

Housing Supply Overview

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



May 2011

The road to recovery can look similar to a locomotive coming around a bend. Some cars have already made it around the curve while others haven't yet reached it. The same can be said of various market segments.

For the 12-month period spanning June 2010 through May 2011, Pending Sales in the Fort Wayne region were down 24.9 percent from the same period a year prior. However, a gain occurred in the \$300,001 and above range, where sales increased 6.8 percent to 237 units.

The overall Median Sales Price remained flat at \$97,000. The property type with the largest price gain was the Condo segment, where prices increased 0.9 percent to \$123,900.

Market-wide, inventory levels were down 1.3 percent. The property type that gained the most inventory was the \$100,001 to \$125,000 segment, where it increased 12.5 percent. The price range in which supply grew the most relative to demand was the \$100,001 to \$125,000 range, where months supply increased 45.8 percent to 8.2 months.

Quick Facts

+ 6.8%

- 24.6%

- 22.3%

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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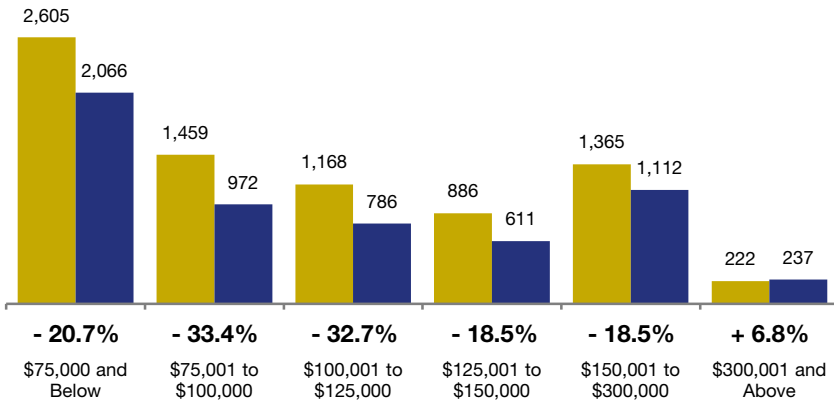
Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



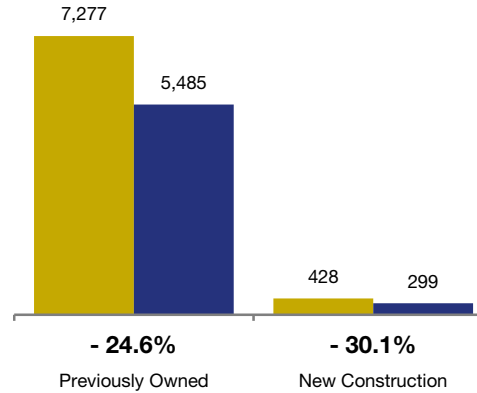
By Price Range

■ 5-2010 ■ 5-2011



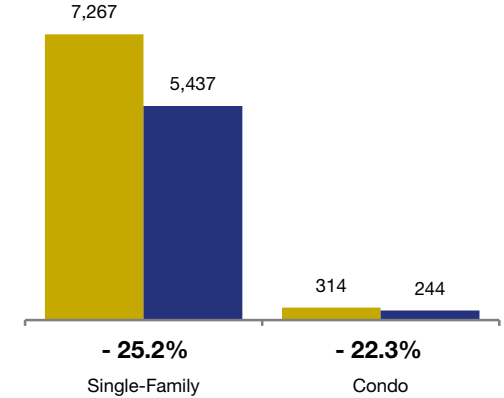
By Construction Type

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range

	5-2010	5-2011	Change
\$75,000 and Below	2,605	2,066	- 20.7%
\$75,001 to \$100,000	1,459	972	- 33.4%
\$100,001 to \$125,000	1,168	786	- 32.7%
\$125,001 to \$150,000	886	611	- 31.0%
\$150,001 to \$300,000	1,365	1,112	- 18.5%
\$300,001 and Above	222	237	+ 6.8%
All Price Ranges	7,705	5,784	- 24.9%

