

MLS Statistics Summary

YTD & Monthly 2025 to 2024 Comparison

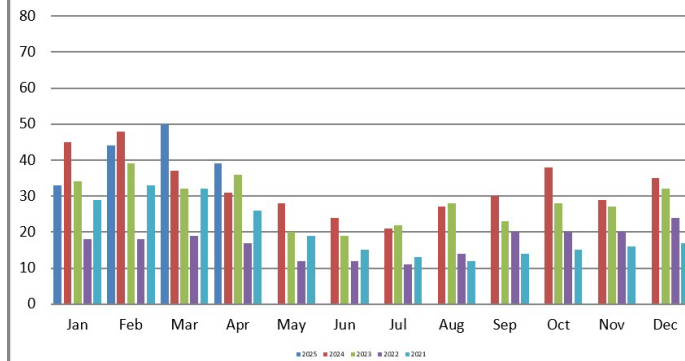
Elkhart County Residential

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

Summary – Apr 2025 vs. Mar 2025

- Local Housing Sales increased 10% in April (165) vs. March (150)
- Total \$ Volume increased 12.2% in April (\$43,990,890) vs. March (\$39,196,802)
- New Listing Inventory increased 15.7% with 206 new listings in April and 178 in March
- Median Home Price decreased .02% in April (\$239,900) vs. March (\$239,950)
- DOM decreased 22% in April (39) vs. March (50)

Average Residential Days on Market 2025 - 2021



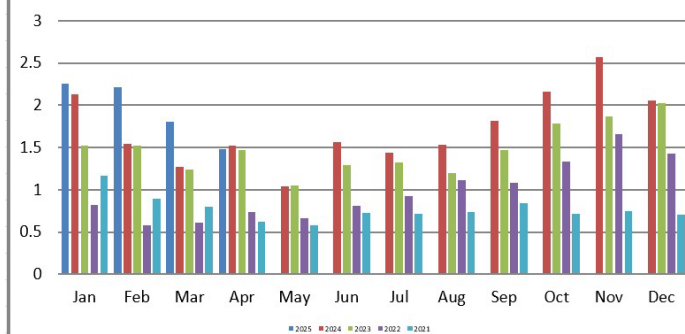
Residential Closed Sales Dollar Volume 2025 - 2021



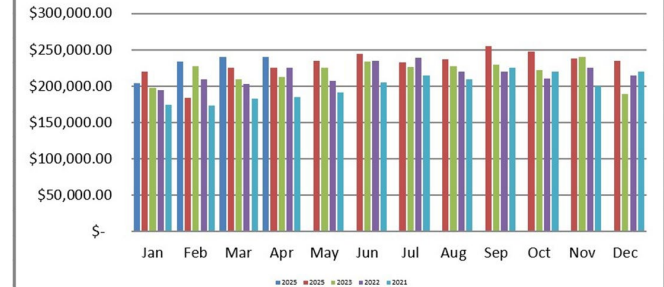
Year to Date Summary – 2025 vs. 2024

- Local Housing Sales decreased 7.1% between 2025 (533) and 2024 (574)
- Total \$ Volume decreased 1.6% between 2025 (\$138,261,128) and 2024 (\$140,553,757)
- New Listing Inventory decreased 2.1% between 2025 (652) and 2024 (666)
- Median Home Price increased 9% between 2025 (\$235,000) and 2024 (\$215,500)
- DOM increased 5% between 2025 (42) and 2024 (40)

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 5/14/2025. 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	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	178	185	185	272	224	224	150	177	177	239,950	225,000	225,000	50	37	37	97.70	98.61	98.61
APRIL	206	206	206	245	230	230	165	151	151	239,900	225,000	225,000	39	31	31	97.98	98.15	98.15
MAY			222	262	213	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	652	666	2224				533	574	1900	235,000	215,500	234,000	42	40	32	97.68	97.64	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**

Month	LOCAL											STATE											NATIONAL										
	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	4.6	4.9	4.9	2.3	3.9	3.1	3.8	2.5	3.2	3.8	5.0	4.5	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	4.5	5.2	3.8	2.3	3.6	2.9	3.3	2.5	3.0	3.8	4.4	4.5	4.4	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	3.6	5.2	3.9	2.2	3.5	3.6	3.0	2.3	2.6	3.8	4.0	3.4	4.3	3.6	3.2	4.8	4.3	3.7	3.6	3.7	5.0	5.3	4.2	3.9	3.6	3.8	6.2	4.5	3.9	4.1	4.6	5.1	5.6
April	NA	4.4	3.0	1.8	2.8	30.6	2.4	2.1	2.1	3.4	3.4	NA	3.6	2.7	2.5	4.0	16.4	2.8	3.0	2.9	4.3	4.4	3.5	3.5	3.1	3.3	5.7	14.4	3.3	3.7	4.1	4.7	5.1
May		4.7	3.6	2.1	2.9	12.2	2.7	2.4	2.4	3.2	3.8		4.0	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		5.1	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		5.9	5.0	2.8	2.8	9.1	3.7	2.7	2.6	3.6	3.9		4.9	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		5.2	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		4.7	3.6	2.3	2.3	5.2	2.8	2.4	2.2	3.2	3.5		4.0	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		4.6	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		4.9	3.6	3.1	2.0	4.3	3.0	2.8	2.5	3.1	3.8		4.3	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		4.4	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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