

MLS Statistics Summary

YTD & Monthly 2025 to 2024 Comparison

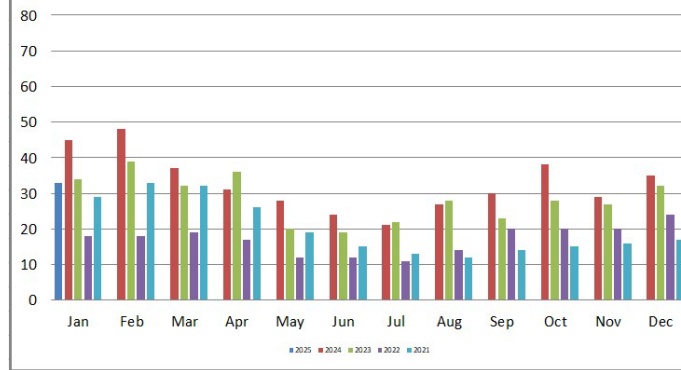
Elkhart County Residential

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

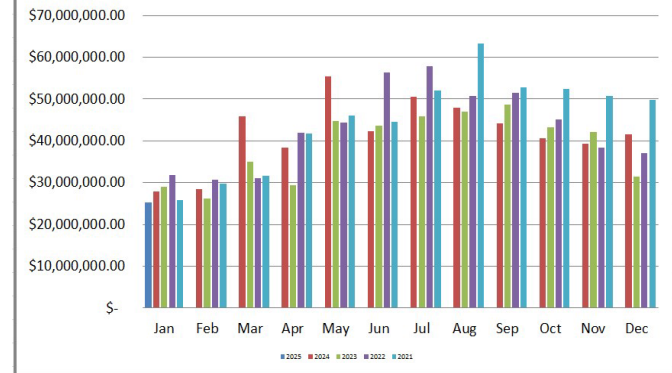
Summary – Jan 2025 vs. Dec 2024

- Local Housing Sales decreased 35.8% in January (102) vs. December (159)
- Total \$ Volume decreased 39% in January (\$25,340,660) vs. December (\$41,821,565)
- New Listing Inventory increased 41% with 146 new listings in January and 103 in December
- Median Home Price decreased 14% in January (\$202,000) vs. December (\$235,000)
- DOM decreased 5.7% in January (33) vs. December (35)

Average Residential Days on Market 2025 - 2021



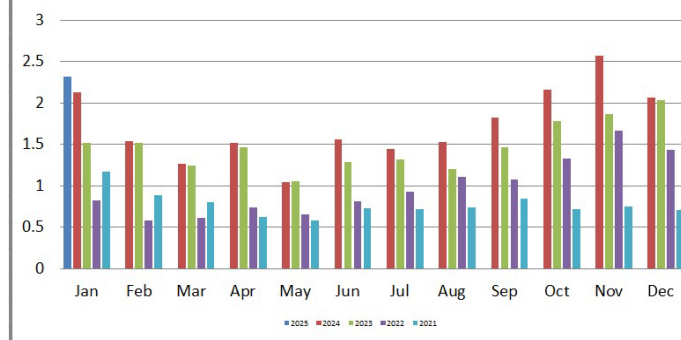
Residential Closed Sales Dollar Volume 2025 - 2021



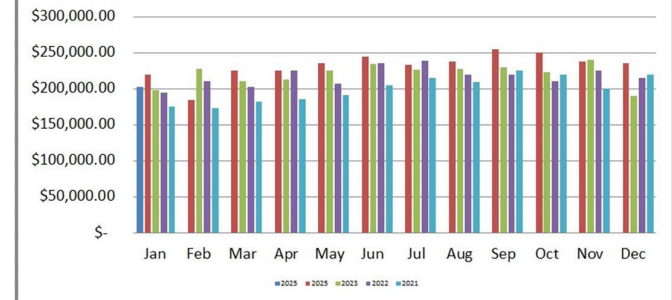
Year to Date Summary – 2025 vs. 2024

- Local Housing Sales decreased 7.2% between 2025 (102) and 2024 (110)
- Total \$ Volume decreased 8.9% between 2025 (\$25,340,660) and 2024 (\$27,837,916)
- New Listing Inventory increased 12.3% between 2025 (146) and 2024 (130)
- Median Home Price decreased 8% between 2025 (\$202,000) and 2024 (\$220,000)
- DOM decreased 26% between 2025 (33) and 2024 (45)

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 2/14/2025. 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	102	110	110	202,000	220,000	220,000	33	45	45	97.92	96.75	96.75
FEBRUARY			145	251	210	210			136			184,450			48			96.31
MARCH			185			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	146	130	2224				102	110	1901	202,000	220,000	234,000	33	45	32	97.92	96.75	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		4.4	3.8	2.3	3.6	2.9	3.3	2.5	3.0	3.8	4.4		4.2	3.8	3.4	4.9	3.6	4.0	3.8	4.3	5.1	5.7		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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