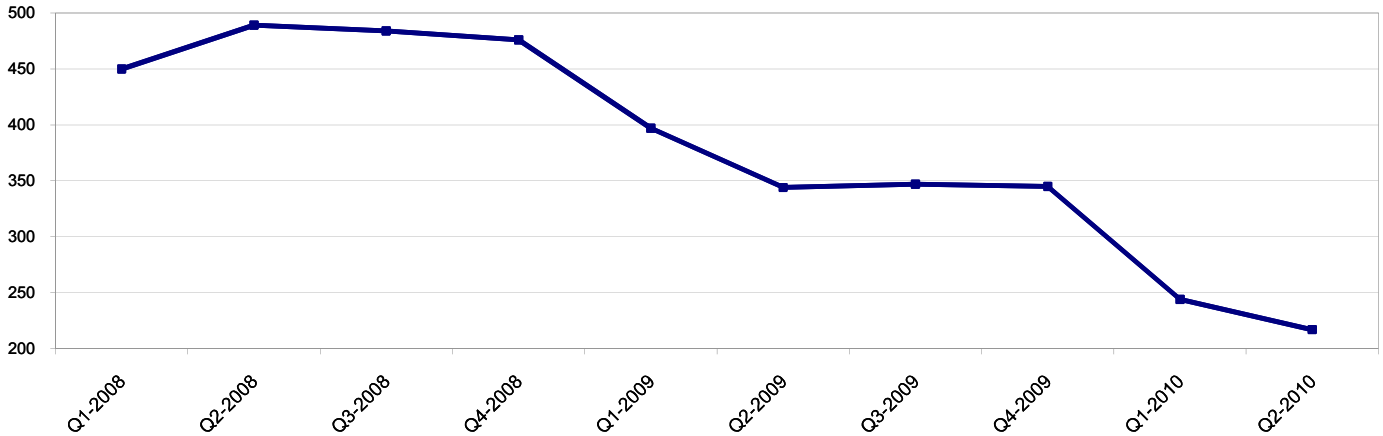


FORECLOSURE REPORT

A quarterly update on the role of foreclosures in the region's housing market
Brought to you by the **Fort Wayne Area Multiple Listing Service**

Q2-2010 Update

Available Foreclosures for Sale



The number of available foreclosures in the Fort Wayne Area Multiple Listing Service is declining as 2010 progresses. The 217 available foreclosure units is down 36.9 percent from last year.

Of all available properties, 6.3 percent are foreclosures. The heaviest share of these homes can be found in the lower price ranges below \$75,000. Sales of homes listed by traditional sellers are increasing as the final days of the tax credit tick away.

To provide a detailed look at the foreclosure phenomenon and its effect on our local housing market, we have harnessed the data available in the Fort Wayne Area Multiple Listing Service, Inc. Whenever the field called "REO" is listed as "Yes" we have separated that property from those that don't contain this marker. This gives us the ability to view the housing market as two distinct segments: foreclosure and traditional. Note: the "Foreclosure" field was not required before 2007, so the data prior to that point is less reliable.

The following pages dig into foreclosure and traditional trends with greater detail.

This report will be updated every quarter.

Report generated on July 23, 2010. A small number of solds may be entered into the MLS after the report generation date, but will be reflected in the historical comparisons of future reports.



