

Housing Supply Overview

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



March 2012

This spring, expect signs of recovery to start blossoming around town. But be aware that this won't necessarily be the case for every neighborhood nor every market segment. For the 12-month period spanning April 2011 through March 2012, Pending Sales in the Fort Wayne region were up 5.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 31.1 percent.

The overall Median Sales Price was down 1.5 percent to \$96,000. The property type with the largest price gain was the Condo segment, where prices increased 1.5 percent to \$124,900. The overall Percent of Original List Price Received at Sale was down 0.5 percent to 93.7.

Market-wide, inventory levels were down 1.1 percent. The property type that lost the least inventory was the Single-Family segment, where it remained flat. The price range in which supply grew the most relative to demand was the \$100,001 to \$125,000 range, where months supply increased 7.9 percent. to 7.5 months.

Quick Facts

+ 31.1%

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

+ 7.7%

Construction Status With
Strongest Sales:
Previously Owned

+ 5.8%

Property Type With
Strongest Sales:
Single-Family

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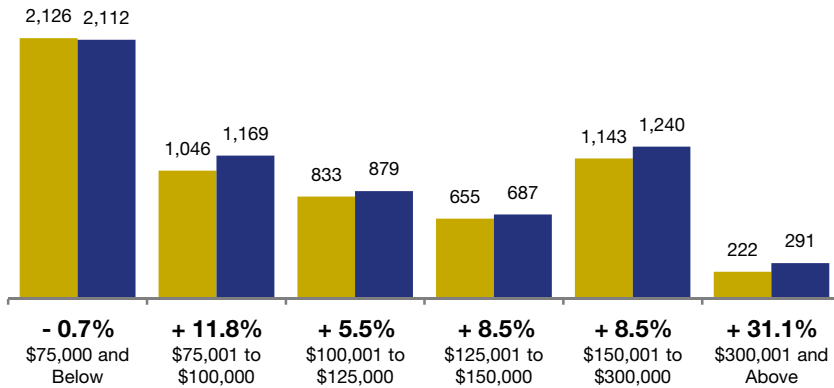
Pending Sales

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



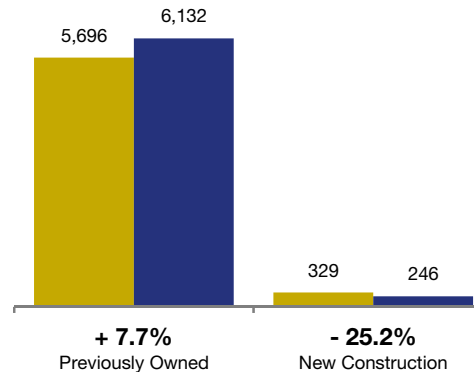
By Price Range

■ 3-2011 ■ 3-2012



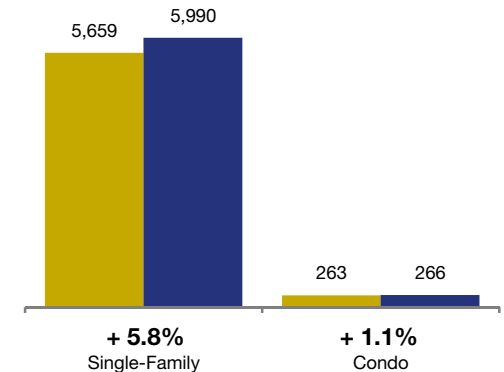
By Construction Type

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$75,000 and Below	2,126	2,112	- 0.7%
\$75,001 to \$100,000	1,046	1,169	+ 11.8%
\$100,001 to \$125,000	833	879	+ 5.5%
\$125,001 to \$150,000	655	687	+ 4.9%
\$150,001 to \$300,000	1,143	1,240	+ 8.5%
\$300,001 and Above	222	291	+ 31.1%
All Price Ranges	6,025	6,378	+ 5.9%

