

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%

- 21.8%

- 21.4%

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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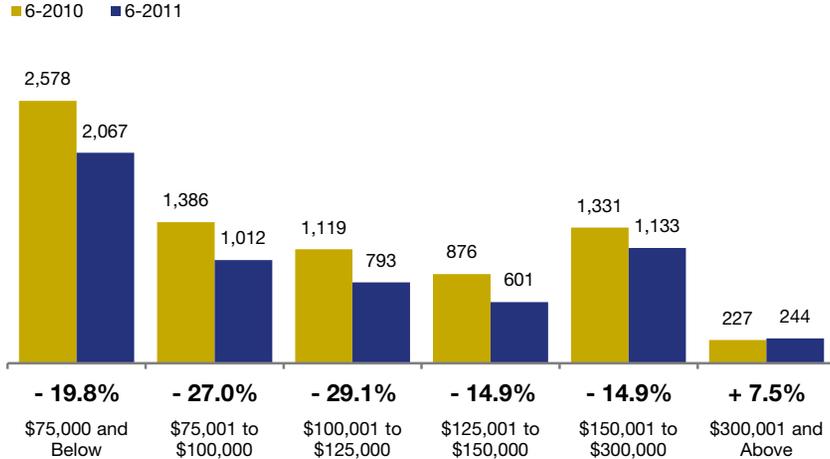


Pending Sales

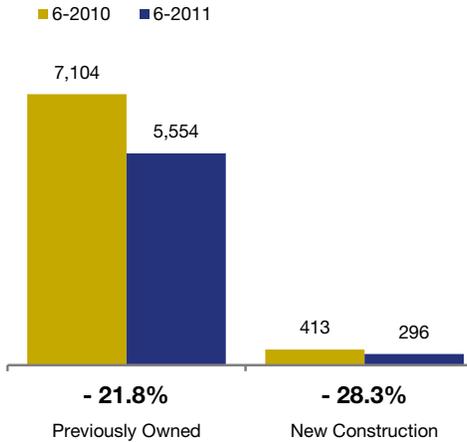
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



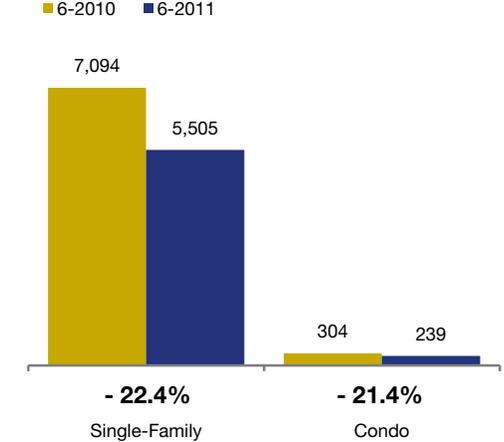
By Price Range



By Construction Type



By Property Type



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%

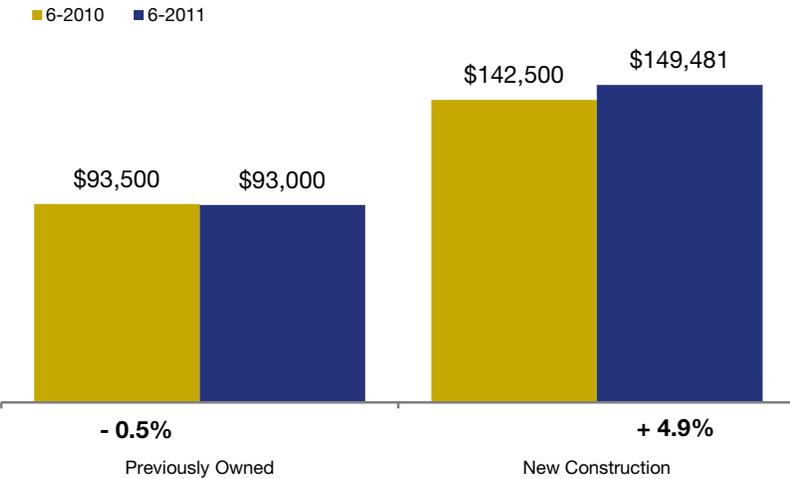
	6-2010	6-2011	Change
Previously Owned	275	206	- 25.1%
New Construction	29	33	+ 13.8%
All Construction Types	304	239	- 21.4%

