



Monthly Indicators

Report generated on August 20, 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.

A research tool provided by the **Fort Wayne Area Multiple Listing Service**

July 2010

"Recovery loses steam." "Housing demand in a slump." "Tax credit leaves mess in its wake." We've been bombarded with national headlines like these for some time now but they don't really tell the local story.

The Fort Wayne housing market is holding its ground firmly while demand is slowly restored to the marketplace. As the market searches for balance in the new post-tax credit reality, home values remain strong. The Median Sales Price was up by 5.7 percent over last July to \$107,000, and average sales price increased 6.1 percent to \$120,954.

The market experienced declines in several areas, which was certainly less than ideal but expected. July Closed Sales declined by 30.6 percent, Pending Sales by 32.3 percent and New Listings were down by 19.7 compared to July 2009. However, the market showed gains on a year-to-date basis compared to 2009, with Closed Sales up by 12.7 percent to 3,838 and Pending Sales up by 6.9 percent to 4,069 from January through July 2010.

Months Supply of Inventory dropped by 25.8 percent to 7.1 months of housing supply, which is better than last year's unbalanced 9.5. Do keep in mind that prices will likely respond unfavorably in the coming months if buyer activity stagnates.

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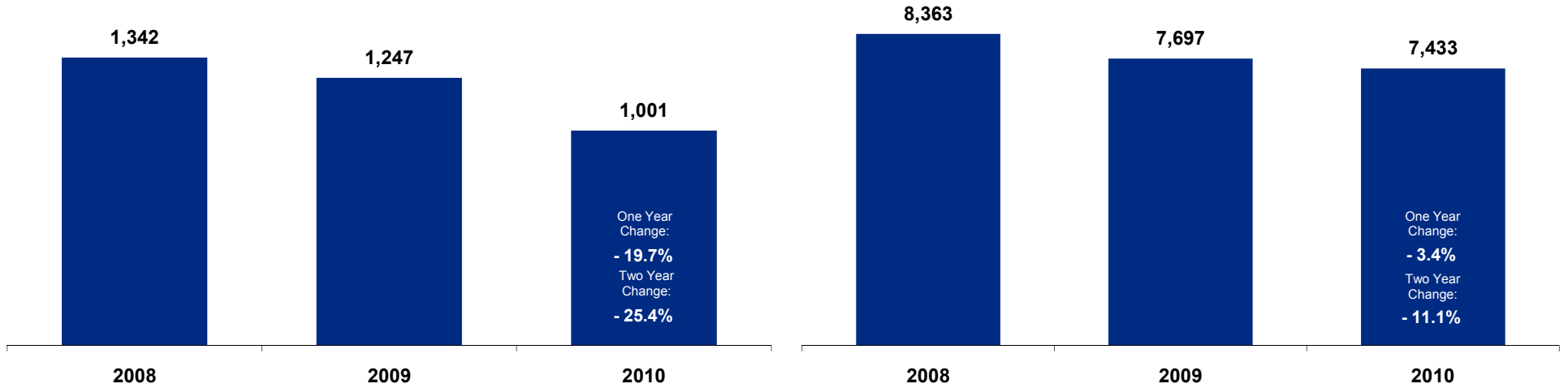
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New Listings

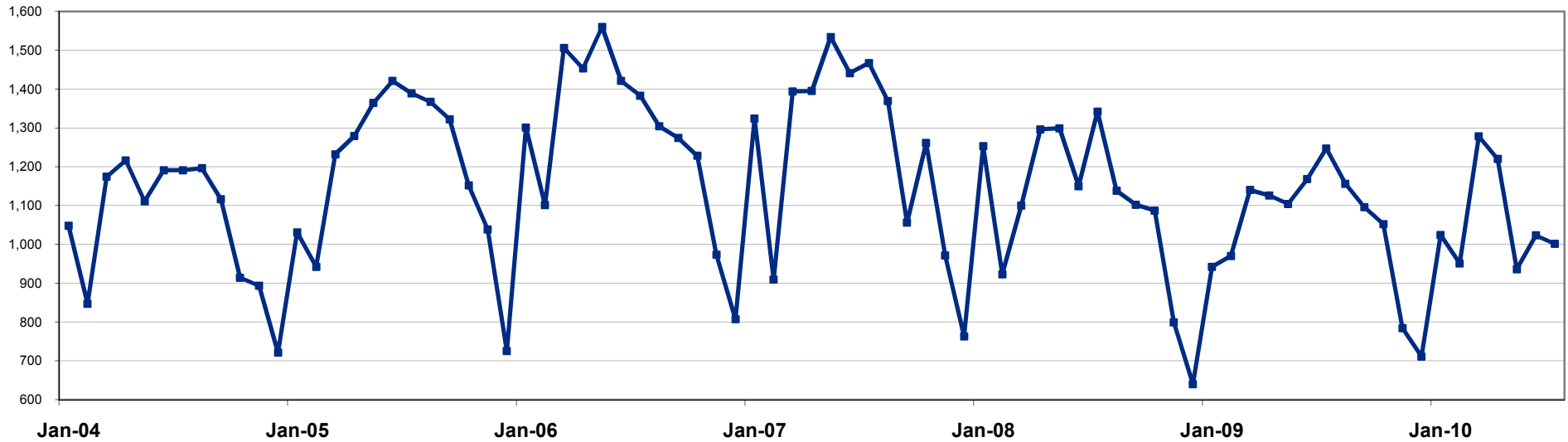
A Monthly Indicator provided by the Fort Wayne Area Multiple Listing Service