Single-Family

	5-2010	5-2011	Change
\$75,000 and Below	2,495	1,952	- 21.8%
\$75,001 to \$100,000	1,376	929	- 32.5%
\$100,001 to \$125,000	1,099	733	- 33.3%
\$125,001 to \$150,000	816	560	- 31.4%
\$150,001 to \$300,000	1,268	1,038	- 18.1%
\$300,001 and Above	213	225	+ 5.6%
All Price Ranges	7,267	5,437	- 25.2%

Condo

	5-2010	5-2011	Change
\$75,000 and Below	36	41	+ 13.9%
\$75,001 to \$100,000	57	30	- 47.4%
\$100,001 to \$125,000	58	46	- 20.7%
\$125,001 to \$150,000	60	47	- 21.7%
\$150,001 to \$300,000	95	68	- 28.4%
\$300,001 and Above	8	12	+ 50.0%
All Price Ranges	314	244	- 22.3%

By Construction Type

	5-2010	5-2011	Change
Previously Owned	7,277	5,485	- 24.6%
New Construction	428	299	- 30.1%
All Construction Types	7,705	5,784	- 24.9%

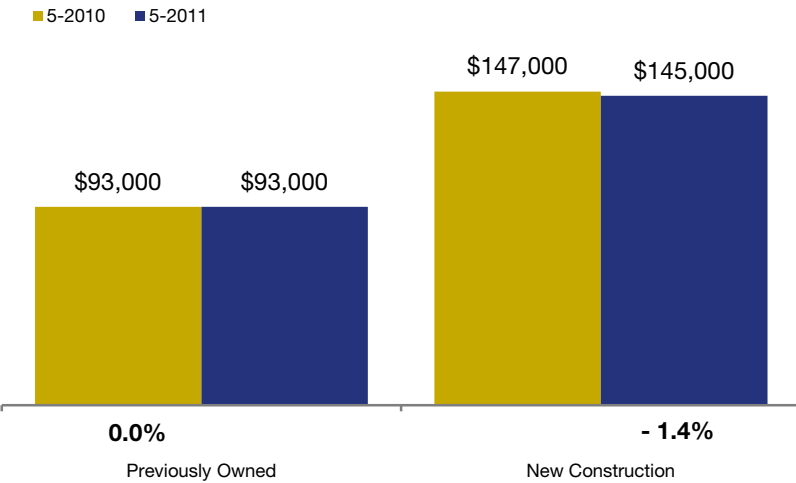
	5-2010	5-2011	Change
Previously Owned	6,871	5,168	- 24.8%
New Construction	396	269	- 32.1%
All Construction Types	7,267	5,437	- 25.2%

Median Sales Price

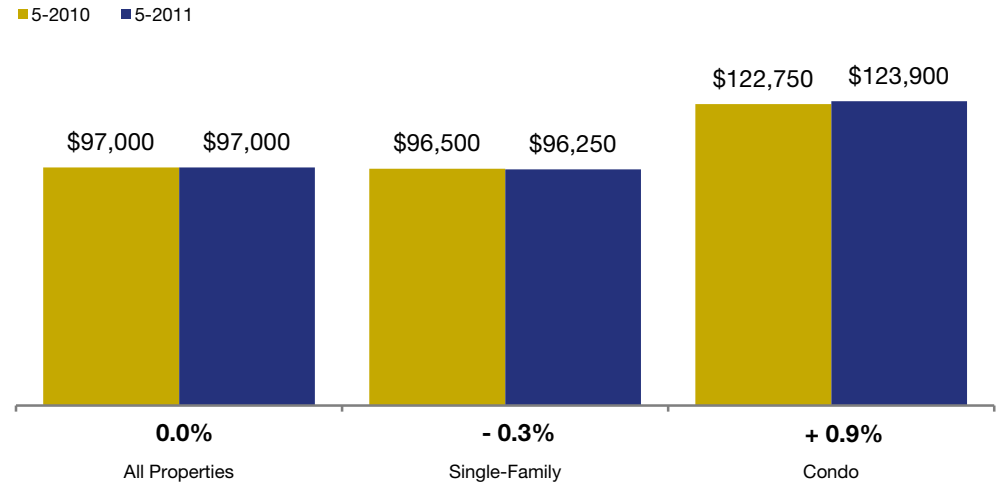
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