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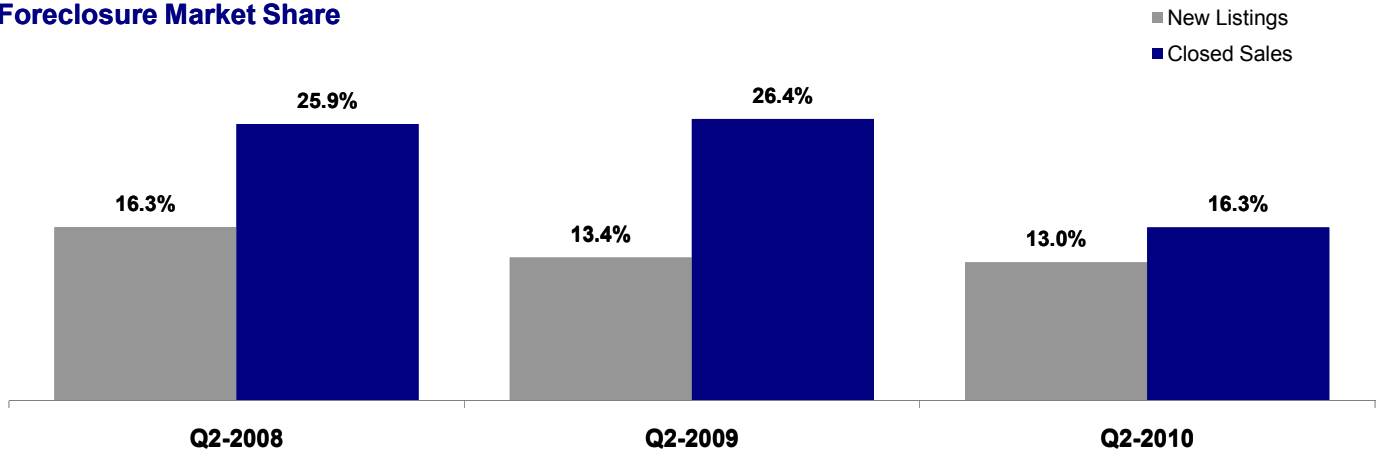
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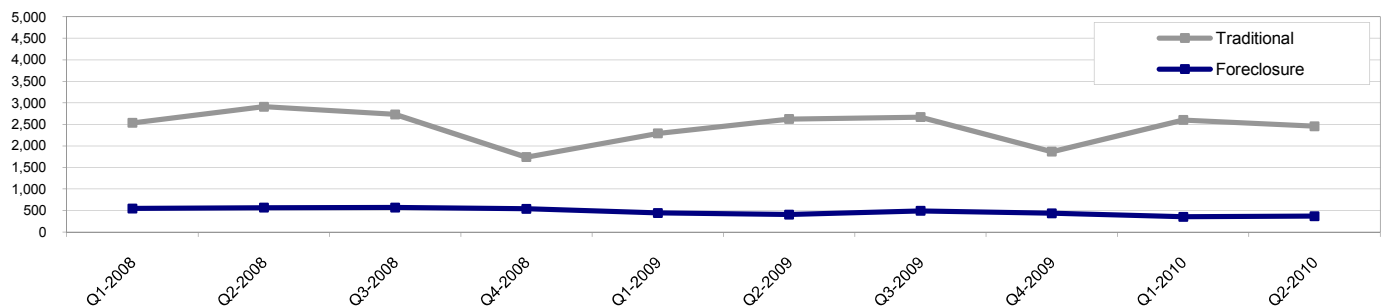
New Listings and Closed Sales

	Foreclosures				Traditional				Total				Share of Market Activity That is Lender-Mediated		
	Q2-2008	Q2-2009	Q2-2010	2-Yr Change	Q2-2008	Q2-2009	Q2-2010	2-Yr Change	Q2-2008	Q2-2009	Q2-2010	2-Yr Change	Q2-2008	Q2-2009	Q2-2010
New Listings	566	407	367	-35.2%	2,912	2,624	2,458	-15.6%	3,478	3,031	2,825	-18.8%	16.3%	13.4%	13.0%
Closed Sales	425	416	303	-28.7%	1,213	1,158	1,561	+28.7%	1,638	1,574	1,864	+13.8%	25.9%	26.4%	16.3%

