

Housing Supply Overview

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February 2011

Whenever someone asks you “how is the market,” the most logical response is “for which segments and relative to what?” In the Fort Wayne region, the price range with the smallest decline in sales activity was the \$300,001 and Above range, where sales were down 3.1 percent over the last 12 months. Sales were weakest in the \$100,001 to \$125,000 range, where sales were down 19.2 percent versus last year.

Inventory in the region has fallen 7.6 percent, led mostly by a decline in Single-Family inventory and Previously-Owned properties. Median Sales Price was up 2.1 percent in both the Single-Family and Condo segments. Prices were up 26.0 percent for newly-constructed condos but remained flat for existing Single-Family units.

The price range with the greatest amount of supply relative to demand was the \$300,001 and Above range with 14.1 months supply of inventory. The \$125,001 to \$150,000 range had 6.7 months of supply. The entire market had 7.6 months of supply as of February 2011, down from 7.9 the year prior.

Quick Facts

- 3.1%

+ 556.5%

+ 362.7%

Price Range With the
Strongest Sales:
\$300,001 and Above

Construction Status With
Strongest Sales:
New Construction

Property Type With
Strongest Sales:
Condo

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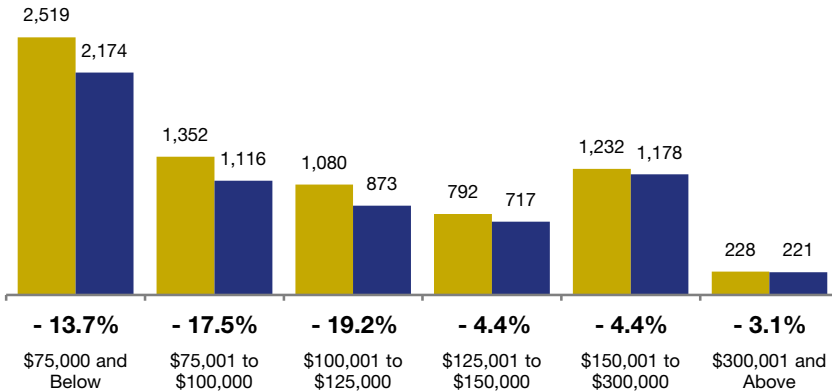
Pending Sales

A count of the properties that have offers accepted on them in a given month. Based on a rolling 12-month average.



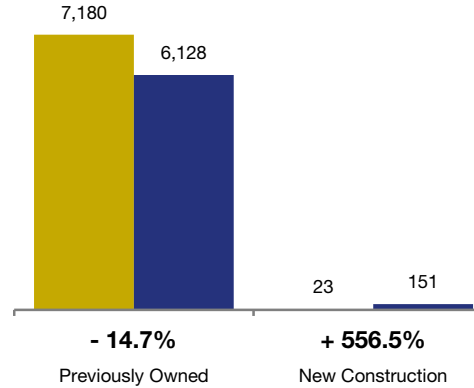
By Price Range

■ 2-2010 ■ 2-2011



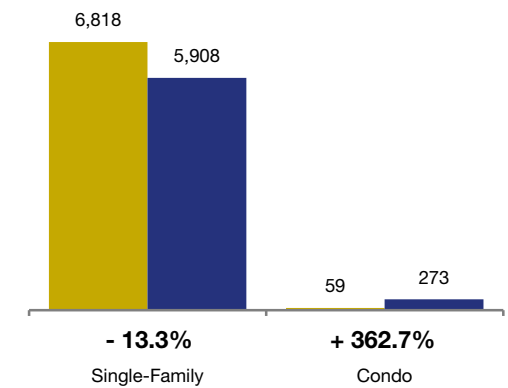
By Construction Type

■ 2-2010 ■ 2-2011



By Property Type

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$75,000 and Below	2,519	2,174	- 13.7%
\$75,001 to \$100,000	1,352	1,116	- 17.5%
\$100,001 to \$125,000	1,080	873	- 19.2%
\$125,001 to \$150,000	792	717	- 9.5%
\$150,001 to \$300,000	1,232	1,178	- 4.4%
\$300,001 and Above	228	221	- 3.1%
All Price Ranges	7,203	6,279	- 12.8%

