

Housing Supply Overview

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



June 2011

When looking at where the market may be heading, local data offers a more accurate and reliable picture than national headlines. For the 12-month period spanning July 2010 through June 2011, Pending Sales in the Fort Wayne region were down 22.2 percent from the same period a year prior. However, the largest gain occurred in the \$300,001 and above range, where they increased 7.5 percent to 244 units.

The overall Median Sales Price was down 1.0 percent to \$97,000. However, the property type with the largest price gain was the Townhouse-Condo segment, where prices increased 0.6 percent to \$123,450. The price range that tended to sell the quickest was the \$75,000 and below range at 32 days; the price range that tended to sell the slowest was the \$300,001 and above range at 133 days.

Market-wide, inventory levels were up 0.4 percent. The price range in which supply grew the most relative to demand was the \$125,001 to \$150,000 range, where months supply increased 50.3 percent to 9.7 months.

Quick Facts

+ 7.5%

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

- 21.8%

Construction Status With
Strongest Sales:
Previously Owned

- 21.4%

Property Type With
Strongest Sales:
Condo

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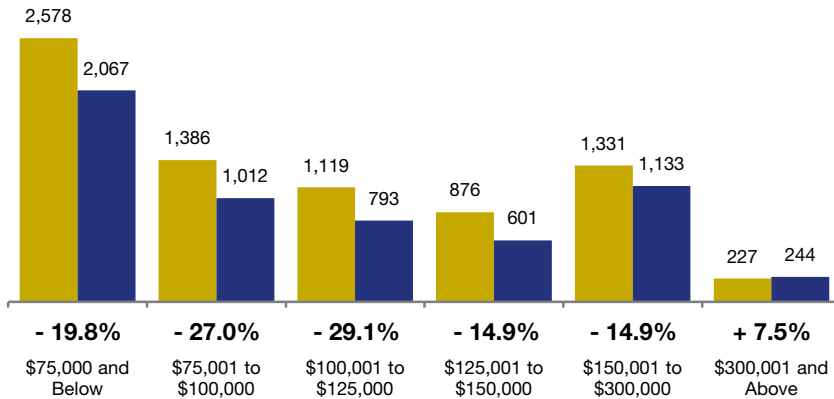
Pending Sales

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



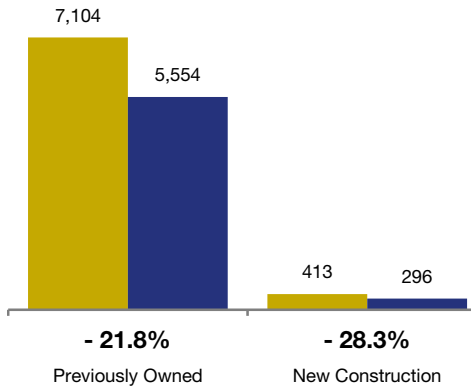
By Price Range

■ 6-2010 ■ 6-2011



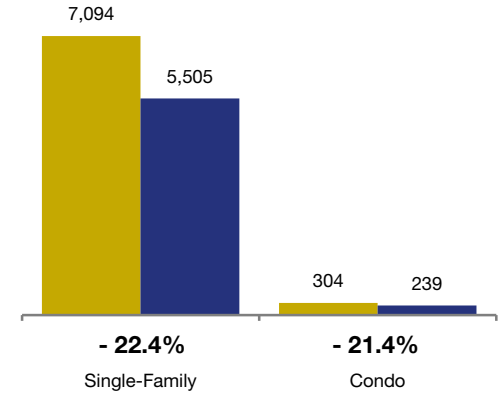
By Construction Type

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range

	6-2010	6-2011	Change
\$75,000 and Below	2,578	2,067	- 19.8%
\$75,001 to \$100,000	1,386	1,012	- 27.0%
\$100,001 to \$125,000	1,119	793	- 29.1%
\$125,001 to \$150,000	876	601	- 31.4%
\$150,001 to \$300,000	1,331	1,133	- 14.9%
\$300,001 and Above	227	244	+ 7.5%
All Price Ranges	7,517	5,850	- 22.2%