July

Year to Date



Historical New Listings

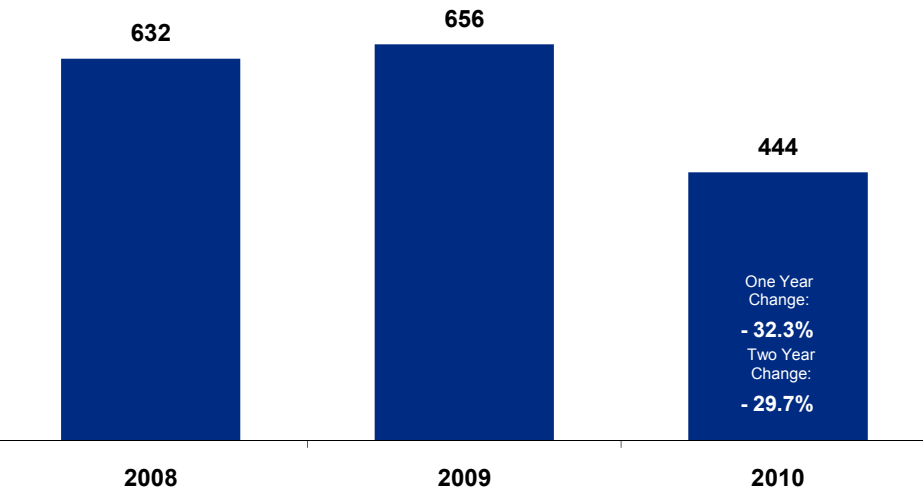


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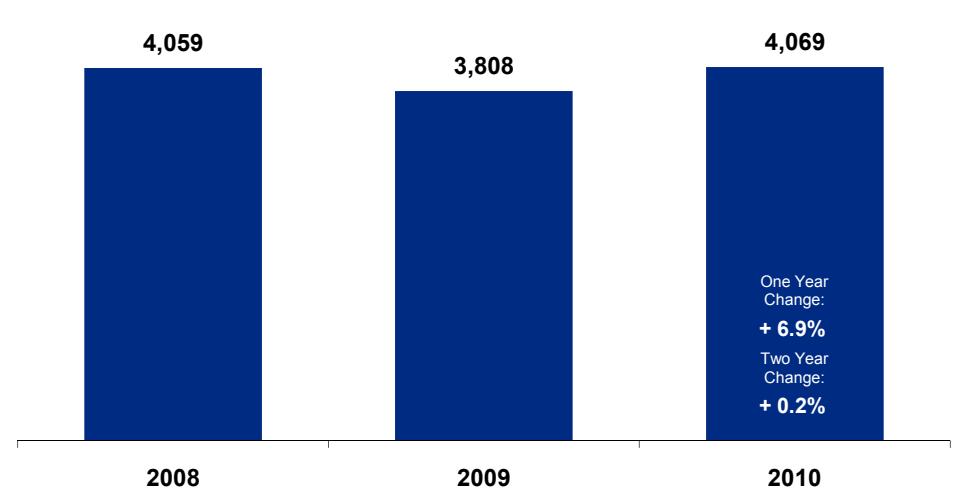
Pending Sales

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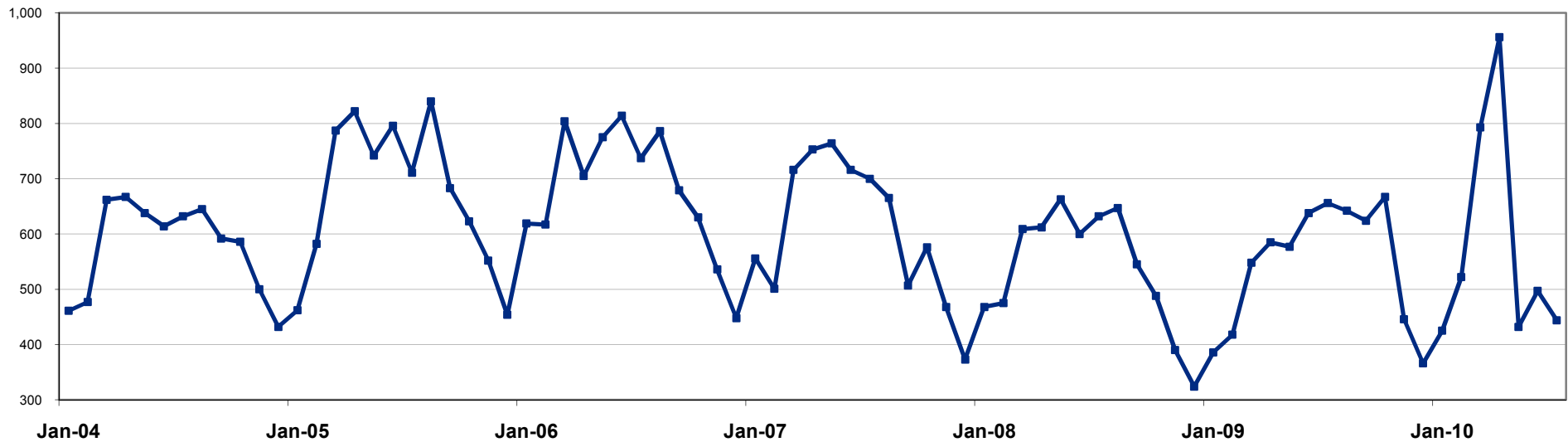
July



