

Housing Supply Overview

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



April 2011

Due to the 2010 tax credit, current market activity can look drastically different than it did one year ago. For the 12-month period spanning May 2010 through April 2011, Pending Sales in the Fort Wayne region were down 29.1 percent from the same period a year prior. The smallest decline occurred in the \$300,001 and above range, where they decreased 0.9 percent to 227 units.

Overall, the Median Sales Price has held steady over the 12-month period. Townhouse-Condo properties saw the largest price gain, where the Median Sales Price increased 1.2 percent to \$123,450. Single-Family homes decreased 0.5 percent to \$96,000.

Meanwhile, Single-Family inventory levels declined slightly by 1.5 percent to 3,532, while Townhouse-Condo inventory increased by 10.3 percent. The biggest price ranges for Townhouse-Condo supply growth were in the lower, more affordable price ranges.

Quick Facts

- 0.9%

- 28.7%

- 25.2%

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

Construction Status With
Strongest Sales:
Previously Owned

Property Type With
Strongest Sales:
Condo

Pending Sales	2
Median Sales Price	3
Percent of List Price Received	4
Price Per Square Foot	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

[Click on desired metric to jump to that page.](#)

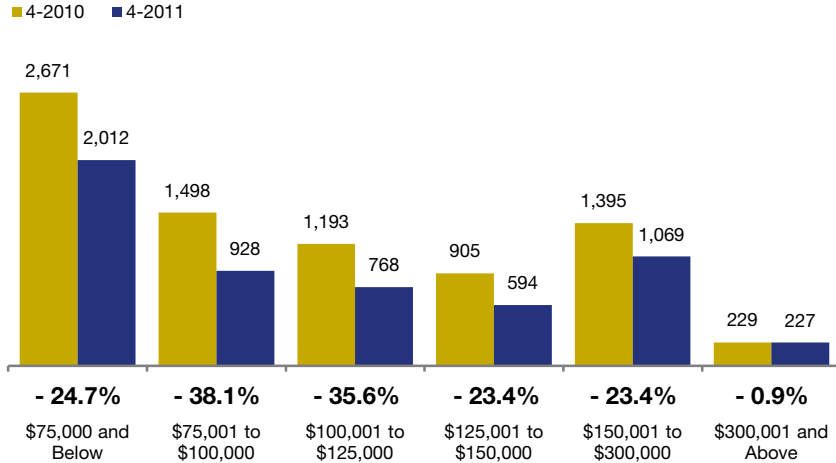


Pending Sales

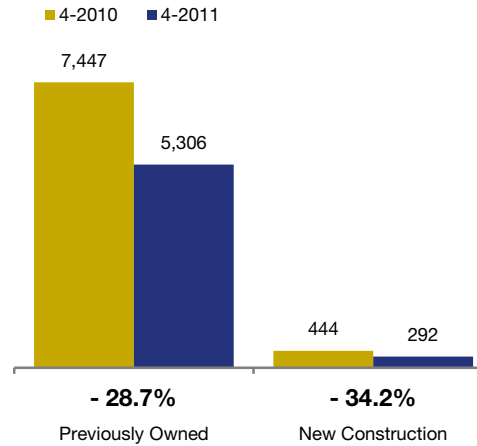
A count of the properties that have offers accepted on them in a given month. Based on a rolling 12-month average.



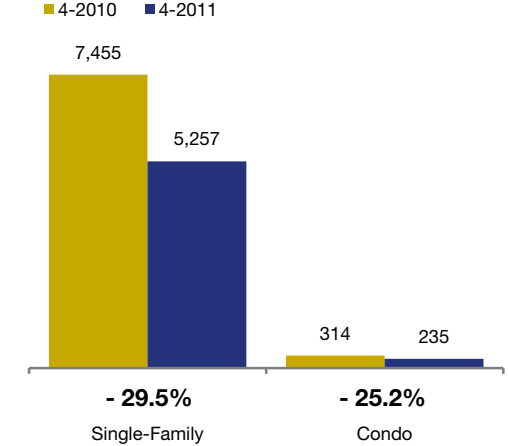
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range

	4-2010	4-2011	Change
\$75,000 and Below	2,671	2,012	- 24.7%
\$75,001 to \$100,000	1,498	928	- 38.1%
\$100,001 to \$125,000	1,193	768	- 35.6%
\$125,001 to \$150,000	905	594	- 34.4%
\$150,001 to \$300,000	1,395	1,069	- 23.4%
\$300,001 and Above	229	227	- 0.9%
All Price Ranges	7,891	5,598	- 29.1%

