



Housing Supply Outlook



July 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 27.5 percent, thus inventory in that bracket shrunk by 13.1 percent. Although sales were up the least in the \$75,000 and under range, where they grew 0.2 percent, inventory still shrunk 19.8 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 8.8 months compared to 7.2 months. The price range with the highest Months Supply of Inventory is \$300,001 and above at 16.9 months. The price range with the lowest is \$100,001 to \$125,000 at 6.0 months.

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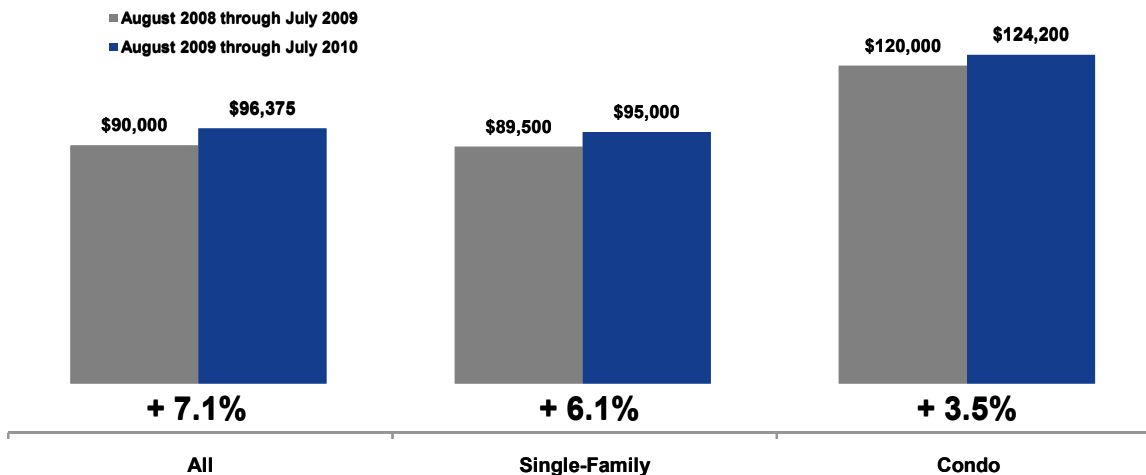
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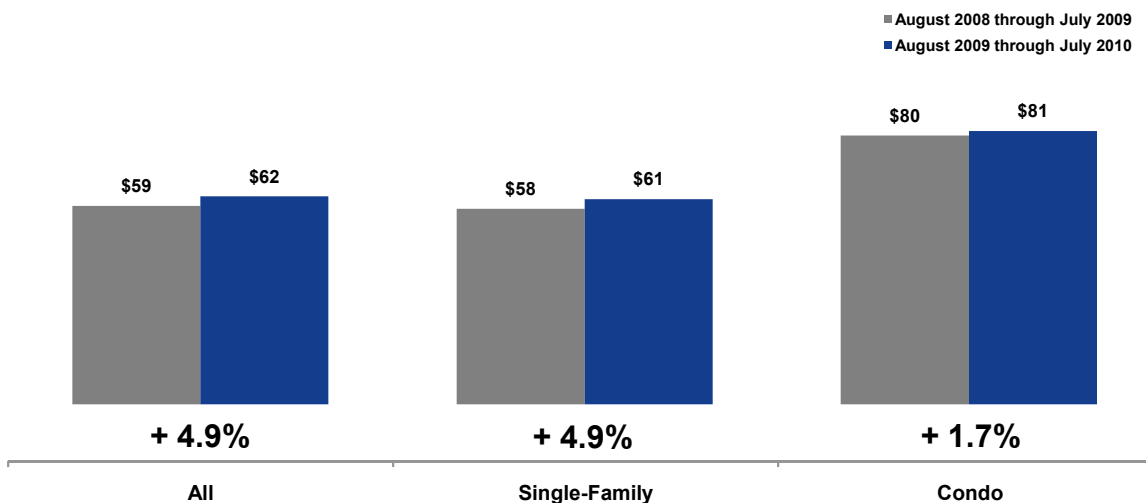
Median Sales Price Last Twelve Months

	8-2008 through 7-2009	8-2009 through 7-2010	Change
All	\$90,000	\$96,375	+ 7.1%
Single-Family	\$89,500	\$95,000	+ 6.1%
Condo	\$120,000	\$124,200	+ 3.5%



