

Housing Supply Overview

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



January 2012

Whenever someone asks, "So, how's the market?" The most logical answer just might be "That depends on which segment, the data source, whether you're a buyer or seller and for what time period." For the 12-month period spanning February 2011 through January 2012, Pending Sales in the Fort Wayne region were down 2.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.6 percent.

The overall Median Sales Price was down 2.9 percent to \$95,000. 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 1.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 1.0 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 17.7 percent. to 7.4 months.

Quick Facts

+ 19.6%

- 1.1%

- 2.8%

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

Construction Status With
Strongest Sales:
Previously Owned

Property Type With
Strongest Sales:
Single-Family

| | |
|--------------------------------|----------|
| 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.](#)

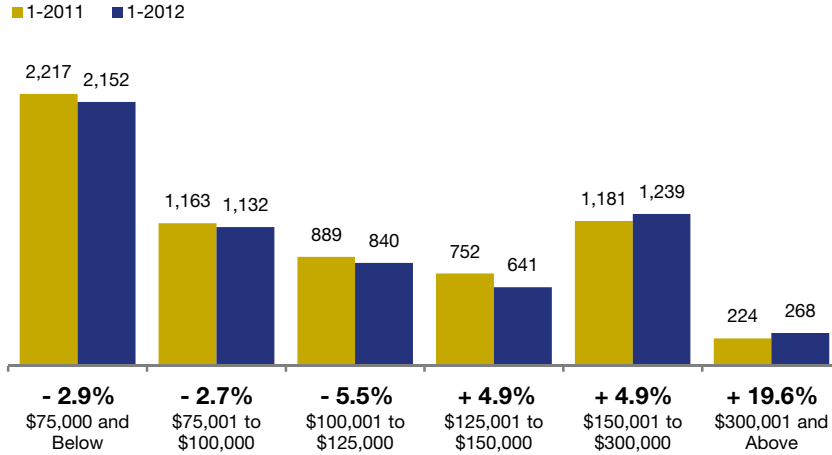


Pending Sales

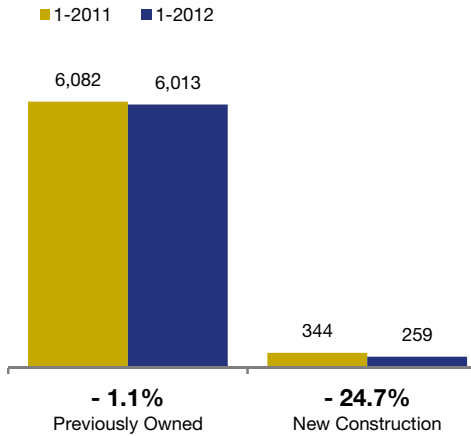
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