Single-Family

	2-2010	2-2011	Change
\$75,000 and Below	2,405	2,072	- 13.8%
\$75,001 to \$100,000	1,276	1,062	- 16.8%
\$100,001 to \$125,000	1,019	819	- 19.6%
\$125,001 to \$150,000	737	655	- 11.1%
\$150,001 to \$300,000	1,163	1,091	- 6.2%
\$300,001 and Above	218	209	- 4.1%
All Price Ranges	6,818	5,908	- 13.3%

Condo

	2-2010	2-2011	Change
\$75,000 and Below	13	39	+ 200.0%
\$75,001 to \$100,000	7	40	+ 471.4%
\$100,001 to \$125,000	12	47	+ 291.7%
\$125,001 to \$150,000	6	55	+ 816.7%
\$150,001 to \$300,000	20	81	+ 305.0%
\$300,001 and Above	1	11	+ 1000.0%
All Price Ranges	59	273	+ 362.7%

By Construction Type

	2-2010	2-2011	Change
Previously Owned	7,180	6,128	- 14.7%
New Construction	23	151	+ 556.5%
All Construction Types	7,203	6,279	- 12.8%

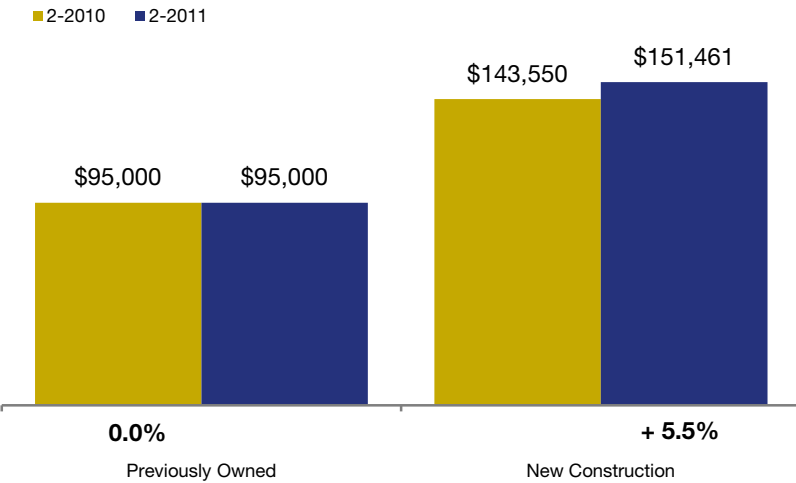
	2-2010	2-2011	Change
Previously Owned	6,798	5,772	- 15.1%
New Construction	20	136	+ 580.0%
All Construction Types	6,818	5,908	- 13.3%

Median Sales Price

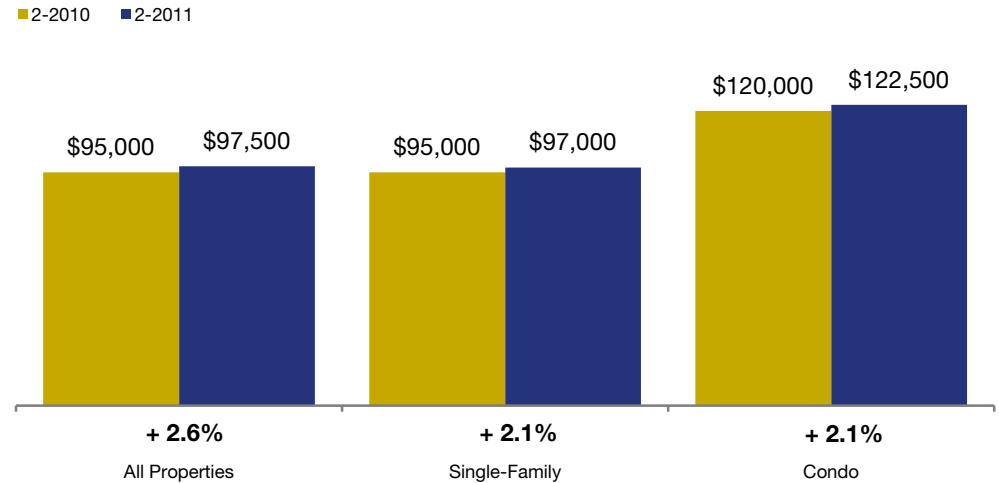
The median sales price for all closed sales in a given month. Sold properties only. Based on a rolling 12-month average.