Single-Family

3-2011	3-2012	Change	3-2011	3-2012	Change
2,014	1,982	- 1.6%	41	43	+ 4.9%
995	1,107	+ 11.3%	35	46	+ 31.4%
782	826	+ 5.6%	46	43	- 6.5%
599	634	+ 5.8%	50	49	- 2.0%
1,060	1,161	+ 9.5%	79	75	- 5.1%
209	280	+ 34.0%	12	10	- 16.7%
5,659	5,990	+ 5.8%	263	266	+ 1.1%

Condo

	3-2011	3-2012	Change
	41	43	+ 4.9%
	35	46	+ 31.4%
	46	43	- 6.5%
	50	49	- 2.0%
	79	75	- 5.1%
	12	10	- 16.7%
	263	266	+ 1.1%

By Construction Type

	3-2011	3-2012	Change
Previously Owned	5,696	6,132	+ 7.7%
New Construction	329	246	- 25.2%
All Construction Types	6,025	6,378	+ 5.9%

3-2011	3-2012	Change	3-2011	3-2012	Change
5,359	5,770	+ 7.7%	234	240	+ 2.6%
300	220	- 26.7%	29	26	- 10.3%
5,659	5,990	+ 5.8%	263	266	+ 1.1%

Median Sales Price

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



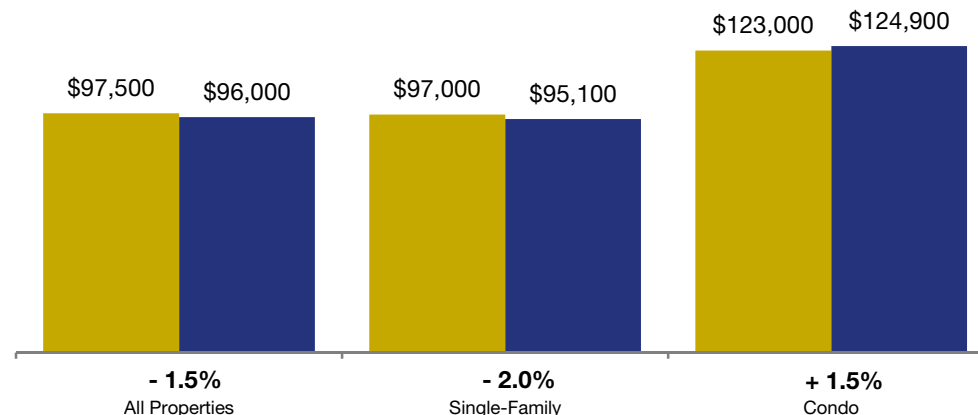
By Construction Type

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



	All Properties			Single-Family			Condo		
By Construction Type	3-2011	3-2012	Change	3-2011	3-2012	Change	3-2011	3-2012	Change
Previously Owned	\$93,000	\$93,800	+ 0.9%	\$92,500	\$93,400	+ 1.0%	\$122,250	\$122,000	- 0.2%
New Construction	\$147,000	\$153,000	+ 4.1%	\$145,750	\$149,450	+ 2.5%	\$166,935	\$153,217	- 8.2%
All Construction Types	\$97,500	\$96,000	- 1.5%	\$97,000	\$95,100	- 2.0%	\$123,000	\$124,900	+ 1.5%