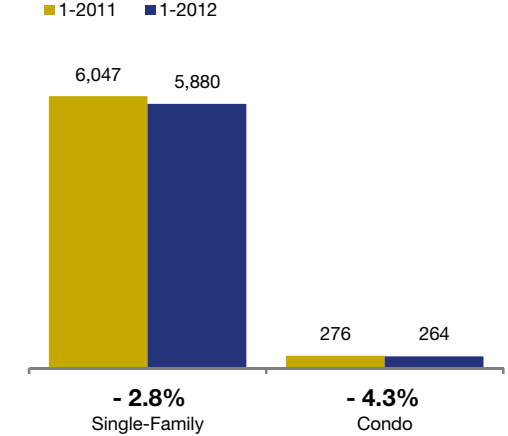
By Price Range



By Construction Type



By Property Type



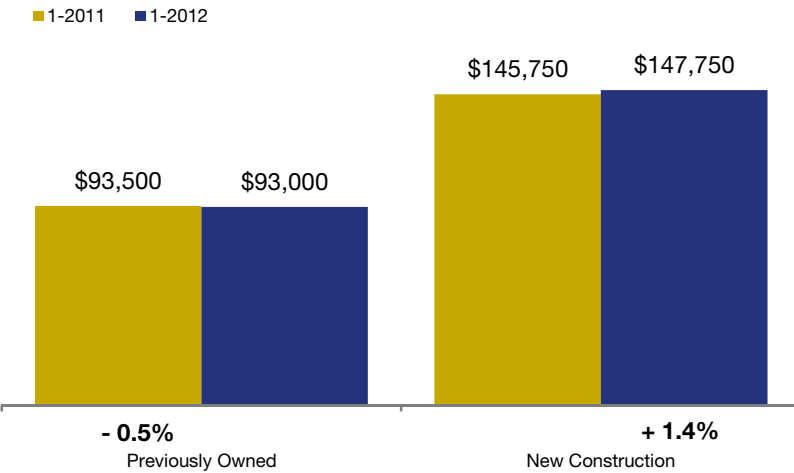
| | All Properties | | | Single-Family | | | Condo | | |
|-------------------------------|----------------|--------------|---------------|---------------|--------------|---------------|------------|------------|---------------|
| By Price Range | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change |
| \$75,000 and Below | 2,217 | 2,152 | - 2.9% | 2,109 | 2,020 | - 4.2% | 42 | 38 | - 9.5% |
| \$75,001 to \$100,000 | 1,163 | 1,132 | - 2.7% | 1,107 | 1,069 | - 3.4% | 41 | 47 | + 14.6% |
| \$100,001 to \$125,000 | 889 | 840 | - 5.5% | 831 | 785 | - 5.5% | 51 | 46 | - 9.8% |
| \$125,001 to \$150,000 | 752 | 641 | - 14.8% | 685 | 591 | - 13.7% | 59 | 46 | - 22.0% |
| \$150,001 to \$300,000 | 1,181 | 1,239 | + 4.9% | 1,102 | 1,158 | + 5.1% | 73 | 77 | + 5.5% |
| \$300,001 and Above | 224 | 268 | + 19.6% | 213 | 257 | + 20.7% | 10 | 10 | 0.0% |
| All Price Ranges | 6,426 | 6,272 | - 2.4% | 6,047 | 5,880 | - 2.8% | 276 | 264 | - 4.3% |
| By Construction Type | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change |
| Previously Owned | 6,082 | 6,013 | - 1.1% | 5,731 | 5,649 | - 1.4% | 248 | 236 | - 4.8% |
| New Construction | 344 | 259 | - 24.7% | 316 | 231 | - 26.9% | 28 | 28 | 0.0% |
| All Construction Types | 6,426 | 6,272 | - 2.4% | 6,047 | 5,880 | - 2.8% | 276 | 264 | - 4.3% |

Median Sales Price

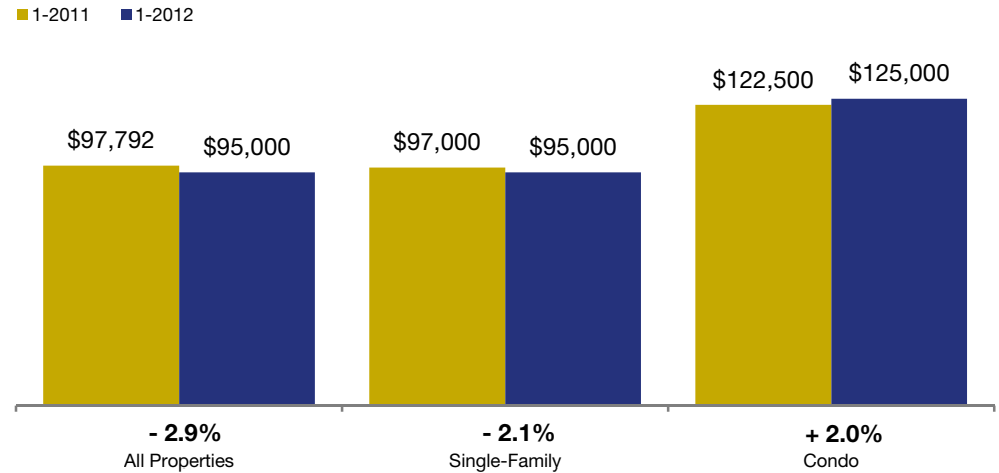
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