Year to Date



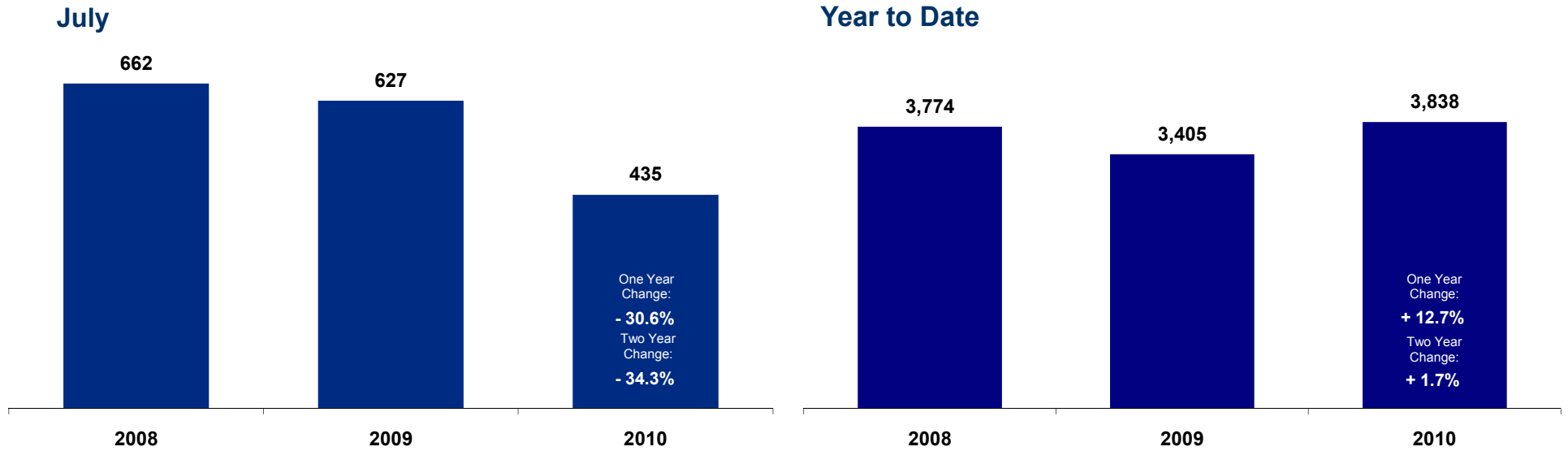
Historical Pending Sales



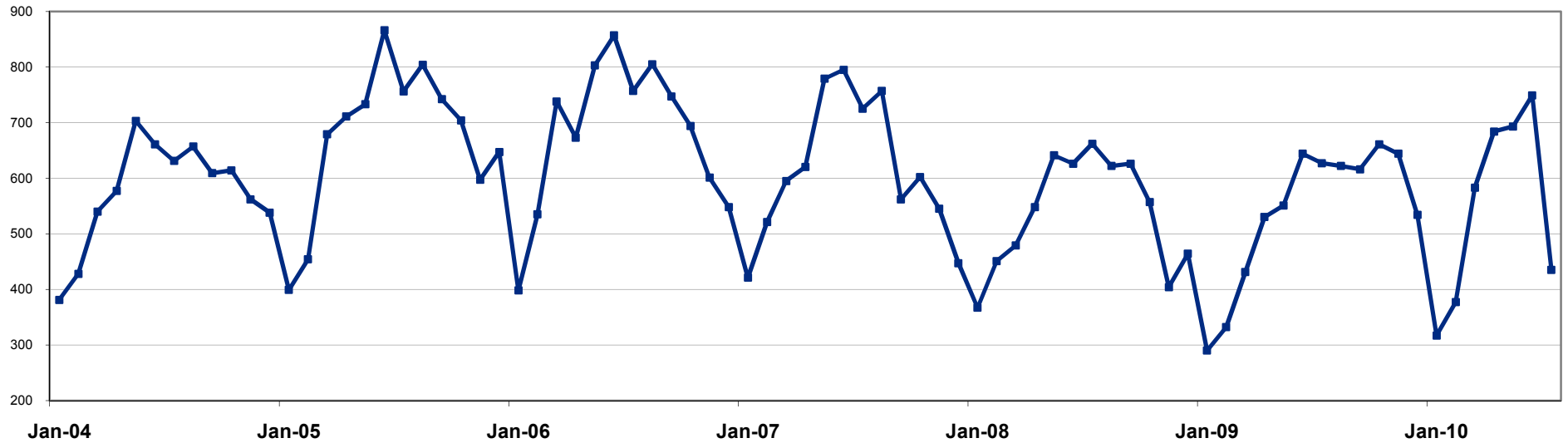
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Closed Sales

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Historical Closed Sales



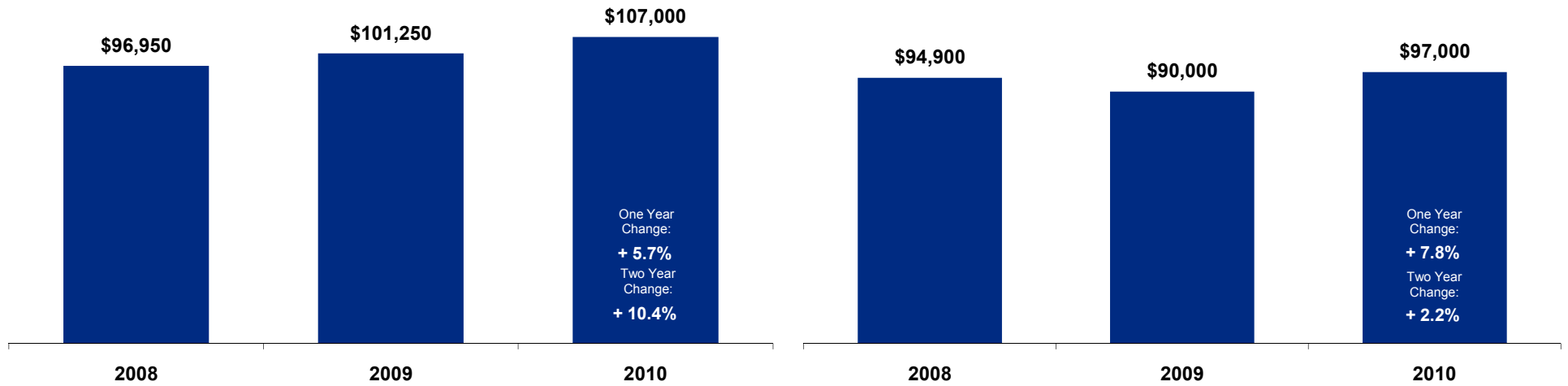
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Median Sales Price