By Construction Type



By Property Type



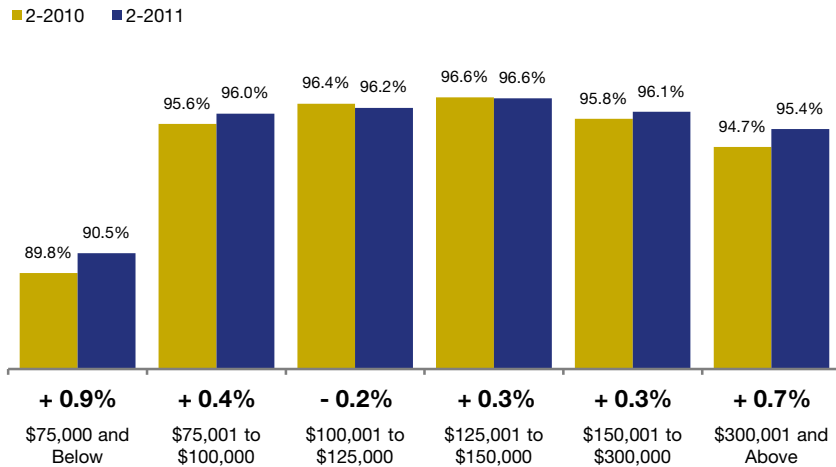
By Construction Type	All Properties			Single-Family			Condo		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Previously Owned	\$95,000	\$95,000	0.0%	\$95,000	\$95,000	0.0%	\$119,500	\$122,250	+ 2.3%
New Construction	\$143,550	\$151,461	+ 5.5%	\$148,500	\$151,000	+ 1.7%	\$134,050	\$168,900	+ 26.0%
All Construction Types	\$95,000	\$97,500	+ 2.6%	\$95,000	\$97,000	+ 2.1%	\$120,000	\$122,500	+ 2.1%

Percent of List Price Received

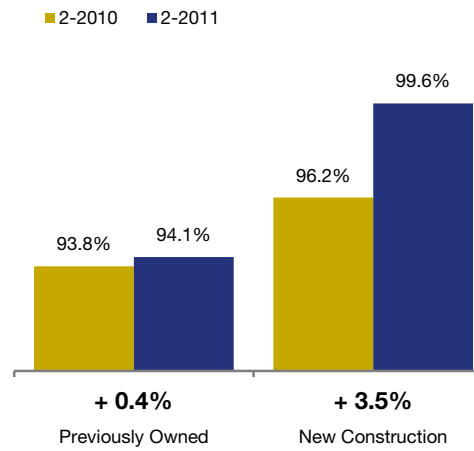


The average percentage found when dividing a property's sales price by the list price.
Sold properties only. Based on a rolling 12-month average.

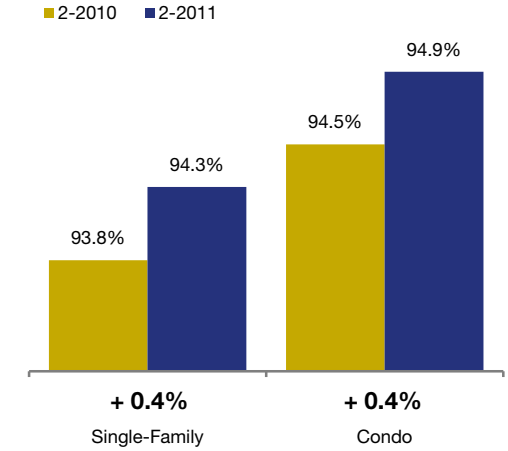
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	89.8%	90.5%	+ 0.9%
\$75,001 to \$100,000	95.6%	96.0%	+ 0.4%
\$100,001 to \$125,000	96.4%	96.2%	- 0.2%
\$125,001 to \$150,000	96.6%	96.6%	- 0.0%
\$150,001 to \$300,000	95.8%	96.1%	+ 0.3%
\$300,001 and Above	94.7%	95.4%	+ 0.7%
All Price Ranges	93.8%	94.2%	+ 0.5%