Price Per Square Foot Last Twelve Months

	8-2008 through 7-2009	8-2009 through 7-2010	Change
All	\$59	\$62	+ 4.9%
Single-Family	\$58	\$61	+ 4.9%
Condo	\$80	\$81	+ 1.7%



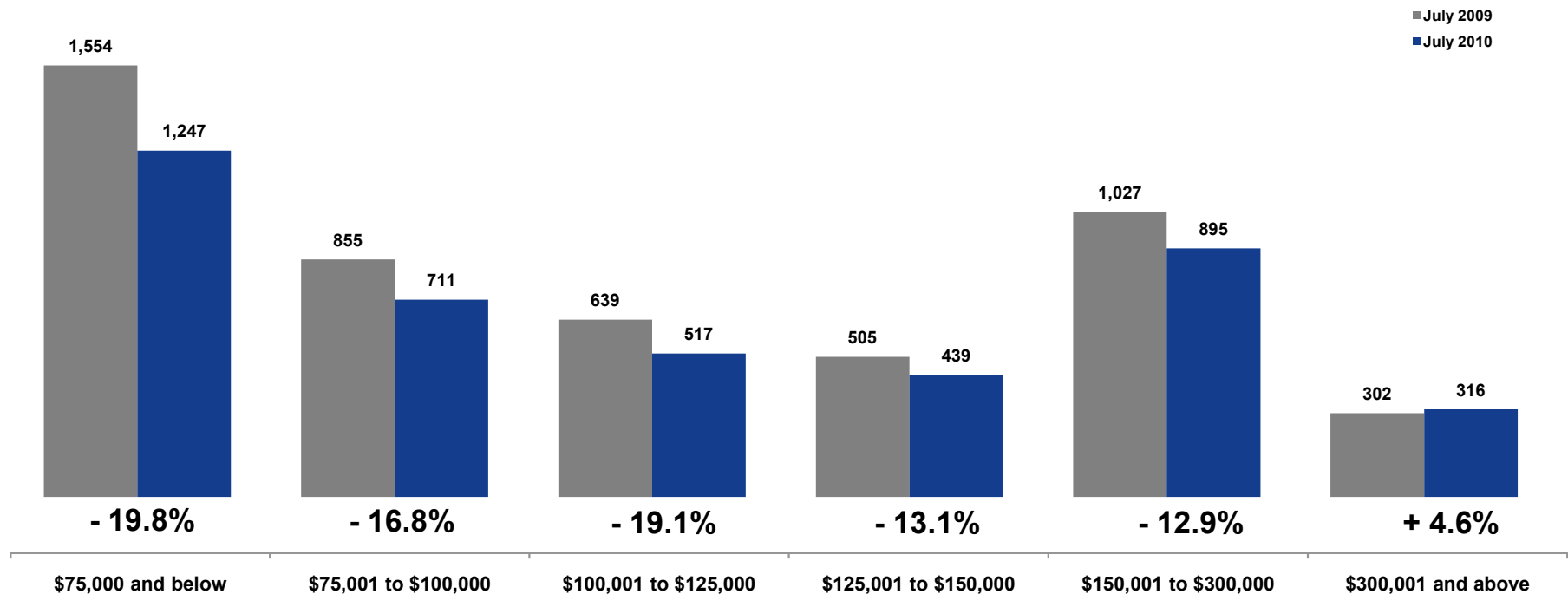
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Inventory of Homes for Sale



	All			Single-Family			Condo		
Price Range	7-2009	7-2010	Change	7-2009	7-2010	Change	7-2009	7-2010	Change
\$75,000 and below	1,554	1,247	- 19.8%	1,526	1,216	- 20.3%	28	31	+ 10.7%
\$75,001 to \$100,000	855	711	- 16.8%	813	671	- 17.5%	42	40	- 4.8%
\$100,001 to \$125,000	639	517	- 19.1%	598	483	- 19.2%	41	34	- 17.1%
\$125,001 to \$150,000	505	439	- 13.1%	468	398	- 15.0%	37	41	+ 10.8%
\$150,001 to \$300,000	1,027	895	- 12.9%	939	842	- 10.3%	88	53	- 39.8%
\$300,001 and above	302	316	+ 4.6%	282	306	+ 8.5%	20	10	- 50.0%
All Price Ranges	4,580	3,809	- 16.8%	4,344	3,610	- 16.9%	236	199	- 15.7%