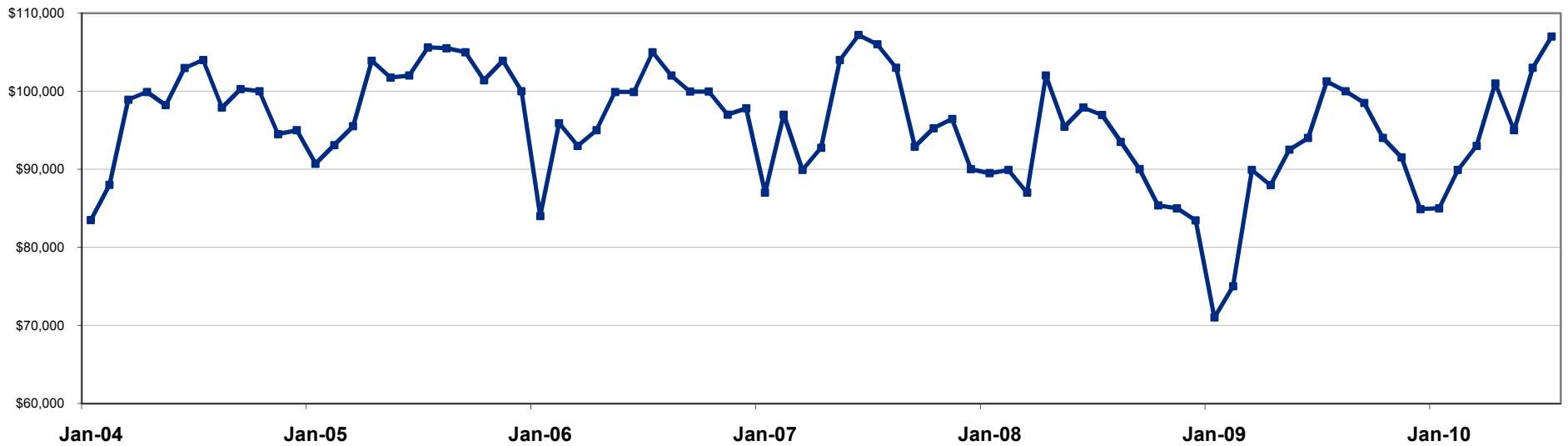
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July

Year to Date



Historical Median Sales Price

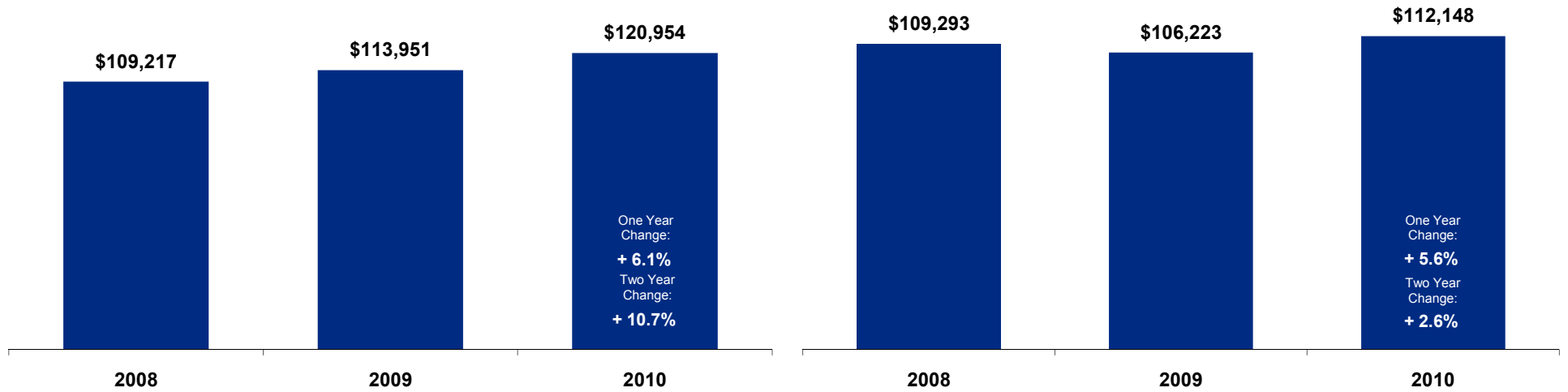


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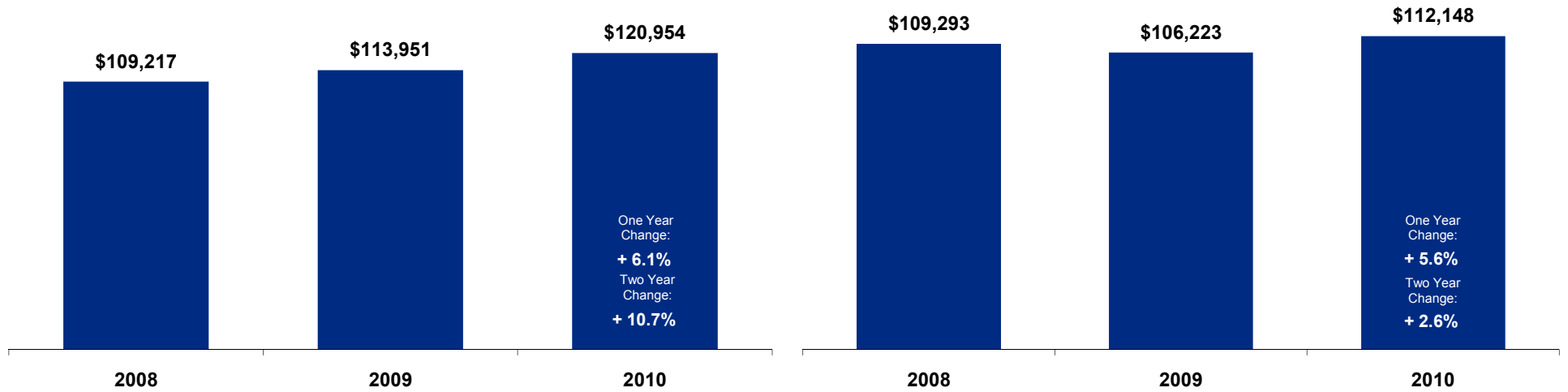
Average Sales Price