Median Sales Price

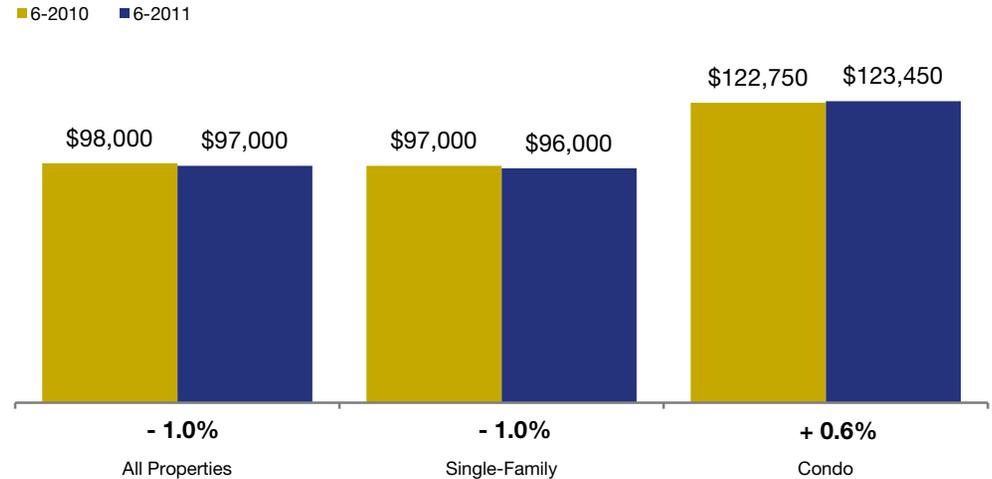
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



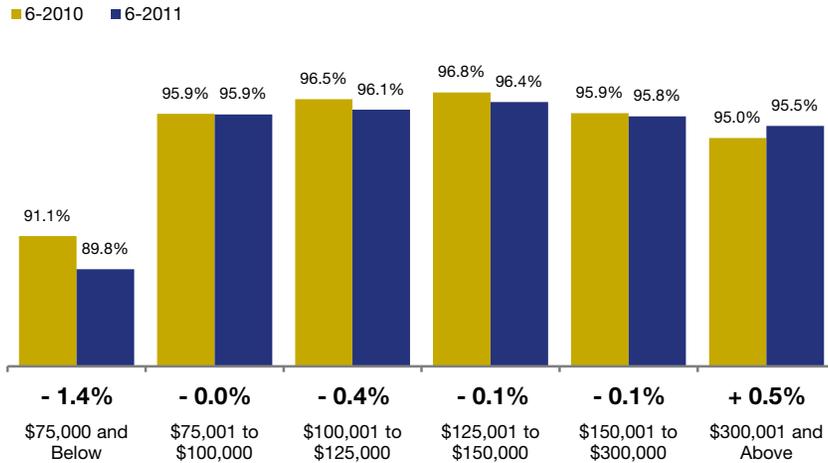
By Construction Type	All Properties			Single-Family			Condo		
	6-2010	6-2011	Change	6-2010	6-2011	Change	6-2010	6-2011	Change
Previously Owned	\$93,500	\$93,000	- 0.5%	\$93,000	\$92,900	- 0.1%	\$121,000	\$120,000	- 0.8%
New Construction	\$142,500	\$149,481	+ 4.9%	\$142,500	\$146,000	+ 2.5%	\$137,500	\$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