Single-Family

	4-2010	4-2011	Change
Previously Owned	7,447	5,306	- 28.7%
New Construction	444	292	- 34.2%
All Construction Types	7,891	5,598	- 29.1%

Condo

By Construction Type

	4-2010	4-2011	Change
Single-Family	7,455	5,257	- 29.5%
Condo	314	235	- 25.2%
All Properties	7,891	5,598	- 29.1%

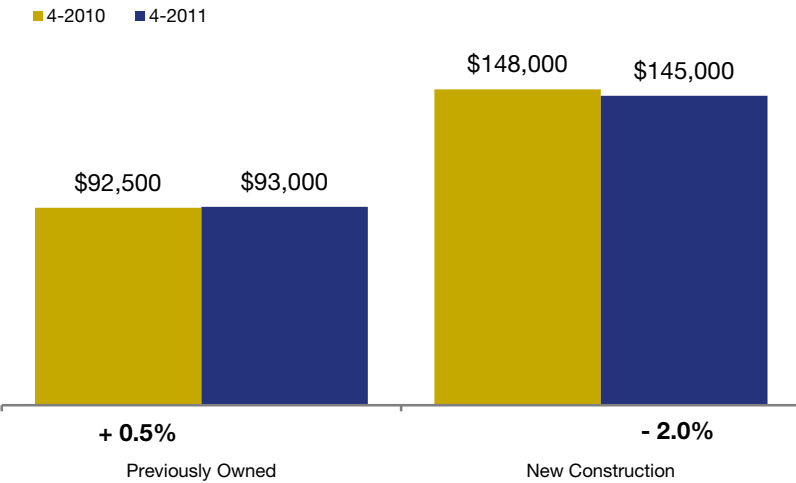
	4-2010	4-2011	Change
Single-Family	7,455	5,257	- 29.5%
Condo	314	235	- 25.2%
All Properties	7,891	5,598	- 29.1%

Median Sales Price

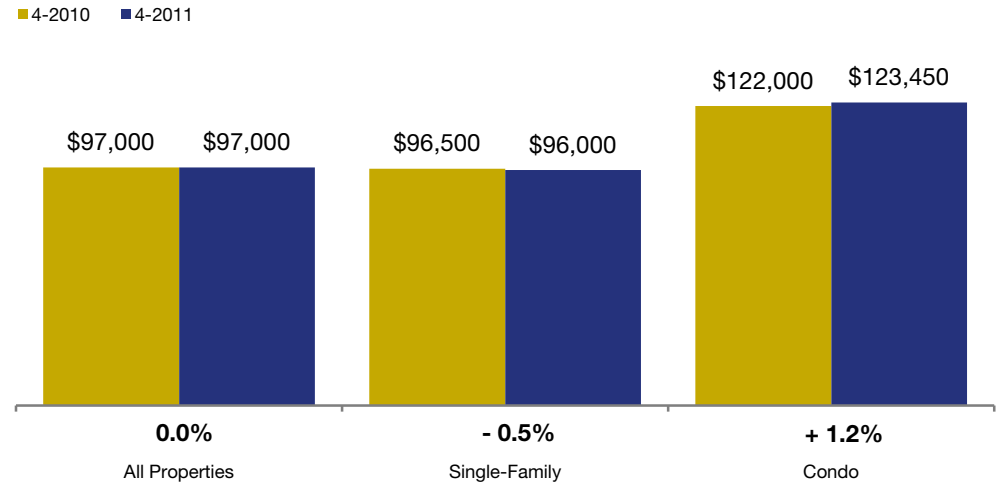
The median sales price for all closed sales in a given month. Sold properties only. Based on a rolling 12-month average.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	4-2010	4-2011	Change	4-2010	4-2011	Change	4-2010	4-2011	Change
Previously Owned	\$92,500	\$93,000	+ 0.5%	\$92,000	\$92,350	+ 0.4%	\$118,900	\$121,500	+ 2.2%
New Construction	\$148,000	\$145,000	- 2.0%	\$147,750	\$144,169	- 2.4%	\$152,306	\$171,235	+ 12.4%
All Construction Types	\$97,000	\$97,000	0.0%	\$96,500	\$96,000	- 0.5%	\$122,000	\$123,450	+ 1.2%