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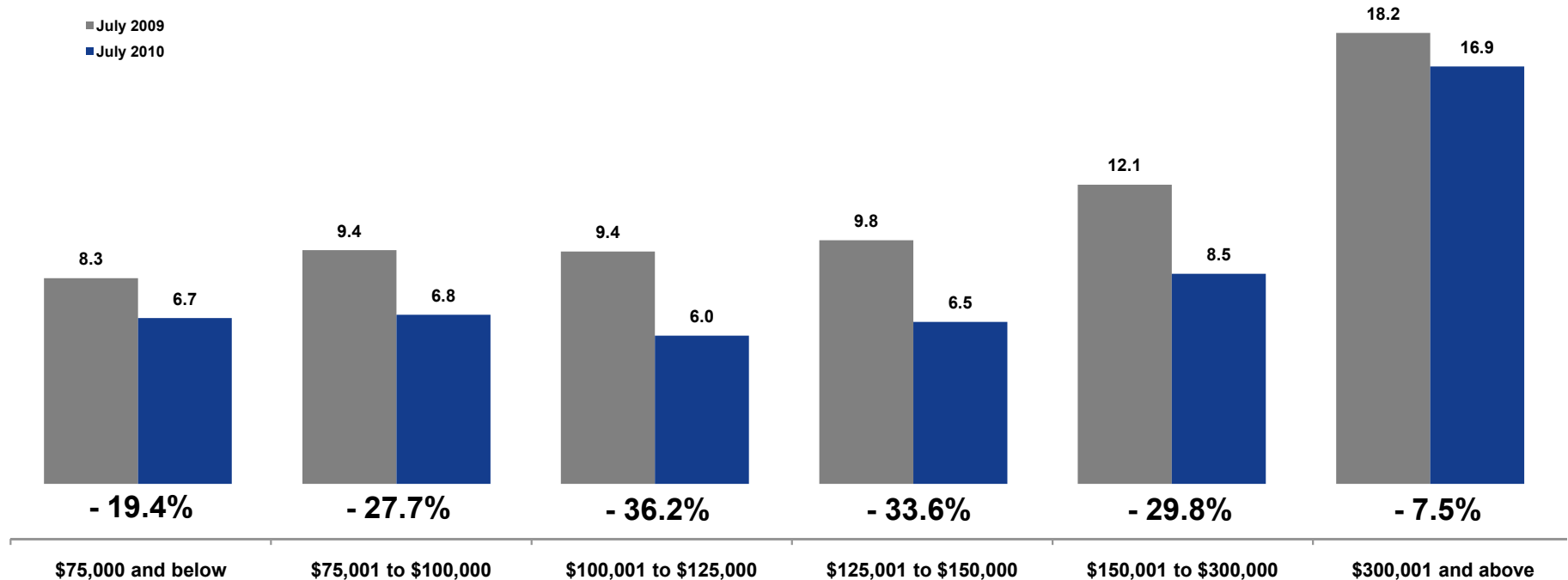
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Months Supply of Inventory



	All			Single-Family			Condo		
Price Range	7-2009	7-2010	Change	7-2009	7-2010	Change	7-2009	7-2010	Change
\$75,000 and below	8.3	6.7	- 19.4%	8.3	6.6	- 20.0%	9.1	10.6	+ 17.0%
\$75,001 to \$100,000	9.4	6.8	- 27.7%	9.3	6.7	- 27.5%	14.0	8.1	- 41.8%
\$100,001 to \$125,000	9.4	6.0	- 36.2%	9.2	5.9	- 36.1%	12.9	8.0	- 38.2%
\$125,001 to \$150,000	9.8	6.5	- 33.6%	9.8	6.3	- 35.7%	4.7	3.4	- 27.3%
\$150,001 to \$300,000	12.1	8.5	- 29.8%	11.7	8.6	- 26.5%	4.6	7.3	+ 58.7%
\$300,001 and above	18.2	16.9	- 7.5%	17.8	17.1	- 4.1%	1.5	1.4	- 4.8%
All Price Ranges	9.8	7.3	- 25.8%	9.6	7.2	- 25.3%	14.2	8.8	- 38.1%



