

Housing Supply Overview

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



December 2011

Now that 2011 is fully in the books, it's important to discern which market segments performed well and which encountered additional challenges. This not only sheds light on consumer behavior, but also provides a preliminary look at what 2012 might have in store. For the 12-month period spanning January 2011 through December 2011, Pending Sales in the Fort Wayne region were down 4.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 11.9 percent.

The overall Median Sales Price was down 2.1 percent to \$95,900. The property type with the largest price gain was the Condo segment, where prices increased 2.0 percent to \$125,000. The overall Percent of Original List Price Received at Sale was down 0.2 percent to 94.0.

Market-wide, inventory levels were down 1.6 percent. The property type that gained the most inventory was the Condo segment, where it increased 1.1 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 13.9 percent. to 7.4 months.

Quick Facts

+ 11.9%

- 3.1%

- 4.1%

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.](#)



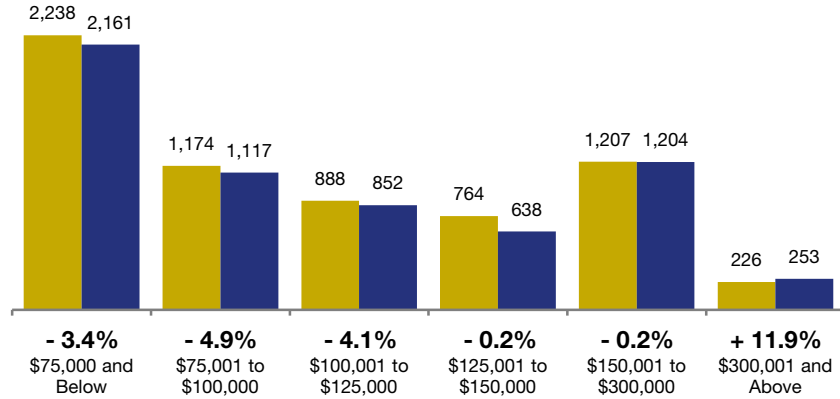
Pending Sales

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



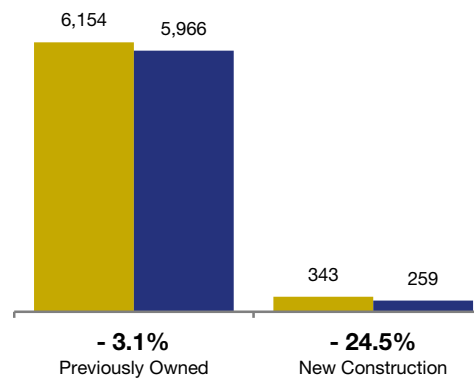
By Price Range

■ 12-2010 ■ 12-2011



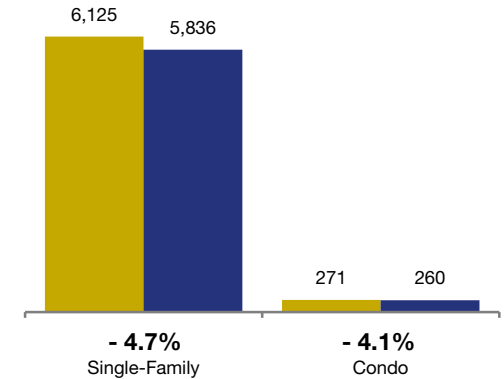
By Construction Type

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	2,238	2,161	- 3.4%
\$75,001 to \$100,000	1,174	1,117	- 4.9%
\$100,001 to \$125,000	888	852	- 4.1%
\$125,001 to \$150,000	764	638	- 16.5%
\$150,001 to \$300,000	1,207	1,204	- 0.2%
\$300,001 and Above	226	253	+ 11.9%
All Price Ranges	6,497	6,225	- 4.2%

Single-Family

	12-2010	12-2011	Change
\$75,000 and Below	2,131	2,026	- 4.9%
\$75,001 to \$100,000	1,118	1,059	- 5.3%
\$100,001 to \$125,000	830	795	- 4.2%
\$125,001 to \$150,000	696	591	- 15.1%
\$150,001 to \$300,000	1,134	1,123	- 1.0%
\$300,001 and Above	216	242	+ 12.0%
All Price Ranges	6,125	5,836	- 4.7%

