

MLS Statistics Summary

YTD & Monthly 2025 to 2024 Comparison

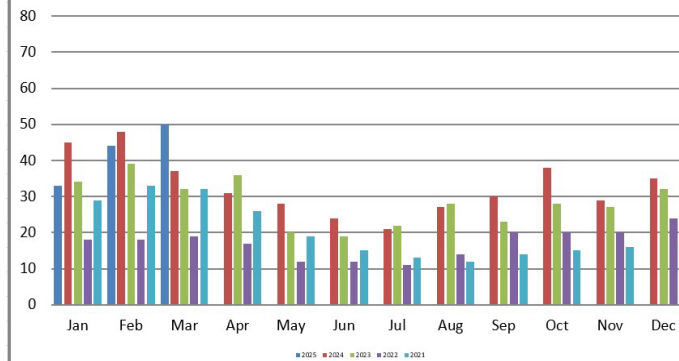
Elkhart County Residential

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

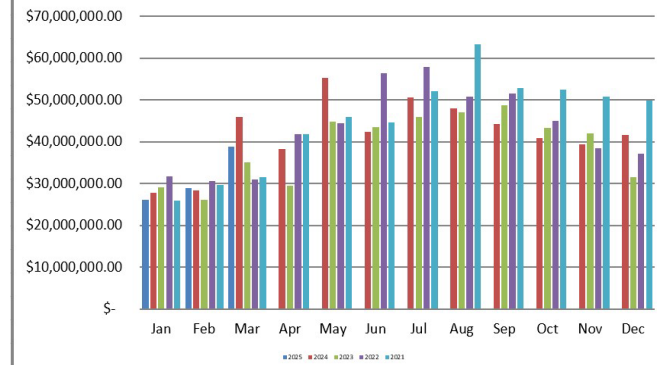
Summary – Mar 2025 vs. Feb 2025

- Local Housing Sales increased 30.9% in March (148) vs. February (113)
- Total \$ Volume increased 33.7% in March (\$38,735,302) vs. February (\$28,968,776)
- New Listing Inventory increased 45.9% with 178 new listings in March and 122 in February
- Median Home Price increased 2.5% in March (\$239,950) vs. February (\$234,000)
- DOM increased 13.6% in March (50) vs. February (44)

Average Residential Days on Market
2025 - 2021



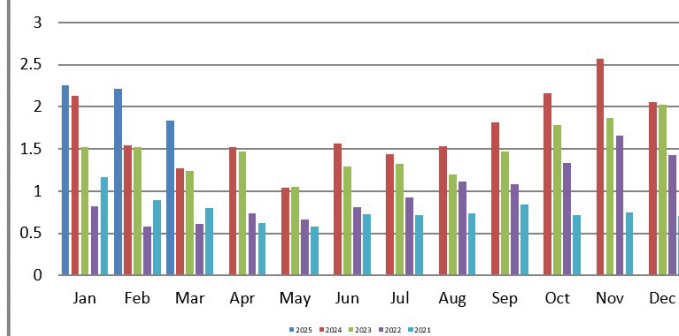
Residential Closed Sales Dollar Volume
2025 - 2021



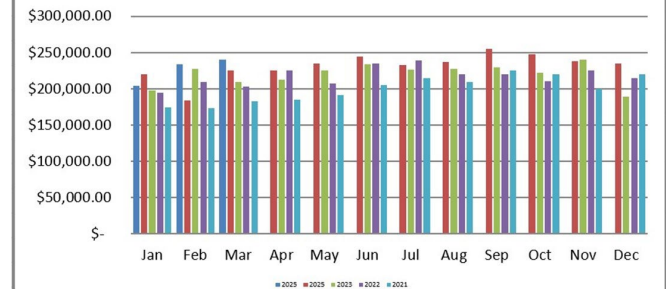
Year to Date Summary – 2025 vs. 2024

- Local Housing Sales decreased 13.4% between 2025 (366) and 2024 (423)
- Total \$ Volume decreased 8.2% between 2025 (\$93,809,738) and 2024 (\$102,206,483)
- New Listing Inventory decreased 3% between 2025 (446) and 2024 (460)
- Median Home Price increased 10.2% between 2025 (\$233,250) and 2024 (\$211,500)
- DOM increased 2.3% between 2025 (44) and 2024 (43)

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.

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MLS Statistics

Monthly 2025 to 2024 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		
	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	148	177	177	239,950	225,000	225,000	50	37	37	97.72	98.61	98.61
APRIL			206	245	230	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	446	460	2224				366	423	1900	233,250	211,500	234,000	44	43	32	97.55	97.45	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	4.1	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	4.4	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	4.4	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		3.8	3.0	1.8	2.8	30.6	2.4	2.1	2.1	3.4	3.4		3.6	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		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		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		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		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		4.0	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		4.2	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		4.3	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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