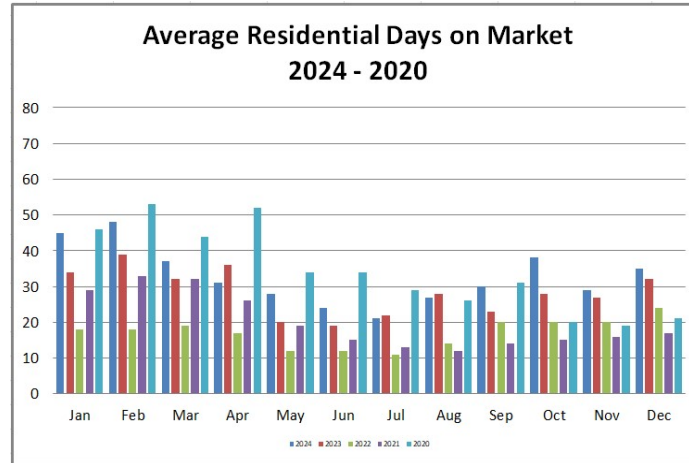
This comparison is based on properties from the MLS of Elkhart County representing Elkhart County Townships

Summary – Dec 2024 vs. Nov 2024

- Local Housing Sales increased 11.2% in December (159) vs. November (143)
- Total \$ Volume increased 5.6% in December (\$41,821,565) vs. November (\$39,587,070)
- New Listing Inventory decreased 44% with 103 new listings in December and 184 in November
- Median Home Price decreased 2% in December (\$235,000) vs. November (\$239,900)
- DOM increased 20.6% in December (35) vs. November (29)

Year to Date Summary – 2024 vs. 2023

- Local Housing Sales increased 1% between 2024 (1900) and 2023 (1881)
- Total \$ Volume increased 7.8% between 2024 (\$503,200,970) and 2023 (\$466,424,022)
- New Listing Inventory increased 2.7% between 2024 (2224) and 2023 (2165)
- Median Home Price increased 4.2% between 2024 (\$234,450) and 2023 (\$225,000)
- DOM increased 18.5% between 2024 (32) and 2023 (27)



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 2/06/2025. Statistics are also available on the 16 Year History Report on the MLS Homepage.

MLS Statistics

Year End 2024 to 2023 Comparison

Elkhart County Residential

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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	222	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	187	168	168	233,000	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	204	217	217	290	275	275	159	187	187	255,000	230,000	230,000	30	23	23	98.23	98.21	98.21
OCTOBER	224	211	211	313	304	304	145	171	171	249,900	221,500	221,500	38	28	28	98.40	99.09	99.09
NOVEMBER	184	156	156	365	298	298	143	159	159	239,900	239,900	239,900	29	27	27	97.35	98.85	98.85
DECEMBER	103	116	116	325	293	293	159	144	144	235,000	189,750	189,750	35	32	32	97.92	98.66	98.66
CUMMULATIVE TOTALS	2224	2165	2165				1900	1881	1879	234,450	225,000	225,000	32	27	27	98.17	98.74	98.74

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**Elkhart County Board of Realtors
Unemployment Statistics
Elkhart County
2024-2023-2022-2021-2020-2019-2018-2017-2016-2015-2014**

Month	LOCAL											STATE											NATIONAL										
	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	5.4	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	4.7	4.3	2.8	2.5	6.1	3.1	2.8	2.8	3.5	3.6	4.9	4.4	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	4.6	3.6	2.3	2.3	5.2	2.8	2.4	2.2	3.2	3.5	4.6	4.3	3.0	2.5	3.2	6.1	2.7	2.9	3.2	4.0	4.2	5.3	3.9	3.6	3.3	4.6	7.7	3.3	3.6	4.1	4.8	4.9	5.7
October	4.2	3.5	2.9	2.2	4.5	2.9	2.7	2.2	3.2	3.6	4.6	4.0	3.1	3.0	3.0	5.4	3.0	3.3	3.2	3.9	4.3	5.4	3.9	3.6	3.4	4.3	6.6	3.3	3.5	3.9	4.7	4.8	5.5
November	4.3	3.6	3.1	2.0	4.3	3.0	2.8	2.5	3.1	3.8	4.9	4.2	3.2	2.9	2.8	5.0	3.1	3.4	3.3	3.9	4.5	5.6	4.0	3.5	3.4	3.9	6.4	3.3	3.5	3.9	4.4	4.8	5.5
December	4.0	3.3	2.8	1.7	3.6	2.7	2.7	2.1	2.8	3.5	4.4	4.0	2.9	2.6	2.5	4.5	2.9	3.2	3.0	3.8	4.4	5.3	3.8	3.5	3.3	3.7	6.5	3.4	3.7	3.9	4.5	4.8	5.4

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