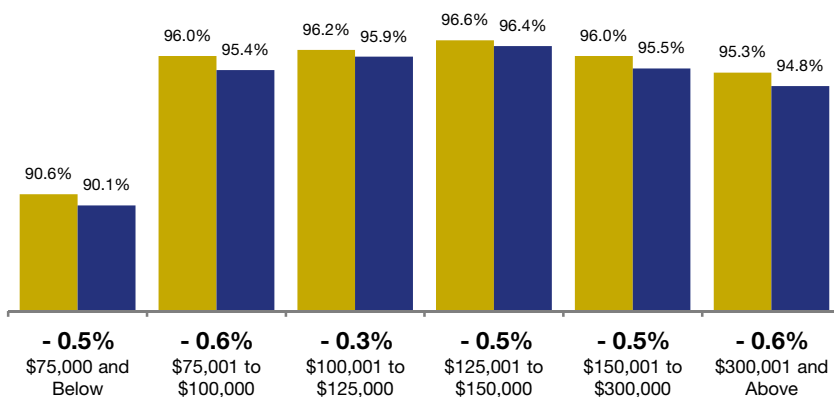
Percent of List Price Received



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.**

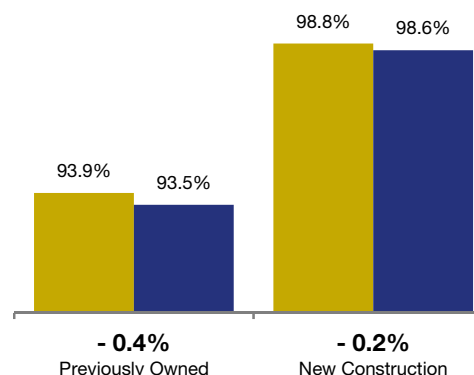
By Price Range

■ 3-2011 ■ 3-2012



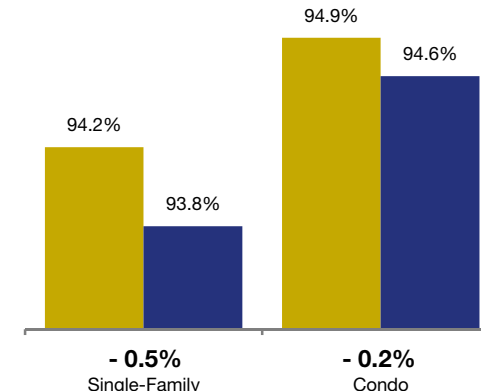
By Construction Type

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$75,000 and Below	90.6%	90.1%	- 0.5%
\$75,001 to \$100,000	96.0%	95.4%	- 0.6%
\$100,001 to \$125,000	96.2%	95.9%	- 0.3%
\$125,001 to \$150,000	96.6%	96.4%	- 0.2%
\$150,001 to \$300,000	96.0%	95.5%	- 0.5%
\$300,001 and Above	95.3%	94.8%	- 0.6%
All Price Ranges	94.2%	93.7%	- 0.5%

Single-Family

	3-2011	3-2012	Change
\$75,000 and Below	90.6%	90.2%	- 0.5%
\$75,001 to \$100,000	96.1%	95.5%	- 0.6%
\$100,001 to \$125,000	96.3%	96.0%	- 0.2%
\$125,001 to \$150,000	96.7%	96.4%	- 0.3%
\$150,001 to \$300,000	96.0%	95.5%	- 0.5%
\$300,001 and Above	95.4%	94.9%	- 0.6%
All Price Ranges	94.2%	93.8%	- 0.5%

Condo

	3-2011	3-2012	Change
\$75,000 and Below	92.0%	92.7%	+ 0.8%
\$75,001 to \$100,000	95.3%	94.6%	- 0.7%
\$100,001 to \$125,000	95.6%	94.7%	- 1.0%
\$125,001 to \$150,000	95.8%	96.2%	+ 0.4%
\$150,001 to \$300,000	95.5%	95.2%	- 0.3%
\$300,001 and Above	92.9%	92.3%	- 0.6%
All Price Ranges	94.9%	94.6%	- 0.2%

By Construction Type

	3-2011	3-2012	Change
Previously Owned	93.9%	93.5%	- 0.4%
New Construction	98.8%	98.6%	- 0.2%
All Construction Types	94.2%	93.7%	- 0.5%

	3-2011	3-2012	Change
Previously Owned	94.0%	93.6%	- 0.4%
New Construction	98.9%	98.6%	- 0.3%
All Construction Types	94.2%	93.8%	- 0.5%

	3-2011	3-2012	Change
Previously Owned	94.6%	94.3%	- 0.4%
New Construction	97.7%	98.5%	+ 0.8%
All Construction Types	94.9%	94.6%	- 0.2%

