



Housing Supply Outlook



June 2010

What to Watch For

The price tier in the Fort Wayne area with the greatest sales increase over the past 12 months was the \$125,001 to \$150,000 range, where pendings increased 33.5 percent, thus inventory in that bracket shrunk by 16.5 percent. Although sales were up the least in the \$75,000 and under range, where they grew 1.8 percent, inventory still shrunk there by 13.9 percent due to slow listing activity.

Over the past 12 months, home prices in the single-family segment have been stronger than the condominium segment, both in Median Sales Price and Price Per Square Foot.

Not coincidentally, condominiums have a higher Months Supply of Inventory than single-family homes, posting 8.7 months compared to 7.0 months. The price range with the highest Months Supply of Inventory is \$300,001 and above at 16.5 months. The price range with the lowest is \$100,001 to \$125,000 at 5.7 months.

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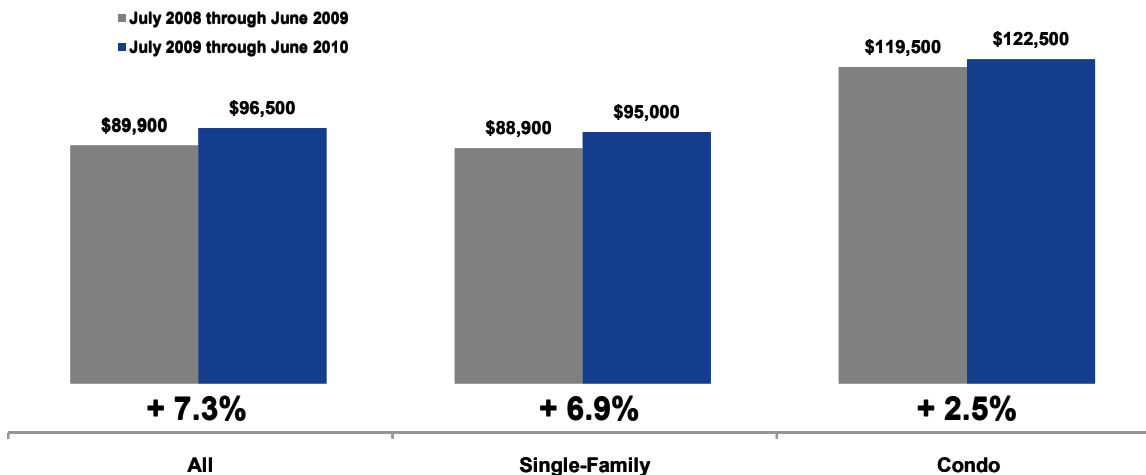
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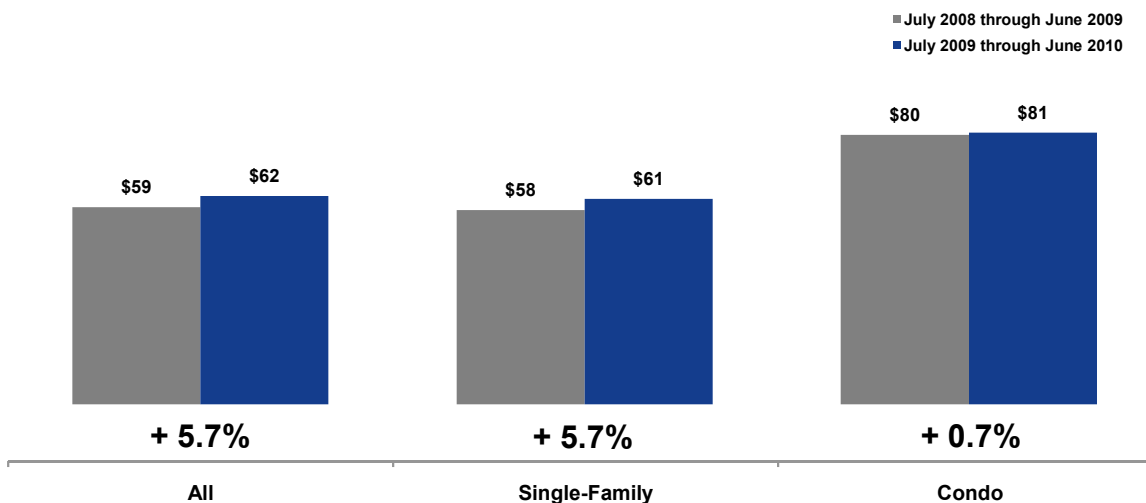
Median Sales Price Last Twelve Months