Single-Family

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	89.9%	90.6%	+ 0.8%
\$75,001 to \$100,000	95.7%	96.1%	+ 0.4%
\$100,001 to \$125,000	96.5%	96.3%	- 0.2%
\$125,001 to \$150,000	96.7%	96.7%	- 0.1%
\$150,001 to \$300,000	95.8%	96.1%	+ 0.3%
\$300,001 and Above	94.6%	95.5%	+ 0.9%
All Price Ranges	93.8%	94.3%	+ 0.4%

Condo

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	92.2%	92.1%	- 0.2%
\$75,001 to \$100,000	94.3%	94.9%	+ 0.6%
\$100,001 to \$125,000	95.0%	95.8%	+ 0.8%
\$125,001 to \$150,000	95.1%	95.6%	+ 0.6%
\$150,001 to \$300,000	95.2%	95.9%	+ 0.7%
\$300,001 and Above	95.5%	92.6%	- 3.1%
All Price Ranges	94.5%	94.9%	+ 0.4%

By Construction Type	2-2010	2-2011	Change
Previously Owned	93.8%	94.1%	+ 0.4%
New Construction	96.2%	99.6%	+ 3.5%
All Construction Types	93.8%	94.2%	+ 0.5%

By Construction Type	2-2010	2-2011	Change
Previously Owned	93.8%	94.1%	+ 0.3%
New Construction	96.1%	99.7%	+ 3.7%
All Construction Types	93.8%	94.3%	+ 0.4%

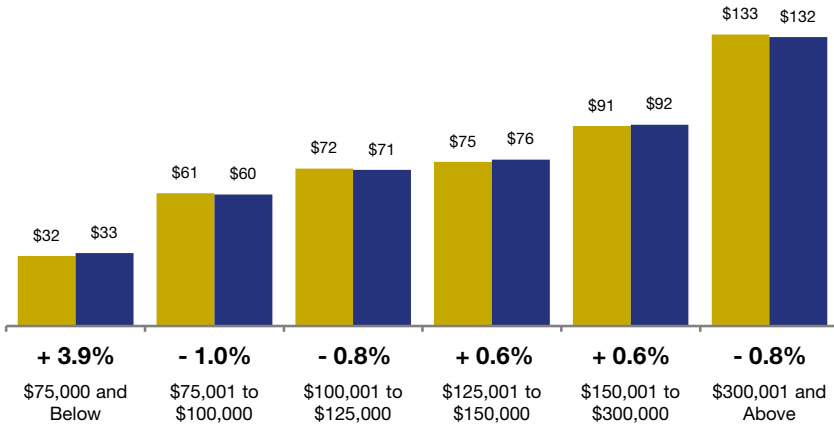
Price Per Square Foot

The price per square foot of residential properties. Sold properties only. Based on a rolling 12-month average.



