

Housing Supply Overview

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



July 2011

Not all segments are created equal. Market activity can vary greatly from one property type or price range to the next. For the 12-month period spanning August 2010 through July 2011, Pending Sales in the Fort Wayne region were down 18.6 percent from the same period a year prior. However, the largest gain occurred in the \$300,001 and above range, where they increased 13.7 percent to 249 units.

The overall Median Sales Price was down 1.1 percent to \$96,500. The property type with the smallest price decline was the Single-Family segment, where prices decreased 1.1 percent to \$95,950. The overall Percent of Original List Price Received at Sale was down 0.7 percent to 93.8 percent.

Market-wide, inventory levels were up 1.3 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 13.2 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 46.3 percent to 10.1 months.

Quick Facts

+ 13.7%

- 18.2%

- 18.8%

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

Construction Status With
Strongest Sales:
Previously Owned

Property Type With
Strongest Sales:
Single-Family

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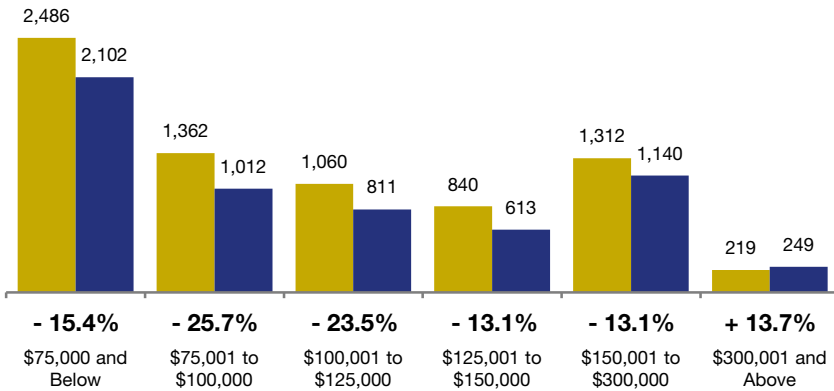
Pending Sales

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



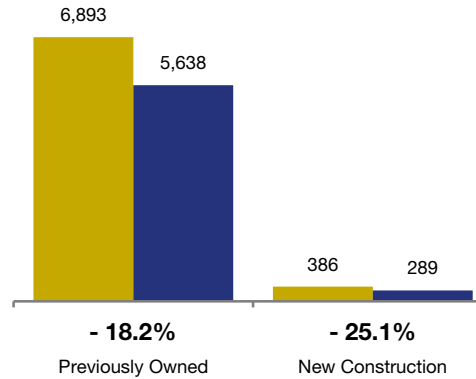
By Price Range

■ 7-2010 ■ 7-2011



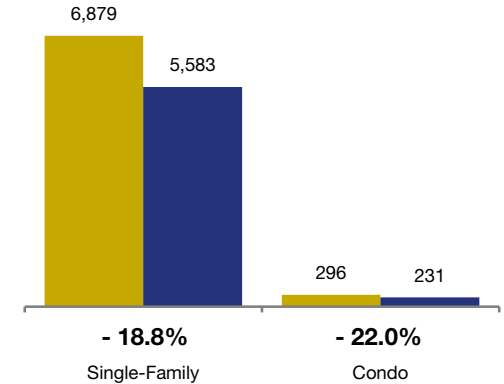
By Construction Type

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range

	7-2010	7-2011	Change
\$75,000 and Below	2,486	2,102	- 15.4%
\$75,001 to \$100,000	1,362	1,012	- 25.7%
\$100,001 to \$125,000	1,060	811	- 23.5%
\$125,001 to \$150,000	840	613	- 27.0%
\$150,001 to \$300,000	1,312	1,140	- 13.1%
\$300,001 and Above	219	249	+ 13.7%
All Price Ranges	7,279	5,927	- 18.6%

Single-Family

	7-2010	7-2011	Change
\$75,000 and Below	2,380	1,988	- 16.5%
\$75,001 to \$100,000	1,293	964	- 25.4%
\$100,001 to \$125,000	991	767	- 22.6%
\$125,001 to \$150,000	783	555	- 29.1%
\$150,001 to \$300,000	1,226	1,068	- 12.9%
\$300,001 and Above	206	241	+ 17.0%
All Price Ranges	6,879	5,583	- 18.8%