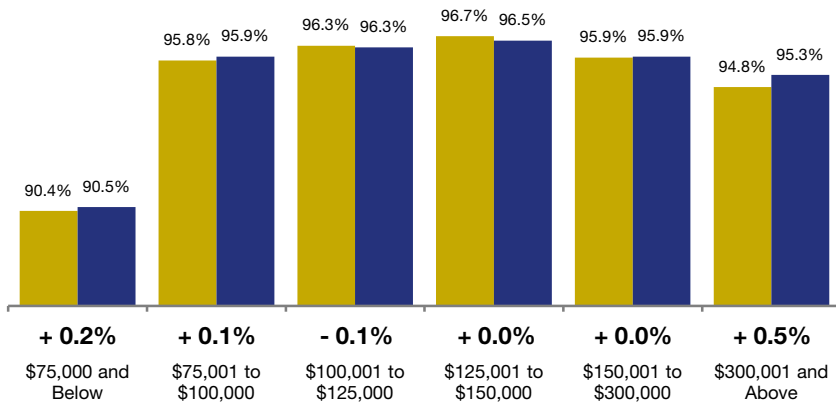
Percent of List Price Received



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.

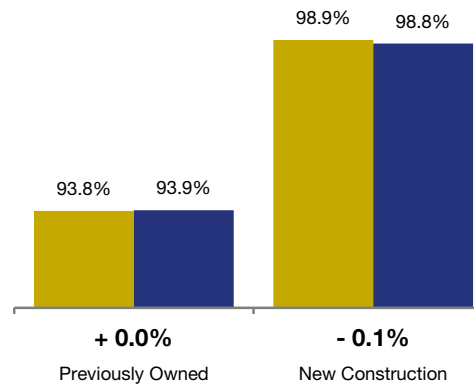
By Price Range

■ 4-2010 ■ 4-2011



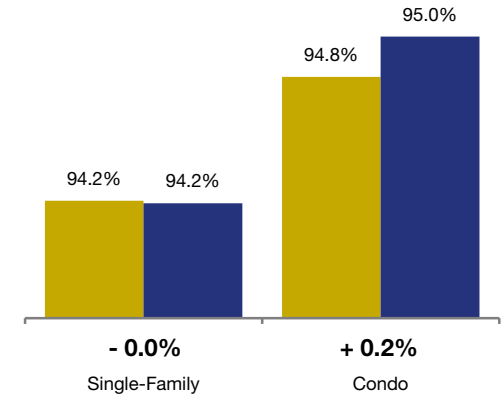
By Construction Type

■ 4-2010 ■ 4-2011



By Property Type

■ 4-2010 ■ 4-2011



All Properties

By Price Range	4-2010	4-2011	Change
\$75,000 and Below	90.4%	90.5%	+ 0.2%
\$75,001 to \$100,000	95.8%	95.9%	+ 0.1%
\$100,001 to \$125,000	96.3%	96.3%	- 0.1%
\$125,001 to \$150,000	96.7%	96.5%	- 0.2%
\$150,001 to \$300,000	95.9%	95.9%	+ 0.0%
\$300,001 and Above	94.8%	95.3%	+ 0.5%
All Price Ranges	94.1%	94.1%	+ 0.0%

Single-Family

4-2010	4-2011	Change	4-2010	4-2011	Change
90.5%	90.6%	+ 0.1%	93.2%	91.7%	- 1.6%
95.9%	96.1%	+ 0.1%	94.2%	95.7%	+ 1.6%
96.4%	96.3%	- 0.1%	95.6%	95.7%	+ 0.1%
96.8%	96.6%	- 0.2%	95.2%	95.9%	+ 0.7%
96.0%	95.9%	- 0.0%	95.3%	96.1%	+ 0.8%
94.8%	95.4%	+ 0.6%	95.2%	92.5%	- 2.8%
94.2%	94.2%	- 0.0%	94.8%	95.0%	+ 0.2%

Condo

By Construction Type	4-2010	4-2011	Change
Previously Owned	93.8%	93.9%	+ 0.0%
New Construction	98.9%	98.8%	- 0.1%
All Construction Types	94.1%	94.1%	+ 0.0%

4-2010	4-2011	Change	4-2010	4-2011	Change
93.9%	93.9%	- 0.0%	94.3%	94.7%	+ 0.4%
98.9%	98.8%	- 0.1%	98.5%	98.2%	- 0.3%
94.2%	94.2%	- 0.0%	94.8%	95.0%	+ 0.2%