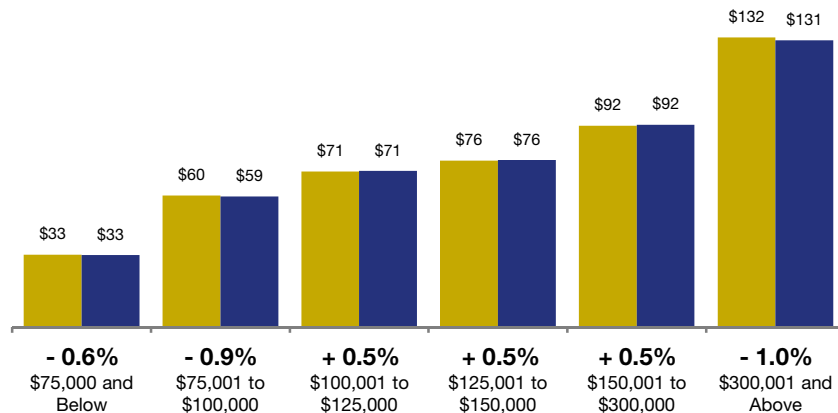
Price Per Square Foot

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



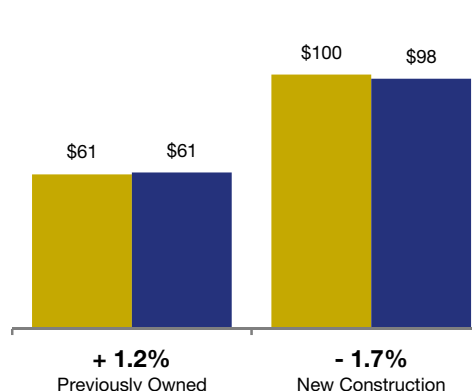
By Price Range

■ 3-2011 ■ 3-2012



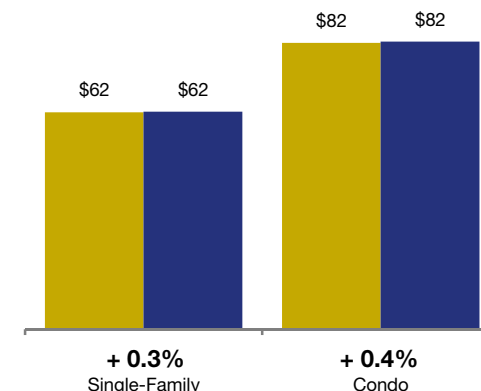
By Construction Type

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$75,000 and Below	\$33	\$33	- 0.6%
\$75,001 to \$100,000	\$60	\$59	- 0.9%
\$100,001 to \$125,000	\$71	\$71	+ 0.5%
\$125,001 to \$150,000	\$76	\$76	+ 0.3%
\$150,001 to \$300,000	\$92	\$92	+ 0.5%
\$300,001 and Above	\$132	\$131	- 1.0%
All Price Ranges	\$63	\$63	- 0.1%

Single-Family

	3-2011	3-2012	Change
\$75,000 and Below	\$33	\$33	+ 0.1%
\$75,001 to \$100,000	\$60	\$59	- 1.1%
\$100,001 to \$125,000	\$70	\$71	+ 0.5%
\$125,001 to \$150,000	\$75	\$76	+ 0.3%
\$150,001 to \$300,000	\$91	\$92	+ 1.0%
\$300,001 and Above	\$132	\$129	- 2.0%
All Price Ranges	\$62	\$62	+ 0.3%

Condo

	3-2011	3-2012	Change
\$75,000 and Below	\$51	\$53	+ 2.9%
\$75,001 to \$100,000	\$70	\$69	- 1.9%
\$100,001 to \$125,000	\$79	\$78	- 1.3%
\$125,001 to \$150,000	\$84	\$83	- 0.5%
\$150,001 to \$300,000	\$100	\$97	- 3.1%
\$300,001 and Above	\$133	\$157	+ 17.7%
All Price Ranges	\$82	\$82	+ 0.4%

By Construction Type

	3-2011	3-2012	Change
Previously Owned	\$61	\$61	+ 1.2%
New Construction	\$100	\$98	- 1.7%
All Construction Types	\$63	\$63	- 0.1%

	3-2011	3-2012	Change
Previously Owned	\$60	\$61	+ 1.7%
New Construction	\$99	\$97	- 1.9%
All Construction Types	\$62	\$62	+ 0.3%