Condo

	7-2010	7-2011	Change
\$75,000 and Below	39	35	- 10.3%
\$75,001 to \$100,000	50	32	- 36.0%
\$100,001 to \$125,000	62	36	- 41.9%
\$125,001 to \$150,000	49	54	+ 10.2%
\$150,001 to \$300,000	84	66	- 21.4%
\$300,001 and Above	12	8	- 33.3%
All Price Ranges	296	231	- 22.0%

By Construction Type

	7-2010	7-2011	Change
Previously Owned	6,893	5,638	- 18.2%
New Construction	386	289	- 25.1%
All Construction Types	7,279	5,927	- 18.6%

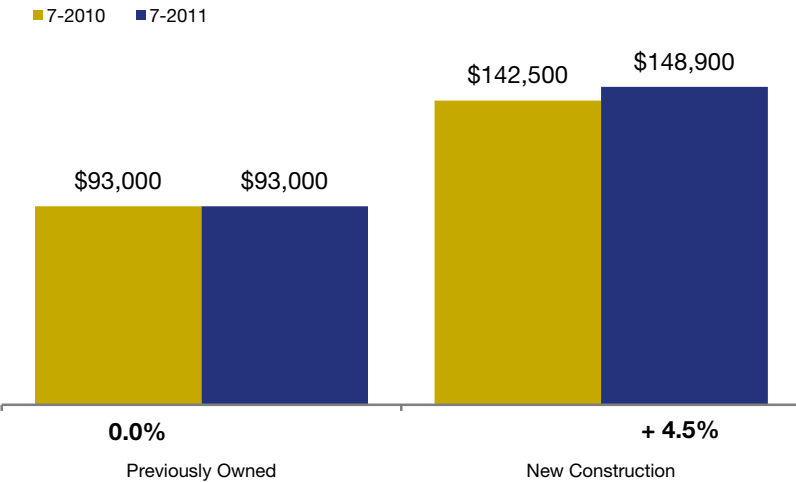
	7-2010	7-2011	Change
Previously Owned	6,520	5,326	- 18.3%
New Construction	359	257	- 28.4%
All Construction Types	6,879	5,583	- 18.8%

Median Sales Price

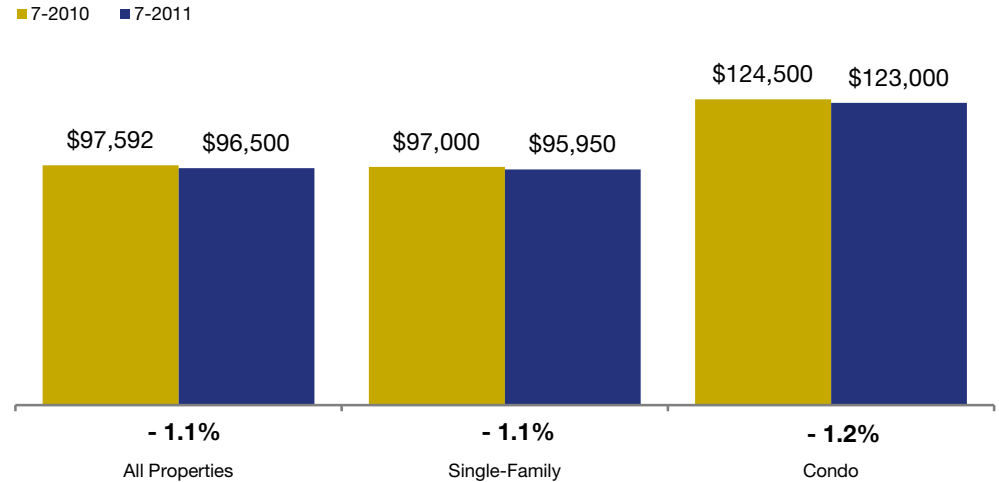
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