Condo

	12-2010	12-2011	Change
\$75,000 and Below	44	37	- 15.9%
\$75,001 to \$100,000	40	43	+ 7.5%
\$100,001 to \$125,000	51	48	- 5.9%
\$125,001 to \$150,000	60	43	- 28.3%
\$150,001 to \$300,000	67	78	+ 16.4%
\$300,001 and Above	9	11	+ 22.2%
All Price Ranges	271	260	- 4.1%

By Construction Type

	12-2010	12-2011	Change
Previously Owned	6,154	5,966	- 3.1%
New Construction	343	259	- 24.5%
All Construction Types	6,497	6,225	- 4.2%

	12-2010	12-2011	Change
Previously Owned	5,808	5,606	- 3.5%
New Construction	317	230	- 27.4%
All Construction Types	6,125	5,836	- 4.7%

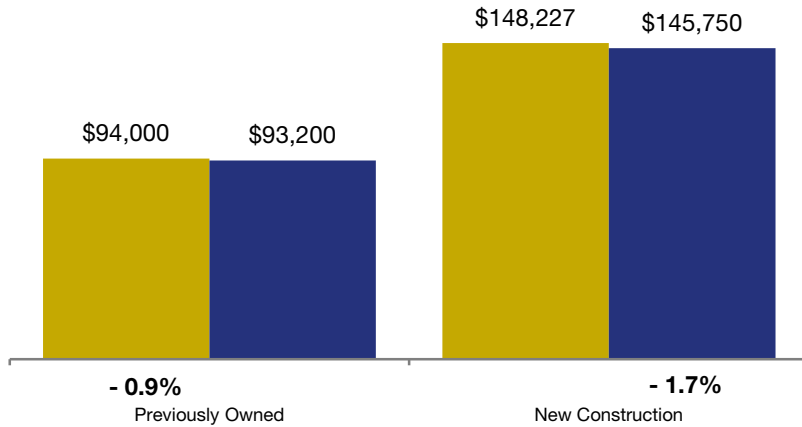
Median Sales Price

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



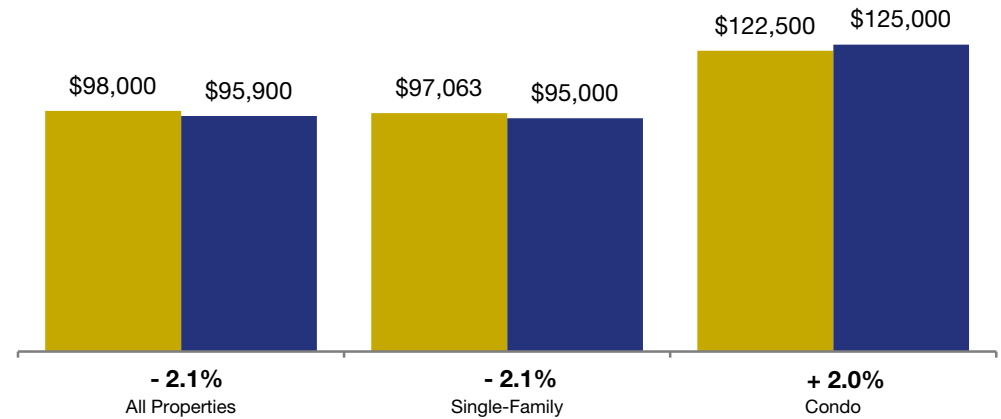
By Construction Type

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



By Construction Type	All Properties			Single-Family			Condo		
	12-2010	12-2011	Change	12-2010	12-2011	Change	12-2010	12-2011	Change
Previously Owned	\$94,000	\$93,200	- 0.9%	\$93,000	\$93,000	0.0%	\$120,500	\$119,875	- 0.5%
New Construction	\$148,227	\$145,750	- 1.7%	\$148,639	\$144,700	- 2.7%	\$136,150	\$153,000	+ 12.4%
All Construction Types	\$98,000	\$95,900	- 2.1%	\$97,063	\$95,000	- 2.1%	\$122,500	\$125,000	+ 2.0%