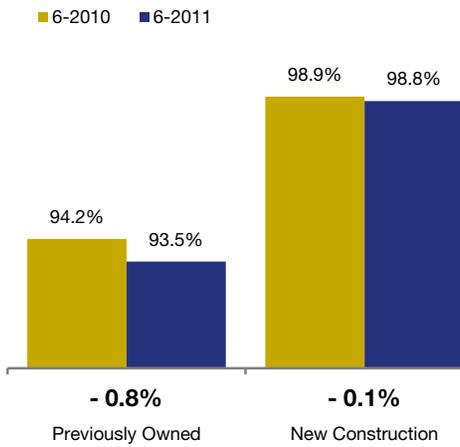


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

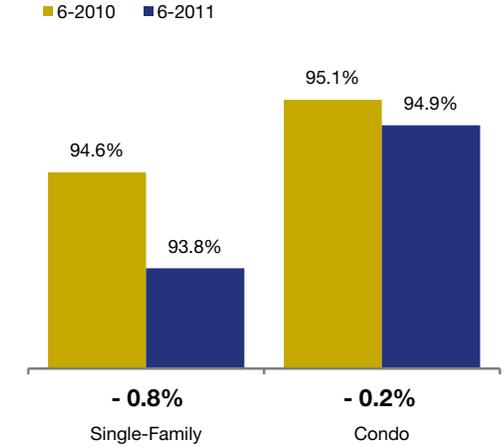
By Price Range



By Construction Type



By Property Type



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

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	91.2%	89.9%	- 1.5%
\$75,001 to \$100,000	96.1%	96.0%	- 0.0%
\$100,001 to \$125,000	96.5%	96.1%	- 0.4%
\$125,001 to \$150,000	96.9%	96.4%	- 0.5%
\$150,001 to \$300,000	96.0%	95.8%	- 0.2%
\$300,001 and Above	95.0%	95.5%	+ 0.6%
All Price Ranges	94.6%	93.8%	- 0.8%

Condo

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	93.3%	91.5%	- 1.9%
\$75,001 to \$100,000	94.9%	95.4%	+ 0.6%
\$100,001 to \$125,000	96.1%	95.7%	- 0.4%
\$125,001 to \$150,000	95.5%	96.3%	+ 0.8%
\$150,001 to \$300,000	95.3%	95.9%	+ 0.6%
\$300,001 and Above	95.4%	93.4%	- 2.1%
All Price Ranges	95.1%	94.9%	- 0.2%

By Construction Type	6-2010	6-2011	Change
Previously Owned	94.2%	93.5%	- 0.8%
New Construction	98.9%	98.8%	- 0.1%
All Construction Types	94.5%	93.8%	- 0.8%

By Construction Type	6-2010	6-2011	Change
Previously Owned	94.3%	93.5%	- 0.8%
New Construction	99.0%	98.8%	- 0.2%
All Construction Types	94.6%	93.8%	- 0.8%

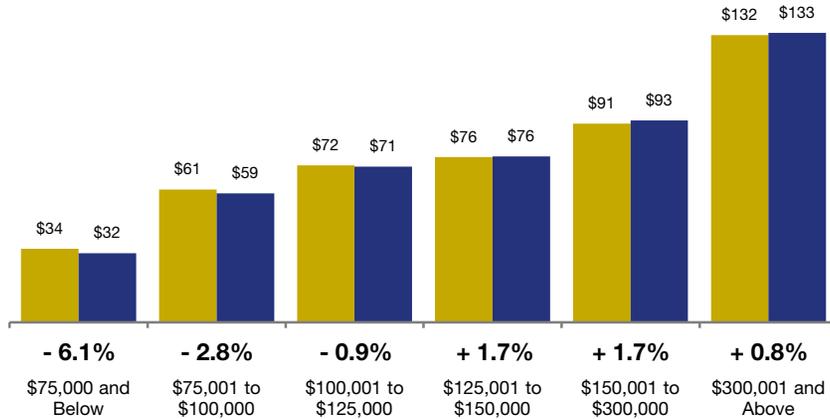
Price Per Square Foot

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



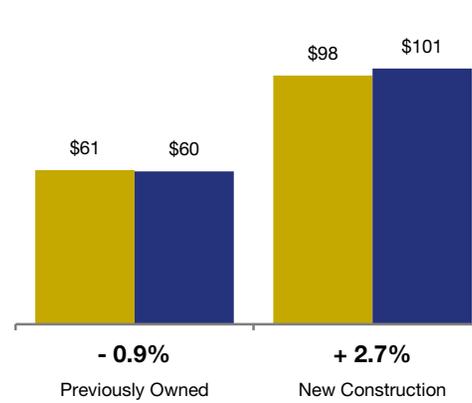
By Price Range

■ 6-2010 ■ 6-2011



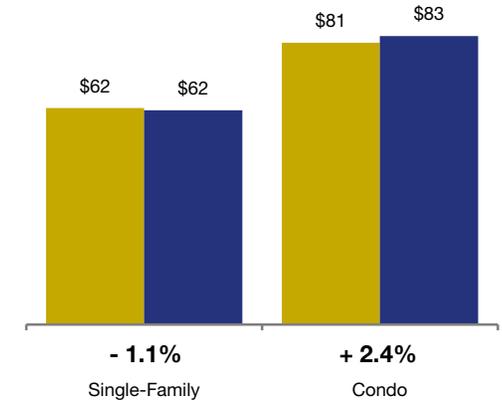
By Construction Type

■ 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

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	\$33	\$31	- 6.6%
\$75,001 to \$100,000	\$61	\$59	- 2.5%
\$100,001 to \$125,000	\$72	\$71	- 1.1%
\$125,001 to \$150,000	\$75	\$75	+ 0.3%
\$150,001 to \$300,000	\$90	\$92	+ 1.8%
\$300,001 and Above	\$132	\$132	+ 0.0%
All Price Ranges	\$62	\$62	- 1.1%

