Elkhart, Indiana.

Current market data.

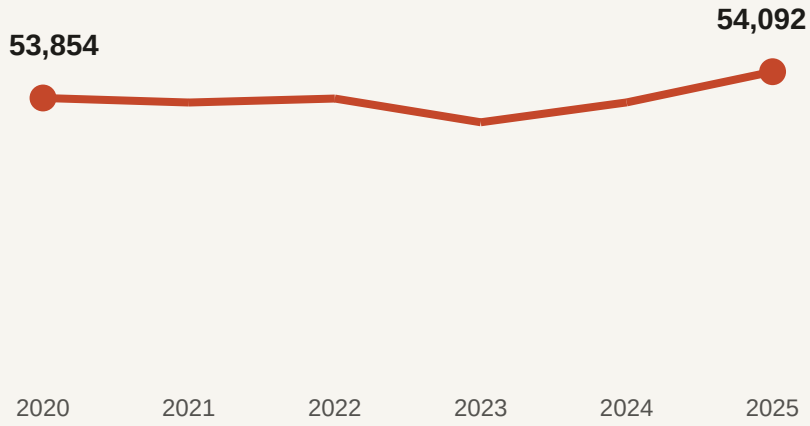
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Steady. Within 1% of 2020, every year since.

54,092

people, the 19th-largest of Indiana's cities and towns.



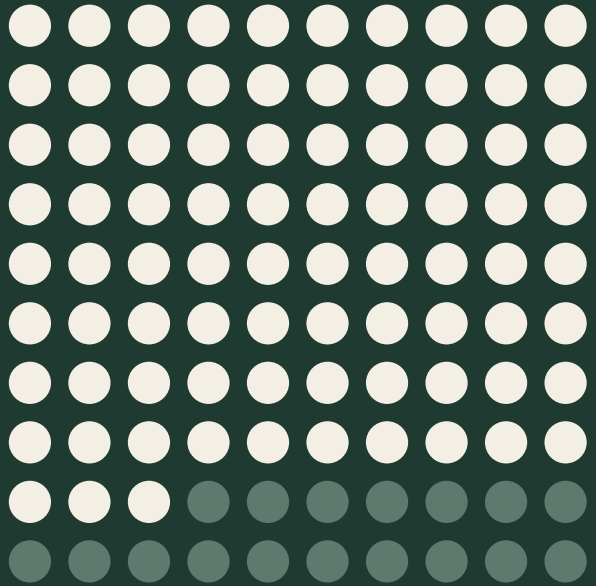
Source: Census Population Estimates, 2025

THE WORKDAY

8 in 10 jobs here go to people who live somewhere else.

82.5%

of 56,445 jobs located in Elkhart are filled by in-commuters.



Each dot is 1% of jobs. Filled: held by in-commuters.

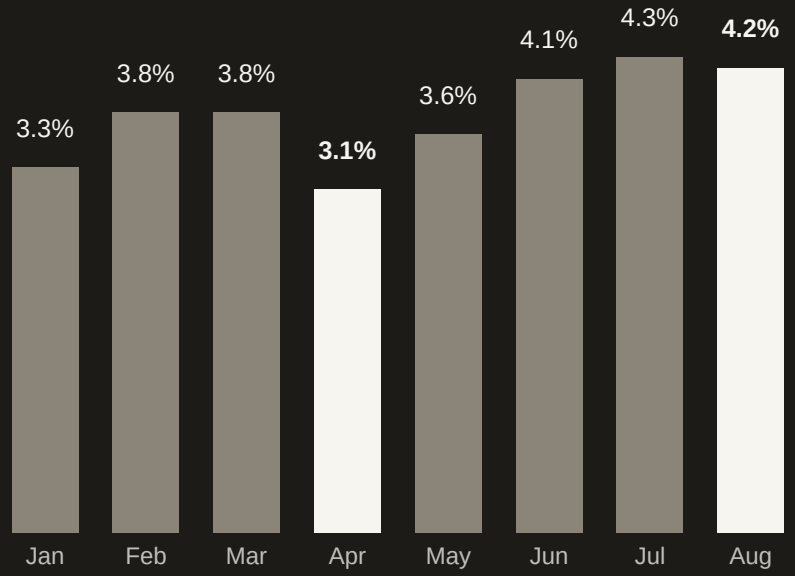
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 3.1%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.6%.



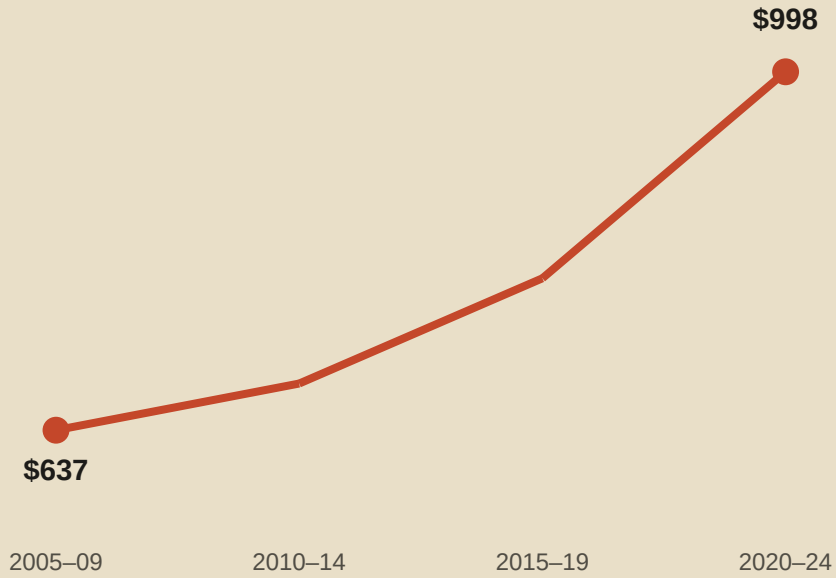
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 57% since the 2005–2009 survey, before inflation.