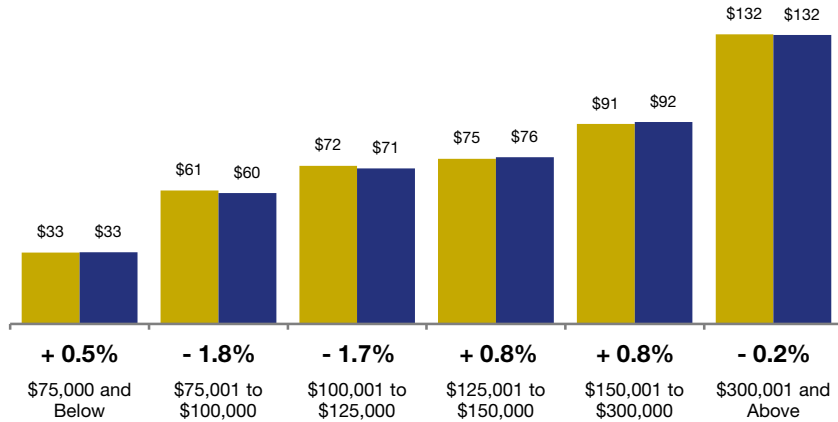
Price Per Square Foot

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



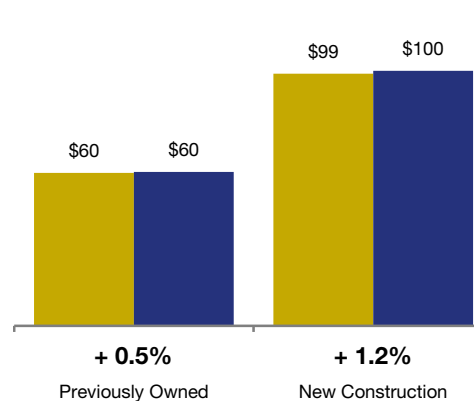
By Price Range

■ 4-2010 ■ 4-2011



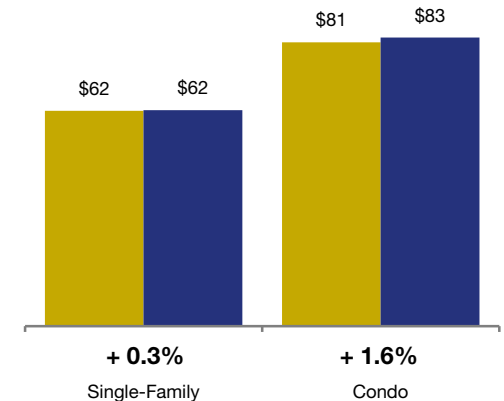
By Construction Type

■ 4-2010 ■ 4-2011



By Property Type

■ 4-2010 ■ 4-2011



All Properties

By Price Range	4-2010	4-2011	Change
\$75,000 and Below	\$33	\$33	+ 0.5%
\$75,001 to \$100,000	\$61	\$60	- 1.8%
\$100,001 to \$125,000	\$72	\$71	- 1.7%
\$125,001 to \$150,000	\$75	\$76	+ 0.9%
\$150,001 to \$300,000	\$91	\$92	+ 0.8%
\$300,001 and Above	\$132	\$132	- 0.2%
All Price Ranges	\$62	\$62	+ 0.5%

Single-Family

4-2010	4-2011	Change	4-2010	4-2011	Change
\$32	\$32	- 0.2%	\$51	\$53	+ 3.4%
\$61	\$60	- 1.6%	\$68	\$70	+ 3.8%
\$72	\$70	- 1.6%	\$83	\$78	- 6.5%
\$75	\$75	+ 0.5%	\$82	\$85	+ 3.3%
\$91	\$91	+ 1.0%	\$101	\$100	- 1.8%
\$132	\$131	- 0.9%	\$121	\$138	+ 14.8%
\$62	\$62	+ 0.3%	\$81	\$83	+ 1.6%

Condo

By Construction Type	4-2010	4-2011	Change
Previously Owned	\$60	\$60	+ 0.5%
New Construction	\$99	\$100	+ 1.2%
All Construction Types	\$62	\$62	+ 0.5%