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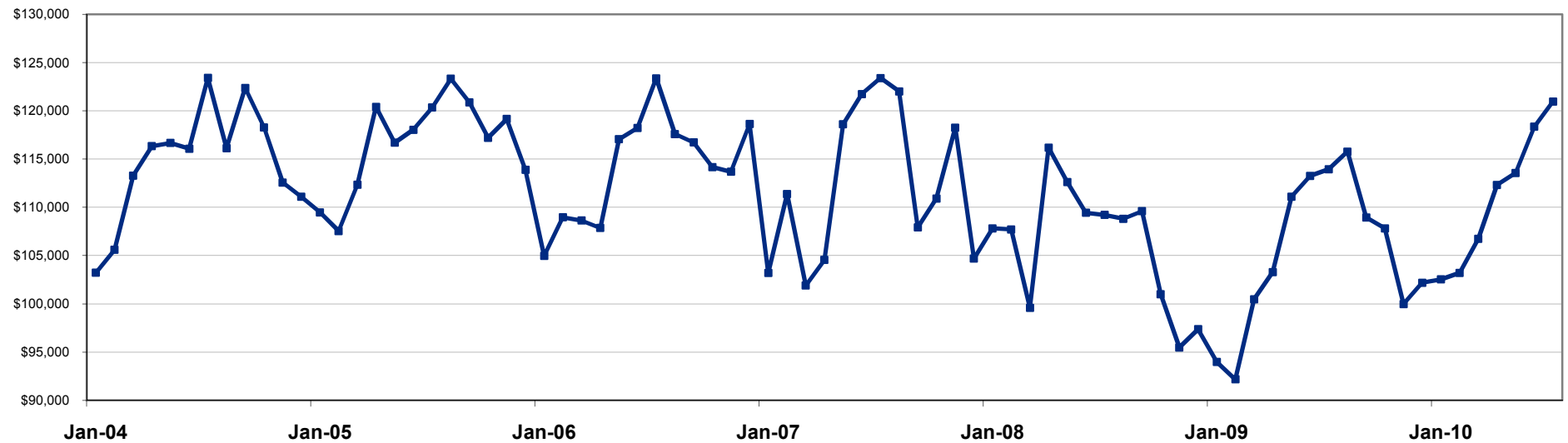
July



Year to Date



Historical Average Sales Price



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Housing Affordability Index

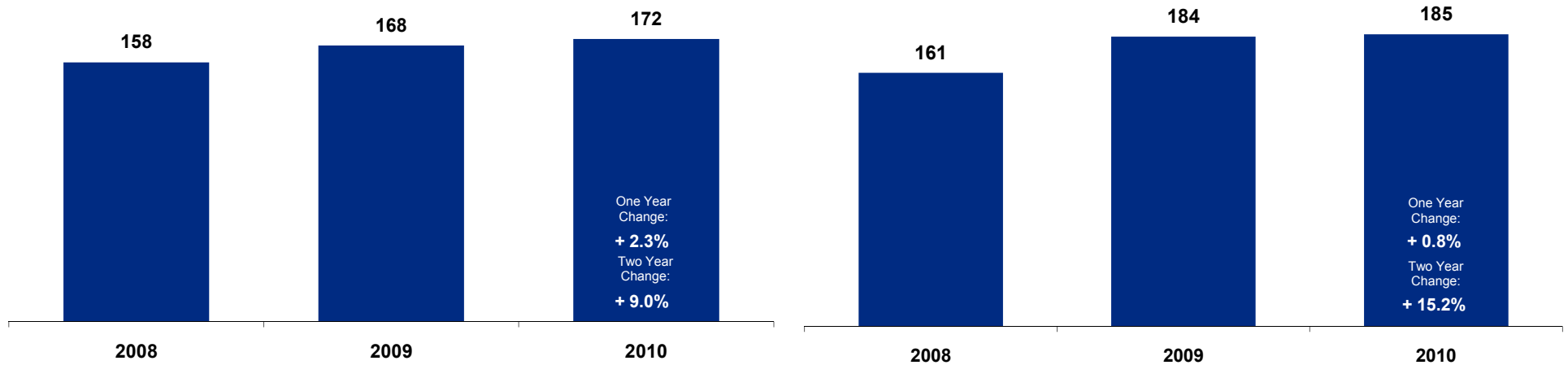
A Monthly Indicator provided by the Fort Wayne Area Multiple Listing Service



July

Year to Date

The HAI formula measures housing affordability for the Fort Wayne Regional Housing Market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