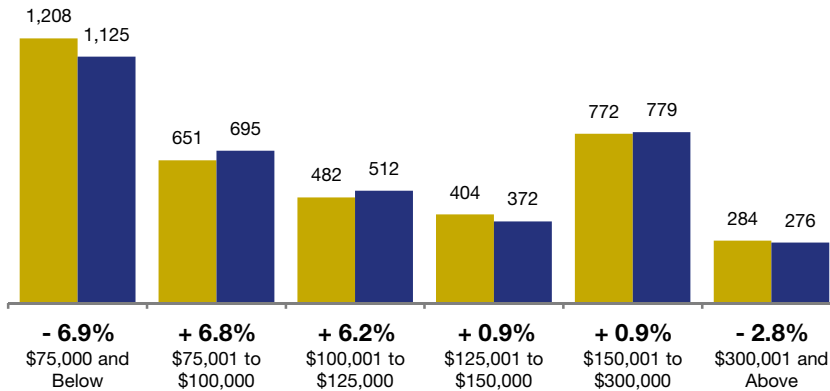
Inventory of Homes for Sale

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



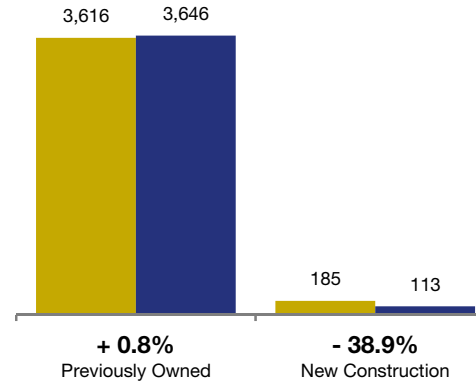
By Price Range

■ 3-2011 ■ 3-2012



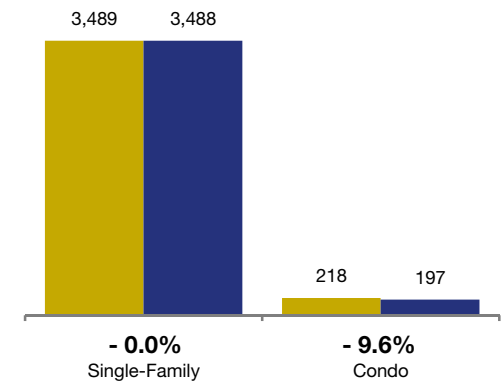
By Construction Type

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range	3-2011	3-2012	Change
\$75,000 and Below	1,208	1,125	- 6.9%
\$75,001 to \$100,000	651	695	+ 6.8%
\$100,001 to \$125,000	482	512	+ 6.2%
\$125,001 to \$150,000	404	372	- 7.9%
\$150,001 to \$300,000	772	779	+ 0.9%
\$300,001 and Above	284	276	- 2.8%
All Price Ranges	3,801	3,759	- 1.1%

Single-Family

3-2011	3-2012	Change	3-2011	3-2012	Change
1,132	1,063	- 6.1%	30	33	+ 10.0%
588	625	+ 6.3%	45	46	+ 2.2%
426	465	+ 9.2%	43	38	- 11.6%
355	343	- 3.4%	38	24	- 36.8%
710	725	+ 2.1%	57	48	- 15.8%
278	267	- 4.0%	5	8	+ 60.0%
3,489	3,488	- 0.0%	218	197	- 9.6%

Condo

By Construction Type	3-2011	3-2012	Change
Previously Owned	3,616	3,646	+ 0.8%
New Construction	185	113	- 38.9%
All Construction Types	3,801	3,759	- 1.1%

3-2011	3-2012	Change	3-2011	3-2012	Change
3,334	3,389	+ 1.6%	188	184	- 2.1%
155	99	- 36.1%	30	13	- 56.7%
3,489	3,488	- 0.0%	218	197	- 9.6%