	7-2008 through 6-2009	7-2009 through 6-2010	Change
All	\$89,900	\$96,500	+ 7.3%
Single-Family	\$88,900	\$95,000	+ 6.9%
Condo	\$119,500	\$122,500	+ 2.5%



Price Per Square Foot Last Twelve Months

	7-2008 through 6-2009	7-2009 through 6-2010	Change
All	\$59	\$62	+ 5.7%
Single-Family	\$58	\$61	+ 5.7%
Condo	\$80	\$81	+ 0.7%



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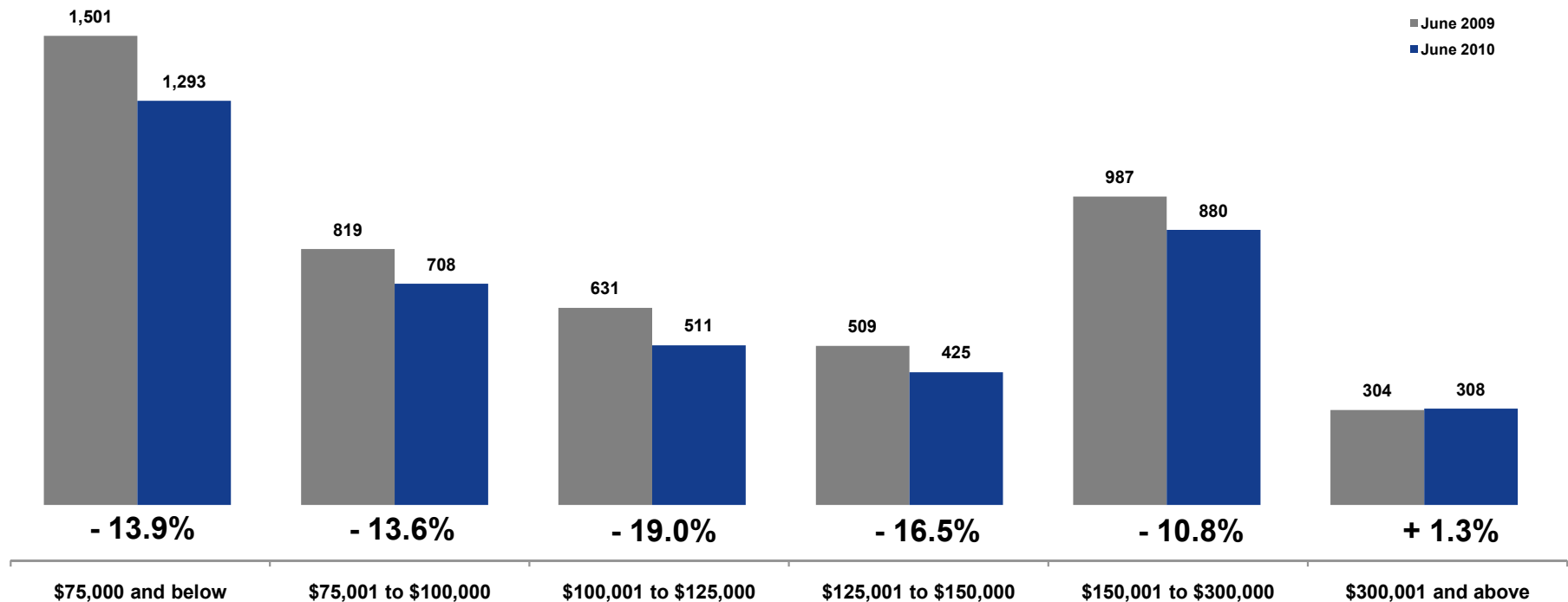
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Inventory of Homes for Sale



	All			Single-Family			Condo		
Price Range	6-2009	6-2010	Change	6-2009	6-2010	Change	6-2009	6-2010	Change
\$75,000 and below	1,501	1,293	- 13.9%	1,473	1,264	- 14.2%	28	29	+ 3.6%
\$75,001 to \$100,000	819	708	- 13.6%	778	670	- 13.9%	41	38	- 7.3%
\$100,001 to \$125,000	631	511	- 19.0%	588	469	- 20.2%	43	42	- 2.3%
\$125,001 to \$150,000	509	425	- 16.5%	465	383	- 17.6%	44	42	- 4.5%
\$150,001 to \$300,000	987	880	- 10.8%	897	826	- 7.9%	90	54	- 40.0%
\$300,001 and above	304	308	+ 1.3%	285	298	+ 4.6%	19	10	- 47.4%
All Price Ranges	4,447	3,817	- 14.2%	4,201	3,612	- 14.0%	246	205	- 16.7%



