

MLS Statistics Summary

YTD & Monthly 2025 to 2024 Comparison

Elkhart County Residential

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

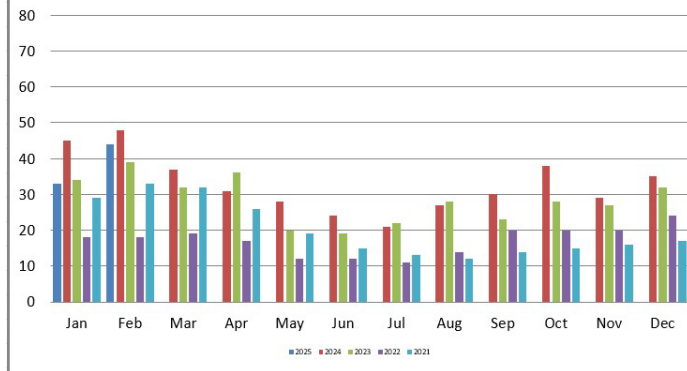
Summary – Feb 2025 vs. Jan 2025

- Local Housing Sales increased 7.6% in February (113) vs. January (105)
- Total \$ Volume increased 10.9% in February (\$28,968,776) vs. January (\$26,105,660)
- New Listing Inventory decreased 16% with 122 new listings in February and 146 in January
- Median Home Price increased 14.7% in February (\$234,000) vs. January (\$204,000)
- DOM increased 33% in February (44) vs. January (33)

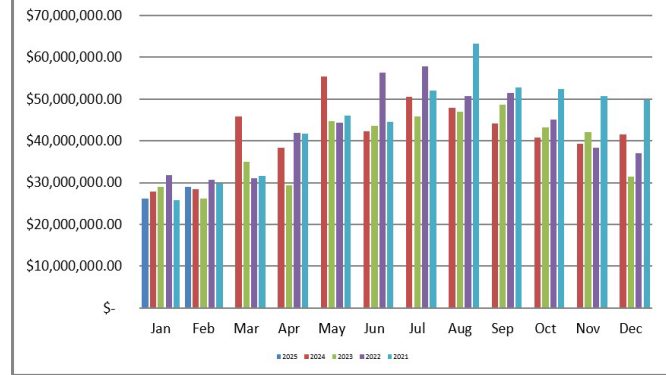
Year to Date Summary – 2025 vs. 2024

- Local Housing Sales decreased 11% between 2025 (218) and 2024 (246)
- Total \$ Volume decreased 2% between 2025 (\$55,074,436) and 2024 (\$56,282,054)
- New Listing Inventory decreased 2.5% between 2025 (268) and 2024 (275)
- Median Home Price increased 12.7% between 2025 (\$228,250) and 2024 (\$202,500)
- DOM decreased 17% between 2025 (39) and 2024 (47)

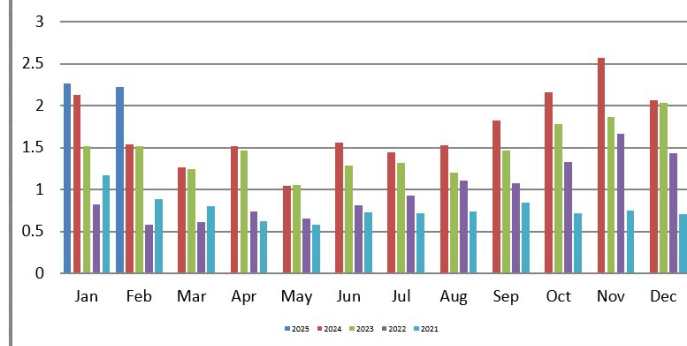
Average Residential Days on Market 2025 - 2021



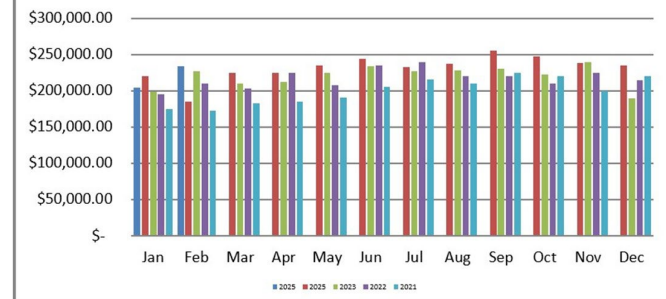
Residential Closed Sales Dollar Volume 2025 - 2021



Residential Absorption Rate 2025-2021



Residential Median Sales Price 2025 - 2021



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 3/17/2025. Statistics are also available on the 16 Year History Report on the MLS Homepage.

