



Nappanee, Indiana.

Current market data.

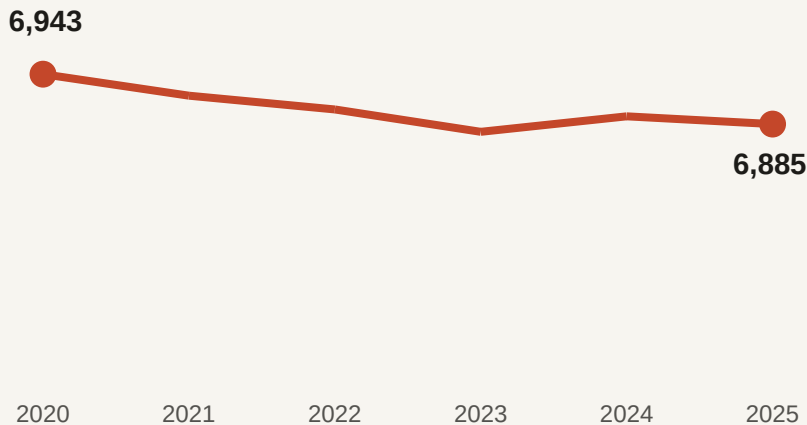
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

6,885

people, the 100th-largest of Indiana's cities and towns.

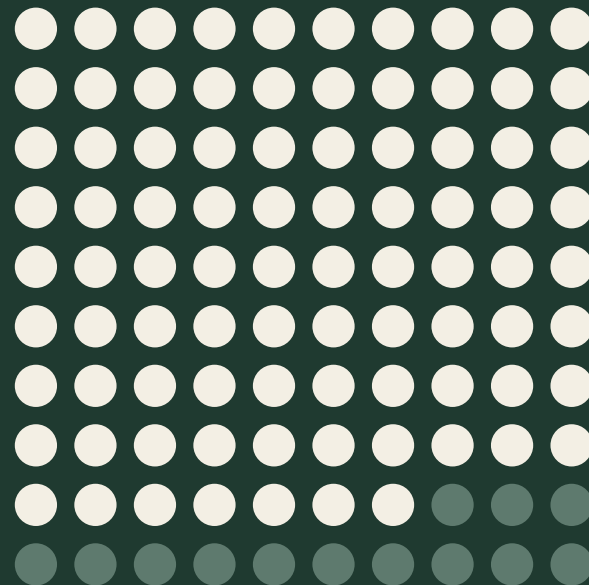


THE WORKDAY

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

86.6%

of 5,692 jobs located in Nappanee are filled by in-commuters.



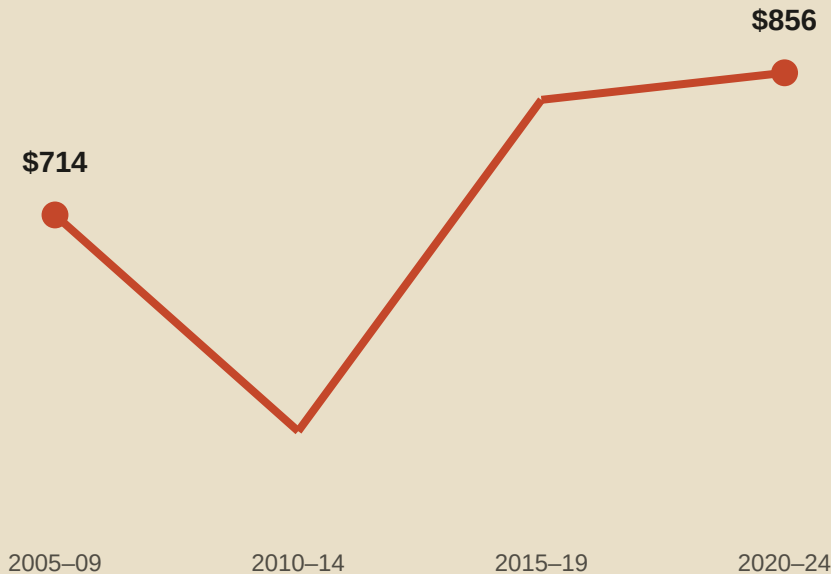
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 20%
since the 2005–2009
survey, before inflation.

\$856

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





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.

TRACT 22.01

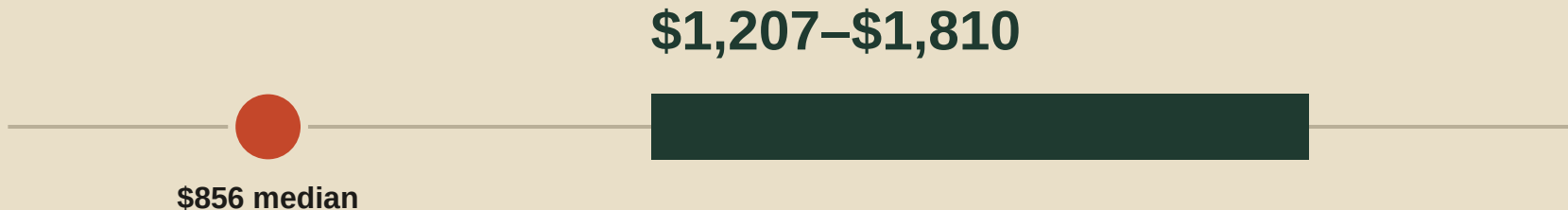
\$830

TRACT 14.01

\$1,819

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

16

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

68%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.9% to the 3,009 homes here.

10–57

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



HOME VALUE

A median home costs 9%
more than Indiana's.

\$238,600

median home value in Nappanee.

Nappanee



\$238,600

Indiana



\$218,200

U.S.



\$332,700

THAT WAS NAPPANEE'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/nappanee/

The Almanac · your hyper-diligent research partner