Single-Family

	6-2010	6-2011	Change
\$75,000 and Below	2,466	1,953	- 20.8%
\$75,001 to \$100,000	1,308	967	- 26.1%
\$100,001 to \$125,000	1,053	744	- 29.3%
\$125,001 to \$150,000	810	548	- 32.3%
\$150,001 to \$300,000	1,242	1,058	- 14.8%
\$300,001 and Above	215	235	+ 9.3%
All Price Ranges	7,094	5,505	- 22.4%

Condo

	6-2010	6-2011	Change
\$75,000 and Below	38	40	+ 5.3%
\$75,001 to \$100,000	54	30	- 44.4%
\$100,001 to \$125,000	58	42	- 27.6%
\$125,001 to \$150,000	56	49	- 12.5%
\$150,001 to \$300,000	87	69	- 20.7%
\$300,001 and Above	11	9	- 18.2%
All Price Ranges	304	239	- 21.4%

By Construction Type

	6-2010	6-2011	Change
Previously Owned	7,104	5,554	- 21.8%
New Construction	413	296	- 28.3%
All Construction Types	7,517	5,850	- 22.2%

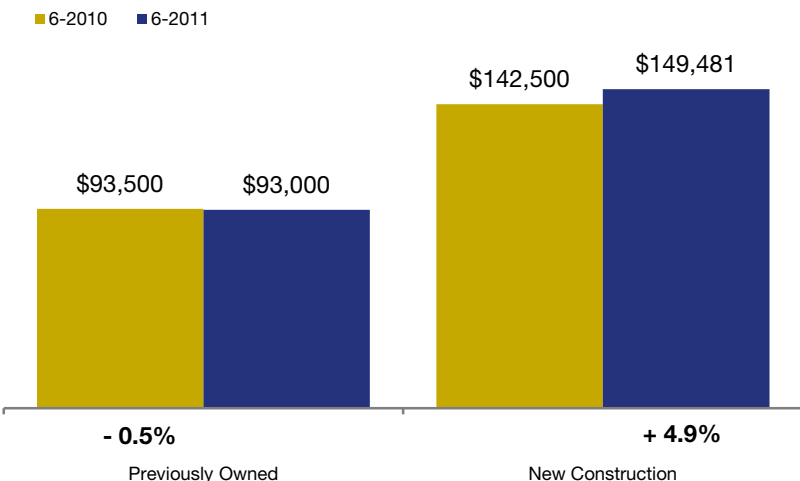
	6-2010	6-2011	Change
Previously Owned	6,710	5,242	- 21.9%
New Construction	384	263	- 31.5%
All Construction Types	7,094	5,505	- 22.4%

Median Sales Price

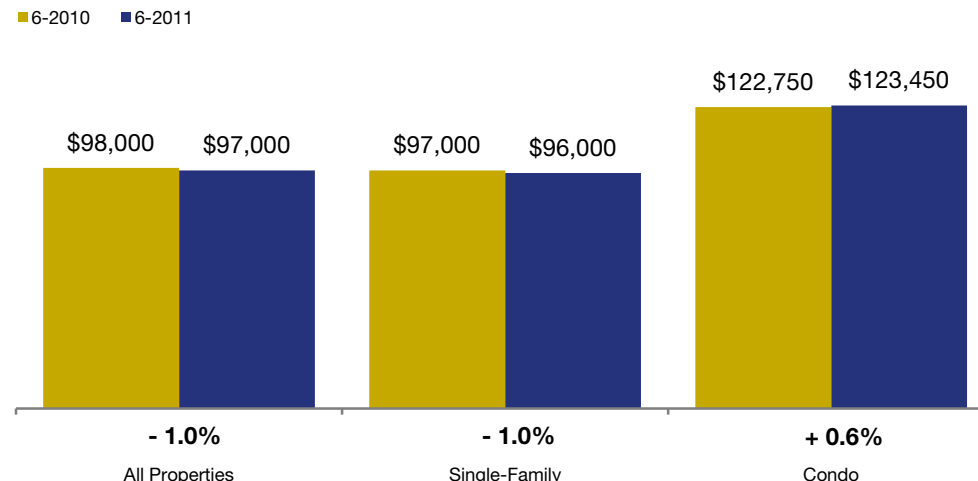
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