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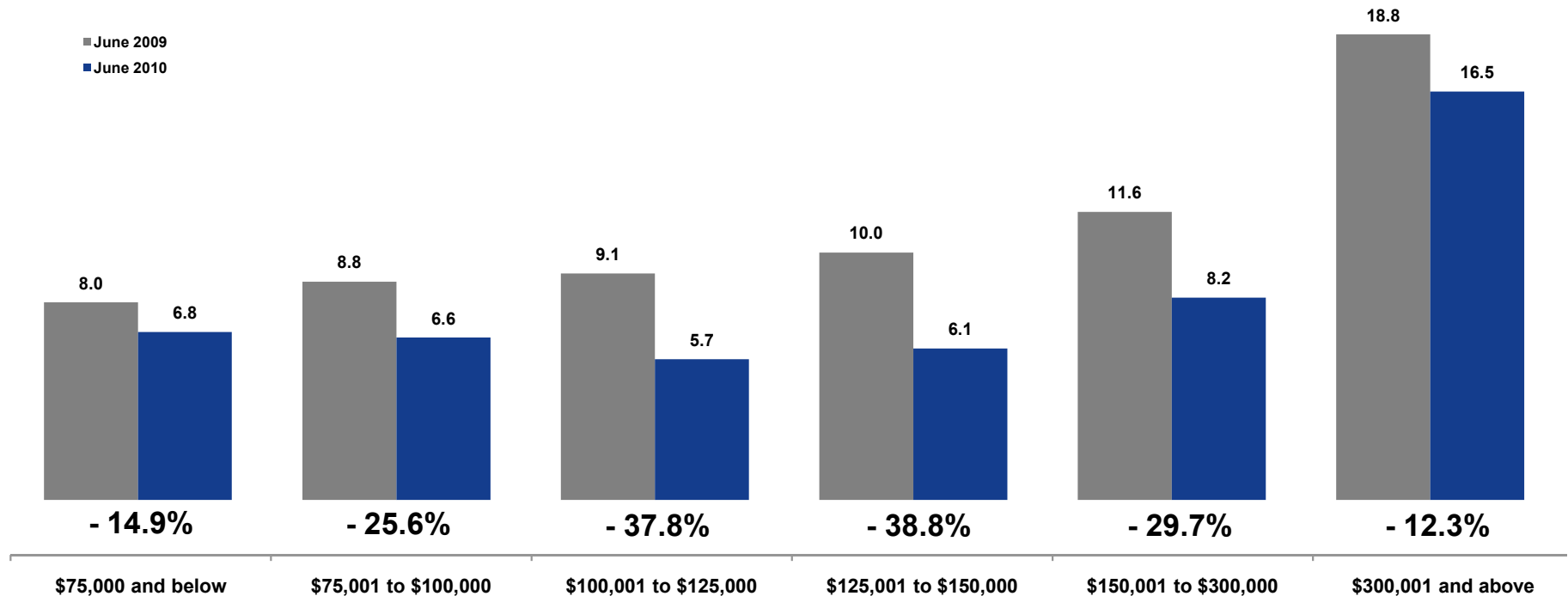
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Months Supply of Inventory



	All			Single-Family			Condo		
Price Range	6-2009	6-2010	Change	6-2009	6-2010	Change	6-2009	6-2010	Change
\$75,000 and below	8.0	6.8	- 14.9%	8.0	6.7	- 15.2%	9.6	9.7	+ 0.7%
\$75,001 to \$100,000	8.8	6.6	- 25.6%	8.6	6.5	- 24.7%	14.9	7.2	- 51.7%
\$100,001 to \$125,000	9.1	5.7	- 37.8%	8.9	5.5	- 38.6%	13.6	9.7	- 28.6%
\$125,001 to \$150,000	10.0	6.1	- 38.8%	9.8	5.9	- 40.0%	4.3	4.0	- 7.0%
\$150,001 to \$300,000	11.6	8.2	- 29.7%	11.1	8.2	- 26.1%	4.5	7.3	+ 63.0%
\$300,001 and above	18.8	16.5	- 12.3%	18.5	16.6	- 10.4%	1.5	1.4	- 4.8%
All Price Ranges	9.5	7.1	- 25.4%	9.3	7.0	- 24.5%	15.2	8.7	- 42.5%



