

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MLS



March 2011

When it comes to market recovery, the devil is in the details. For the 12-month period spanning April 2010 through March 2011, Pending Sales in the Fort Wayne region were down 19.4 percent from the same period one year prior. The smallest decline occurred in the \$300,001 and above range, where they decreased 4.3 percent to 222 units.

Motivated sellers are watching market times closely these days. The segment with the largest increase in market times was the \$75,000 and below range, where they increased 2.1 percent to 33 days. The segment that tended to sell the quickest was the \$75,000 and below range at 33 days; the segment that tended to sell the slowest was the \$300,001 and above range at 132 days.

Prices were up 2.1 percent across the board. Both Single-Family and Condo properties a 2.1 percent gain in Median Sales Price over the last year as well. Meanwhile, Single-Family inventory levels have decreased 7.0 percent, and Condo inventory levels have increased 3.3 percent.

Quick Facts

- 4.3%

- 19.3%

- 8.7%

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

Construction Status With
Strongest Sales:
Previously Owned

Property Type With
Strongest Sales:
Condo

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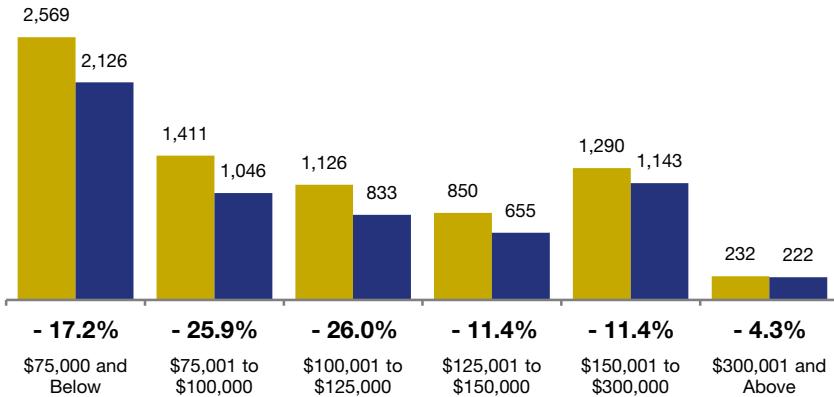
Pending Sales

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



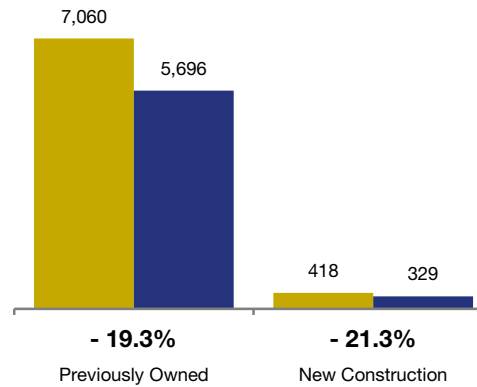
By Price Range

■ 3-2010 ■ 3-2011



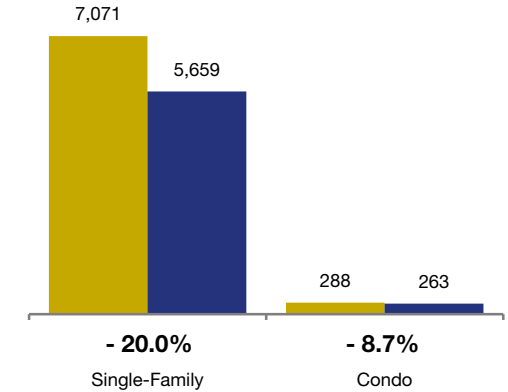
By Construction Type

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Price Range

	3-2010	3-2011	Change
\$75,000 and Below	2,569	2,126	-17.2%
\$75,001 to \$100,000	1,411	1,046	-25.9%
\$100,001 to \$125,000	1,126	833	-26.0%
\$125,001 to \$150,000	850	655	-22.9%
\$150,001 to \$300,000	1,290	1,143	-11.4%
\$300,001 and Above	232	222	-4.3%
All Price Ranges	7,478	6,025	-19.4%

Single-Family

	3-2010	3-2011	Change
Previously Owned	2,460	2,014	-18.1%
New Construction	1,329	995	-25.1%
Single-Family	1,060	782	-26.2%
Condo	53	46	-13.2%
Single-Family	787	599	-23.9%
Condo	55	50	-9.1%
Single-Family	1,212	1,060	-12.5%
Condo	75	79	+5.3%
Single-Family	223	209	-6.3%
Condo	9	12	+33.3%
All Construction Types	7,071	5,659	-20.0%
All Property Types	288	263	-8.7%