	All Properties			Single-Family			Condo		
By Construction Type	6-2010	6-2011	Change	6-2010	6-2011	Change	6-2010	6-2011	Change
Previously Owned	\$93,500	\$93,000	- 0.5%	\$93,000	\$92,900	- 0.1%	\$121,000	\$120,000	- 0.8%
New Construction	\$142,500	\$149,481	+ 4.9%	\$142,500	\$146,000	+ 2.5%	\$137,500	\$171,279	+ 24.6%
All Construction Types	\$98,000	\$97,000	- 1.0%	\$97,000	\$96,000	- 1.0%	\$122,750	\$123,450	+ 0.6%

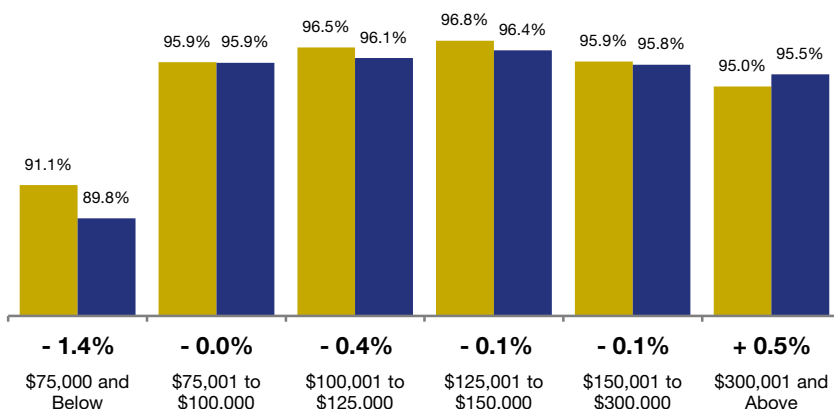
Percent of List Price Received



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.**

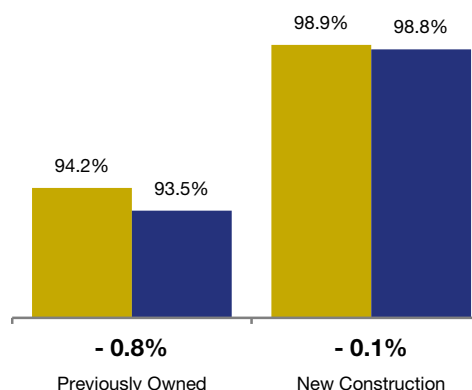
By Price Range

■ 6-2010 ■ 6-2011



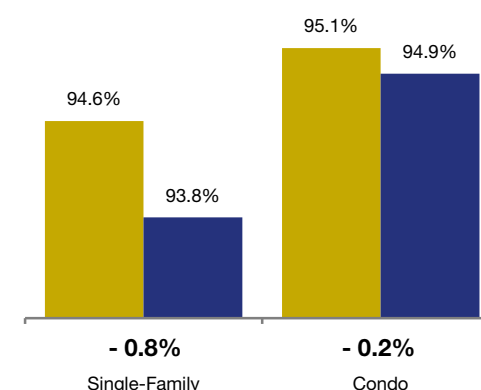
By Construction Type

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	91.1%	89.8%	- 1.4%
\$75,001 to \$100,000	95.9%	95.9%	- 0.0%
\$100,001 to \$125,000	96.5%	96.1%	- 0.4%
\$125,001 to \$150,000	96.8%	96.4%	- 0.4%
\$150,001 to \$300,000	95.9%	95.8%	- 0.1%
\$300,001 and Above	95.0%	95.5%	+ 0.5%
All Price Ranges	94.5%	93.8%	- 0.8%

Single-Family

6-2010	6-2011	Change
91.2%	89.9%	- 1.5%
96.1%	96.0%	- 0.0%
96.5%	96.1%	- 0.4%
96.9%	96.4%	- 0.5%
96.0%	95.8%	- 0.2%
95.0%	95.5%	+ 0.6%
94.6%	93.8%	- 0.8%

Condo

6-2010	6-2011	Change
93.3%	91.5%	- 1.9%
94.9%	95.4%	+ 0.6%
96.1%	95.7%	- 0.4%
95.5%	96.3%	+ 0.8%
95.3%	95.9%	+ 0.6%
95.4%	93.4%	- 2.1%
95.1%	94.9%	- 0.2%