Condo

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	\$52	\$51	- 1.6%
\$75,001 to \$100,000	\$68	\$71	+ 3.7%
\$100,001 to \$125,000	\$82	\$79	- 3.6%
\$125,001 to \$150,000	\$82	\$85	+ 3.3%
\$150,001 to \$300,000	\$99	\$100	+ 0.8%
\$300,001 and Above	\$126	\$143	+ 13.9%
All Price Ranges	\$81	\$83	+ 2.4%

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%

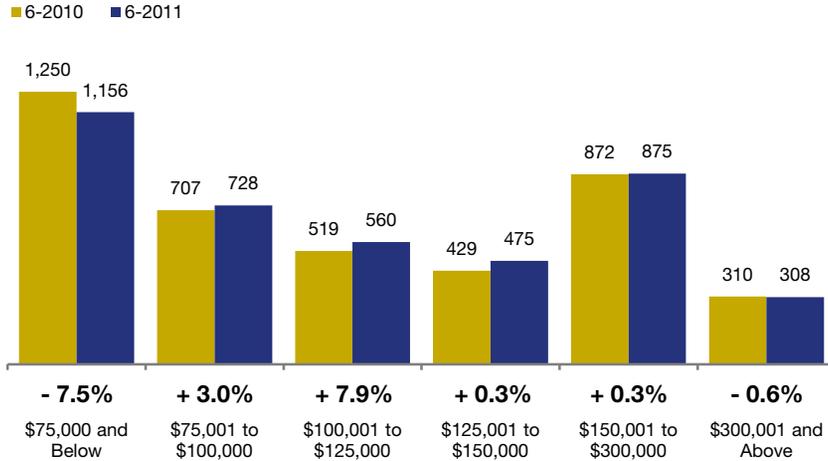
By Construction Type	6-2010	6-2011	Change
Previously Owned	\$60	\$60	- 0.8%
New Construction	\$98	\$100	+ 2.1%
All Construction Types	\$62	\$62	- 1.1%

Inventory of Homes for Sale

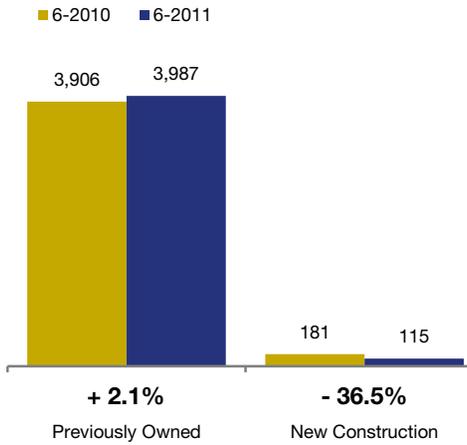


The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

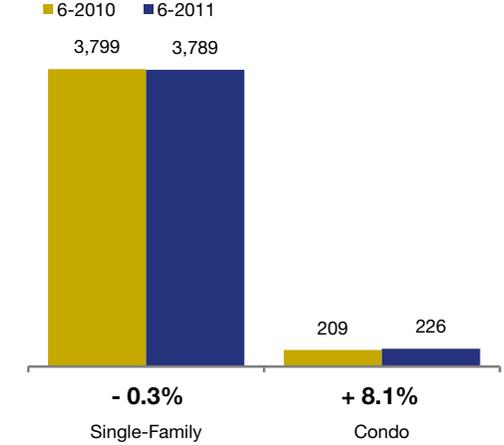
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	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	6-2010	6-2011	Change
1,193	1,090	- 8.6%	29	28	- 3.4%
652	654	+ 0.3%	37	52	+ 40.5%
470	509	+ 8.3%	39	40	+ 2.6%
380	429	+ 12.9%	41	37	- 9.8%
807	808	+ 0.1%	53	61	+ 15.1%
297	299	+ 0.7%	10	8	- 20.0%
3,799	3,789	- 0.3%	209	226	+ 8.1%