Condo

By Construction Type

	3-2010	3-2011	Change
Previously Owned	7,060	5,696	-19.3%
New Construction	418	329	-21.3%
All Construction Types	7,478	6,025	-19.4%

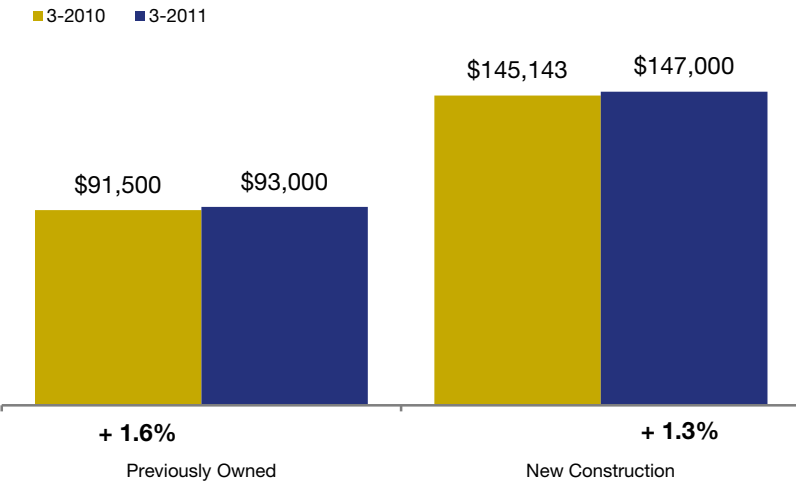
	3-2010	3-2011	Change
Previously Owned	6,683	5,359	-19.8%
New Construction	388	300	-22.7%
All Construction Types	7,071	5,659	-20.0%
All Property Types	288	263	-8.7%

Median Sales Price

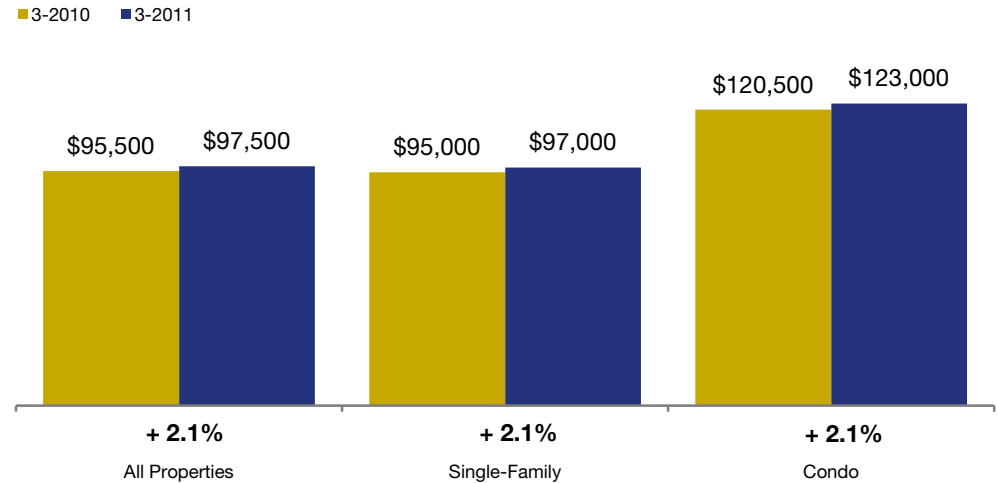
The median sales price for all closed sales in a given month. Sold properties only. Based on a rolling 12-month average.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	3-2010	3-2011	Change	3-2010	3-2011	Change	3-2010	3-2011	Change
Previously Owned	\$91,500	\$93,000	+ 1.6%	\$91,000	\$92,500	+ 1.6%	\$117,000	\$122,250	+ 4.5%
New Construction	\$145,143	\$147,000	+ 1.3%	\$145,000	\$145,750	+ 0.5%	\$152,306	\$166,935	+ 9.6%
All Construction Types	\$95,500	\$97,500	+ 2.1%	\$95,000	\$97,000	+ 2.1%	\$120,500	\$123,000	+ 2.1%