By Construction Type

6-2010	6-2011	Change
94.2%	93.5%	- 0.8%
98.9%	98.8%	- 0.1%
94.5%	93.8%	- 0.8%

6-2010	6-2011	Change
94.3%	93.5%	- 0.8%
99.0%	98.8%	- 0.2%
94.6%	93.8%	- 0.8%

6-2010	6-2011	Change
94.9%	94.5%	- 0.4%
98.0%	98.5%	+ 0.5%
95.1%	94.9%	- 0.2%

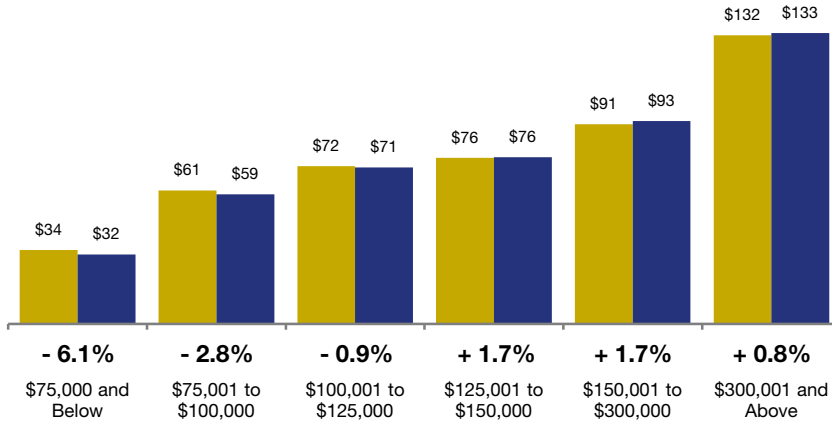
Price Per Square Foot

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



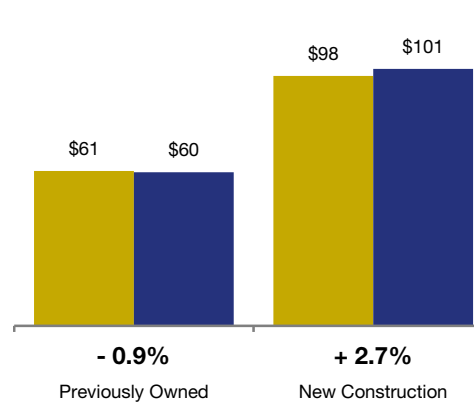
By Price Range

■ 6-2010 ■ 6-2011



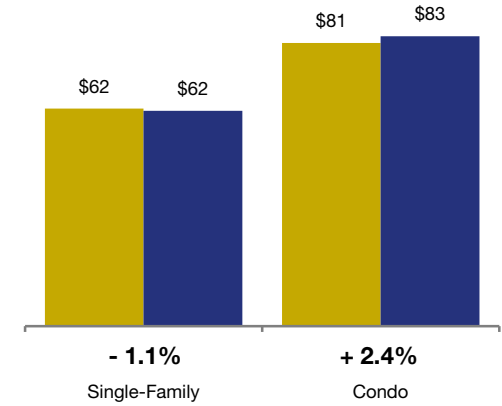
By Construction Type

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	\$34	\$32	- 6.1%
\$75,001 to \$100,000	\$61	\$59	- 2.8%
\$100,001 to \$125,000	\$72	\$71	- 0.9%
\$125,001 to \$150,000	\$76	\$76	+ 0.3%
\$150,001 to \$300,000	\$91	\$93	+ 1.7%
\$300,001 and Above	\$132	\$133	+ 0.8%
All Price Ranges	\$63	\$62	- 1.1%

Single-Family

6-2010	6-2011	Change	6-2010	6-2011	Change
\$33	\$31	- 6.6%	\$52	\$51	- 1.6%
\$61	\$59	- 2.5%	\$68	\$71	+ 3.7%
\$72	\$71	- 1.1%	\$82	\$79	- 3.6%
\$75	\$75	+ 0.3%	\$82	\$85	+ 3.3%
\$90	\$92	+ 1.8%	\$99	\$100	+ 0.8%
\$132	\$132	+ 0.0%	\$126	\$143	+ 13.9%
\$62	\$62	- 1.1%	\$81	\$83	+ 2.4%

Condo

By Construction Type	6-2010	6-2011	Change
Previously Owned	\$61	\$60	- 0.9%
New Construction	\$98	\$101	+ 2.7%
All Construction Types	\$63	\$62	- 1.1%