| By Construction Type | All Properties | | | Single-Family | | | Condo | | |
|-------------------------------|-----------------|-----------------|---------------|-----------------|-----------------|---------------|------------------|------------------|---------------|
| | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change |
| Previously Owned | \$93,500 | \$93,000 | - 0.5% | \$93,000 | \$92,900 | - 0.1% | \$120,500 | \$120,000 | - 0.4% |
| New Construction | \$145,750 | \$147,750 | + 1.4% | \$146,500 | \$145,750 | - 0.5% | \$141,250 | \$153,217 | + 8.5% |
| All Construction Types | \$97,792 | \$95,000 | - 2.9% | \$97,000 | \$95,000 | - 2.1% | \$122,500 | \$125,000 | + 2.0% |

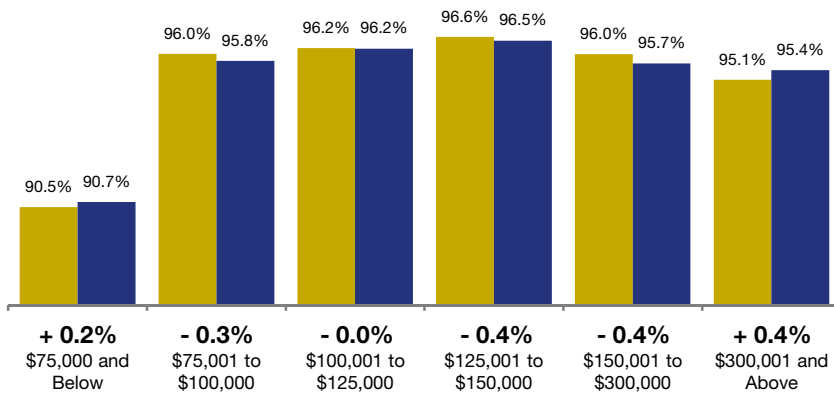
Percent of List Price Received



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.**

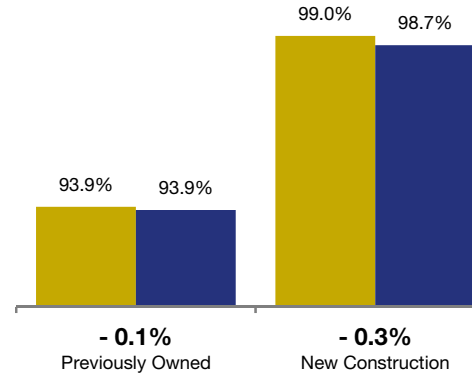
By Price Range

■ 1-2011 ■ 1-2012



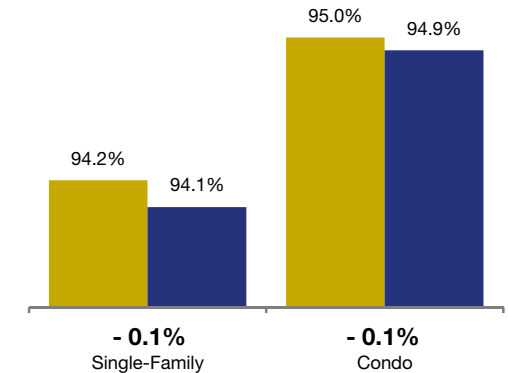
By Construction Type

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



| | All Properties | | | Single-Family | | | Condo | | |
|-------------------------------|----------------|--------------|---------------|---------------|--------------|---------------|--------------|--------------|---------------|
| By Price Range | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change |
| \$75,000 and Below | 90.5% | 90.7% | + 0.2% | 90.6% | 90.8% | + 0.3% | 92.4% | 91.9% | - 0.5% |
| \$75,001 to \$100,000 | 96.0% | 95.8% | - 0.3% | 96.1% | 95.9% | - 0.3% | 94.6% | 95.4% | + 0.9% |
| \$100,001 to \$125,000 | 96.2% | 96.2% | - 0.0% | 96.3% | 96.2% | - 0.1% | 95.8% | 95.8% | + 0.0% |
| \$125,001 to \$150,000 | 96.6% | 96.5% | - 0.1% | 96.7% | 96.5% | - 0.2% | 95.7% | 96.5% | + 0.9% |
| \$150,001 to \$300,000 | 96.0% | 95.7% | - 0.4% | 96.0% | 95.7% | - 0.3% | 96.0% | 95.2% | - 0.8% |
| \$300,001 and Above | 95.1% | 95.4% | + 0.4% | 95.2% | 95.5% | + 0.3% | 92.6% | 93.7% | + 1.3% |
| All Price Ranges | 94.2% | 94.0% | - 0.2% | 94.2% | 94.1% | - 0.1% | 95.0% | 94.9% | - 0.1% |
| By Construction Type | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change |
| Previously Owned | 93.9% | 93.9% | - 0.1% | 94.0% | 93.9% | - 0.1% | 94.7% | 94.5% | - 0.2% |
| New Construction | 99.0% | 98.7% | - 0.3% | 99.0% | 98.7% | - 0.3% | 98.0% | 98.6% | + 0.6% |
| All Construction Types | 94.2% | 94.0% | - 0.2% | 94.2% | 94.1% | - 0.1% | 95.0% | 94.9% | - 0.1% |