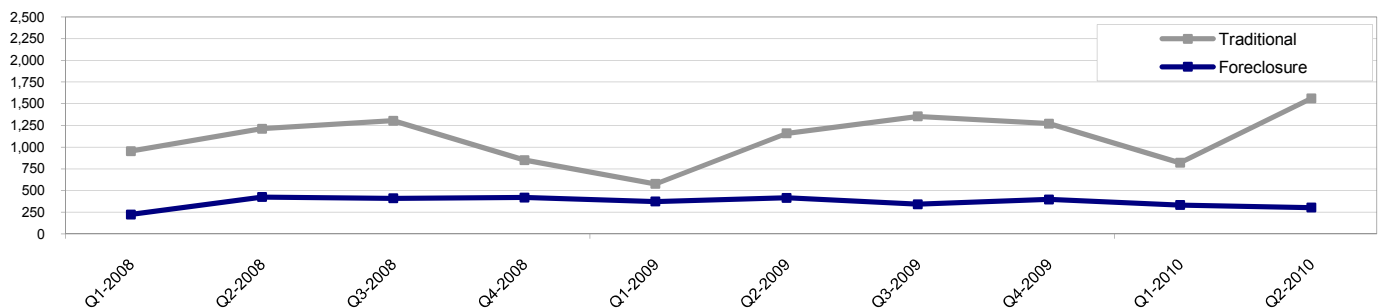
Foreclosure Market Share



New Listings



Closed Sales



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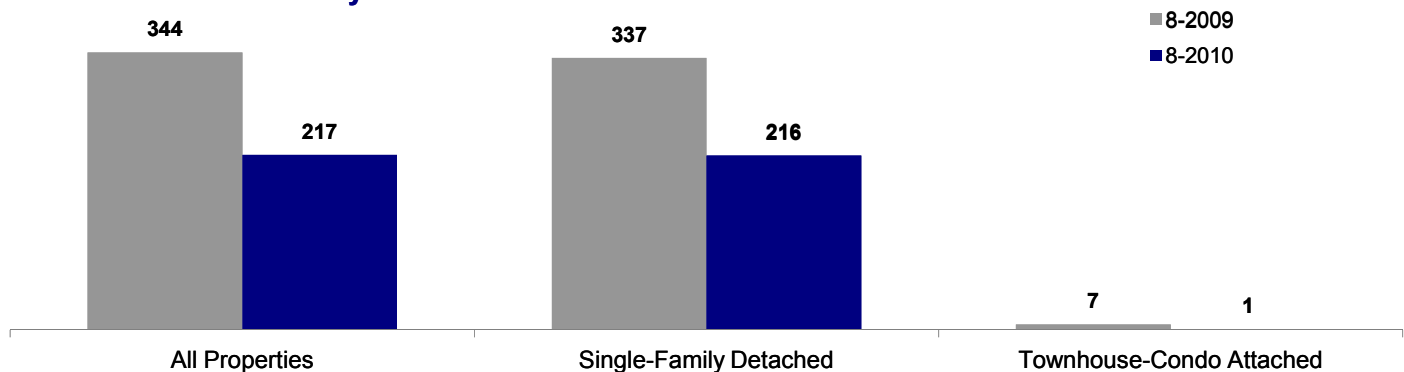
Inventory of Homes for Sale



Property Type	Foreclosures			Traditional			Total			Share of Total Inventory That Are Foreclosures	
	8-2009	8-2010	Change	8-2009	8-2010	Change	8-2009	8-2010	Change	8-2009	8-2010
All Properties	344	217	- 36.9%	3,745	3,241	- 13.5%	4,089	3,458	- 15.4%	8.4%	6.3%
Single-Family Detached	337	216	- 35.9%	3,505	3,042	- 13.2%	3,842	3,258	- 15.2%	8.8%	6.6%
Townhouse-Condo Attached	7	1	- 85.7%	240	199	- 17.1%	247	200	- 19.0%	2.8%	0.5%