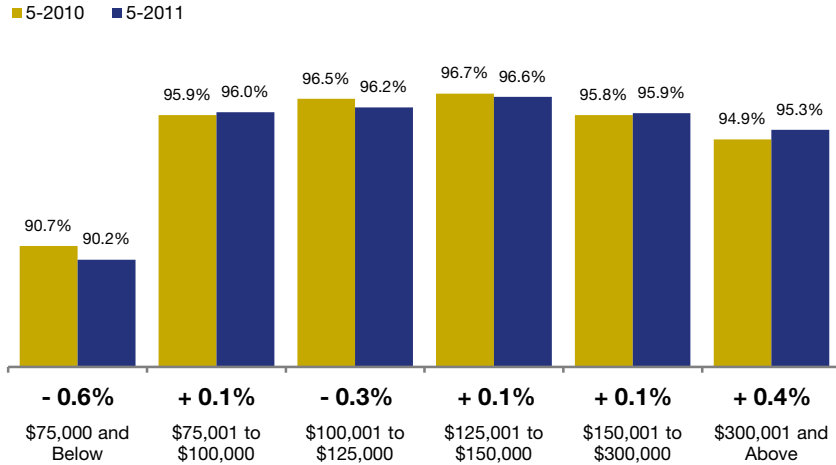
By Construction Type	All Properties			Single-Family			Condo		
	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change
Previously Owned	\$93,000	\$93,000	0.0%	\$92,500	\$92,016	- 0.5%	\$120,000	\$121,500	+ 1.3%
New Construction	\$147,000	\$145,000	- 1.4%	\$147,100	\$144,169	- 2.0%	\$145,100	\$171,279	+ 18.0%
All Construction Types	\$97,000	\$97,000	0.0%	\$96,500	\$96,250	- 0.3%	\$122,750	\$123,900	+ 0.9%

Percent of List Price Received

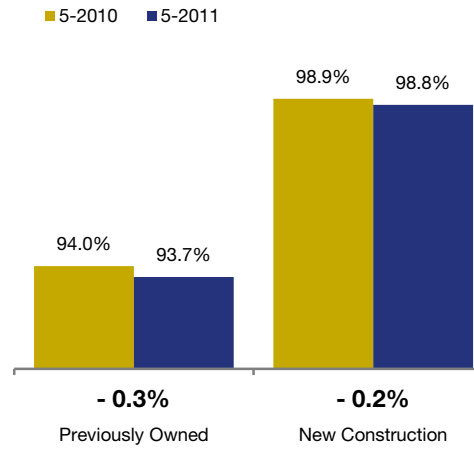


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

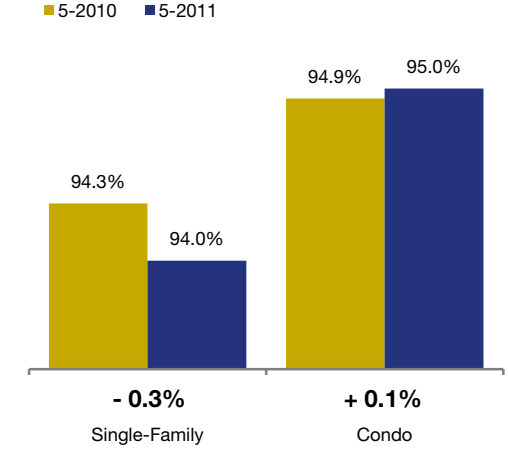
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	5-2010	5-2011	Change
\$75,000 and Below	90.7%	90.2%	-0.6%
\$75,001 to \$100,000	95.9%	96.0%	+0.1%
\$100,001 to \$125,000	96.5%	96.2%	-0.3%
\$125,001 to \$150,000	96.7%	96.6%	-0.1%
\$150,001 to \$300,000	95.8%	95.9%	+0.1%
\$300,001 and Above	94.9%	95.3%	+0.4%
All Price Ranges	94.3%	94.0%	-0.3%