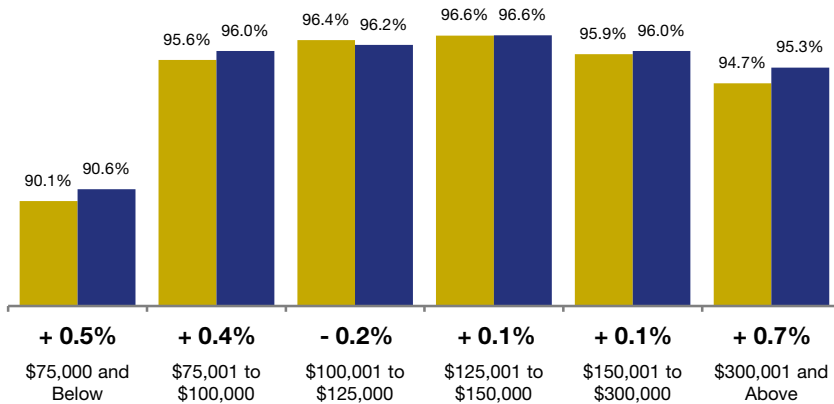
Percent of List Price Received



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.

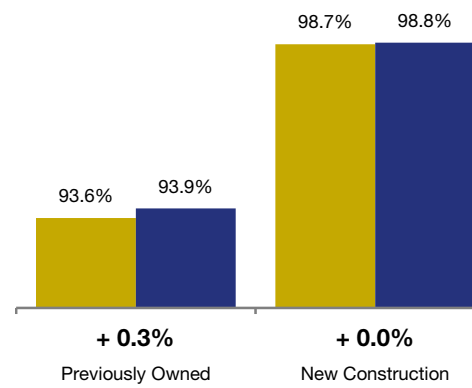
By Price Range

■ 3-2010 ■ 3-2011



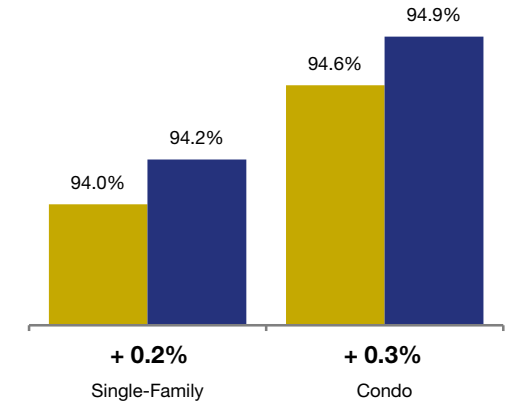
By Construction Type

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	90.1%	90.6%	+ 0.5%
\$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	95.9%	96.0%	+ 0.1%
\$300,001 and Above	94.7%	95.3%	+ 0.7%
All Price Ranges	93.9%	94.2%	+ 0.3%

Single-Family

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	90.2%	90.6%	+ 0.5%
\$75,001 to \$100,000	95.8%	96.1%	+ 0.4%
\$100,001 to \$125,000	96.5%	96.3%	- 0.2%
\$125,001 to \$150,000	96.7%	96.7%	- 0.0%
\$150,001 to \$300,000	95.9%	96.0%	+ 0.1%
\$300,001 and Above	94.7%	95.4%	+ 0.8%
All Price Ranges	94.0%	94.2%	+ 0.2%

Condo

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	92.2%	92.0%	- 0.3%
\$75,001 to \$100,000	94.2%	95.3%	+ 1.2%
\$100,001 to \$125,000	95.6%	95.6%	+ 0.0%
\$125,001 to \$150,000	95.0%	95.8%	+ 0.8%
\$150,001 to \$300,000	95.4%	95.5%	+ 0.1%
\$300,001 and Above	95.2%	92.9%	- 2.5%
All Price Ranges	94.6%	94.9%	+ 0.3%

By Construction Type

By Construction Type	3-2010	3-2011	Change
Previously Owned	93.6%	93.9%	+ 0.3%
New Construction	98.7%	98.8%	+ 0.0%
All Construction Types	93.9%	94.2%	+ 0.3%

By Construction Type	3-2010	3-2011	Change
Previously Owned	93.7%	94.0%	+ 0.3%
New Construction	98.8%	98.9%	+ 0.1%
All Construction Types	94.0%	94.2%	+ 0.2%