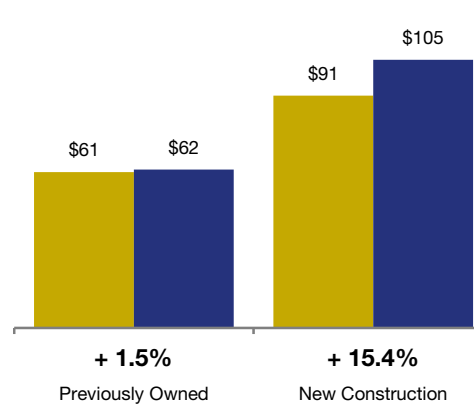
By Price Range

■ 2-2010 ■ 2-2011



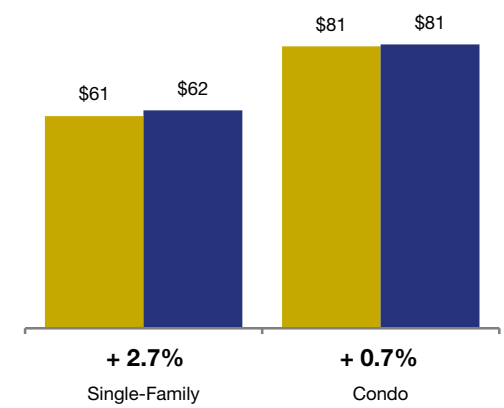
By Construction Type

■ 2-2010 ■ 2-2011



By Property Type

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$75,000 and Below	\$32	\$33	+ 3.9%
\$75,001 to \$100,000	\$61	\$60	- 1.0%
\$100,001 to \$125,000	\$72	\$71	- 0.8%
\$125,001 to \$150,000	\$75	\$76	+ 1.4%
\$150,001 to \$300,000	\$91	\$92	+ 0.6%
\$300,001 and Above	\$133	\$132	- 0.8%
All Price Ranges	\$61	\$63	+ 2.8%

Single-Family

	2-2010	2-2011	Change
\$75,000 and Below	\$32	\$33	+ 3.2%
\$75,001 to \$100,000	\$60	\$60	- 0.7%
\$100,001 to \$125,000	\$71	\$71	- 1.1%
\$125,001 to \$150,000	\$74	\$75	+ 1.3%
\$150,001 to \$300,000	\$90	\$91	+ 0.8%
\$300,001 and Above	\$133	\$132	- 1.1%
All Price Ranges	\$61	\$62	+ 2.7%

Condo

	2-2010	2-2011	Change
\$75,000 and Below	\$48	\$53	+ 9.9%
\$75,001 to \$100,000	\$68	\$69	+ 0.9%
\$100,001 to \$125,000	\$81	\$80	- 1.7%
\$125,001 to \$150,000	\$83	\$83	- 0.1%
\$150,001 to \$300,000	\$103	\$101	- 1.8%
\$300,001 and Above	\$133	\$135	+ 1.9%
All Price Ranges	\$81	\$81	+ 0.7%

By Construction Type

	2-2010	2-2011	Change
Previously Owned	\$61	\$62	+ 1.5%
New Construction	\$91	\$105	+ 15.4%
All Construction Types	\$61	\$63	+ 2.8%

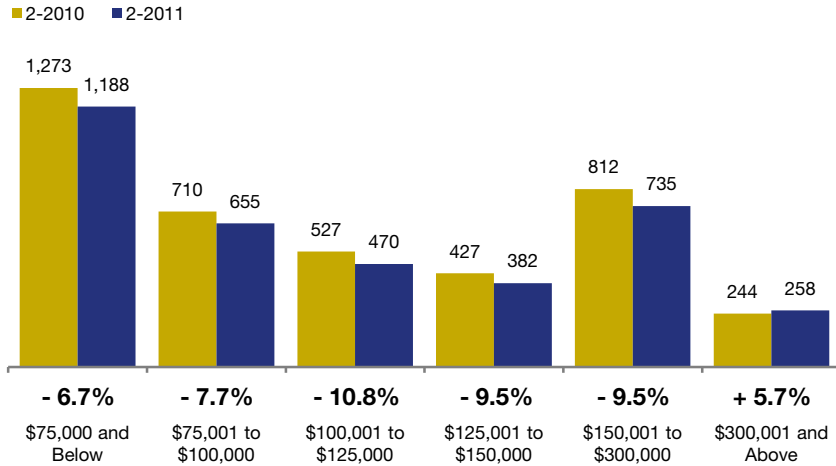
	2-2010	2-2011	Change
Previously Owned	\$61	\$61	+ 1.4%
New Construction	\$92	\$105	+ 14.2%
All Construction Types	\$61	\$62	+ 2.7%