Condo

By Construction Type	6-2010	6-2011	Change
Previously Owned	3,906	3,987	+ 2.1%
New Construction	181	115	- 36.5%
All Construction Types	4,087	4,102	+ 0.4%

6-2010	6-2011	Change	6-2010	6-2011	Change
3,650	3,686	+ 1.0%	177	214	+ 20.9%
149	103	- 30.9%	32	12	- 62.5%
3,799	3,789	- 0.3%	209	226	+ 8.1%

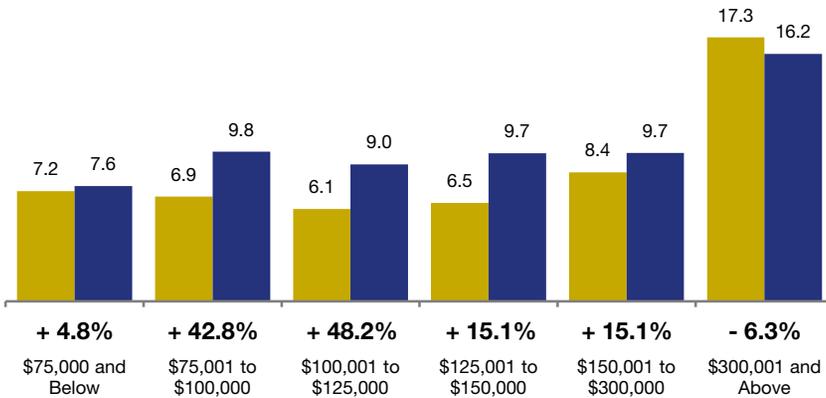
Months Supply of Inventory



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.

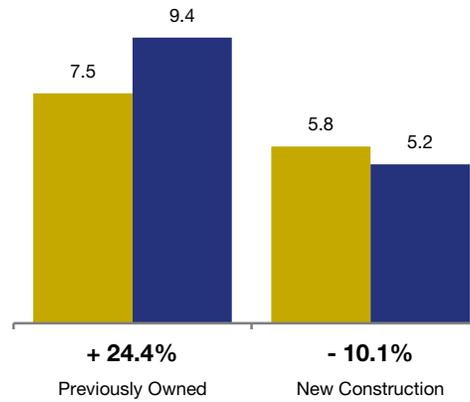
By Price Range

■ 6-2010 ■ 6-2011



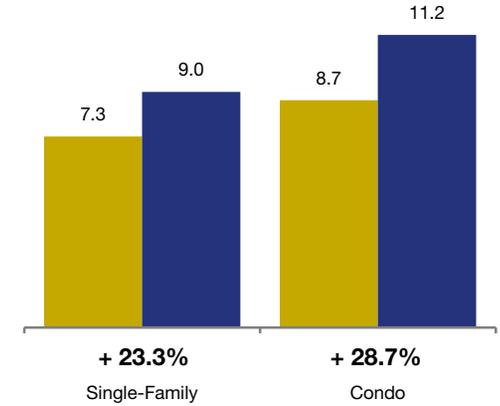
By Construction Type

■ 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

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	7.2	7.5	+ 5.3%
\$75,001 to \$100,000	6.7	9.3	+ 38.5%
\$100,001 to \$125,000	5.8	8.8	+ 50.4%
\$125,001 to \$150,000	6.2	9.5	+ 54.4%
\$150,001 to \$300,000	8.4	9.6	+ 14.7%
\$300,001 and Above	17.3	16.7	- 3.5%
All Price Ranges	7.3	9.0	+ 23.3%

Condo

By Price Range	6-2010	6-2011	Change
\$75,000 and Below	9.9	9.6	- 3.4%
\$75,001 to \$100,000	7.1	17.3	+ 142.8%
\$100,001 to \$125,000	9.4	9.8	+ 4.7%
\$125,001 to \$150,000	9.6	9.5	- 1.9%
\$150,001 to \$300,000	7.3	10.6	+ 45.1%
\$300,001 and Above	7.5	4.3	- 42.6%
All Price Ranges	8.7	11.2	+ 28.7%

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%

By Construction Type	6-2010	6-2011	Change
Previously Owned	7.5	9.2	+ 23.7%
New Construction	5.1	5.2	+ 1.8%
All Construction Types	7.3	9.0	+ 23.3%