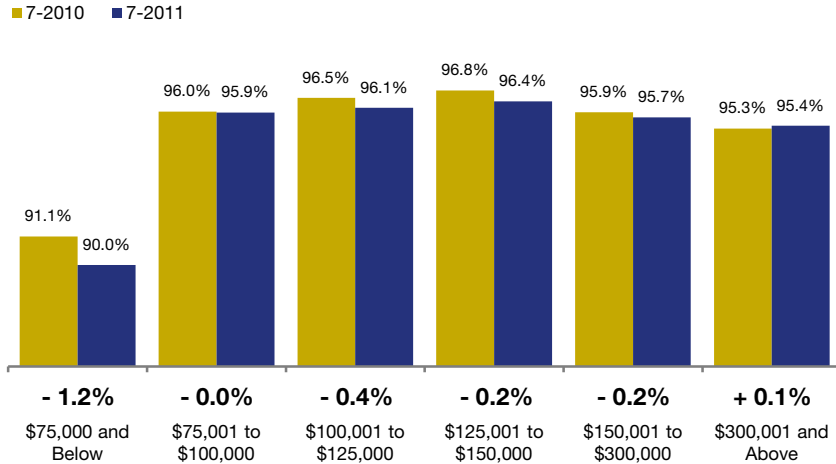
By Construction Type	All Properties			Single-Family			Condo		
	7-2010	7-2011	Change	7-2010	7-2011	Change	7-2010	7-2011	Change
Previously Owned	\$93,000	\$93,000	0.0%	\$92,900	\$93,000	+ 0.1%	\$122,000	\$119,750	- 1.8%
New Construction	\$142,500	\$148,900	+ 4.5%	\$142,500	\$145,950	+ 2.4%	\$145,050	\$168,900	+ 16.4%
All Construction Types	\$97,592	\$96,500	- 1.1%	\$97,000	\$95,950	- 1.1%	\$124,500	\$123,000	- 1.2%

Percent of List Price Received

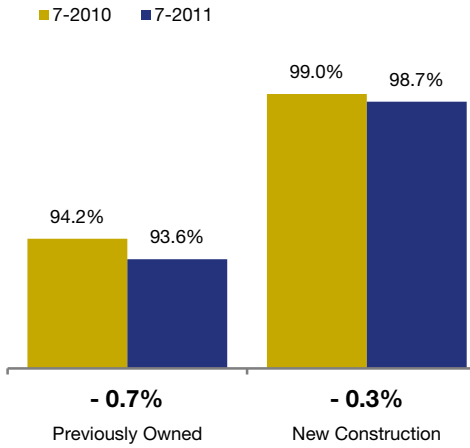


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

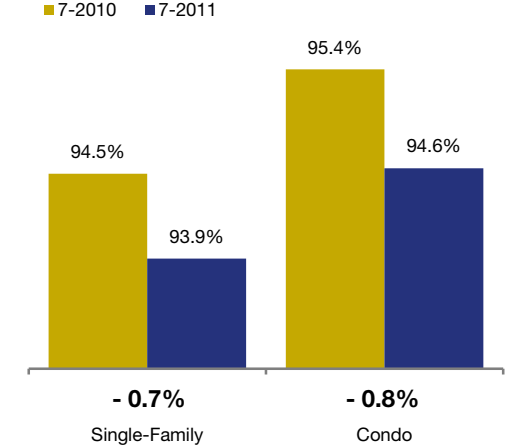
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	7-2010	7-2011	Change
\$75,000 and Below	91.1%	90.0%	- 1.2%
\$75,001 to \$100,000	96.0%	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%	95.7%	- 0.2%
\$300,001 and Above	95.3%	95.4%	+ 0.1%
All Price Ranges	94.5%	93.8%	- 0.7%

Single-Family

7-2010	7-2011	Change	7-2010	7-2011	Change
91.2%	90.1%	- 1.2%	93.8%	90.3%	- 3.8%
96.1%	96.0%	- 0.0%	94.8%	96.0%	+ 1.4%
96.5%	96.2%	- 0.3%	96.7%	95.3%	- 1.5%
96.9%	96.4%	- 0.5%	95.3%	96.1%	+ 0.8%
96.0%	95.7%	- 0.3%	95.6%	95.8%	+ 0.2%
95.3%	95.5%	+ 0.2%	95.3%	93.2%	- 2.2%
94.5%	93.9%	- 0.7%	95.4%	94.6%	- 0.8%

Condo

By Construction Type	7-2010	7-2011	Change
Previously Owned	94.2%	93.6%	- 0.7%
New Construction	99.0%	98.7%	- 0.3%
All Construction Types	94.5%	93.8%	- 0.7%

7-2010	7-2011	Change	7-2010	7-2011	Change
94.3%	93.6%	- 0.7%	95.0%	94.1%	- 0.9%
99.0%	98.7%	- 0.3%	98.6%	98.5%	- 0.2%
94.5%	93.9%	- 0.7%	95.4%	94.6%	- 0.8%