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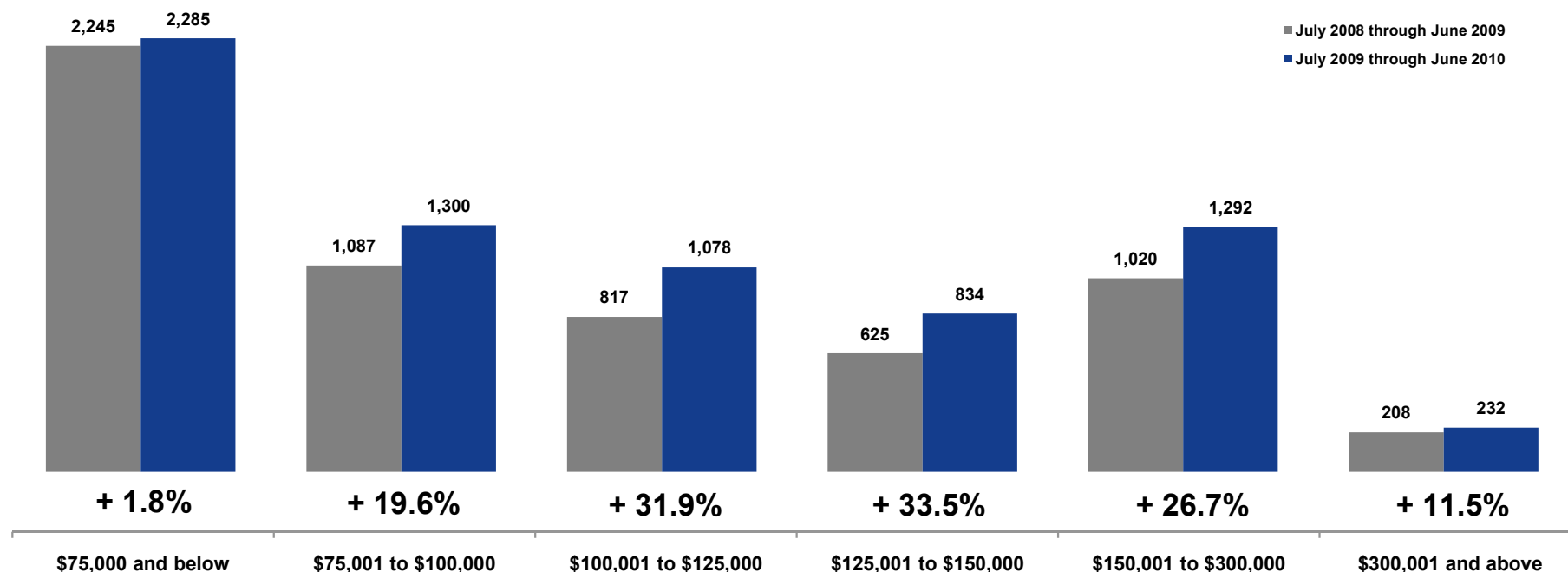
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Pending Home Sales Last Twelve Months



	All			Single-Family			Condo		
Price Range	July 2008 through June 2009	July 2009 through June 2010	Change	July 2008 through June 2009	July 2009 through June 2010	Change	July 2008 through June 2009	July 2009 through June 2010	Change
\$75,000 and below	2,245	2,285	+ 1.8%	2,208	2,249	+ 1.9%	37	36	- 2.7%
\$75,001 to \$100,000	1,087	1,300	+ 19.6%	1,051	1,237	+ 17.7%	36	63	+ 75.8%
\$100,001 to \$125,000	817	1,078	+ 31.9%	779	1,026	+ 31.7%	38	52	+ 36.8%
\$125,001 to \$150,000	625	834	+ 33.5%	573	781	+ 36.3%	52	53	+ 2.7%
\$150,001 to \$300,000	1,020	1,292	+ 26.7%	966	1,204	+ 24.6%	54	88	+ 63.0%
\$300,001 and above	208	232	+ 11.5%	190	216	+ 13.7%	18	16	- 11.1%
All Price Ranges	5,794	6,789	+ 17.2%	5,577	6,497	+ 16.5%	217	292	+ 34.9%