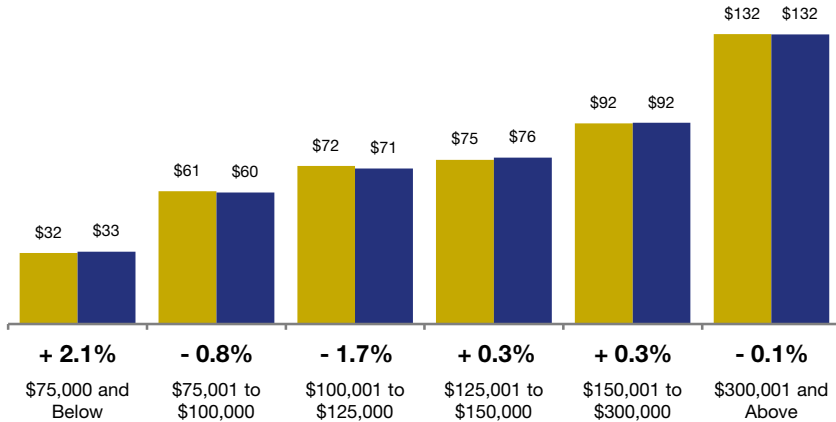
Price Per Square Foot

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



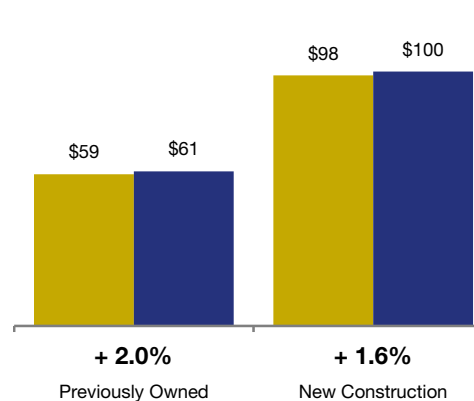
By Price Range

■ 3-2010 ■ 3-2011



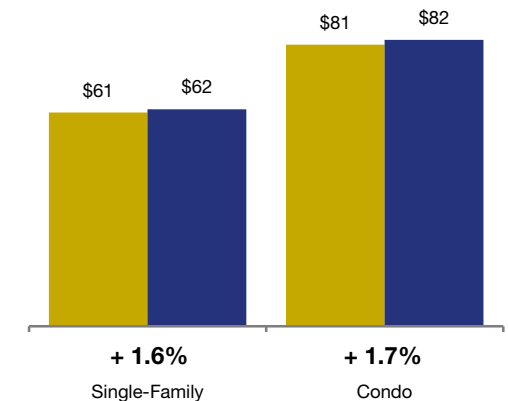
By Construction Type

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	\$32	\$33	+ 2.1%
\$75,001 to \$100,000	\$61	\$60	- 0.8%
\$100,001 to \$125,000	\$72	\$71	- 1.7%
\$125,001 to \$150,000	\$75	\$76	+ 1.3%
\$150,001 to \$300,000	\$92	\$92	+ 0.3%
\$300,001 and Above	\$132	\$132	- 0.1%
All Price Ranges	\$62	\$63	+ 1.7%

Single-Family

3-2010	3-2011	Change	3-2010	3-2011	Change
\$32	\$33	+ 1.8%	\$51	\$51	+ 1.3%
\$60	\$60	- 0.6%	\$68	\$70	+ 3.4%
\$72	\$70	- 1.9%	\$82	\$79	- 3.6%
\$75	\$75	+ 1.0%	\$82	\$84	+ 2.3%
\$91	\$91	+ 0.4%	\$102	\$100	- 2.0%
\$132	\$132	- 0.4%	\$130	\$133	+ 2.6%
\$61	\$62	+ 1.6%	\$81	\$82	+ 1.7%

Condo

By Construction Type	3-2010	3-2011	Change
Previously Owned	\$59	\$61	+ 2.0%
New Construction	\$98	\$100	+ 1.6%
All Construction Types	\$62	\$63	+ 1.7%