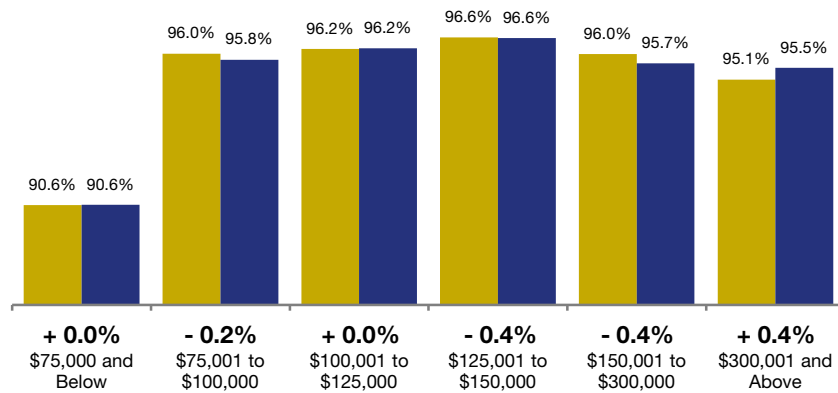
Percent of List Price Received



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.**

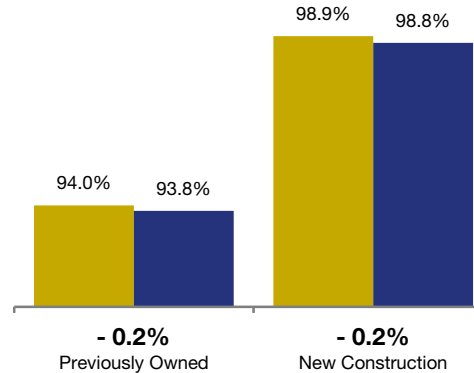
By Price Range

■ 12-2010 ■ 12-2011



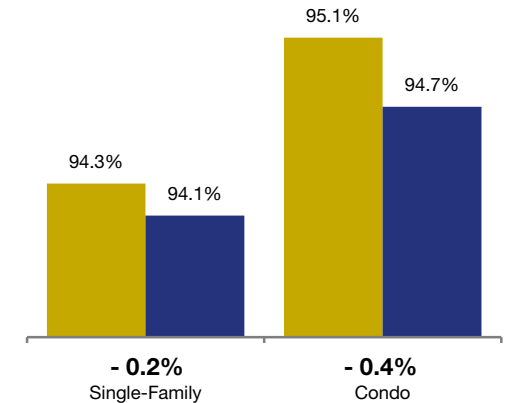
By Construction Type

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	90.6%	90.6%	+ 0.0%
\$75,001 to \$100,000	96.0%	95.8%	- 0.2%
\$100,001 to \$125,000	96.2%	96.2%	+ 0.0%
\$125,001 to \$150,000	96.6%	96.6%	- 0.0%
\$150,001 to \$300,000	96.0%	95.7%	- 0.4%
\$300,001 and Above	95.1%	95.5%	+ 0.4%
All Price Ranges	94.2%	94.0%	- 0.2%

Single-Family

	12-2010	12-2011	Change
\$75,000 and Below	90.6%	90.7%	+ 0.1%
\$75,001 to \$100,000	96.1%	95.9%	- 0.2%
\$100,001 to \$125,000	96.2%	96.3%	+ 0.1%
\$125,001 to \$150,000	96.7%	96.6%	- 0.1%
\$150,001 to \$300,000	96.0%	95.7%	- 0.3%
\$300,001 and Above	95.2%	95.5%	+ 0.3%
All Price Ranges	94.3%	94.1%	- 0.2%

Condo

	12-2010	12-2011	Change
\$75,000 and Below	93.3%	91.4%	- 2.0%
\$75,001 to \$100,000	94.7%	95.3%	+ 0.6%
\$100,001 to \$125,000	95.8%	95.3%	- 0.5%
\$125,001 to \$150,000	95.7%	96.6%	+ 1.0%
\$150,001 to \$300,000	95.8%	95.1%	- 0.8%
\$300,001 and Above	92.6%	94.6%	+ 2.1%
All Price Ranges	95.1%	94.7%	- 0.4%

By Construction Type

	12-2010	12-2011	Change
Previously Owned	94.0%	93.8%	- 0.2%
New Construction	98.9%	98.8%	- 0.2%
All Construction Types	94.2%	94.0%	- 0.2%

	12-2010	12-2011	Change
Previously Owned	94.0%	93.9%	- 0.1%
New Construction	99.0%	98.8%	- 0.2%
All Construction Types	94.3%	94.1%	- 0.2%

