



Housing Supply Outlook



August 2010

What to Watch For

In Fort Wayne, the price tier with the greatest sales increase over the past 12 months was the \$150,001 to \$300,000 range, where pendings increased 24.3 percent. However, inventory declined the most in the \$75,000 and up range, where it shrunk 21.1 percent.

Over the past year, home prices in the single-family segment have been stronger and more resilient than their condominium counterparts. Single-family properties have enjoyed a 5.5 percent price gain over the past 12 months as they checked in at \$95,000, while condominiums only posted a 2.8 percent increase to land at \$122,500.

Not coincidentally, condominiums have a higher Months Supply of Inventory than single-family homes, posting 9.2 months compared to 7.4 months. The price range with the highest Months Supply of Inventory is \$300,001 and above at 17.1 months. The price range with the lowest is \$100,001 to \$125,000 at 6.4 months.

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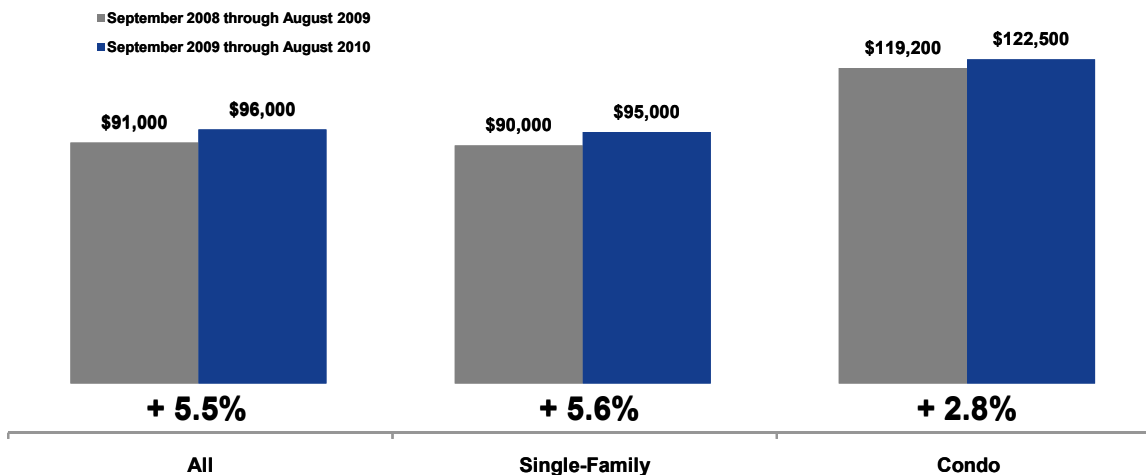
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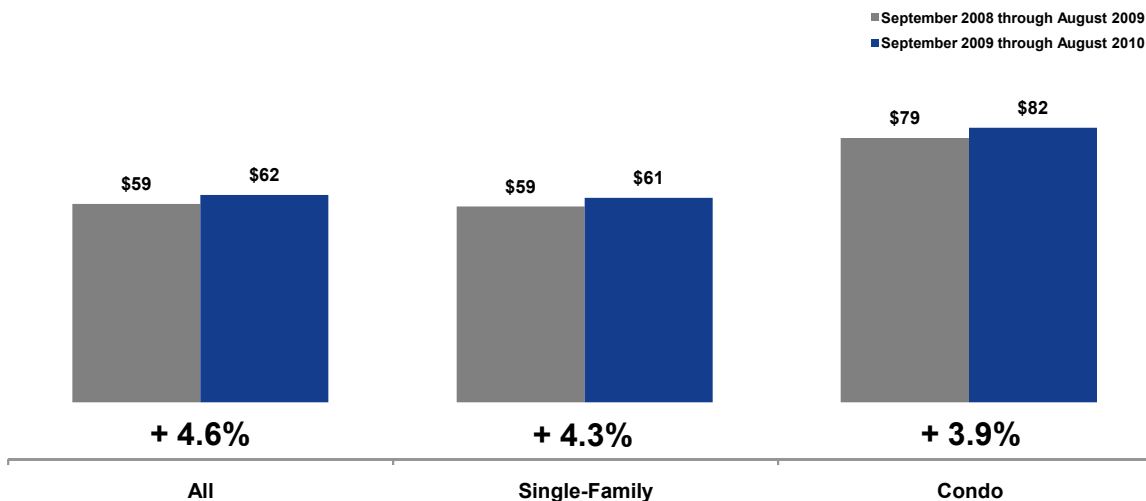
Median Sales Price Last Twelve Months