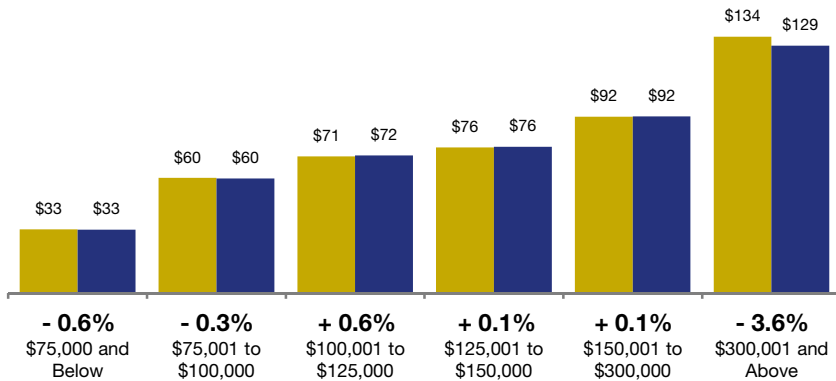
Price Per Square Foot

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



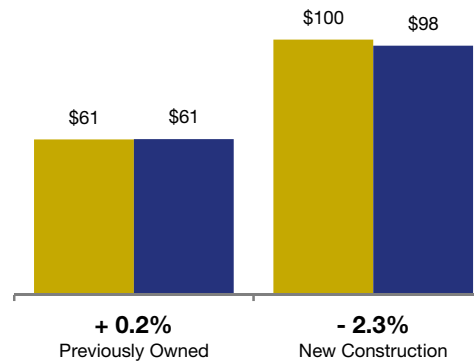
By Price Range

■ 1-2011 ■ 1-2012



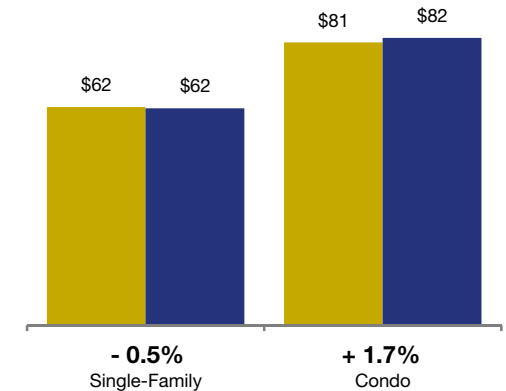
By Construction Type

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

| | 1-2011 | 1-2012 | Change |
|-------------------------|-------------|-------------|---------------|
| \$75,000 and Below | \$33 | \$33 | - 0.6% |
| \$75,001 to \$100,000 | \$60 | \$60 | - 0.3% |
| \$100,001 to \$125,000 | \$71 | \$72 | + 0.6% |
| \$125,001 to \$150,000 | \$76 | \$76 | + 0.5% |
| \$150,001 to \$300,000 | \$92 | \$92 | + 0.1% |
| \$300,001 and Above | \$134 | \$129 | - 3.6% |
| All Price Ranges | \$63 | \$62 | - 0.8% |

Single-Family

| | 1-2011 | 1-2012 | Change |
|-------------------------|-------------|-------------|---------------|
| \$75,000 and Below | \$33 | \$33 | + 0.1% |
| \$75,001 to \$100,000 | \$60 | \$60 | - 0.4% |
| \$100,001 to \$125,000 | \$71 | \$71 | + 0.6% |
| \$125,001 to \$150,000 | \$75 | \$76 | + 0.4% |
| \$150,001 to \$300,000 | \$91 | \$92 | + 0.5% |