Inventory of Homes for Sale

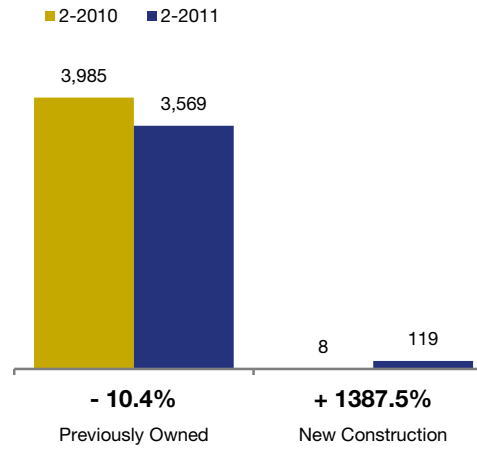
The number of properties available for sale in active status at the end of the month. Based on one month of activity.



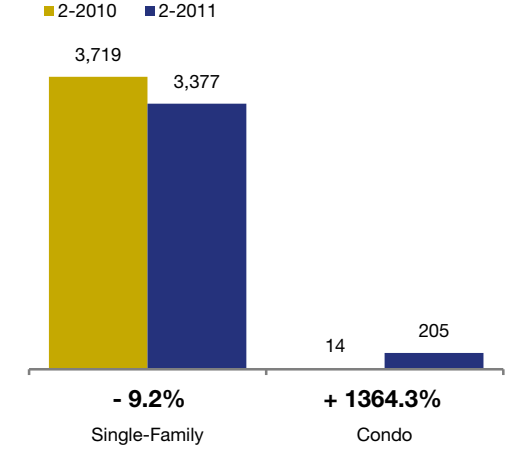
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	1,273	1,188	- 6.7%
\$75,001 to \$100,000	710	655	- 7.7%
\$100,001 to \$125,000	527	470	- 10.8%
\$125,001 to \$150,000	427	382	- 10.5%
\$150,001 to \$300,000	812	735	- 9.5%
\$300,001 and Above	244	258	+ 5.7%
All Price Ranges	3,993	3,688	- 7.6%

Single-Family

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	1,230	1,106	- 10.1%
\$75,001 to \$100,000	652	591	- 9.4%
\$100,001 to \$125,000	479	417	- 12.9%
\$125,001 to \$150,000	380	336	- 11.6%
\$150,001 to \$300,000	747	677	- 9.4%
\$300,001 and Above	231	250	+ 8.2%
All Price Ranges	3,719	3,377	- 9.2%

Condo

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	1	29	+ 2800.0%
\$75,001 to \$100,000	4	44	+ 1000.0%
\$100,001 to \$125,000	3	41	+ 1266.7%
\$125,001 to \$150,000	1	34	+ 3300.0%
\$150,001 to \$300,000	5	51	+ 920.0%
\$300,001 and Above	0	6	0.0%
All Price Ranges	14	205	+ 1364.3%

By Construction Type	2-2010	2-2011	Change
Previously Owned	3,985	3,569	- 10.4%
New Construction	8	119	+ 1387.5%
All Construction Types	3,993	3,688	- 7.6%

By Construction Type	2-2010	2-2011	Change
Previously Owned	3,712	3,275	- 11.8%
New Construction	7	102	+ 1357.1%
All Construction Types	3,719	3,377	- 9.2%