Single-Family

By Price Range	5-2010	5-2011	Change	5-2010	5-2011	Change
\$75,000 and Below	90.8%	90.3%	-0.6%	93.3%	91.5%	-2.0%
\$75,001 to \$100,000	96.0%	96.1%	+0.1%	94.3%	95.9%	+1.7%
\$100,001 to \$125,000	96.5%	96.2%	-0.4%	95.8%	95.7%	-0.1%
\$125,001 to \$150,000	96.8%	96.6%	-0.2%	95.8%	96.2%	+0.5%
\$150,001 to \$300,000	95.9%	95.9%	-0.0%	95.1%	96.0%	+0.8%
\$300,001 and Above	94.9%	95.4%	+0.5%	95.2%	92.6%	-2.7%
All Price Ranges	94.3%	94.0%	-0.3%	94.9%	95.0%	+0.1%

Condo

By Construction Type	5-2010	5-2011	Change
Previously Owned	94.0%	93.7%	-0.3%
New Construction	98.9%	98.8%	-0.2%
All Construction Types	94.3%	94.0%	-0.3%

By Construction Type	5-2010	5-2011	Change	5-2010	5-2011	Change
Previously Owned	94.1%	93.7%	-0.4%	94.6%	94.7%	+0.1%
New Construction	99.0%	98.8%	-0.2%	98.3%	98.2%	-0.1%
All Construction Types	94.3%	94.0%	-0.3%	94.9%	95.0%	+0.1%