	9-2008 through 8-2009	9-2009 through 8-2010	Change
All	\$91,000	\$96,000	+ 5.5%
Single-Family	\$90,000	\$95,000	+ 5.6%
Condo	\$119,200	\$122,500	+ 2.8%



Price Per Square Foot Last Twelve Months

	9-2008 through 8-2009	9-2009 through 8-2010	Change
All	\$59	\$62	+ 4.6%
Single-Family	\$59	\$61	+ 4.3%
Condo	\$79	\$82	+ 3.9%



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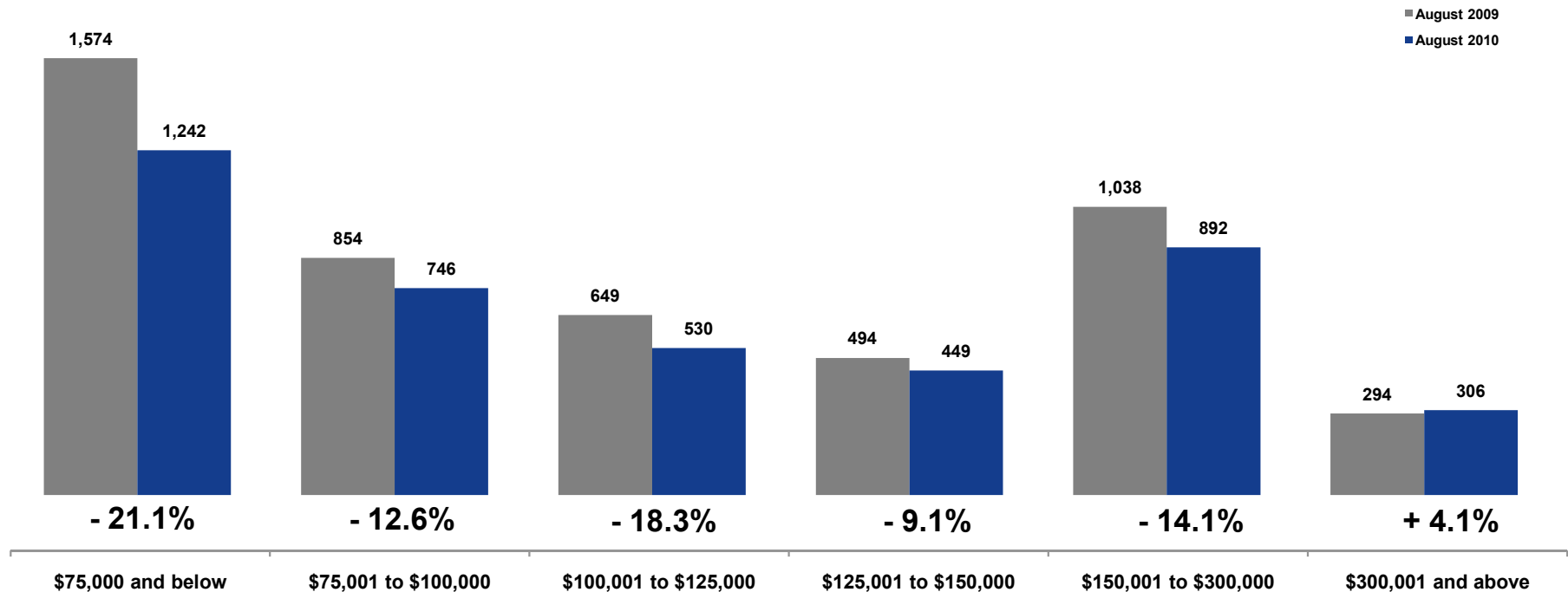
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Inventory of Homes for Sale



	All			Single-Family			Condo		
Price Range	8-2009	8-2010	Change	8-2009	8-2010	Change	8-2009	8-2010	Change
\$75,000 and below	1,574	1,242	- 21.1%	1,547	1,206	- 22.0%	27	36	+ 33.3%
\$75,001 to \$100,000	854	746	- 12.6%	807	706	- 12.5%	47	40	- 14.9%
\$100,001 to \$125,000	649	530	- 18.3%	596	497	- 16.6%	53	33	- 37.7%
\$125,001 to \$150,000	494	449	- 9.1%	452	408	- 9.7%	42	41	- 2.4%
\$150,001 to \$300,000	1,038	892	- 14.1%	948	836	- 11.8%	90	56	- 37.8%
\$300,001 and above	294	306	+ 4.1%	274	295	+ 7.7%	20	11	- 45.0%
All Price Ranges	4,609	3,859	- 16.3%	4,350	3,653	- 16.0%	259	206	- 20.5%