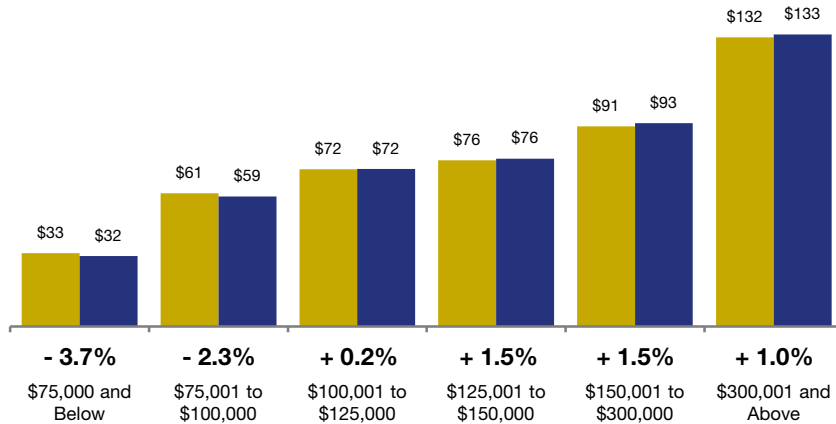
Price Per Square Foot

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



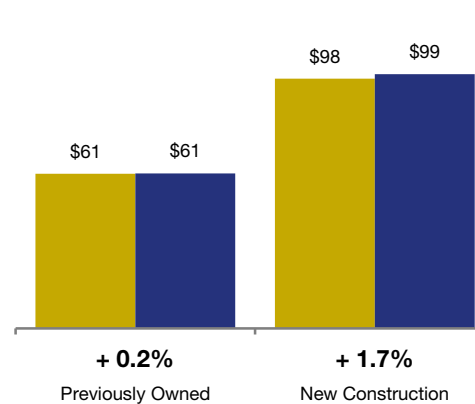
By Price Range

■ 7-2010 ■ 7-2011



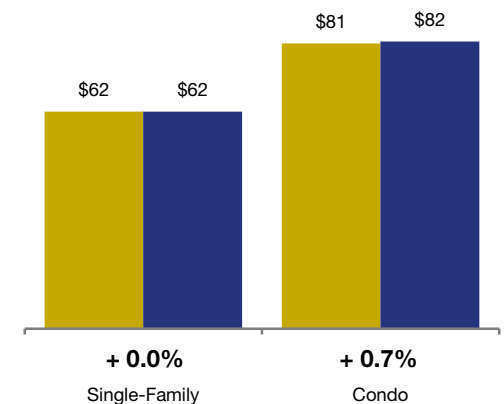
By Construction Type

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range	7-2010	7-2011	Change
\$75,000 and Below	\$33	\$32	- 3.7%
\$75,001 to \$100,000	\$61	\$59	- 2.3%
\$100,001 to \$125,000	\$72	\$72	+ 0.2%
\$125,001 to \$150,000	\$76	\$76	+ 1.0%
\$150,001 to \$300,000	\$91	\$93	+ 1.5%
\$300,001 and Above	\$132	\$133	+ 1.0%
All Price Ranges	\$63	\$63	- 0.2%

Single-Family

7-2010	7-2011	Change	7-2010	7-2011	Change
\$33	\$32	- 4.1%	\$50	\$50	- 0.2%
\$60	\$59	- 2.0%	\$68	\$70	+ 3.1%
\$71	\$71	+ 0.4%	\$83	\$78	- 5.6%
\$75	\$76	+ 0.9%	\$82	\$85	+ 2.8%
\$91	\$92	+ 1.6%	\$99	\$101	+ 1.7%
\$132	\$132	+ 0.1%	\$125	\$147	+ 17.3%
\$62	\$62	+ 0.0%	\$81	\$82	+ 0.7%

Condo

By Construction Type	7-2010	7-2011	Change
Previously Owned	\$61	\$61	+ 0.2%
New Construction	\$98	\$99	+ 1.7%
All Construction Types	\$63	\$63	- 0.2%