| \$300,001 and Above | \$134 | \$128 | - 4.4% |
| All Price Ranges | \$62 | \$62 | - 0.5% |

Condo

| | 1-2011 | 1-2012 | Change |
|-------------------------|-------------|-------------|---------------|
| \$75,000 and Below | \$53 | \$53 | + 1.1% |
| \$75,001 to \$100,000 | \$69 | \$68 | - 0.4% |
| \$100,001 to \$125,000 | \$79 | \$79 | + 0.0% |
| \$125,001 to \$150,000 | \$82 | \$84 | + 1.3% |
| \$150,001 to \$300,000 | \$101 | \$97 | - 4.2% |
| \$300,001 and Above | \$135 | \$152 | + 12.0% |
| All Price Ranges | \$81 | \$82 | + 1.7% |

By Construction Type

| | 1-2011 | 1-2012 | Change |
|-------------------------------|-------------|-------------|---------------|
| Previously Owned | \$61 | \$61 | + 0.2% |
| New Construction | \$100 | \$98 | - 2.3% |
| All Construction Types | \$63 | \$62 | - 0.8% |

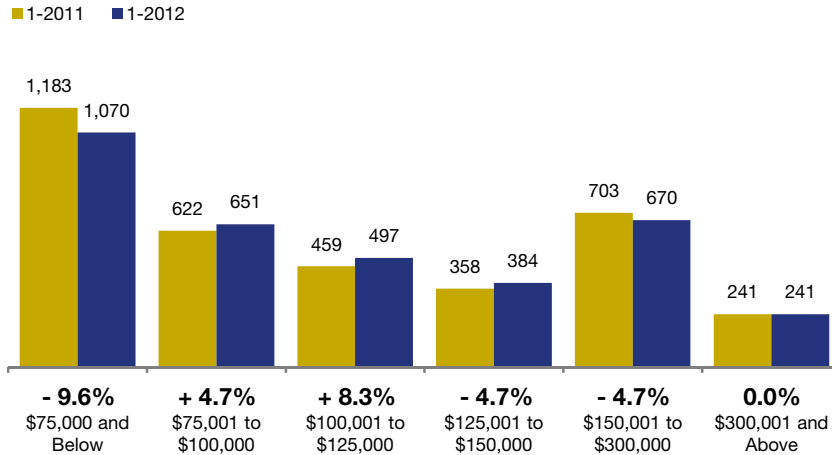
| | 1-2011 | 1-2012 | Change |
|-------------------------------|-------------|-------------|---------------|
| Previously Owned | \$60 | \$61 | + 0.6% |
| New Construction | \$100 | \$97 | - 2.9% |
| All Construction Types | \$62 | \$62 | - 0.5% |