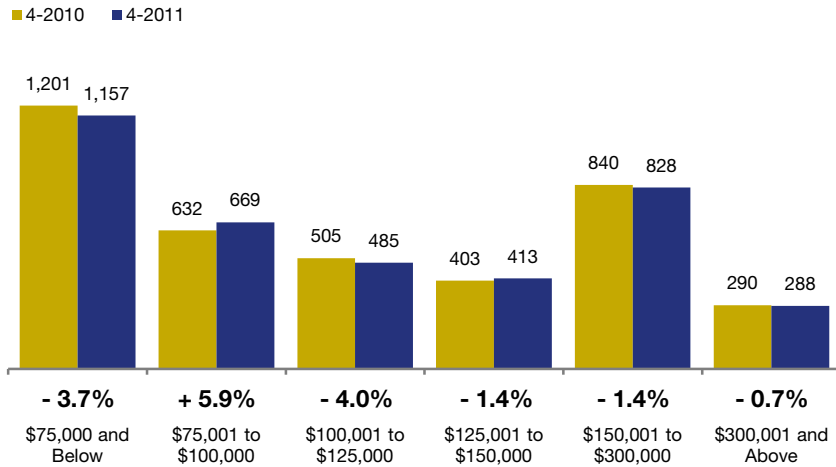
4-2010	4-2011	Change	4-2010	4-2011	Change
\$59	\$60	+ 0.3%	\$78	\$80	+ 2.6%
\$98	\$99	+ 1.1%	\$105	\$107	+ 2.5%
\$62	\$62	+ 0.3%	\$81	\$83	+ 1.6%

Inventory of Homes for Sale

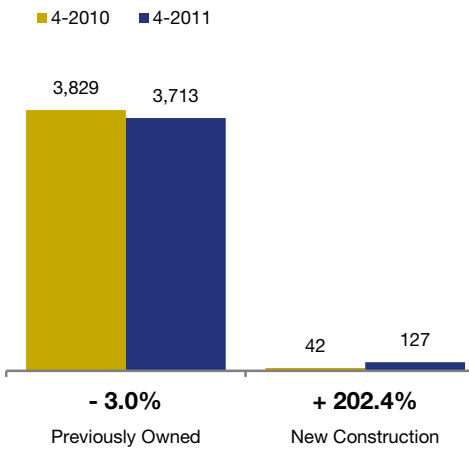
The number of properties available for sale in active status at the end of the month. Based on one month of activity.



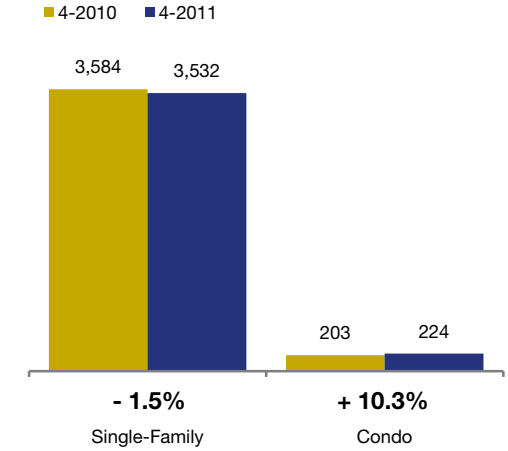
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	4-2010	4-2011	Change
\$75,000 and Below	1,201	1,157	- 3.7%
\$75,001 to \$100,000	632	669	+ 5.9%
\$100,001 to \$125,000	505	485	- 4.0%
\$125,001 to \$150,000	403	413	+ 2.5%
\$150,001 to \$300,000	840	828	- 1.4%
\$300,001 and Above	290	288	- 0.7%
All Price Ranges	3,871	3,840	- 0.8%

Single-Family

4-2010	4-2011	Change	4-2010	4-2011	Change
1,136	1,082	- 4.8%	30	32	+ 6.7%
579	608	+ 5.0%	35	48	+ 37.1%
460	431	- 6.3%	32	42	+ 31.3%
361	366	+ 1.4%	36	38	+ 5.6%
773	764	- 1.2%	57	58	+ 1.8%
275	281	+ 2.2%	13	6	- 53.8%
3,584	3,532	- 1.5%	203	224	+ 10.3%

Condo

By Construction Type	4-2010	4-2011	Change
Previously Owned	3,829	3,713	- 3.0%
New Construction	42	127	+ 202.4%
All Construction Types	3,871	3,840	- 0.8%

4-2010	4-2011	Change	4-2010	4-2011	Change
3,574	3,423	- 4.2%	171	206	+ 20.5%
10	109	+ 990.0%	32	18	- 43.8%
3,584	3,532	- 1.5%	203	224	+ 10.3%

