

Elkhart 46517

ZIP code · IN · Indiana > Elkhart County > Elkhart

BUYER'S MARKET

\$244K

MEDIAN SALE PRICE

-3.7%

1-YR CHANGE

183

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



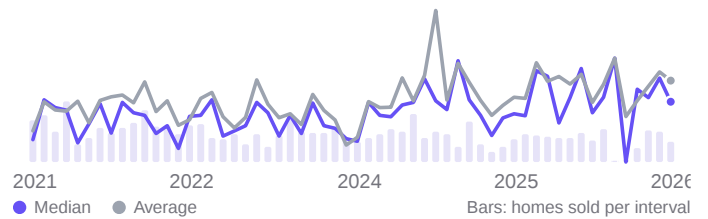
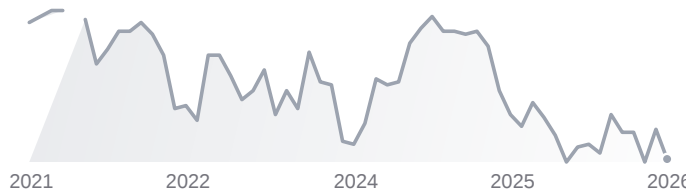
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$226K · Average \$267K

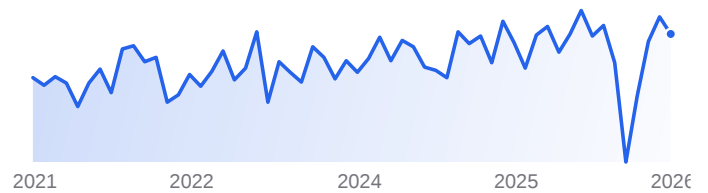
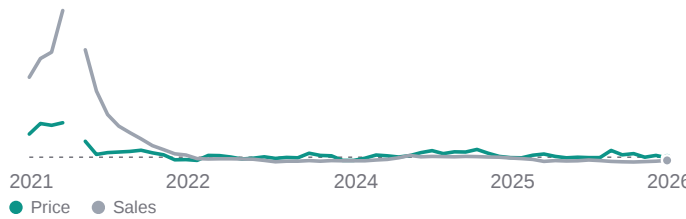


Growth (year over year)

Price -3.7% · Sales -18.3%

Price per square foot

\$171/ft²



Sale premium vs estimated value

-4.9%

Annual turnover (share of homes sold)

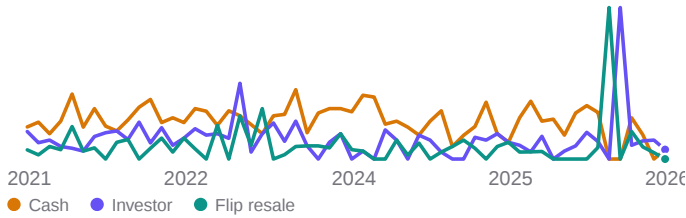
2.7%



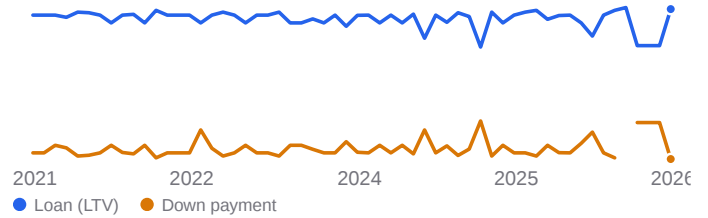
BUYERS & OUTCOMES

Buyer mix

Cash 6.3% · Investor 6.3% · Flip resale 0%

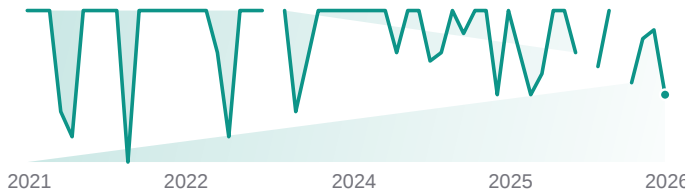


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



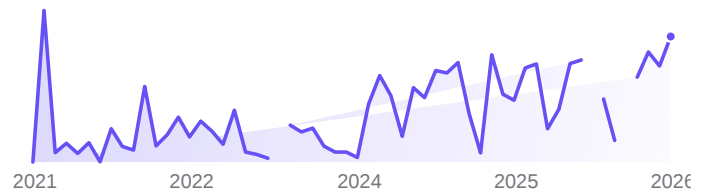
Sellers who sold at a gain

67%



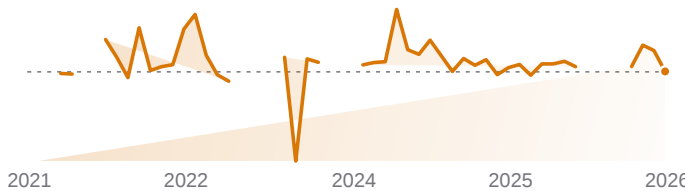
Typical hold before selling

4.0 yrs



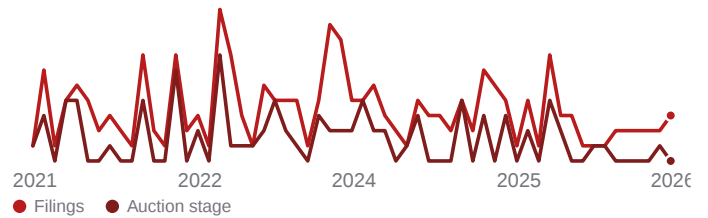
Median annualized return at resale

+0.3%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	6,773
Median value (AVM)	\$224K
Median size	1,427 ft²
Median bedrooms	3
Median year built	1967
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	86%
Company owned	7.8%
Median loan-to-value	45%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	24,197
Density	664 / mi²
Median household income	\$62K
Average household income	\$73K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	13.7%
Unemployment	1.6%
Average temp	50°F
Annual precip	38 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.