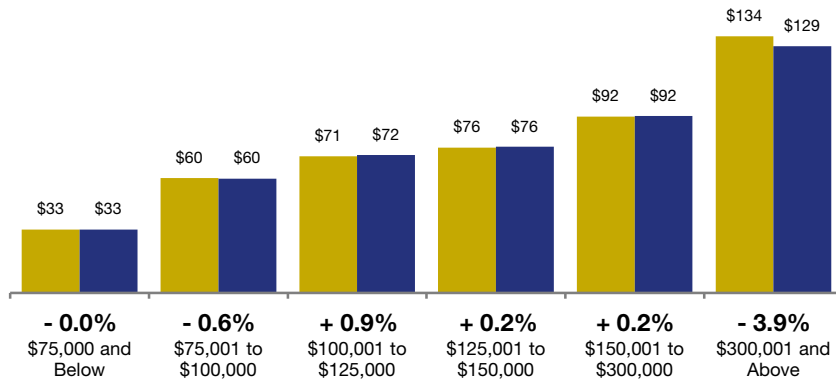
Price Per Square Foot

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



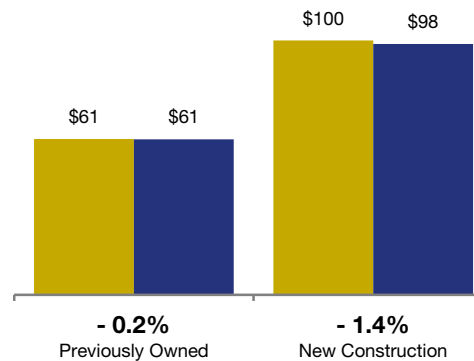
By Price Range

■ 12-2010 ■ 12-2011



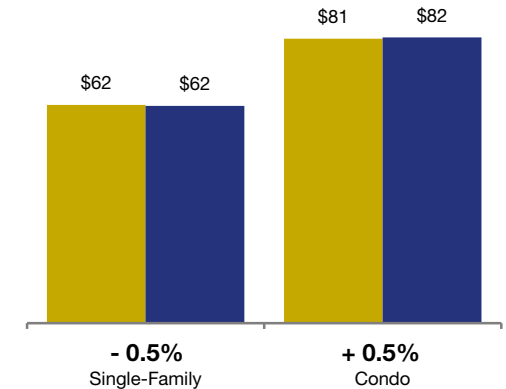
By Construction Type

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	\$33	\$33	- 0.0%
\$75,001 to \$100,000	\$60	\$60	- 0.6%
\$100,001 to \$125,000	\$71	\$72	+ 0.9%
\$125,001 to \$150,000	\$76	\$76	+ 0.6%
\$150,001 to \$300,000	\$92	\$92	+ 0.2%
\$300,001 and Above	\$134	\$129	- 3.9%
All Price Ranges	\$63	\$62	- 0.9%

Single-Family

	12-2010	12-2011	Change
\$75,000 and Below	\$33	\$33	+ 0.8%
\$75,001 to \$100,000	\$60	\$60	- 0.5%
\$100,001 to \$125,000	\$71	\$71	+ 1.2%
\$125,001 to \$150,000	\$75	\$75	+ 0.3%
\$150,001 to \$300,000	\$91	\$92	+ 0.6%
\$300,001 and Above	\$134	\$127	- 4.8%
All Price Ranges	\$62	\$62	- 0.5%

Condo

	12-2010	12-2011	Change
\$75,000 and Below	\$54	\$52	- 5.0%
\$75,001 to \$100,000	\$69	\$68	- 1.7%
\$100,001 to \$125,000	\$79	\$79	- 0.5%
\$125,001 to \$150,000	\$82	\$85	+ 3.5%
\$150,001 to \$300,000	\$101	\$96	- 4.6%
\$300,001 and Above	\$135	\$155	+ 14.5%
All Price Ranges	\$81	\$82	+ 0.5%

By Construction Type

	12-2010	12-2011	Change
Previously Owned	\$61	\$61	- 0.2%
New Construction	\$100	\$98	- 1.4%
All Construction Types	\$63	\$62	- 0.9%

	12-2010	12-2011	Change
Previously Owned	\$60	\$61	+ 0.3%
New Construction	\$99	\$97	- 2.0%
All Construction Types	\$62	\$62	- 0.5%