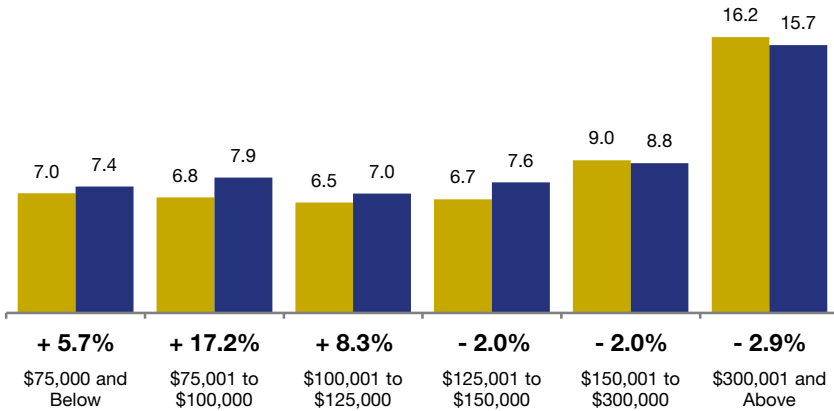
Months Supply of Inventory

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



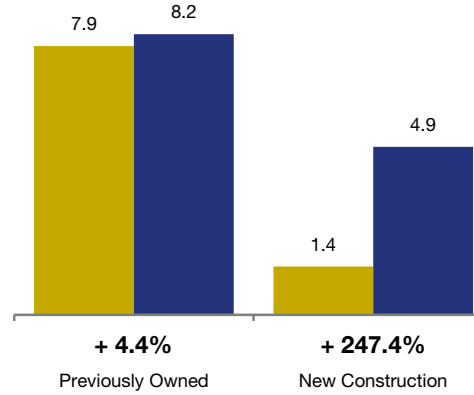
By Price Range

■ 4-2010 ■ 4-2011



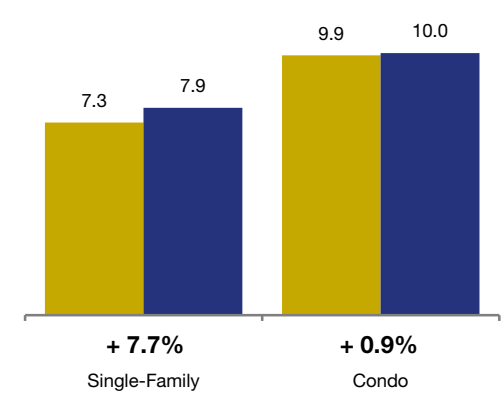
By Construction Type

■ 4-2010 ■ 4-2011



By Property Type

■ 4-2010 ■ 4-2011



All Properties

By Price Range	4-2010	4-2011	Change
\$75,000 and Below	7.0	7.4	+ 5.7%
\$75,001 to \$100,000	6.8	7.9	+ 17.2%
\$100,001 to \$125,000	6.5	7.0	+ 8.3%
\$125,001 to \$150,000	6.7	7.6	+ 14.7%
\$150,001 to \$300,000	9.0	8.8	- 2.0%
\$300,001 and Above	16.2	15.7	- 2.9%
All Price Ranges	7.5	8.1	+ 7.2%

Single-Family

4-2010	4-2011	Change	4-2010	4-2011	Change
6.9	7.3	+ 5.5%	10.0	10.7	+ 6.7%
6.6	7.6	+ 16.2%	8.0	12.6	+ 56.7%
6.2	6.7	+ 7.2%	8.9	10.1	+ 12.9%
6.4	7.4	+ 15.7%	10.5	8.4	- 20.7%
8.8	8.8	- 0.3%	9.9	8.6	- 13.3%
16.0	16.1	+ 0.7%	8.7	3.6	- 58.5%
7.3	7.9	+ 7.7%	9.9	10.0	+ 0.9%

Condo

By Construction Type	4-2010	4-2011	Change
Previously Owned	7.9	8.2	+ 4.4%
New Construction	1.4	4.9	+ 247.4%
All Construction Types	7.5	8.1	+ 7.2%

4-2010	4-2011	Change	4-2010	4-2011	Change
7.8	8.1	+ 4.4%	9.4	10.0	+ 5.9%
0.4	4.5	+ 1137.6%	12.6	8.6	- 31.8%
7.3	7.9	+ 7.7%	9.9	10.0	+ 0.9%