Historical Housing Affordability Index

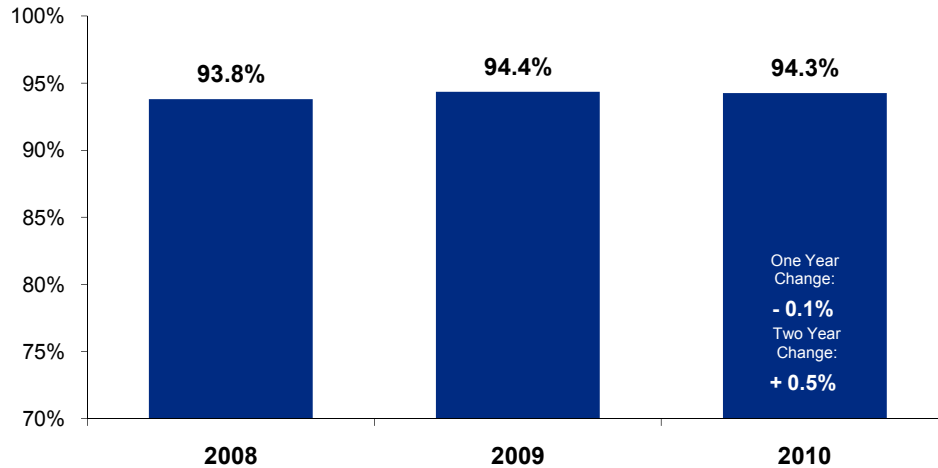


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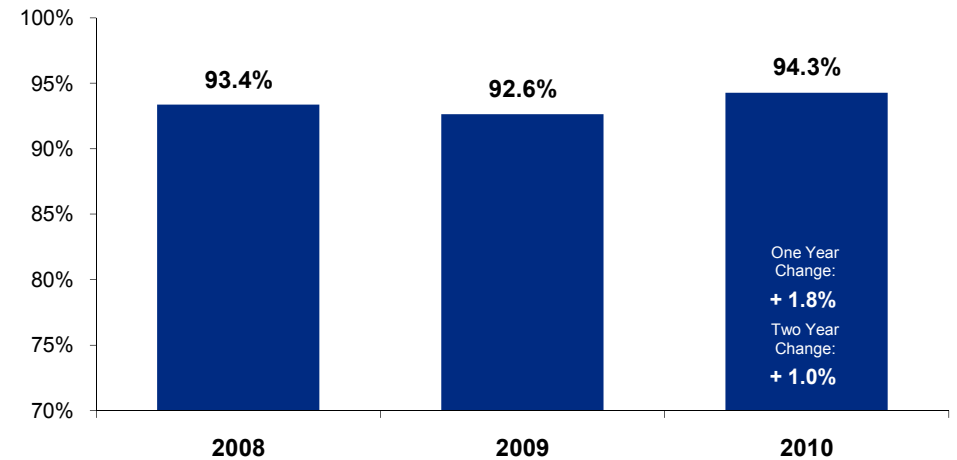
Percent of Original List Price Received at Sale