Inventory of Homes for Sale

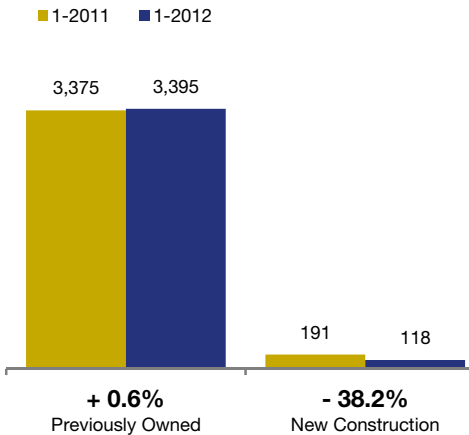
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



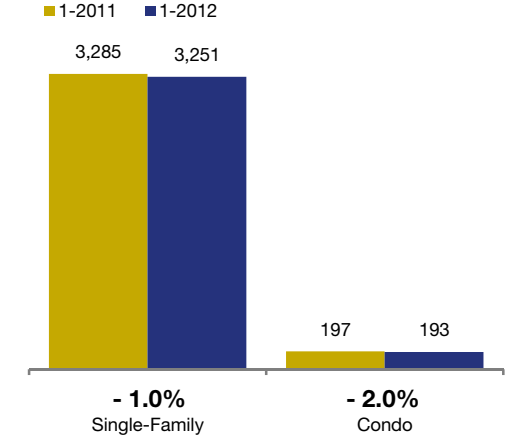
By Price Range



By Construction Type



By Property Type



| | All Properties | | | Single-Family | | | Condo | | |
|-------------------------------|----------------|--------------|---------------|---------------|--------------|---------------|------------|------------|---------------|
| By Price Range | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change |
| \$75,000 and Below | 1,183 | 1,070 | - 9.6% | 1,109 | 1,004 | - 9.5% | 30 | 39 | + 30.0% |
| \$75,001 to \$100,000 | 622 | 651 | + 4.7% | 571 | 593 | + 3.9% | 34 | 39 | + 14.7% |
| \$100,001 to \$125,000 | 459 | 497 | + 8.3% | 410 | 451 | + 10.0% | 39 | 35 | - 10.3% |
| \$125,001 to \$150,000 | 358 | 384 | + 7.3% | 319 | 348 | + 9.1% | 33 | 29 | - 12.1% |
| \$150,001 to \$300,000 | 703 | 670 | - 4.7% | 645 | 622 | - 3.6% | 53 | 43 | - 18.9% |
| \$300,001 and Above | 241 | 241 | 0.0% | 231 | 233 | + 0.9% | 8 | 8 | 0.0% |
| All Price Ranges | 3,566 | 3,513 | - 1.5% | 3,285 | 3,251 | - 1.0% | 197 | 193 | - 2.0% |
| By Construction Type | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change | 1-2011 | 1-2012 | Change |
| Previously Owned | 3,375 | 3,395 | + 0.6% | 3,125 | 3,147 | + 0.7% | 166 | 179 | + 7.8% |
| New Construction | 191 | 118 | - 38.2% | 160 | 104 | - 35.0% | 31 | 14 | - 54.8% |
| All Construction Types | 3,566 | 3,513 | - 1.5% | 3,285 | 3,251 | - 1.0% | 197 | 193 | - 2.0% |

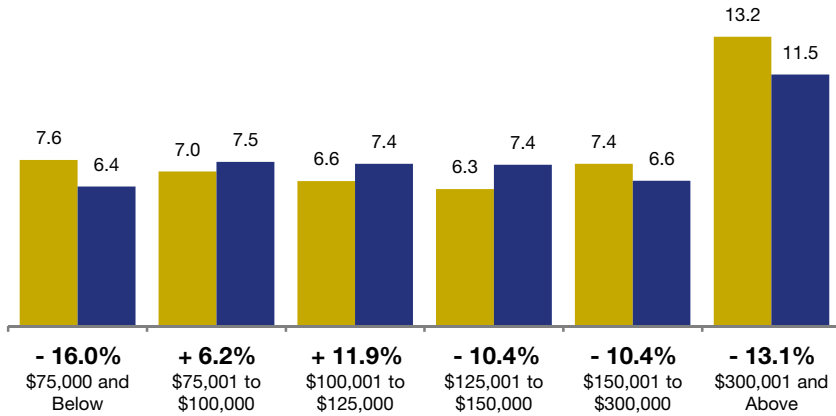
Months Supply of Inventory



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.