6-2010	6-2011	Change	6-2010	6-2011	Change
\$60	\$60	- 0.8%	\$79	\$80	+ 0.8%
\$98	\$100	+ 2.1%	\$101	\$108	+ 6.8%
\$62	\$62	- 1.1%	\$81	\$83	+ 2.4%

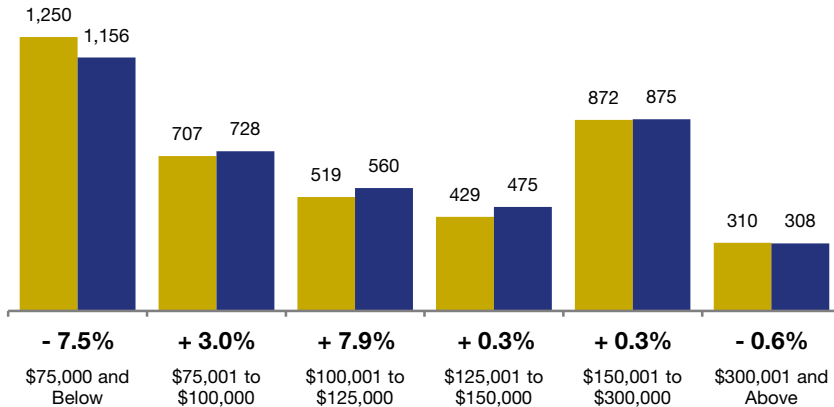
Inventory of Homes for Sale

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



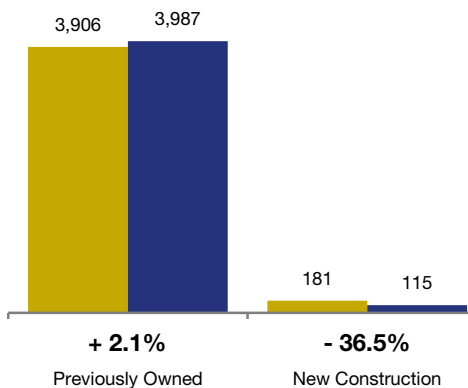
By Price Range

■ 6-2010 ■ 6-2011



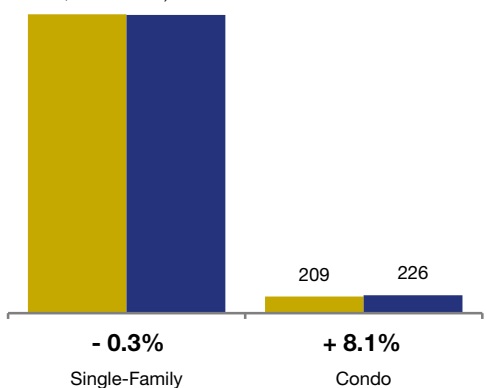
By Construction Type

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	1,250	1,156	- 7.5%
\$75,001 to \$100,000	707	728	+ 3.0%
\$100,001 to \$125,000	519	560	+ 7.9%
\$125,001 to \$150,000	429	475	+ 10.7%
\$150,001 to \$300,000	872	875	+ 0.3%
\$300,001 and Above	310	308	- 0.6%
All Price Ranges	4,087	4,102	+ 0.4%

Single-Family

6-2010	6-2011	Change
1,193	1,090	- 8.6%
652	654	+ 0.3%
470	509	+ 8.3%
380	429	+ 12.9%
807	808	+ 0.1%
297	299	+ 0.7%
3,799	3,789	- 0.3%

Condo

6-2010	6-2011	Change
29	28	- 3.4%
37	52	+ 40.5%
39	40	+ 2.6%
41	37	- 9.8%
53	61	+ 15.1%
10	8	- 20.0%
209	226	+ 8.1%