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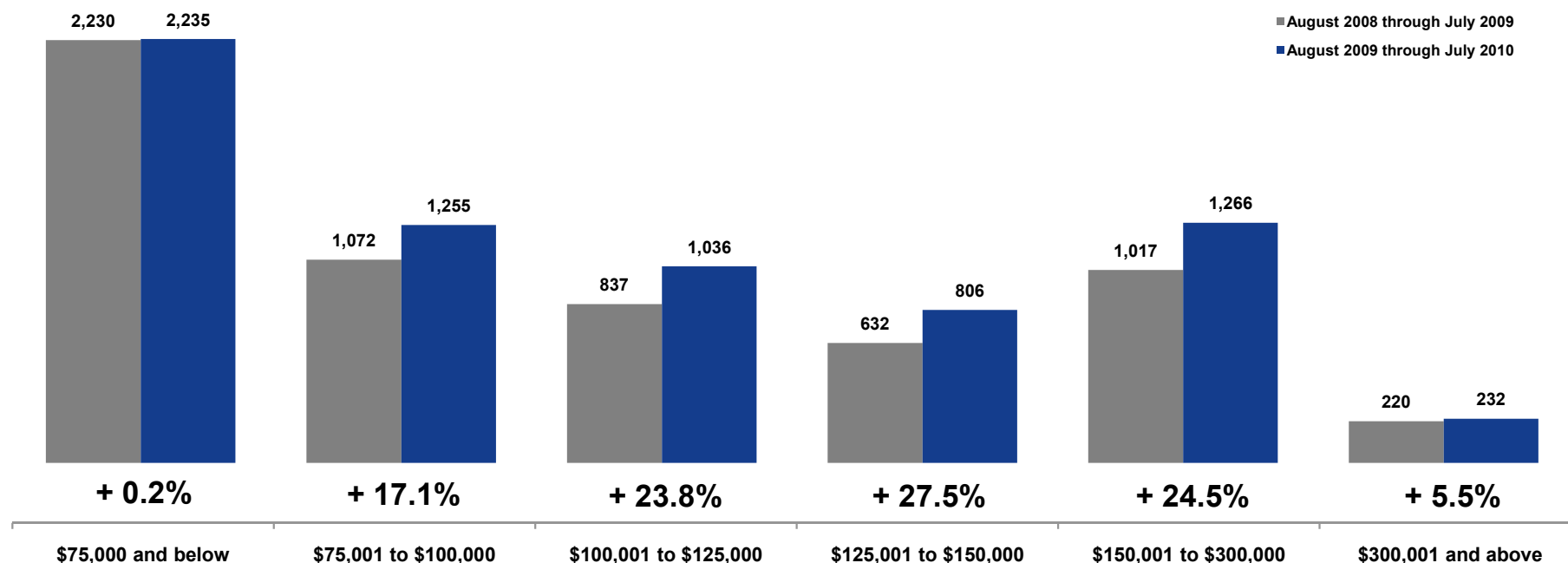
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Pending Home Sales Last Twelve Months



Price Range	All			Single-Family			Condo		
	August 2008 through July 2009	August 2009 through July 2010	Change	August 2008 through July 2009	August 2009 through July 2010	Change	August 2008 through July 2009	August 2009 through July 2010	Change
\$75,000 and below	2,230	2,235	+ 0.2%	2,190	2,200	+ 0.5%	40	35	- 12.5%
\$75,001 to \$100,000	1,072	1,255	+ 17.1%	1,039	1,196	+ 15.1%	33	59	+ 78.5%
\$100,001 to \$125,000	837	1,036	+ 23.8%	800	985	+ 23.1%	37	51	+ 37.8%
\$125,001 to \$150,000	632	806	+ 27.5%	576	758	+ 31.6%	56	48	- 14.9%
\$150,001 to \$300,000	1,017	1,266	+ 24.5%	962	1,178	+ 22.5%	55	88	+ 60.0%
\$300,001 and above	220	232	+ 5.5%	202	215	+ 6.4%	18	17	- 4.8%
All Price Ranges	5,788	6,598	+ 14.0%	5,567	6,317	+ 13.5%	221	281	+ 26.9%