$998

a month. Indiana's median is $1,062.

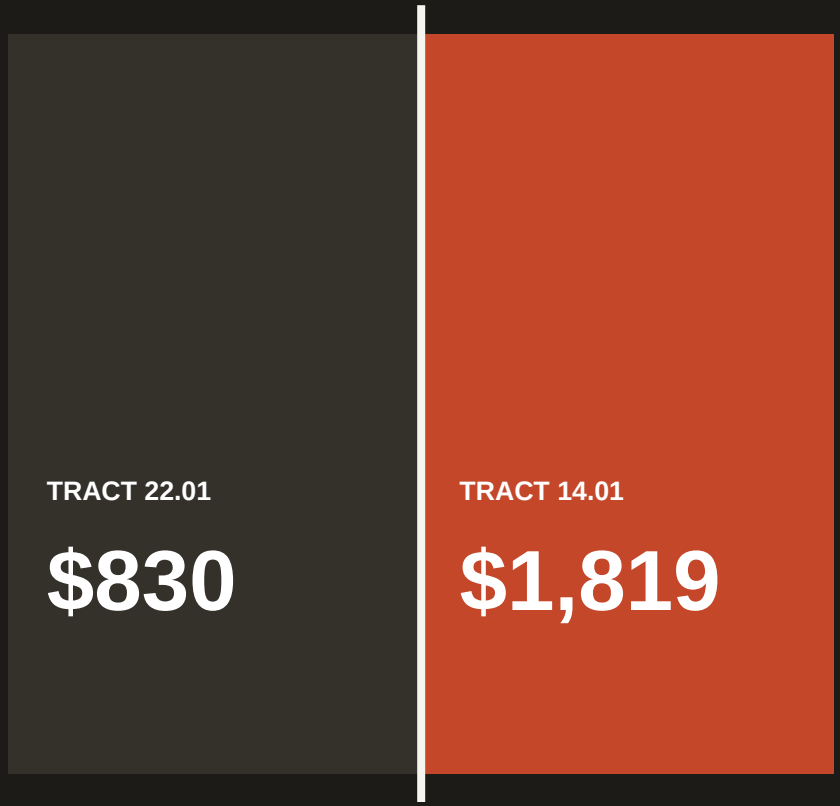


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

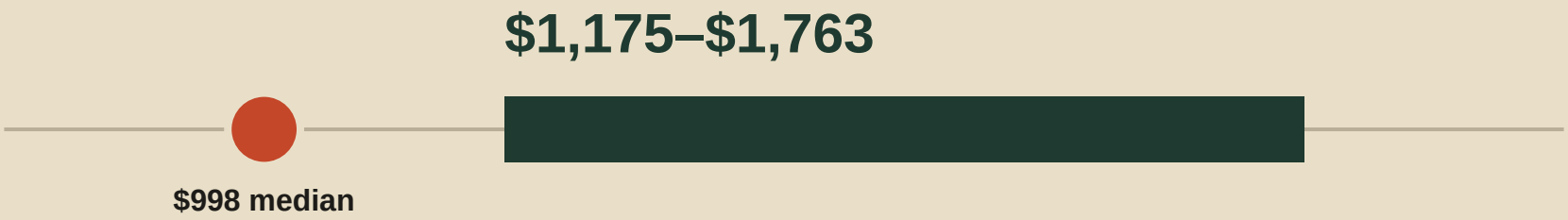
A $989 gap between neighbors, the sharpest rent edge between adjacent tracts in Elkhart County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

596

homes permitted, 2022–2025

74%

of those were in multifamily buildings

90%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–2.2% to the 25,223 homes here.

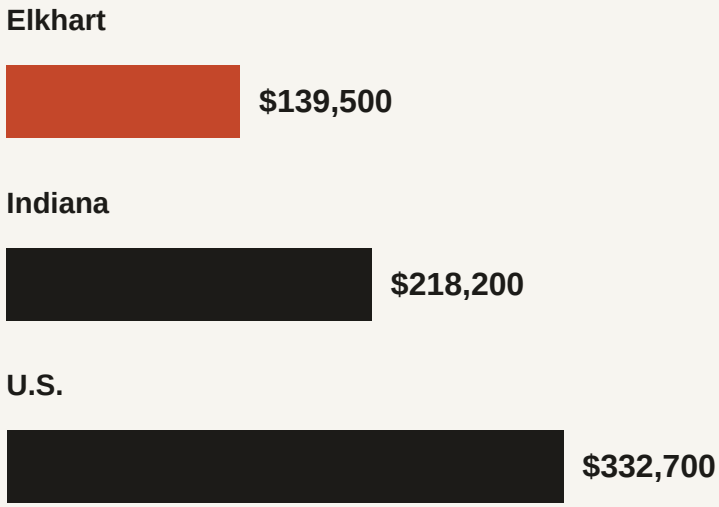
105–564

is the estimated number of missing housing units, from the lowest to the highest of three estimates.

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 36% less than Indiana's.



$139,500

median home value in Elkhart.

Source: Census ACS 5-year, 2020-2024

THAT WAS ELKHART'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at **almanacdata.ai/e/in/elkhart/**