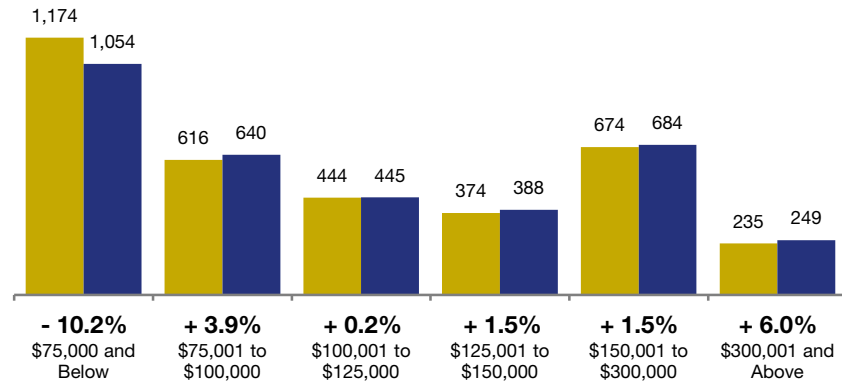
Inventory of Homes for Sale

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



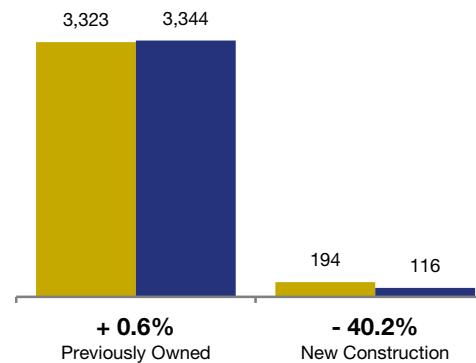
By Price Range

■ 12-2010 ■ 12-2011



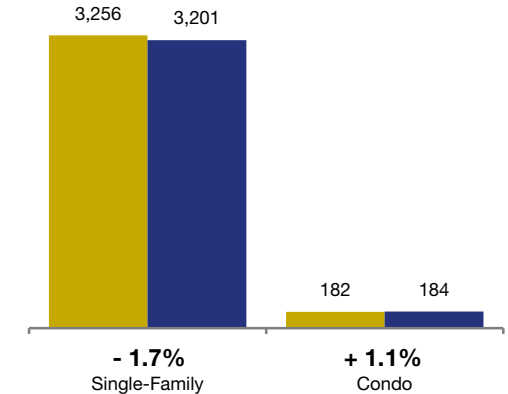
By Construction Type

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	1,174	1,054	- 10.2%
\$75,001 to \$100,000	616	640	+ 3.9%
\$100,001 to \$125,000	444	445	+ 0.2%
\$125,001 to \$150,000	374	388	+ 3.7%
\$150,001 to \$300,000	674	684	+ 1.5%
\$300,001 and Above	235	249	+ 6.0%
All Price Ranges	3,517	3,460	- 1.6%

Single-Family

	12-2010	12-2011	Change
\$75,000 and Below	1,105	987	- 10.7%
\$75,001 to \$100,000	569	583	+ 2.5%
\$100,001 to \$125,000	406	406	0.0%
\$125,001 to \$150,000	338	348	+ 3.0%
\$150,001 to \$300,000	614	638	+ 3.9%
\$300,001 and Above	224	239	+ 6.7%
All Price Ranges	3,256	3,201	- 1.7%

Condo

	12-2010	12-2011	Change
\$75,000 and Below	25	31	+ 24.0%
\$75,001 to \$100,000	30	40	+ 33.3%
\$100,001 to \$125,000	29	30	+ 3.4%
\$125,001 to \$150,000	33	33	0.0%
\$150,001 to \$300,000	55	42	- 23.6%
\$300,001 and Above	10	8	- 20.0%
All Price Ranges	182	184	+ 1.1%

By Construction Type

	12-2010	12-2011	Change
Previously Owned	3,323	3,344	+ 0.6%
New Construction	194	116	- 40.2%
All Construction Types	3,517	3,460	- 1.6%

	12-2010	12-2011	Change
Previously Owned	3,095	3,096	+ 0.0%
New Construction	161	105	- 34.8%
All Construction Types	3,256	3,201	- 1.7%