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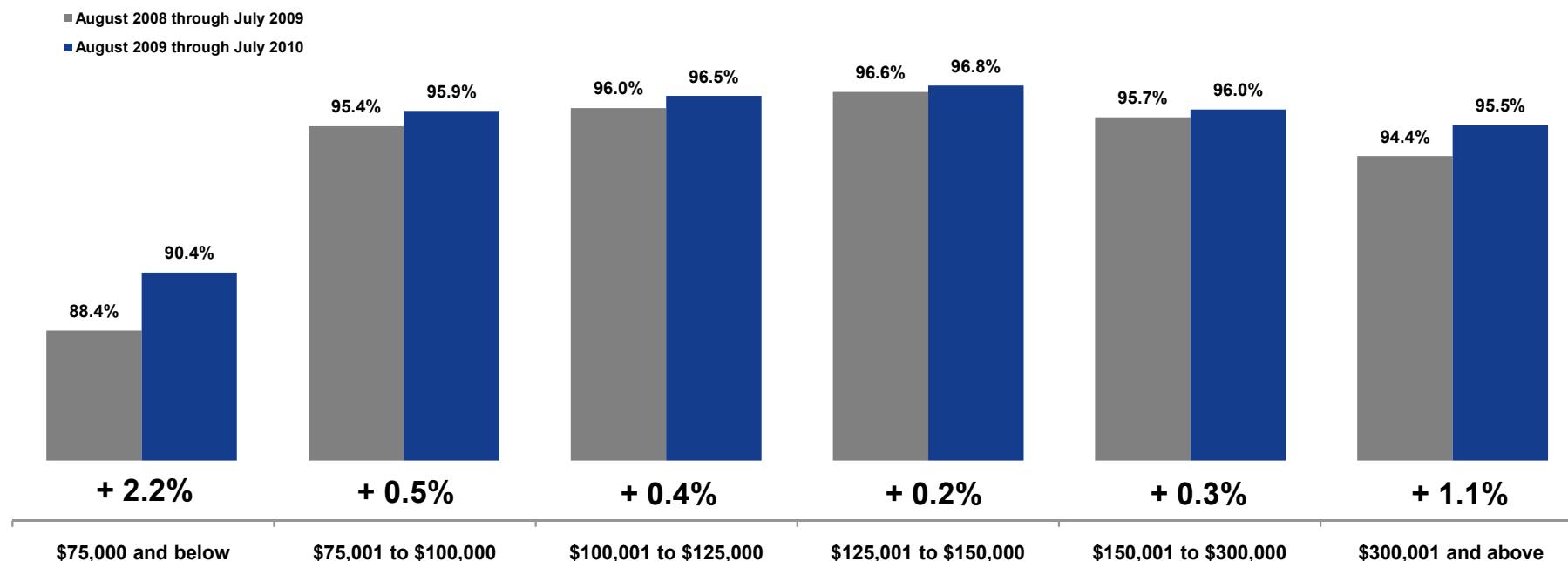
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Percent of List Price Received Last Twelve Months



Price Range	All			Single-Family			Condo		
	August 2008 through July 2009	August 2009 through July 2010	Change	August 2008 through July 2009	August 2009 through July 2010	Change	August 2008 through July 2009	August 2009 through July 2010	Change
\$75,000 and below	88.4%	90.4%	+ 2.2%	88.4%	90.4%	+ 2.3%	92.5%	93.9%	+ 1.5%
\$75,001 to \$100,000	95.4%	95.9%	+ 0.5%	95.5%	96.0%	+ 0.5%	94.1%	94.8%	+ 0.7%
\$100,001 to \$125,000	96.0%	96.5%	+ 0.4%	96.1%	96.4%	+ 0.3%	94.1%	96.7%	+ 2.8%
\$125,001 to \$150,000	96.6%	96.8%	+ 0.2%	96.7%	96.9%	+ 0.3%	95.8%	95.4%	- 0.4%
\$150,001 to \$300,000	95.7%	96.0%	+ 0.3%	95.8%	96.0%	+ 0.3%	94.8%	95.5%	+ 0.8%
\$300,001 and above	94.4%	95.5%	+ 1.1%	94.7%	95.3%	+ 0.6%	0.0%	0.0%	NA
All Price Ranges	92.9%	94.2%	+ 1.4%	92.9%	94.2%	+ 1.4%	94.3%	95.4%	+ 1.2%



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