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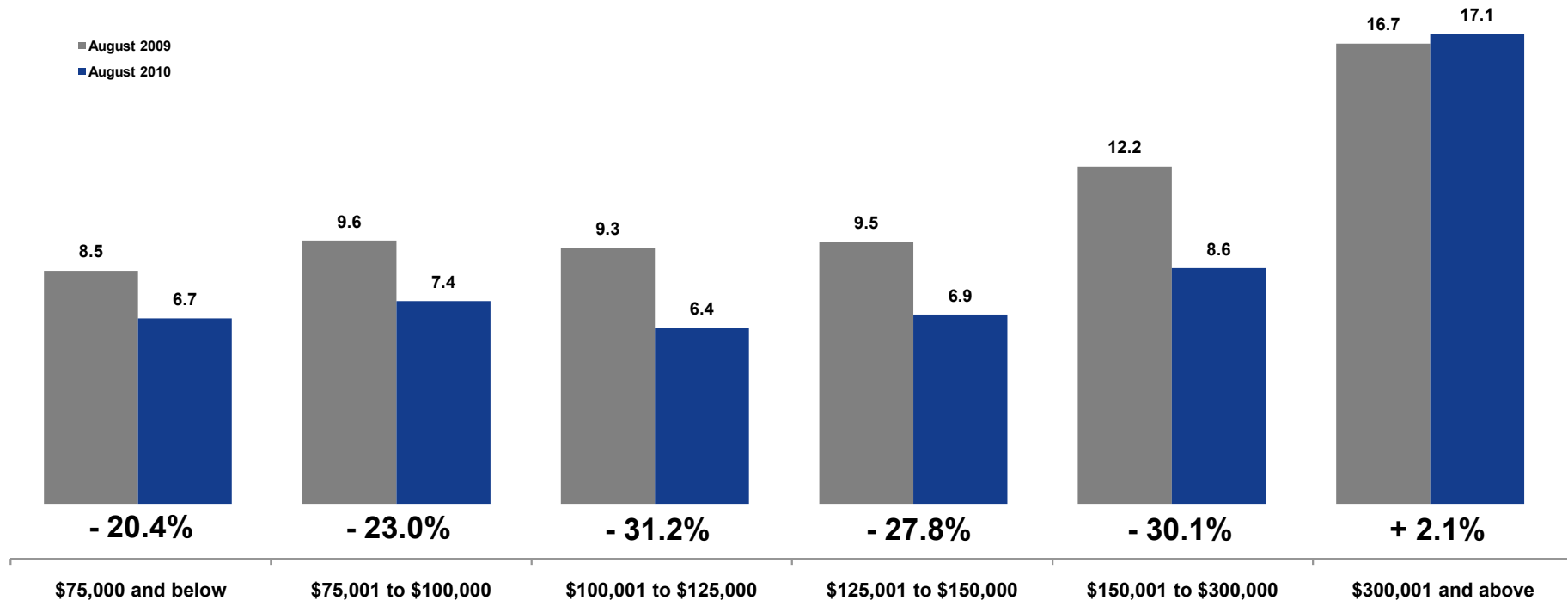
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Months Supply of Inventory



	All			Single-Family			Condo		
Price Range	8-2009	8-2010	Change	8-2009	8-2010	Change	8-2009	8-2010	Change
\$75,000 and below	8.5	6.7	- 20.4%	8.5	6.6	- 21.6%	8.1	13.1	+ 61.6%
\$75,001 to \$100,000	9.6	7.4	- 23.0%	9.3	7.3	- 21.6%	17.1	7.9	- 54.0%
\$100,001 to \$125,000	9.3	6.4	- 31.2%	8.9	6.4	- 28.8%	17.2	6.9	- 59.6%
\$125,001 to \$150,000	9.5	6.9	- 27.8%	9.4	6.6	- 29.8%	4.0	3.6	- 9.1%
\$150,001 to \$300,000	12.2	8.6	- 30.1%	11.8	8.6	- 27.4%	4.6	6.6	+ 43.6%
\$300,001 and above	16.7	17.1	+ 2.1%	16.3	17.4	+ 7.1%	1.5	1.7	+ 11.1%
All Price Ranges	9.8	7.5	- 23.7%	9.6	7.4	- 22.9%	15.1	9.2	- 39.3%