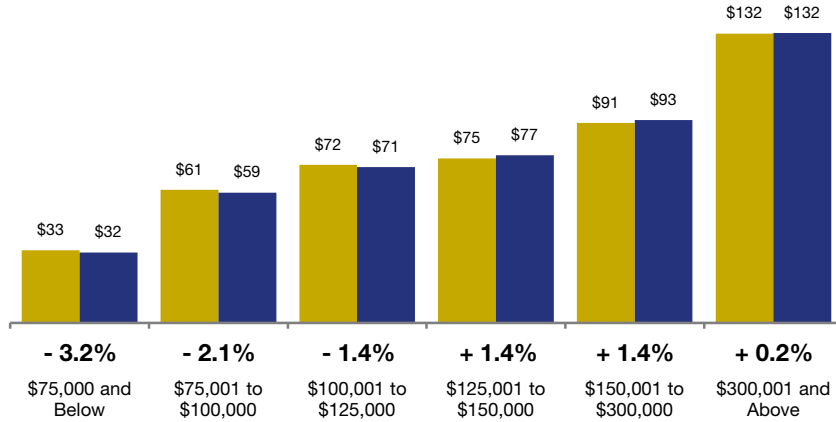
Price Per Square Foot

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



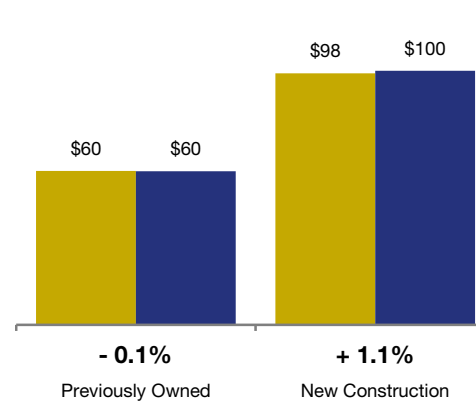
By Price Range

■ 5-2010 ■ 5-2011



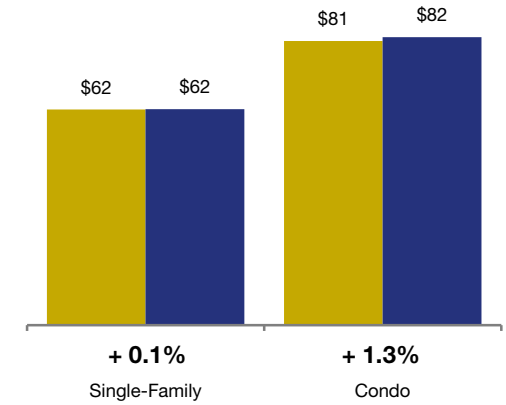
By Construction Type

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range	5-2010	5-2011	Change
\$75,000 and Below	\$33	\$32	- 3.2%
\$75,001 to \$100,000	\$61	\$59	- 2.1%
\$100,001 to \$125,000	\$72	\$71	- 1.4%
\$125,001 to \$150,000	\$75	\$77	+ 2.0%
\$150,001 to \$300,000	\$91	\$93	+ 1.4%
\$300,001 and Above	\$132	\$132	+ 0.2%
All Price Ranges	\$62	\$62	+ 0.1%

Single-Family

5-2010	5-2011	Change	5-2010	5-2011	Change
\$33	\$32	- 3.7%	\$51	\$51	+ 0.1%
\$60	\$59	- 1.9%	\$68	\$71	+ 4.7%
\$72	\$71	- 1.4%	\$84	\$78	- 6.3%
\$75	\$76	+ 1.9%	\$83	\$85	+ 2.5%
\$90	\$92	+ 1.7%	\$100	\$99	- 1.4%
\$132	\$132	- 0.7%	\$122	\$141	+ 15.6%
\$62	\$62	+ 0.1%	\$81	\$82	+ 1.3%

Condo

By Construction Type	5-2010	5-2011	Change
Previously Owned	\$60	\$60	- 0.1%
New Construction	\$98	\$100	+ 1.1%
All Construction Types	\$62	\$62	+ 0.1%

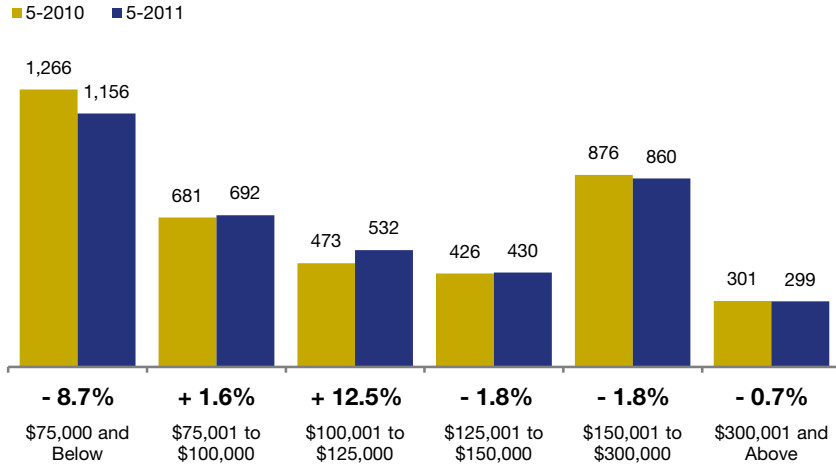
5-2010	5-2011	Change	5-2010	5-2011	Change
\$60	\$60	- 0.1%	\$79	\$80	+ 1.0%
\$98	\$99	+ 0.7%	\$103	\$108	+ 5.0%
\$62	\$62	+ 0.1%	\$81	\$82	+ 1.3%