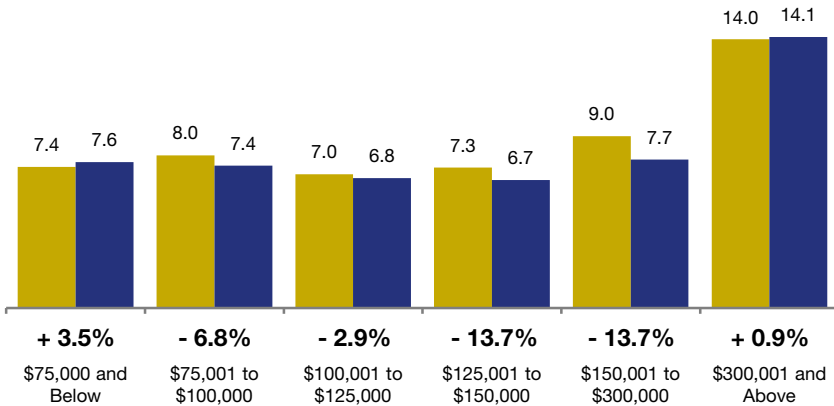
Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales. Based on one month of activity.



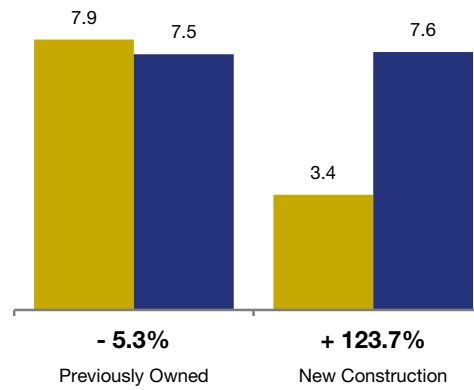
By Price Range

■ 2-2010 ■ 2-2011



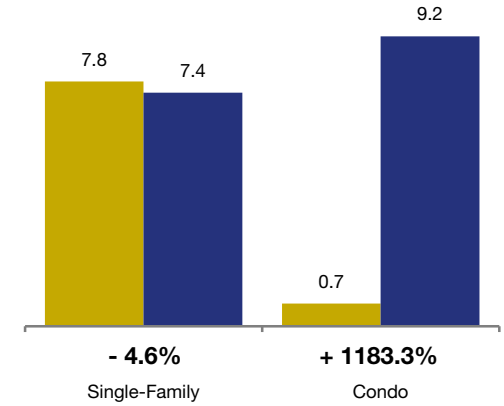
By Construction Type

■ 2-2010 ■ 2-2011



By Property Type

■ 2-2010 ■ 2-2011



All Properties

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	7.4	7.6	+ 3.5%
\$75,001 to \$100,000	8.0	7.4	- 6.8%
\$100,001 to \$125,000	7.0	6.8	- 2.9%
\$125,001 to \$150,000	7.3	6.7	- 8.8%
\$150,001 to \$300,000	9.0	7.7	- 13.7%
\$300,001 and Above	14.0	14.1	+ 0.9%
All Price Ranges	7.9	7.6	- 3.8%

Single-Family

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	7.4	7.4	+ 0.5%
\$75,001 to \$100,000	7.7	7.1	- 8.4%
\$100,001 to \$125,000	6.7	6.5	- 2.9%
\$125,001 to \$150,000	7.0	6.4	- 8.1%
\$150,001 to \$300,000	8.8	7.6	- 13.4%
\$300,001 and Above	14.0	14.4	+ 2.5%
All Price Ranges	7.8	7.4	- 4.6%

Condo

By Price Range	2-2010	2-2011	Change
\$75,000 and Below	0.3	9.2	+ 2723.7%
\$75,001 to \$100,000	1.0	11.5	+ 1000.0%
\$100,001 to \$125,000	0.9	8.9	+ 844.2%
\$125,001 to \$150,000	0.3	7.7	+ 2699.3%
\$150,001 to \$300,000	0.9	8.7	+ 861.7%
\$300,001 and Above	0.0	3.3	0.0%
All Price Ranges	0.7	9.2	+ 1183.3%

By Construction Type	2-2010	2-2011	Change
Previously Owned	7.9	7.5	- 5.3%
New Construction	3.4	7.6	+ 123.7%
All Construction Types	7.9	7.6	- 3.8%

By Construction Type	2-2010	2-2011	Change
Previously Owned	7.8	7.3	- 5.9%
New Construction	3.3	7.1	+ 111.2%
All Construction Types	7.8	7.4	- 4.6%