A Monthly Indicator provided by the Fort Wayne Area Multiple Listing Service

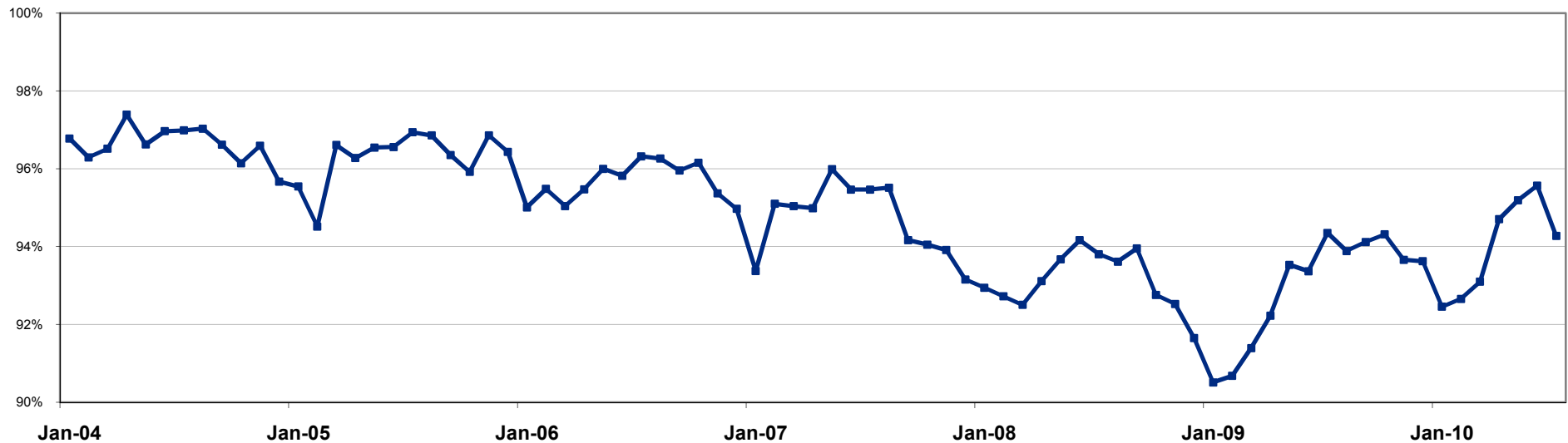
July



Year to Date



Historical Percent of Original List Price Received

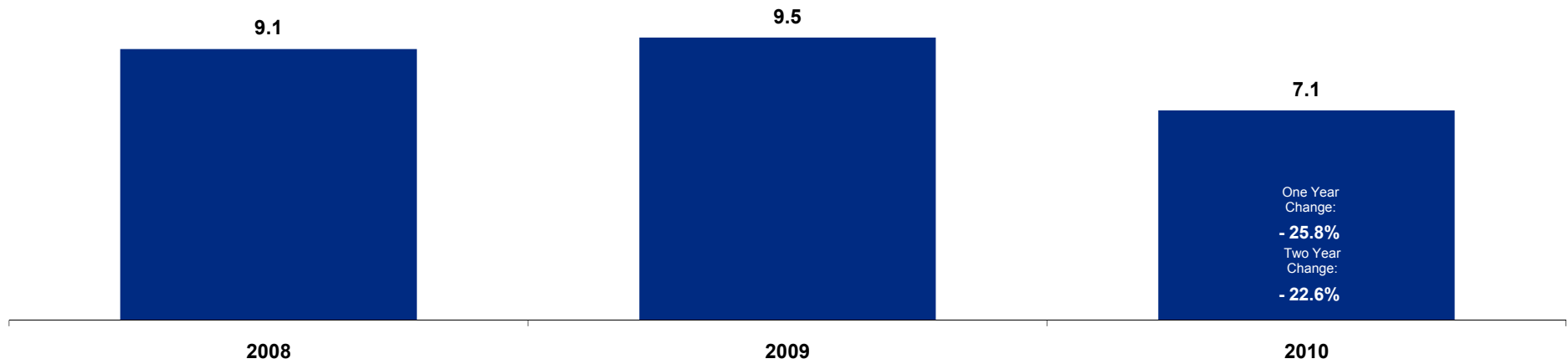


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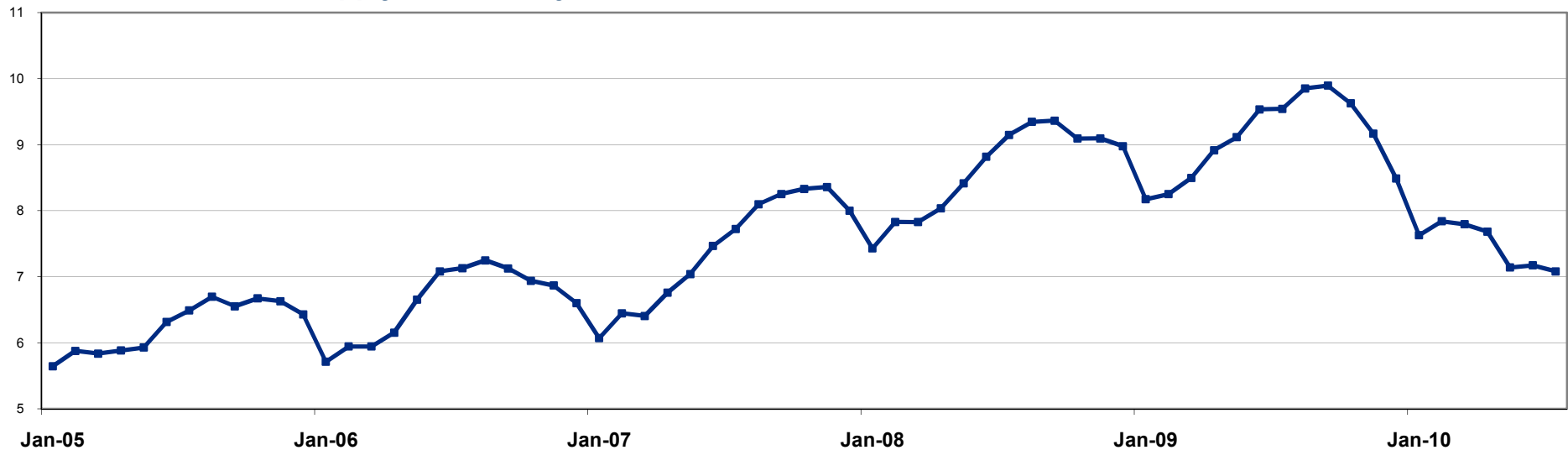
Months Supply of Inventory