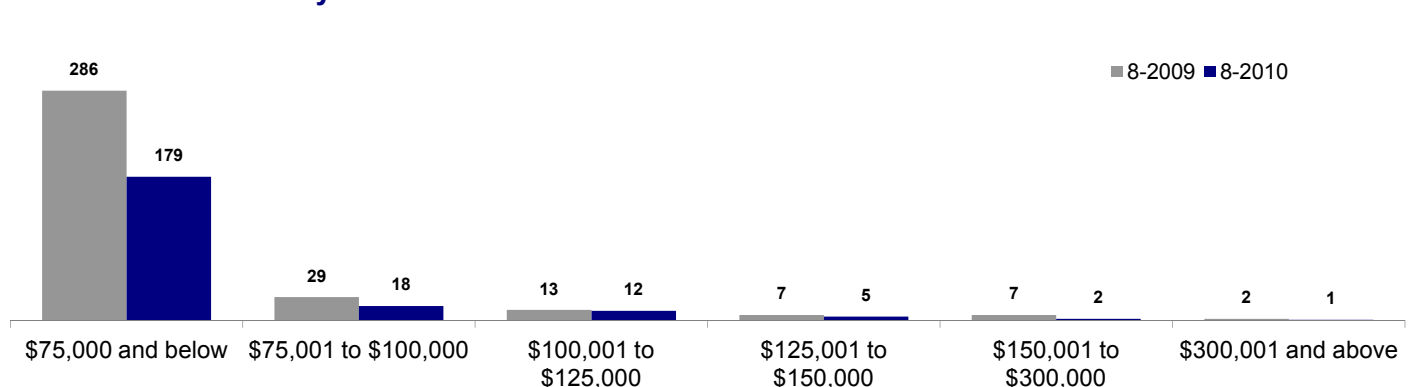
*Includes twinhomes

Foreclosure Inventory



Price Range	Foreclosures			Traditional			Total			Share of Total Inventory That Are Foreclosures	
	8-2009	8-2010	Change	8-2009	8-2010	Change	8-2009	8-2010	Change	8-2009	8-2010
\$75,000 and below	286	179	- 37.4%	1,032	881	- 14.6%	1,318	1,060	- 19.6%	21.7%	16.9%
\$75,001 to \$100,000	29	18	- 37.9%	638	560	- 12.2%	667	578	- 13.3%	4.3%	3.1%
\$100,001 to \$125,000	13	12	- 7.7%	534	431	- 19.3%	547	443	- 19.0%	2.4%	2.7%
\$125,001 to \$150,000	7	5	- 28.6%	437	360	- 17.6%	444	365	- 17.8%	1.6%	1.4%
\$150,001 to \$300,000	7	2	- 71.4%	838	736	- 12.2%	845	738	- 12.7%	0.8%	0.3%
\$300,001 and above	2	1	- 50.0%	266	273	+ 2.6%	268	274	+ 2.2%	0.7%	0.4%
All Prices	344	217	- 36.9%	3,745	3,241	- 13.5%	4,089	3,458	- 15.4%	8.4%	6.3%

Foreclosure Inventory



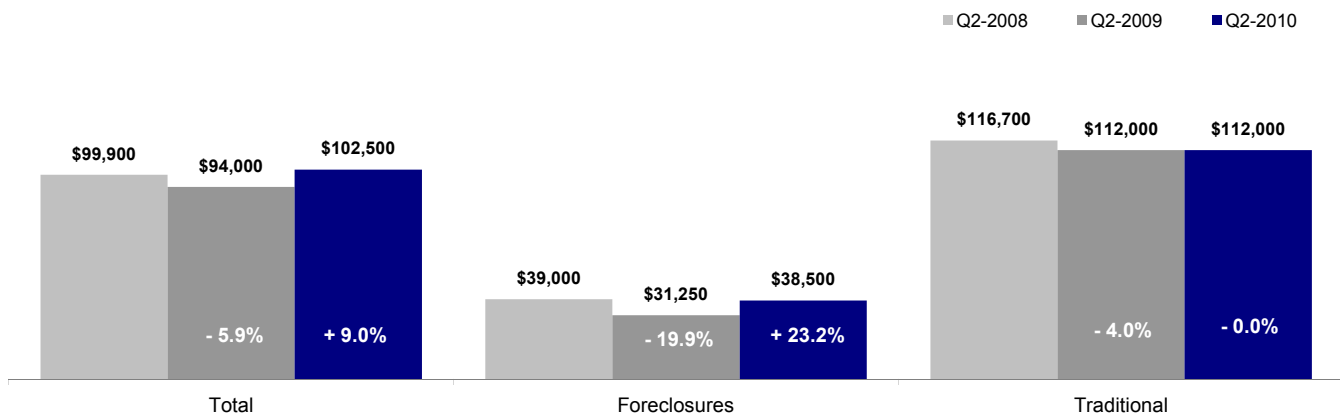
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FORECLOSURE REPORT