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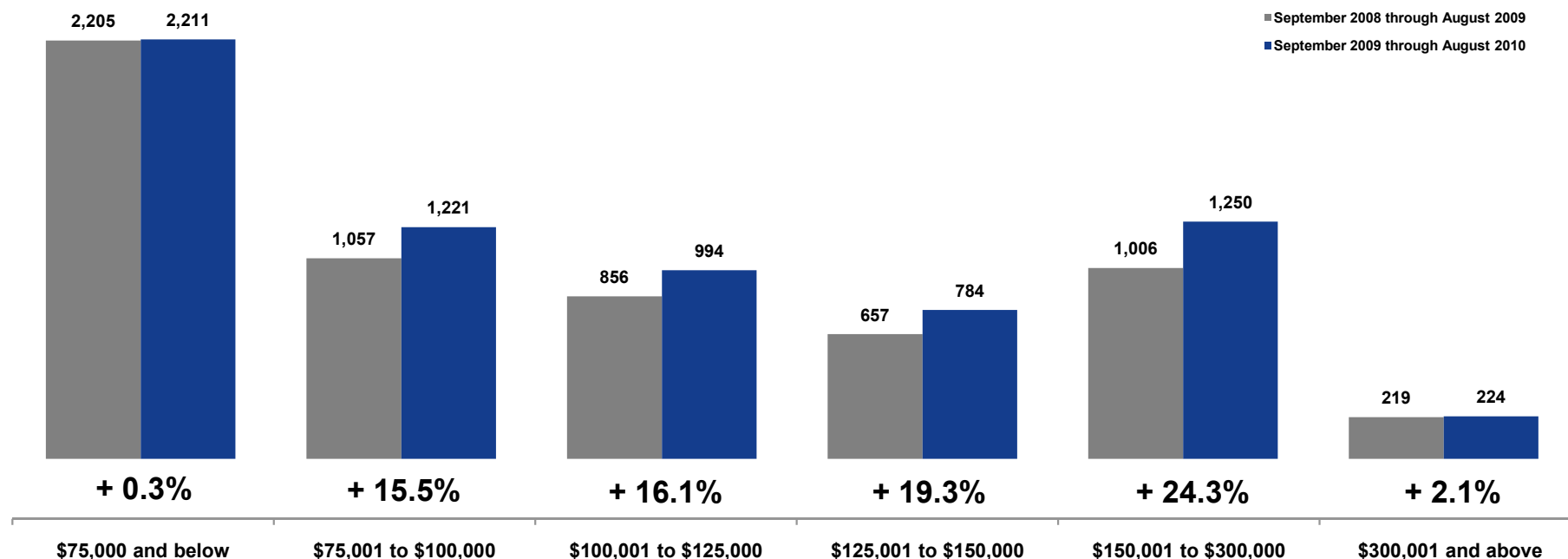
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Pending Home Sales Last Twelve Months



Price Range	All			Single-Family			Condo		
	September 2008 through August 2009	September 2009 through August 2010	Change	September 2008 through August 2009	September 2009 through August 2010	Change	September 2008 through August 2009	September 2009 through August 2010	Change
\$75,000 and below	2,205	2,211	+ 0.3%	2,164	2,178	+ 0.6%	41	33	- 19.5%
\$75,001 to \$100,000	1,057	1,221	+ 15.5%	1,022	1,160	+ 13.5%	35	61	+ 74.5%
\$100,001 to \$125,000	856	994	+ 16.1%	822	937	+ 14.0%	34	57	+ 67.6%
\$125,001 to \$150,000	657	784	+ 19.3%	609	741	+ 21.7%	48	43	- 10.4%
\$150,001 to \$300,000	1,006	1,250	+ 24.3%	951	1,168	+ 22.8%	55	82	+ 49.1%
\$300,001 and above	219	224	+ 2.1%	201	203	+ 1.0%	18	21	+ 14.3%
All Price Ranges	5,781	6,460	+ 11.7%	5,568	6,184	+ 11.1%	213	276	+ 29.6%