Inventory of Homes for Sale

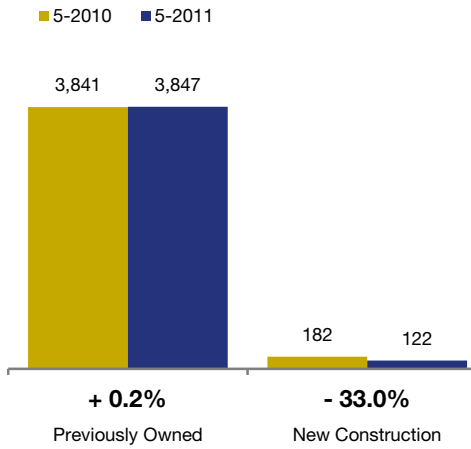
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



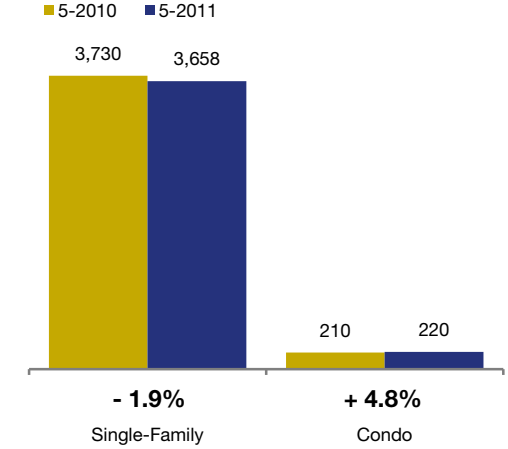
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	5-2010	5-2011	Change
\$75,000 and Below	1,266	1,156	- 8.7%
\$75,001 to \$100,000	681	692	+ 1.6%
\$100,001 to \$125,000	473	532	+ 12.5%
\$125,001 to \$150,000	426	430	+ 0.9%
\$150,001 to \$300,000	876	860	- 1.8%
\$300,001 and Above	301	299	- 0.7%
All Price Ranges	4,023	3,969	- 1.3%

Single-Family

By Price Range	5-2010	5-2011	Change
\$75,000 and Below	1,201	1,082	- 9.9%
\$75,001 to \$100,000	631	622	- 1.4%
\$100,001 to \$125,000	430	484	+ 12.6%
\$125,001 to \$150,000	378	388	+ 2.6%
\$150,001 to \$300,000	804	791	- 1.6%
\$300,001 and Above	286	291	+ 1.7%
All Price Ranges	3,730	3,658	- 1.9%

Condo

By Price Range	5-2010	5-2011	Change
\$75,000 and Below	32	30	- 6.3%
\$75,001 to \$100,000	34	50	+ 47.1%
\$100,001 to \$125,000	32	35	+ 9.4%
\$125,001 to \$150,000	39	33	- 15.4%
\$150,001 to \$300,000	61	65	+ 6.6%
\$300,001 and Above	12	7	- 41.7%
All Price Ranges	210	220	+ 4.8%

By Construction Type	5-2010	5-2011	Change
Previously Owned	3,841	3,847	+ 0.2%
New Construction	182	122	- 33.0%
All Construction Types	4,023	3,969	- 1.3%

By Construction Type	5-2010	5-2011	Change
Previously Owned	3,579	3,550	- 0.8%
New Construction	151	108	- 28.5%
All Construction Types	3,730	3,658	- 1.9%