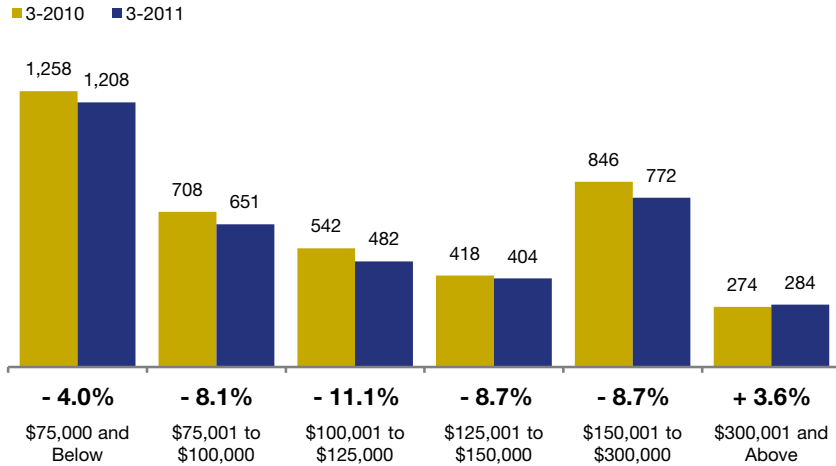
3-2010	3-2011	Change	3-2010	3-2011	Change
\$59	\$60	+ 1.7%	\$77	\$80	+ 3.0%
\$97	\$99	+ 1.7%	\$105	\$107	+ 2.0%
\$61	\$62	+ 1.6%	\$81	\$82	+ 1.7%

Inventory of Homes for Sale

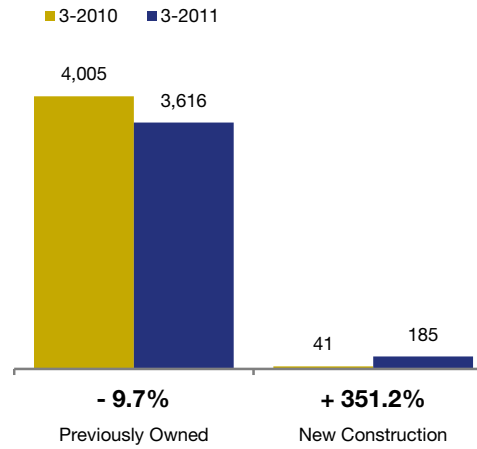
The number of properties available for sale in active status at the end of the month. Based on one month of activity.



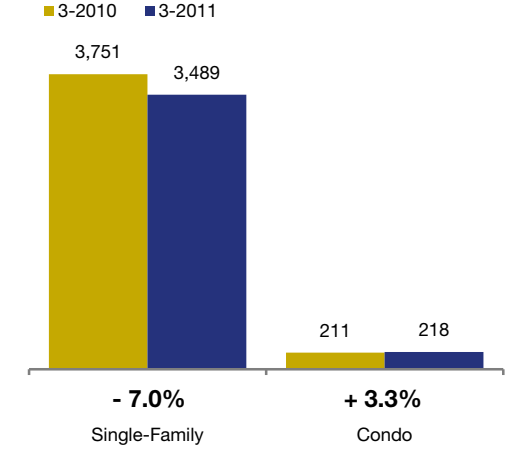
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	1,258	1,208	- 4.0%
\$75,001 to \$100,000	708	651	- 8.1%
\$100,001 to \$125,000	542	482	- 11.1%
\$125,001 to \$150,000	418	404	- 3.3%
\$150,001 to \$300,000	846	772	- 8.7%
\$300,001 and Above	274	284	+ 3.6%
All Price Ranges	4,046	3,801	- 6.1%

Single-Family

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	1,204	1,132	- 6.0%
\$75,001 to \$100,000	650	588	- 9.5%
\$100,001 to \$125,000	490	426	- 13.1%
\$125,001 to \$150,000	374	355	- 5.1%
\$150,001 to \$300,000	773	710	- 8.2%
\$300,001 and Above	260	278	+ 6.9%
All Price Ranges	3,751	3,489	- 7.0%

Condo

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	27	30	+ 11.1%
\$75,001 to \$100,000	36	45	+ 25.0%
\$100,001 to \$125,000	36	43	+ 19.4%
\$125,001 to \$150,000	37	38	+ 2.7%
\$150,001 to \$300,000	62	57	- 8.1%
\$300,001 and Above	13	5	- 61.5%
All Price Ranges	211	218	+ 3.3%

By Construction Type	3-2010	3-2011	Change
Previously Owned	4,005	3,616	- 9.7%
New Construction	41	185	+ 351.2%
All Construction Types	4,046	3,801	- 6.1%

By Construction Type	3-2010	3-2011	Change
Previously Owned	3,743	3,334	- 10.9%
New Construction	8	155	+ 1837.5%
All Construction Types	3,751	3,489	- 7.0%