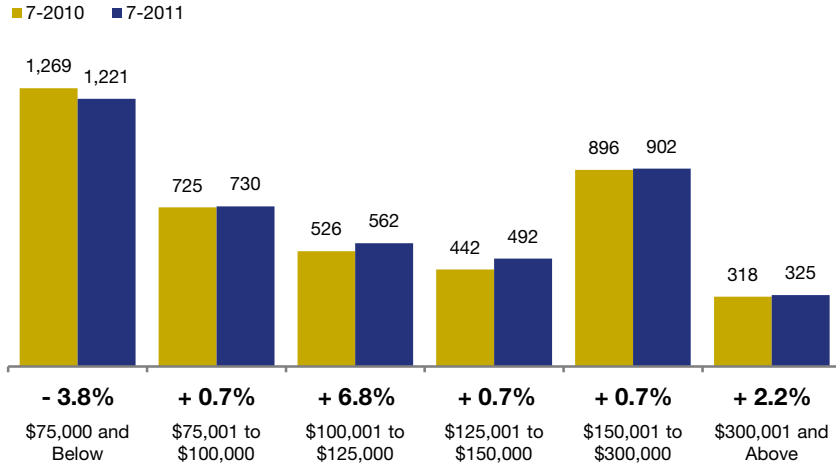
7-2010	7-2011	Change	7-2010	7-2011	Change
\$60	\$60	+ 0.5%	\$79	\$79	- 0.0%
\$97	\$99	+ 1.4%	\$103	\$106	+ 3.0%
\$62	\$62	+ 0.0%	\$81	\$82	+ 0.7%

Inventory of Homes for Sale

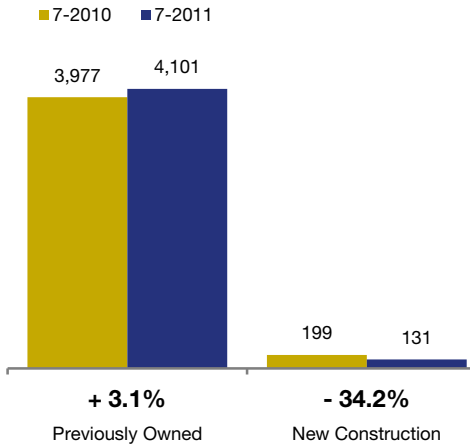
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



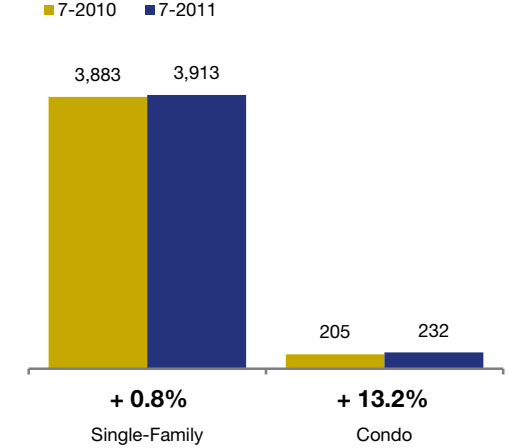
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	7-2010	7-2011	Change
\$75,000 and Below	1,269	1,221	- 3.8%
\$75,001 to \$100,000	725	730	+ 0.7%
\$100,001 to \$125,000	526	562	+ 6.8%
\$125,001 to \$150,000	442	492	+ 11.3%
\$150,001 to \$300,000	896	902	+ 0.7%
\$300,001 and Above	318	325	+ 2.2%
All Price Ranges	4,176	4,232	+ 1.3%

Single-Family

7-2010	7-2011	Change	7-2010	7-2011	Change
1,206	1,151	- 4.6%	30	31	+ 3.3%
664	659	- 0.8%	40	52	+ 30.0%
479	508	+ 6.1%	34	42	+ 23.5%
396	449	+ 13.4%	40	33	- 17.5%
833	832	- 0.1%	51	64	+ 25.5%
305	314	+ 3.0%	10	10	0.0%
3,883	3,913	+ 0.8%	205	232	+ 13.2%

Condo

By Construction Type	7-2010	7-2011	Change
Previously Owned	3,977	4,101	+ 3.1%
New Construction	199	131	- 34.2%
All Construction Types	4,176	4,232	+ 1.3%

7-2010	7-2011	Change	7-2010	7-2011	Change
3,717	3,795	+ 2.1%	172	219	+ 27.3%
166	118	- 28.9%	33	13	- 60.6%
3,883	3,913	+ 0.8%	205	232	+ 13.2%