Median Sales Price

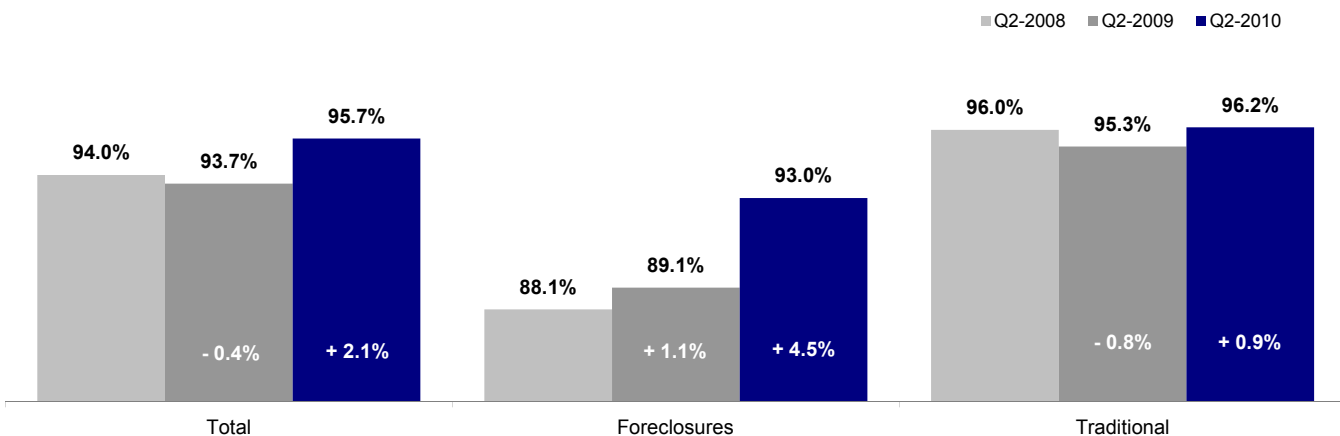


	Foreclosures				Traditional				Total			
	Q2-2008	Q2-2009	Q2-2010	2-Yr Change	Q2-2008	Q2-2009	Q2-2010	2-Yr Change	Q2-2008	Q2-2009	Q2-2010	2-Yr Change
All Properties	\$39,000	\$31,250	\$38,500	- 1.3%	\$116,700	\$112,000	\$112,000	- 4.0%	\$99,900	\$94,000	\$102,500	+ 2.6%
Single-Family Detached	\$38,950	\$30,500	\$38,000	- 2.4%	\$115,900	\$111,820	\$110,000	- 5.1%	\$99,100	\$93,215	\$100,950	+ 1.9%
Townhouse-Condo Attached	\$113,000	\$85,000	\$95,000	- 15.9%	\$128,000	\$120,000	\$126,386	- 1.3%	\$128,000	\$112,000	\$125,772	- 1.7%



Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q2-2008	Q2-2009	Q2-2010	2-Yr Change	Q2-2008	Q2-2009	Q2-2010	2-Yr Change	Q2-2008	Q2-2009	Q2-2010	2-Yr Change
All Properties	88.1%	89.1%	93.0%	+ 5.6%	96.0%	95.3%	96.2%	+ 0.1%	94.0%	93.7%	95.7%	+ 1.7%
Single-Family Detached	88.1%	89.1%	93.0%	+ 5.6%	96.1%	95.3%	96.2%	+ 0.1%	94.0%	93.7%	93.7%	- 0.4%
Townhouse-Condo Attached	88.1%	86.3%	93.8%	+ 6.4%	95.8%	94.9%	96.1%	+ 0.2%	95.6%	94.0%	94.0%	- 1.6%



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Inventory and Sales

Area	July 2010 Inventory of Homes for Sale			Closed Sales 7-2009 through 6-2010		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	23	0	0.0%	28	5	17.9%
AD02 – Adams-Kirkland, Washington, St. Marys	32	1	3.1%	24	4	16.7%
AD03 – Adams-French, Monroe, Blue Creek	78	4	5.1%	103	22	21.4%
AD04 – Adams-Hartford, Wabash, Jefferson	48	3	6.3%	76	15	19.7%
AL01 – Allen-Eel River, Lake, Perry	330	6	1.8%	761	49	6.4%
AL02 – Allen-Cedar Creek, Springfield, Scipio	208	15	7.2%	373	124	33.2%
AL03 – Allen-Washington	22	1	4.5%	22	4	18.2%
AL04 – Allen-St. Joseph	292	5	1.7%	674	46	6.8%
AL05 – Allen-Milan, Maumee	13	0	0.0%	24	3	12.5%
AL06 – Allen-Aboite, Lafayette	29	1	3.4%	50	9	18.0%
AL07 – Allen-Wayne, Pleasant	203	18	8.9%	455	83	18.2%
AL08 – Allen-Adams, Marion	474	15	3.2%	1,094	178	16.3%
AL09 – Allen-Jefferson, Jackson, Madison, Monro	870	90	10.3%	1,264	502	39.7%
DE00 – Dekalb	257	0	0.0%	387	0	0.0%
HU01 – Huntington-Warren, Clear Creek, Jackson	183	14	7.7%	329	98	29.8%
HU02 – Huntington-Dallas, Huntington, Union	15	1	6.7%	18	4	22.2%
HU03 – Huntington-Polk, Lancaster, Rock Creek	22	2	9.1%	63	10	15.9%
HU04 – Huntington-Wayne, Jefferson, Salamonie	20	4	20.0%	30	11	36.7%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	31	0	0.0%	31	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	3	0	0.0%	4	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	27	0	0.0%	29	0	0.0%
NO00 – Noble	426	13	3.1%	403	71	17.6%
WE01 – Wells-Union, Jefferson	14	0	0.0%	13	3	23.1%
WE02 – Wells-Rockcreek, Lancaster	65	6	9.2%	115	17	14.8%
WE03 – Wells-Liberty, Harrison	45	2	4.4%	62	7	11.3%
WE04 – Wells-Jackson, Chester, Nottingham	58	4	6.9%	100	10	10.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	79	6	7.6%	181	31	17.1%
WH02 – Whitley-Richland, Clevela	32	3	9.4%	47	10	21.3%
WH03 – Whitley-Columbia, Union	4	0	0.0%	13	7	53.8%
WH04 – Whitley-Washington, Jefferson	10	1	10.0%	28	6	21.4%