A Monthly Indicator provided by the Fort Wayne Area Multiple Listing Service

July



Historical Months Supply of Inventory

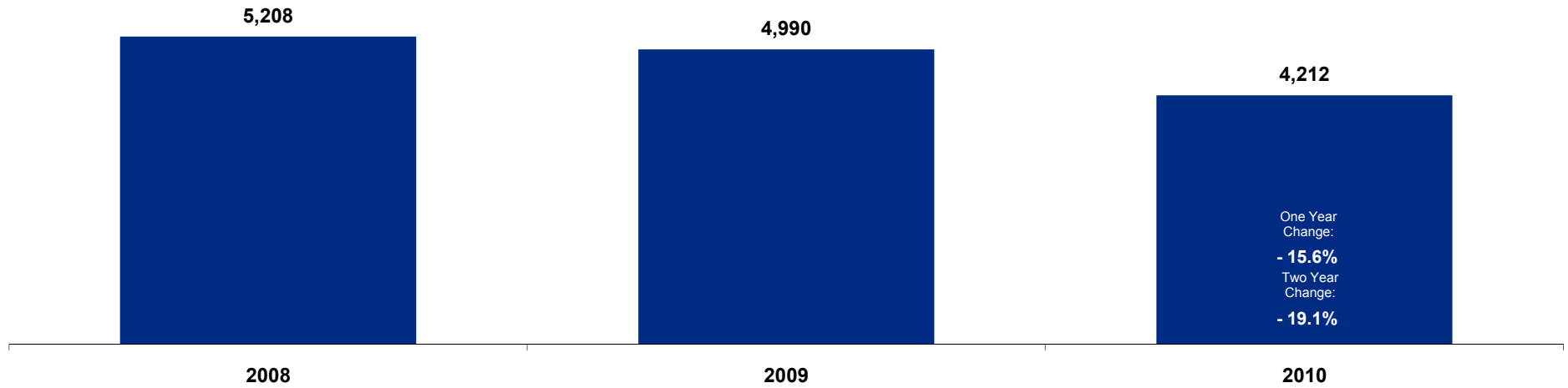


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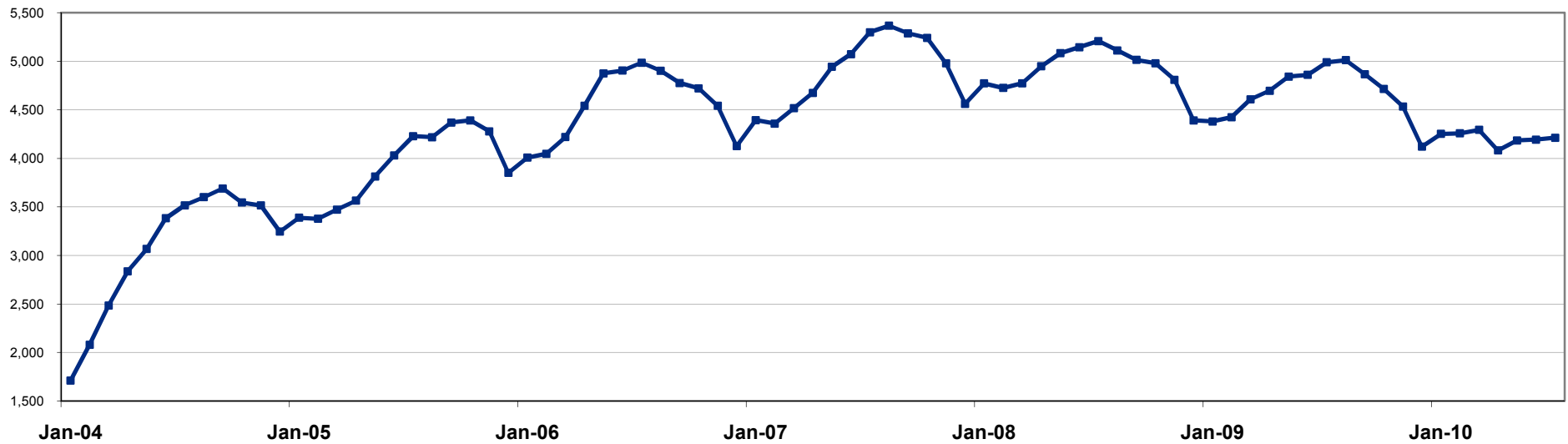
Inventory of Homes Available

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Historical Inventory of Homes Available



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Market Overview

A Monthly Indicator provided by the Fort Wayne Area Multiple Listing Service



			Monthly			Year to Date		
			Current	Prior Year	+/-	Current	Prior Year	+/-
New Listings	May 2010		936	1,104	- 15.2%	5,409	5,282	+ 2.4%
	Jun 2010		1,023	1,168	- 12.4%	6,432	6,450	- 0.3%
	Jul 2010		1,001	1,247	- 19.7%	7,433	7,697	- 3.4%
Pending Sales	May 2010		432	577	- 25.1%	3,128	2,514	+ 24.4%
	Jun 2010		497	638	- 22.1%	3,625	3,152	+ 15.0%
	Jul 2010		444	656	- 32.3%	4,069	3,808	+ 6.9%
Closed Sales	May 2010		693	551	+ 25.8%	2,654	2,134	+ 24.4%
	Jun 2010		749	644	+ 16.3%	3,403	2,778	+ 22.5%
	Jul 2010		435	627	- 30.6%	3,838	3,405	+ 12.7%
Median Sales Price	May 2010		\$95,000	\$92,500	+ 2.7%	\$94,500	\$86,000	+ 9.9%
	Jun 2010		\$103,000	\$94,000	+ 9.6%	\$96,050	\$88,000	+ 9.1%
	Jul 2010		\$107,000	\$101,250	+ 5.7%	\$97,000	\$90,000	+ 7.8%
Average Sales Price	May 2010		\$113,556	\$111,105	+ 2.2%	\$108,960	\$101,768	+ 7.1%
	Jun 2010		\$118,347	\$113,263	+ 4.5%	\$111,030	\$104,457	+ 6.3%
	Jul 2010		\$120,954	\$113,951	+ 6.1%	\$112,148	\$106,223	+ 5.6%
Percent of Original List Price Received at Sale	May 2010		95.2%	93.5%	+ 1.8%	93.9%	91.9%	+ 2.2%
	Jun 2010		95.6%	93.4%	+ 2.4%	94.3%	92.3%	+ 2.2%
	Jul 2010		94.3%	94.4%	- 0.1%	94.3%	92.6%	+ 1.8%
Housing Affordability Index	May 2010		181	179	+ 1.1%	182	189	- 3.7%
	Jun 2010		174	177	- 1.6%	183	186	- 1.3%
	Jul 2010		172	168	+ 2.3%	185	184	+ 0.8%
Total Active Listings Available at Month End	May 2010		4,185	4,843	- 13.6%			
	Jun 2010		4,194	4,861	- 13.7%	--	--	--
	Jul 2010		4,212	4,990	- 15.6%			
Months Supply of Inventory	May 2010		7.1	9.1	- 21.6%			
	Jun 2010		7.2	9.5	- 24.8%	--	--	--
	Jul 2010		7.1	9.5	- 25.8%			

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Explanation of Methodology

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New Listings	A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.
Pending Sales	A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.
Closed Sales	A count of the properties that have had closed sales in a given month.
Median Sales Price	The median sales price for all closed sales in a given month, sold properties only.
Average Sales Price	The average sales price for all closed sales in a given month, sold properties only.
Percent of Original List Price Received at Sale	The average percentage found when dividing a property's sales price by the original list price, sold properties only.
Housing Affordability Index	Measures the affordability of the region's homes. An index of 120 would mean that the median family income in the region is 120% of what's necessary to qualify for the median priced home.
Total Active Listings Available at Month End	The number of properties available for sale in active status at the end of the month.
Months Supply of Inventory	Compares the number of active listings available to the average monthly pending sales for the last twelve months.