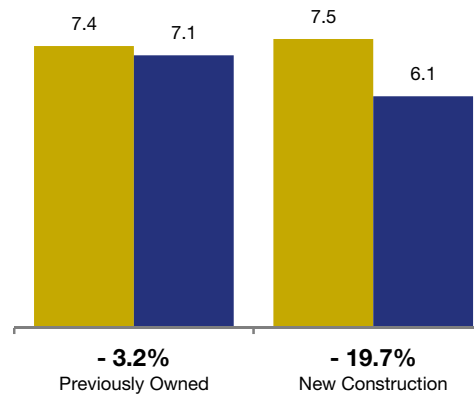
By Price Range

■ 1-2011 ■ 1-2012



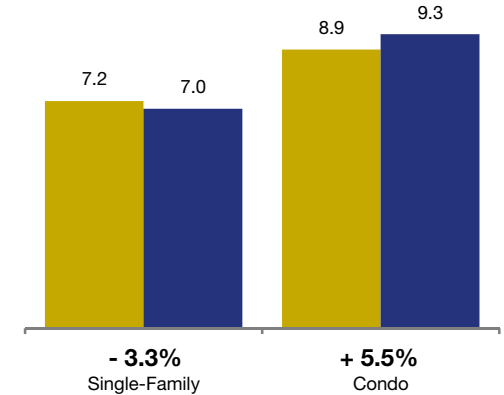
By Construction Type

■ 1-2011 ■ 1-2012



By Property Type

■ 1-2011 ■ 1-2012



All Properties

By Price Range

| | 1-2011 | 1-2012 | Change |
|-------------------------|------------|------------|--------------|
| \$75,000 and Below | 7.6 | 6.4 | -16.0% |
| \$75,001 to \$100,000 | 7.0 | 7.5 | +6.2% |
| \$100,001 to \$125,000 | 6.6 | 7.4 | +11.9% |
| \$125,001 to \$150,000 | 6.3 | 7.4 | +17.7% |
| \$150,001 to \$300,000 | 7.4 | 6.6 | -10.4% |
| \$300,001 and Above | 13.2 | 11.5 | -13.1% |
| All Price Ranges | 7.4 | 7.1 | -3.9% |

Single-Family

| | 1-2011 | 1-2012 | Change |
|-------------------------------|------------|------------|--------------|
| Previously Owned | 7.4 | 7.1 | -3.2% |
| New Construction | 7.5 | 6.1 | -19.7% |
| All Construction Types | 7.4 | 7.1 | -3.9% |

Condo

| | 1-2011 | 1-2012 | Change |
|---------------------------|------------|------------|--------------|
| Single-Family | 7.2 | 7.0 | -3.3% |
| Condo | 8.9 | 9.3 | +5.5% |
| All Property Types | 7.9 | 8.1 | +2.6% |

By Construction Type

| | 1-2011 | 1-2012 | Change |
|-------------------------------|------------|------------|--------------|
| Previously Owned | 7.4 | 7.1 | -3.2% |
| New Construction | 7.5 | 6.1 | -19.7% |
| All Construction Types | 7.4 | 7.1 | -3.9% |

| | 1-2011 | 1-2012 | Change |
|---------------------------|------------|------------|--------------|
| Single-Family | 7.2 | 7.0 | -3.0% |
| Condo | 8.1 | 9.5 | +17.4% |
| All Property Types | 7.9 | 8.1 | +2.6% |