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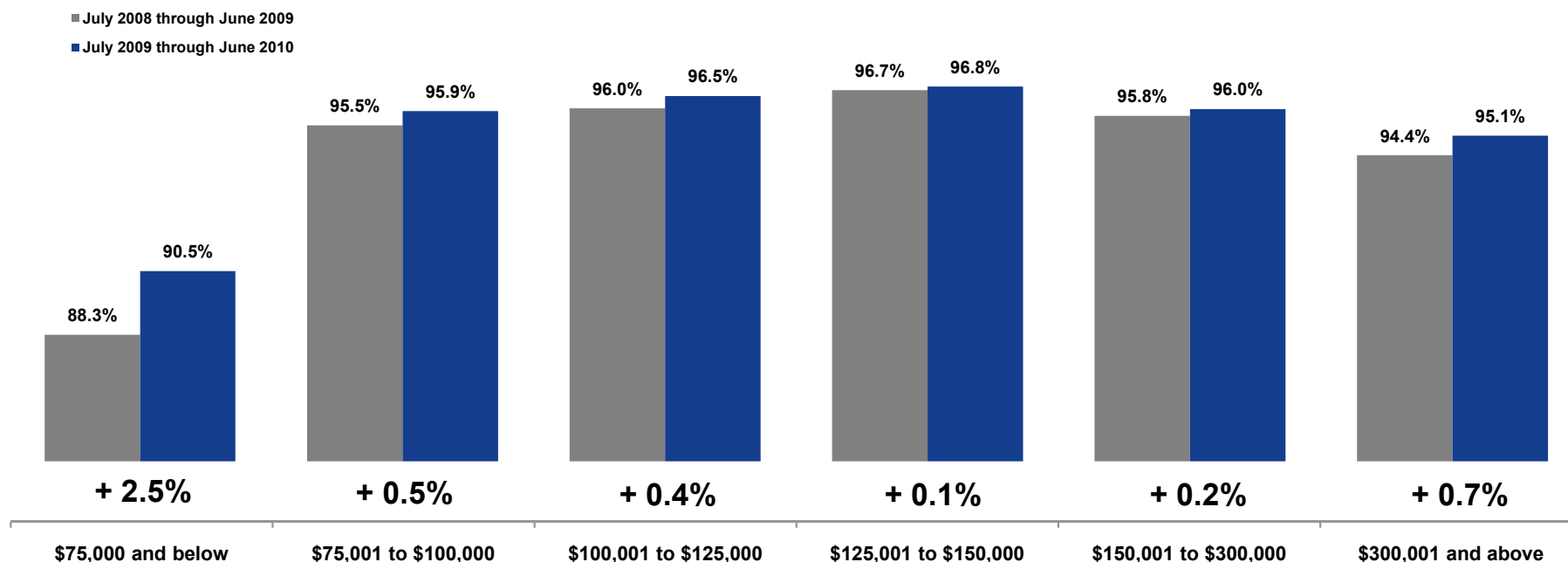
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Percent of List Price Received Last Twelve Months

Price Range	All			Single-Family			Condo		
	July 2008 through June 2009	July 2009 through June 2010	Change	July 2008 through June 2009	July 2009 through June 2010	Change	July 2008 through June 2009	July 2009 through June 2010	Change
\$75,000 and below	88.3%	90.5%	+ 2.5%	88.2%	90.4%	+ 2.5%	92.8%	93.4%	+ 0.7%
\$75,001 to \$100,000	95.5%	95.9%	+ 0.5%	95.5%	96.0%	+ 0.5%	94.1%	94.9%	+ 0.9%
\$100,001 to \$125,000	96.0%	96.5%	+ 0.4%	96.1%	96.5%	+ 0.4%	94.4%	96.1%	+ 1.9%
\$125,001 to \$150,000	96.7%	96.8%	+ 0.1%	96.7%	96.9%	+ 0.2%	96.4%	95.6%	- 0.8%
\$150,001 to \$300,000	95.8%	96.0%	+ 0.2%	95.9%	96.1%	+ 0.2%	94.7%	95.2%	+ 0.6%
\$300,001 and above	94.4%	95.1%	+ 0.7%	94.7%	95.4%	+ 0.7%	0.0%	0.0%	NA
All Price Ranges	92.9%	94.2%	+ 1.5%	92.8%	94.2%	+ 1.5%	94.5%	95.2%	+ 0.8%



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