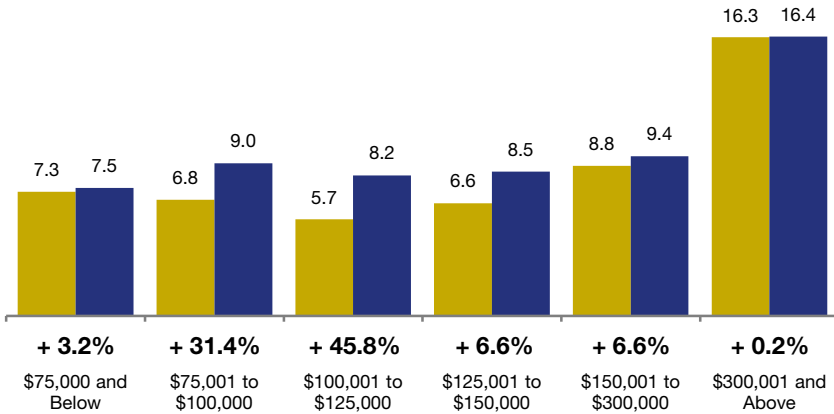
Months Supply of Inventory



The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

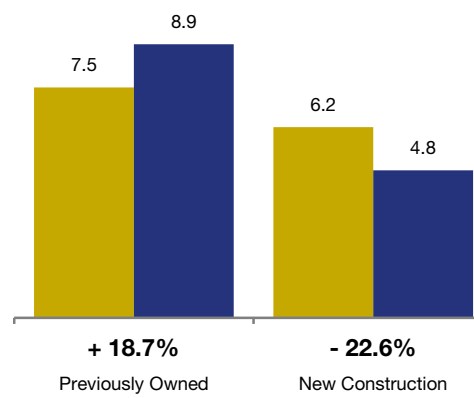
By Price Range

■ 5-2010 ■ 5-2011



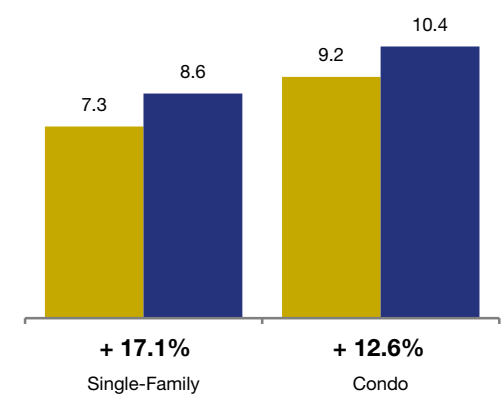
By Construction Type

■ 5-2010 ■ 5-2011



By Property Type

■ 5-2010 ■ 5-2011



All Properties

By Price Range	5-2010	5-2011	Change
\$75,000 and Below	7.3	7.5	+ 3.2%
\$75,001 to \$100,000	6.8	9.0	+ 31.4%
\$100,001 to \$125,000	5.7	8.2	+ 45.8%
\$125,001 to \$150,000	6.6	8.5	+ 28.3%
\$150,001 to \$300,000	8.8	9.4	+ 6.6%
\$300,001 and Above	16.3	16.4	+ 0.2%
All Price Ranges	7.5	8.7	+ 16.7%

Single-Family

5-2010	5-2011	Change	5-2010	5-2011	Change
7.2	7.4	+ 3.8%	11.6	10.0	- 14.1%
6.7	8.5	+ 26.0%	6.6	15.7	+ 139.5%
5.4	8.1	+ 48.6%	8.5	8.4	- 1.6%
6.3	8.3	+ 31.8%	9.8	8.1	- 17.3%
8.7	9.3	+ 7.5%	8.9	10.0	+ 12.0%
16.3	16.8	+ 3.2%	8.0	4.5	- 44.3%
7.3	8.6	+ 17.1%	9.2	10.4	+ 12.6%

Condo

By Construction Type	5-2010	5-2011	Change
Previously Owned	7.5	8.9	+ 18.7%
New Construction	6.2	4.8	- 22.6%
All Construction Types	7.5	8.7	+ 16.7%

5-2010	5-2011	Change	5-2010	5-2011	Change
7.4	8.8	+ 18.7%	8.7	10.7	+ 23.1%
5.6	4.6	- 17.2%	12.6	6.4	- 49.2%
7.3	8.6	+ 17.1%	9.2	10.4	+ 12.6%