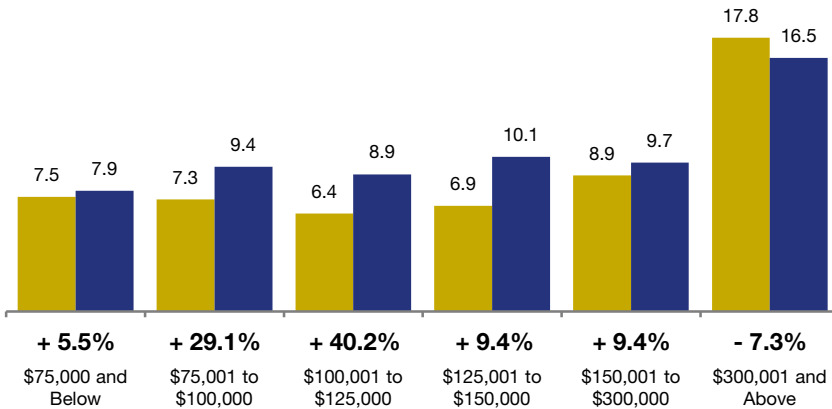
Months Supply of Inventory



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.

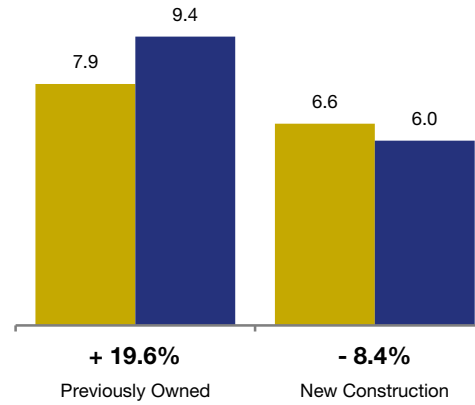
By Price Range

■ 7-2010 ■ 7-2011



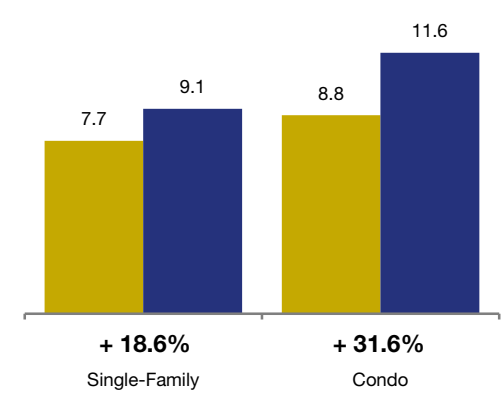
By Construction Type

■ 7-2010 ■ 7-2011



By Property Type

■ 7-2010 ■ 7-2011



All Properties

By Price Range	7-2010	7-2011	Change
\$75,000 and Below	7.5	7.9	+ 5.5%
\$75,001 to \$100,000	7.3	9.4	+ 29.1%
\$100,001 to \$125,000	6.4	8.9	+ 40.2%
\$125,001 to \$150,000	6.9	10.1	+ 46.3%
\$150,001 to \$300,000	8.9	9.7	+ 9.4%
\$300,001 and Above	17.8	16.5	- 7.3%
All Price Ranges	7.8	9.3	+ 18.6%

Single-Family

7-2010	7-2011	Change	7-2010	7-2011	Change
7.4	7.8	+ 6.3%	10.6	10.6	+ 0.4%
7.1	9.0	+ 26.8%	8.3	16.8	+ 102.6%
6.2	8.6	+ 40.2%	8.3	10.5	+ 26.1%
6.6	10.0	+ 51.8%	10.4	8.1	- 22.7%
8.9	9.6	+ 7.7%	7.0	11.5	+ 62.9%
18.0	16.7	- 7.1%	7.0	5.5	- 22.1%
7.7	9.1	+ 18.6%	8.8	11.6	+ 31.6%

Condo

By Construction Type	7-2010	7-2011	Change
Previously Owned	7.9	9.4	+ 19.6%
New Construction	6.6	6.0	- 8.4%
All Construction Types	7.8	9.3	+ 18.6%

7-2010	7-2011	Change	7-2010	7-2011	Change
7.8	9.3	+ 19.0%	8.2	12.2	+ 49.8%
5.9	6.0	+ 1.5%	14.0	5.7	- 59.0%
7.7	9.1	+ 18.6%	8.8	11.6	+ 31.6%