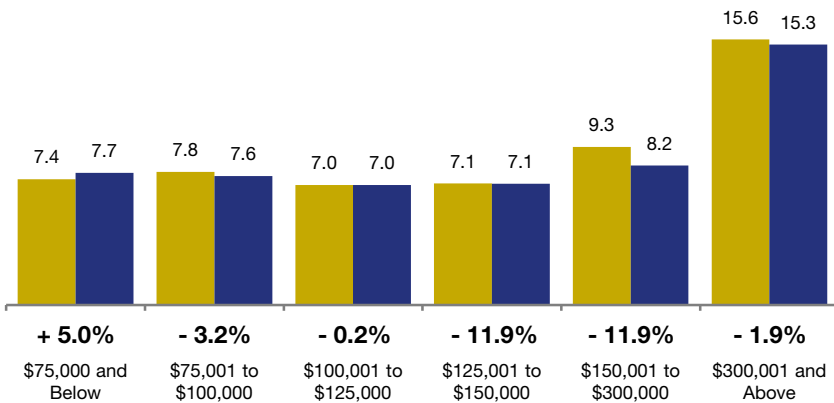
Months Supply of Inventory

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



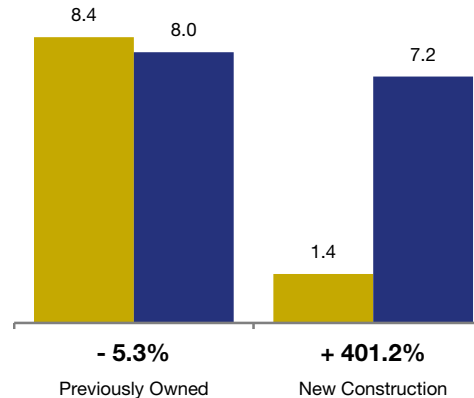
By Price Range

■ 3-2010 ■ 3-2011



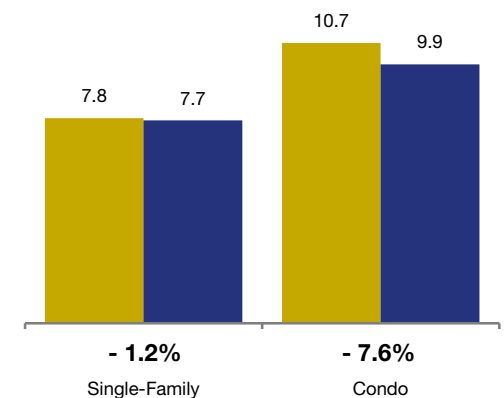
By Construction Type

■ 3-2010 ■ 3-2011



By Property Type

■ 3-2010 ■ 3-2011



All Properties

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	7.4	7.7	+ 5.0%
\$75,001 to \$100,000	7.8	7.6	- 3.2%
\$100,001 to \$125,000	7.0	7.0	- 0.2%
\$125,001 to \$150,000	7.1	7.1	- 0.1%
\$150,001 to \$300,000	9.3	8.2	- 11.9%
\$300,001 and Above	15.6	15.3	- 1.9%
All Price Ranges	8.0	7.9	- 1.1%

Single-Family

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	7.4	7.6	+ 3.7%
\$75,001 to \$100,000	7.6	7.2	- 4.8%
\$100,001 to \$125,000	6.7	6.7	- 0.2%
\$125,001 to \$150,000	6.8	6.8	- 0.4%
\$150,001 to \$300,000	9.0	8.1	- 10.7%
\$300,001 and Above	15.6	15.7	+ 0.4%
All Price Ranges	7.8	7.7	- 1.2%

Condo

By Price Range	3-2010	3-2011	Change
\$75,000 and Below	9.5	9.2	- 3.1%
\$75,001 to \$100,000	8.8	12.1	+ 37.2%
\$100,001 to \$125,000	10.8	9.7	- 9.9%
\$125,001 to \$150,000	10.6	8.2	- 22.5%
\$150,001 to \$300,000	11.4	9.5	- 17.0%
\$300,001 and Above	8.3	2.8	- 66.4%
All Price Ranges	10.7	9.9	- 7.6%

By Construction Type

By Construction Type	3-2010	3-2011	Change
Previously Owned	8.4	8.0	- 5.3%
New Construction	1.4	7.2	+ 401.2%
All Construction Types	8.0	7.9	- 1.1%

By Construction Type	3-2010	3-2011	Change
Previously Owned	8.3	7.8	- 5.6%
New Construction	0.3	6.5	+ 2040.7%
All Construction Types	7.8	7.7	- 1.2%