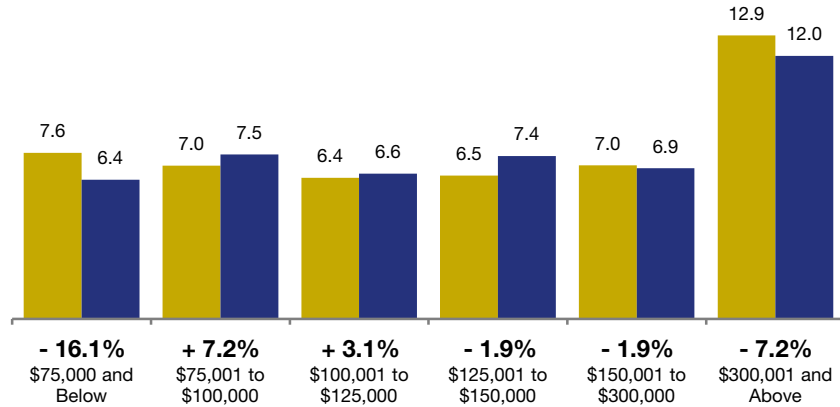
Months Supply of Inventory



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.

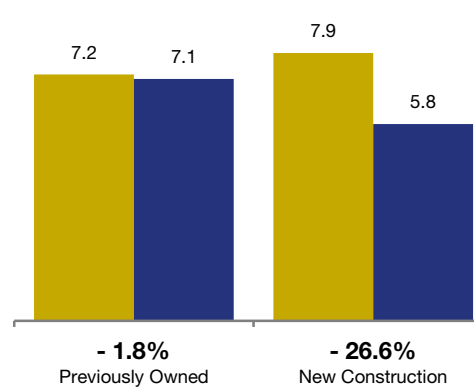
By Price Range

■ 12-2010 ■ 12-2011



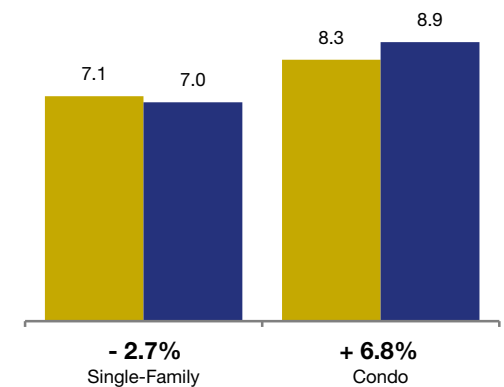
By Construction Type

■ 12-2010 ■ 12-2011



By Property Type

■ 12-2010 ■ 12-2011



All Properties

By Price Range

	12-2010	12-2011	Change
\$75,000 and Below	7.6	6.4	- 16.1%
\$75,001 to \$100,000	7.0	7.5	+ 7.2%
\$100,001 to \$125,000	6.4	6.6	+ 3.1%
\$125,001 to \$150,000	6.5	7.4	+ 13.9%
\$150,001 to \$300,000	7.0	6.9	- 1.9%
\$300,001 and Above	12.9	12.0	- 7.2%
All Price Ranges	7.3	7.1	- 3.0%

Single-Family

	12-2010	12-2011	Change	12-2010	12-2011	Change
	7.5	6.3	- 15.5%	8.1	10.9	+ 34.9%
	6.8	7.2	+ 6.3%	7.5	11.7	+ 56.1%
	6.4	6.5	+ 1.7%	6.2	8.2	+ 31.7%
	6.4	7.3	+ 12.8%	7.5	8.4	+ 13.0%
	6.8	6.9	+ 1.2%	9.7	6.5	- 32.6%
	12.9	12.0	- 7.1%	5.6	6.4	+ 15.2%
All Price Ranges	7.1	7.0	- 2.7%	8.3	8.9	+ 6.8%

Condo

By Construction Type

	12-2010	12-2011	Change
Previously Owned	7.2	7.1	- 1.8%
New Construction	7.9	5.8	- 26.6%
All Construction Types	7.3	7.1	- 3.0%

	12-2010	12-2011	Change	12-2010	12-2011	Change
	7.2	7.0	- 2.1%	7.4	9.3	+ 24.9%
	7.1	5.8	- 17.3%	16.5	4.4	- 73.3%
All Construction Types	7.1	7.0	- 2.7%	8.3	8.9	+ 6.8%