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Median Sales Price Area	Foreclosures			Traditional		
	7-2008 through 6-2009	7-2009 through 6-2010	+/-	7-2008 through 6-2009	7-2009 through 6-2010	+/-
AD01 – Adams-Preble, Root, Union	\$30,000	\$27,500	- 8.3%	\$70,500	\$59,750	- 15.2%
AD02 – Adams-Kirkland, Washington, St. Marys	\$41,500	\$34,500	- 16.9%	\$72,250	\$64,750	- 10.4%
AD03 – Adams-French, Monroe, Blue Creek	\$41,400	\$36,710	- 11.3%	\$72,000	\$73,250	+ 1.7%
AD04 – Adams-Hartford, Wabash, Jefferson	\$51,500	\$37,000	- 28.2%	\$94,500	\$104,100	+ 10.2%
AL01 – Allen-Eel River, Lake, Perry	\$92,000	\$112,000	+ 21.7%	\$158,000	\$155,000	- 1.9%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$32,750	\$31,500	- 3.8%	\$63,000	\$72,900	+ 15.7%
AL03 – Allen-Washington	\$79,900	\$26,950	- 66.3%	\$102,900	\$109,525	+ 6.4%
AL04 – Allen-St. Joseph	\$104,900	\$107,550	+ 2.5%	\$154,000	\$152,000	- 1.3%
AL05 – Allen-Milan, Maumee	\$91,500	\$30,000	- 67.2%	\$113,000	\$119,700	+ 5.9%
AL06 – Allen-Aboite, Lafayette	\$80,000	\$40,000	- 50.0%	\$84,900	\$87,000	+ 2.5%
AL07 – Allen-Wayne, Pleasant	\$68,000	\$75,000	+ 10.3%	\$100,026	\$105,000	+ 5.0%
AL08 – Allen-Adams, Marion	\$65,000	\$66,700	+ 2.6%	\$97,000	\$99,450	+ 2.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monro	\$15,500	\$16,000	+ 3.2%	\$35,351	\$47,500	+ 34.4%
DE00 – DeKalb	\$0	\$0	0.0%	\$74,000	\$84,000	+ 0.0%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$20,500	\$18,000	- 12.2%	\$52,750	\$60,000	+ 13.7%
HU02 – Huntington-Dallas, Huntington, Union	\$29,000	\$18,500	- 36.2%	\$71,500	\$98,250	+ 37.4%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$84,900	\$47,450	- 44.1%	\$118,500	\$110,000	- 7.2%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$14,258	\$23,000	+ 61.3%	\$68,000	\$57,000	- 16.2%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	0.0%	\$32,000	\$40,900	+ 27.8%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	0.0%	\$42,950	\$46,500	+ 8.3%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	0.0%	\$40,750	\$50,000	+ 22.7%
NO00 – Noble	\$55,000	\$44,000	- 20.0%	\$80,500	\$75,000	- 6.8%
WE01 – Wells-Union, Jefferson	\$52,750	\$24,000	- 54.5%	\$82,250	\$98,500	+ 19.8%
WE02 – Wells-Rockcreek, Lancaster	\$40,000	\$37,500	- 6.3%	\$68,500	\$72,500	+ 5.8%
WE03 – Wells-Liberty, Harrison	\$86,500	\$55,600	- 35.7%	\$127,000	\$142,250	+ 12.0%
WE04 – Wells-Jackson, Chester, Nottingham	\$57,495	\$39,500	- 31.3%	\$96,000	\$95,750	- 0.3%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$42,600	\$65,000	+ 52.6%	\$94,450	\$98,000	+ 3.8%
WH02 – Whitley-Richland, Clevela	\$72,250	\$49,000	- 32.2%	\$92,000	\$104,000	+ 13.0%
WH03 – Whitley-Columbia, Union	\$26,950	\$29,120	+ 8.1%	\$56,250	\$75,000	+ 33.3%
WH04 – Whitley-Washington, Jefferson	\$52,450	\$74,000	+ 41.1%	\$140,000	\$138,950	- 0.7%

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