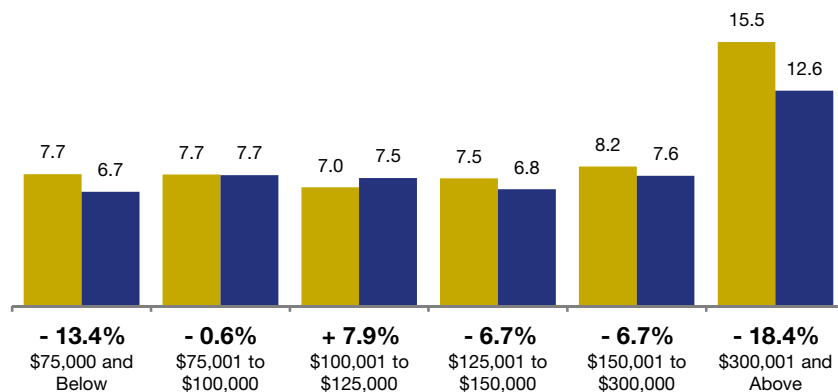
Months Supply of Inventory

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.



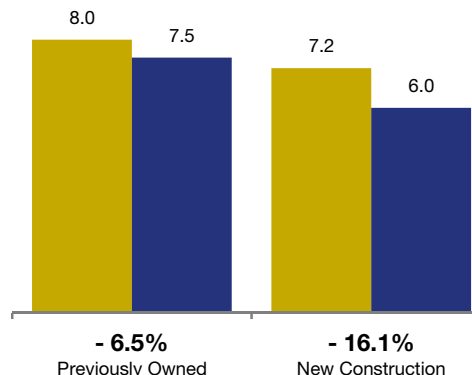
By Price Range

■ 3-2011 ■ 3-2012



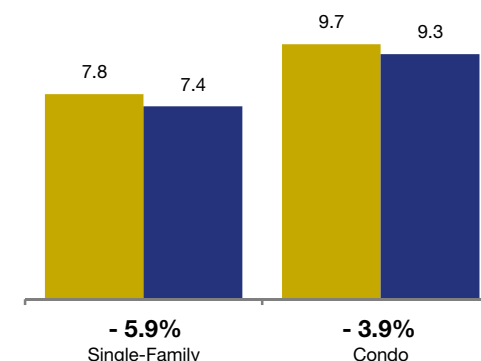
By Construction Type

■ 3-2011 ■ 3-2012



By Property Type

■ 3-2011 ■ 3-2012



All Properties

By Price Range

	3-2011	3-2012	Change
\$75,000 and Below	7.7	6.7	- 13.4%
\$75,001 to \$100,000	7.7	7.7	- 0.6%
\$100,001 to \$125,000	7.0	7.5	+ 7.9%
\$125,001 to \$150,000	7.5	6.8	- 8.5%
\$150,001 to \$300,000	8.2	7.6	- 6.7%
\$300,001 and Above	15.5	12.6	- 18.4%
All Price Ranges	8.0	7.4	- 6.7%

Single-Family

3-2011	3-2012	Change
7.6	6.7	- 12.4%
7.4	7.3	- 1.3%
6.6	7.3	+ 11.2%
7.2	6.9	- 4.2%
8.1	7.6	- 7.0%
16.0	12.8	- 19.7%
7.8	7.4	- 5.9%

Condo

	3-2011	3-2012	Change
	10.0	12.8	+ 27.7%
	11.8	13.1	+ 11.5%
	10.3	9.3	- 9.8%
	8.4	6.1	- 26.7%
	8.4	7.9	- 6.6%
	3.0	6.5	+ 118.2%
	9.7	9.3	- 3.9%

By Construction Type

	3-2011	3-2012	Change
Previously Owned	8.0	7.5	- 6.5%
New Construction	7.2	6.0	- 16.1%
All Construction Types	8.0	7.4	- 6.7%

3-2011	3-2012	Change
7.9	7.4	- 6.2%
6.5	5.9	- 8.9%
7.8	7.4	- 5.9%

	3-2011	3-2012	Change
	9.1	9.6	+ 5.5%
	14.3	5.7	- 60.4%
	9.7	9.3	- 3.9%