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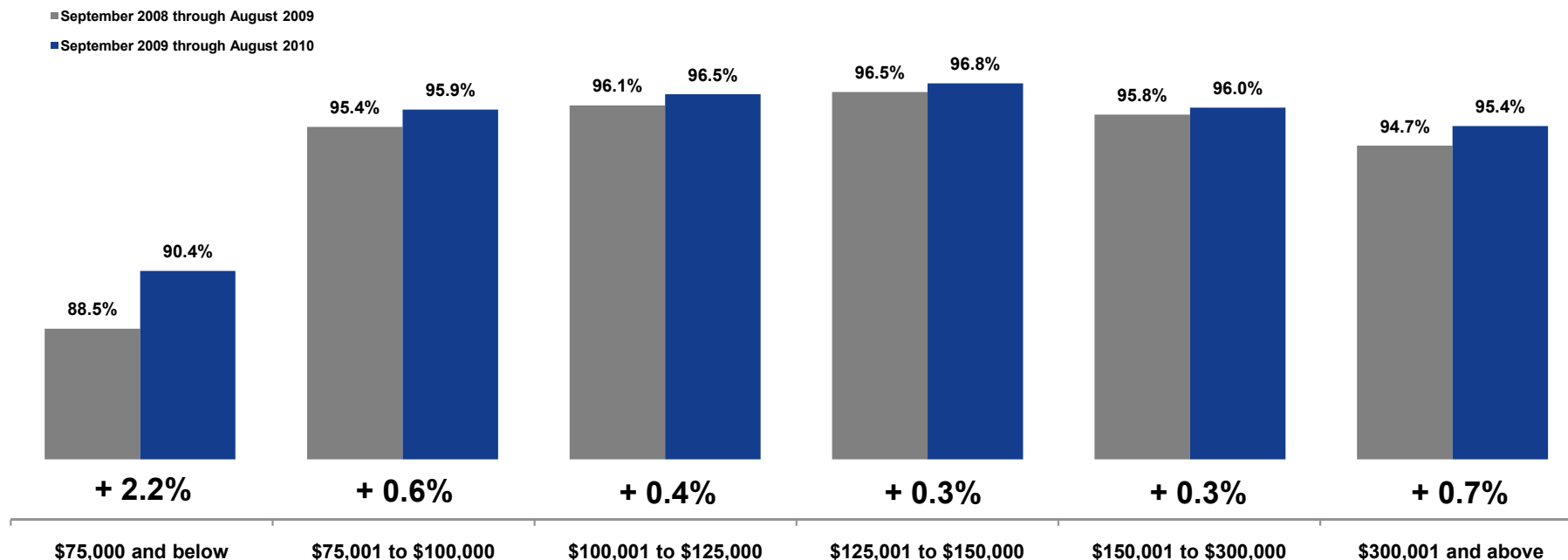
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Percent of List Price Received Last Twelve Months



Price Range	All			Single-Family			Condo		
	September 2008 through August 2009	September 2009 through August 2010	Change	September 2008 through August 2009	September 2009 through August 2010	Change	September 2008 through August 2009	September 2009 through August 2010	Change
\$75,000 and below	88.5%	90.4%	+ 2.2%	88.4%	90.4%	+ 2.2%	92.7%	94.7%	+ 2.1%
\$75,001 to \$100,000	95.4%	95.9%	+ 0.6%	95.4%	96.0%	+ 0.6%	94.3%	95.0%	+ 0.8%
\$100,001 to \$125,000	96.1%	96.5%	+ 0.4%	96.1%	96.4%	+ 0.3%	94.4%	97.0%	+ 2.7%
\$125,001 to \$150,000	96.5%	96.8%	+ 0.3%	96.6%	96.9%	+ 0.3%	95.3%	95.8%	+ 0.5%
\$150,001 to \$300,000	95.8%	96.0%	+ 0.3%	95.8%	96.0%	+ 0.2%	95.1%	95.4%	+ 0.3%
\$300,001 and above	94.7%	95.4%	+ 0.7%	95.3%	94.6%	- 0.7%	0.0%	0.0%	NA
All Price Ranges	93.0%	94.2%	+ 1.3%	92.9%	94.1%	+ 1.3%	94.4%	95.6%	+ 1.3%



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