By Construction Type

6-2010	6-2011	Change
3,906	3,987	+ 2.1%
181	115	- 36.5%
4,087	4,102	+ 0.4%

6-2010	6-2011	Change
3,650	3,686	+ 1.0%
149	103	- 30.9%
3,799	3,789	- 0.3%

6-2010	6-2011	Change
177	214	+ 20.9%
32	12	- 62.5%
209	226	+ 8.1%

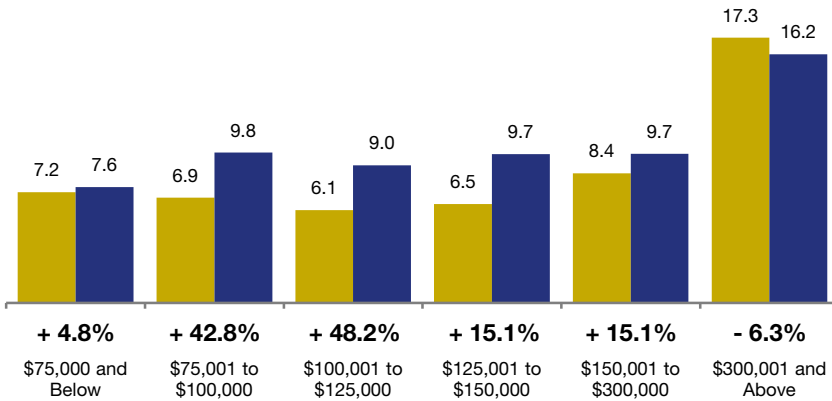
Months Supply of Inventory

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.



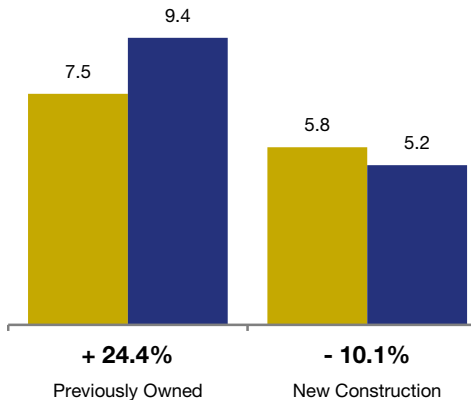
By Price Range

■ 6-2010 ■ 6-2011



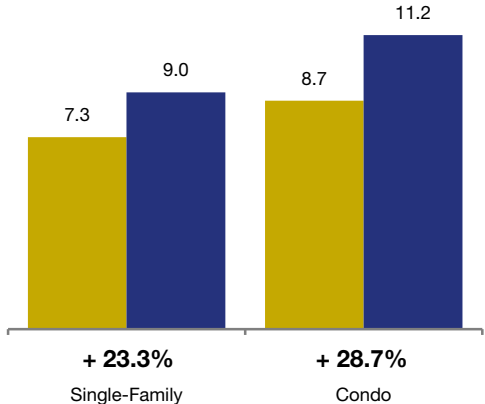
By Construction Type

■ 6-2010 ■ 6-2011



By Property Type

■ 6-2010 ■ 6-2011



All Properties

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	7.2	7.6	+ 4.8%
\$75,001 to \$100,000	6.9	9.8	+ 42.8%
\$100,001 to \$125,000	6.1	9.0	+ 48.2%
\$125,001 to \$150,000	6.5	9.7	+ 50.3%
\$150,001 to \$300,000	8.4	9.7	+ 15.1%
\$300,001 and Above	17.3	16.2	- 6.3%
All Price Ranges	7.4	9.2	+ 23.3%

Single-Family

6-2010	6-2011	Change	6-2010	6-2011	Change
7.2	7.5	+ 5.3%	9.9	9.6	- 3.4%
6.7	9.3	+ 38.5%	7.1	17.3	+ 142.8%
5.8	8.8	+ 50.4%	9.4	9.8	+ 4.7%
6.2	9.5	+ 54.4%	9.6	9.5	- 1.9%
8.4	9.6	+ 14.7%	7.3	10.6	+ 45.1%
17.3	16.7	- 3.5%	7.5	4.3	- 42.6%
7.3	9.0	+ 23.3%	8.7	11.2	+ 28.7%

Condo

By Construction Type	6-2010	6-2011	Change
Previously Owned	7.5	9.4	+ 24.4%
New Construction	5.8	5.2	- 10.1%
All Construction Types	7.4	9.2	+ 23.3%

6-2010	6-2011	Change	6-2010	6-2011	Change
7.5	9.2	+ 23.7%	8.0	11.9	+ 48.3%
5.1	5.2	+ 1.8%	15.3	5.1	- 66.8%
7.3	9.0	+ 23.3%	8.7	11.2	+ 28.7%