MLS Statistics

Monthly 2025 to 2024 Comparison

Elkhart County Residential

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Month	# New Listings			# Active Listings			# Sold Listing			Median Price \$			DOM			% Sale to List		
	2025 Monthly	2024 Monthly	2024 Annual	2025 Monthly	2024 Monthly	2024 Annual	2025 Monthly	2024 Monthly	2024 Annual	2025 Monthly	2024 Monthly	2024 Annual	2025 Monthly	2024 Monthly	2024 Annual	2025 Monthly	2024 Monthly	2024 Annual
JANUARY	146	130	130	237	234	234	105	110	110	204,000	220,000	220,000	33	45	45	97.93	96.75	96.75
FEBRUARY	122	145	145	251	210	210	113	136	136	234,000	184,450	184,450	44	48	48	96.99	96.31	96.31
MARCH			185	272	224	224			177			225,000			37			98.61
APRIL			206			230			151			225,000			31			98.15
MAY			222			213			205			235,000			28			98.36
JUNE			195			240			154			244,000			24			99.12
JULY			229			269			187			233,000			21			98.95
AUGUST			197			266			174			237,354			27			98.52
SEPTEMBER			204			290			159			255,000			30			98.23
OCTOBER			224			313			146			247,450			38			98.40
NOVEMBER			184			365			143			239,900			29			97.35
DECEMBER			103			325			159			235,000			35			97.92
CUMMULATIVE TOTALS	268	275	2224				218	246	1900	228,250	202,500	234,000	39	47	32	97.43	96.50	98.17

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**Elkhart County Board of Realtors
Unemployment Statistics
Elkhart County
2025-2024-2023-2022-2021-2020-2019-2018-2017-2016-2015**

LOCAL

STATE

NATIONAL

Month	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
January	NA	4.1	4.9	2.3	3.9	3.1	3.8	2.5	3.2	3.8	5.0	NA	3.8	3.4	3.3	5.2	3.7	4.1	3.8	4.5	5.1	6.1	4.4	4.1	3.9	4.4	6.8	4.0	4.4	4.5	5.1	5.3	6.1
February	NA	4.4	3.8	2.3	3.6	2.9	3.3	2.5	3.0	3.8	4.4	NA	4.2	3.8	3.4	4.9	3.6	4.0	3.8	4.3	5.1	5.7	4.5	4.2	3.9	4.1	6.6	3.8	4.1	4.4	4.9	5.2	5.8
March		4.4	3.9	2.2	3.5	3.6	3.0	2.3	2.6	3.8	4.0		4.1	3.6	3.2	4.8	4.3	3.7	3.6	3.7	5.0	5.3		3.9	3.6	3.8	6.2	4.5	3.9	4.1	4.6	5.1	5.6
April		3.8	3.0	1.8	2.8	30.6	2.4	2.1	2.1	3.4	3.4		3.4	2.7	2.5	4.0	16.4	2.8	3.0	2.9	4.3	4.4		3.5	3.1	3.3	5.7	14.4	3.3	3.7	4.1	4.7	5.1
May		4.1	3.6	2.1	2.9	12.2	2.7	2.4	2.4	3.2	3.8		3.9	3.4	2.8	4.1	12.7	2.9	3.1	3.1	4.1	4.7		3.7	3.4	3.4	5.5	13.0	3.4	3.6	4.1	4.5	5.3
June		4.5	4.3	2.8	3.2	9.4	3.1	2.7	2.6	3.7	3.9		4.4	3.5	3.3	4.6	10.2	3.4	3.7	3.5	4.5	4.8		4.3	3.8	3.8	6.1	11.2	3.8	4.2	4.5	5.1	5.5
July		5.4	5.0	2.8	2.8	9.1	3.7	2.7	2.6	3.6	3.9		5.0	3.7	3.3	4.1	9.3	3.6	3.6	3.6	4.4	4.7		4.5	3.8	3.8	5.7	10.5	4.0	4.1	4.6	5.1	5.6
August		4.7	4.3	2.8	2.5	6.1	3.1	2.8	2.8	3.5	3.6		4.4	3.5	3.2	3.6	6.8	3.2	3.5	3.8	4.3	4.4		4.4	3.9	3.8	5.3	8.5	3.8	3.9	4.5	5.0	5.2
September		4.6	3.6	2.3	2.3	5.2	2.8	2.4	2.2	3.2	3.5		4.3	3.0	2.5	3.2	6.1	2.7	2.9	3.2	4.0	4.2		3.9	3.6	3.3	4.6	7.7	3.3	3.6	4.1	4.8	4.9
October		4.2	3.5	2.9	2.2	4.5	2.9	2.7	2.2	3.2	3.6		4.0	3.1	3.0	3.0	5.4	3.0	3.3	3.2	3.9	4.3		3.9	3.6	3.4	4.3	6.6	3.3	3.5	3.9	4.7	4.8
November		4.3	3.6	3.1	2.0	4.3	3.0	2.8	2.5	3.1	3.8		4.2	3.2	2.9	2.8	5.0	3.1	3.4	3.3	3.9	4.5		4.0	3.5	3.4	3.9	6.4	3.3	3.5	3.9	4.4	4.8
December		4.0	3.3	2.8	1.7	3.6	2.7	2.7	2.1	2.8	3.5		4.0	2.9	2.6	2.5	4.5	2.9	3.2	3.0	3.8	4.4		3.8	3.5	3.3	3.7	6.5	3.4	3.7	3.9	4.5	4.8

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