

Housing Supply Overview

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



April 2012

Headline numbers can often mask important variations across different areas and property types, rendering segment-specific statistics that much more important. For the 12-month period spanning May 2011 through April 2012, Pending Sales in the Fort Wayne region were up 15.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 33.0 percent.

The overall Median Sales Price was down 0.5 percent to \$96,500. The property type with the largest price gain was the Condo segment, where prices increased 1.2 percent to \$124,900. The overall Percent of Original List Price Received at Sale was down 0.7 percent to 93.5.

Market-wide, inventory levels were up 2.4 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 3.1 percent. The price range in which supply grew the most relative to demand was the \$100,001 to \$125,000 range, where months supply increased 8.8 percent. to 7.9 months.

Quick Facts

+ 33.0%	+ 17.2%	+ 15.8%
Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	Previously Owned	Single-Family

Pending Sales	2
Median Sales Price	3
Percent of List Price Received	4
Price Per Square Foot	5
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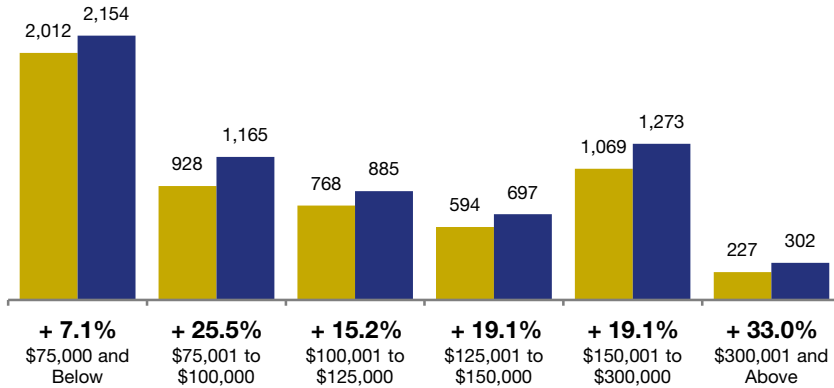
Pending Sales

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



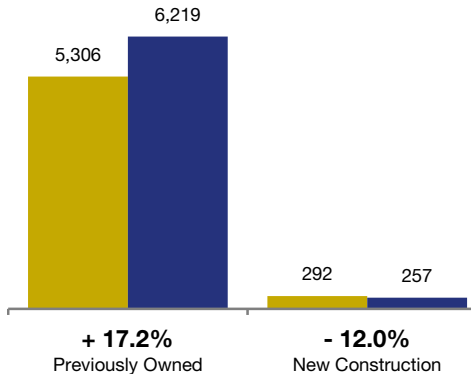
By Price Range

■ 4-2011 ■ 4-2012



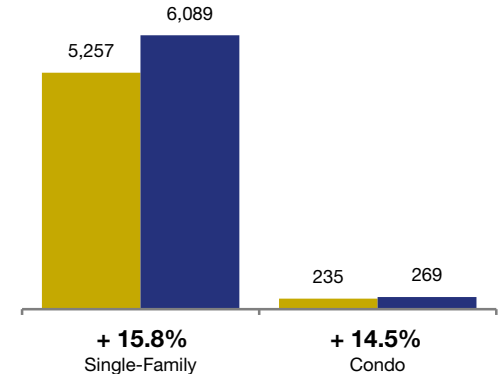
By Construction Type

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$75,000 and Below	2,012	2,154	+ 7.1%
\$75,001 to \$100,000	928	1,165	+ 25.5%
\$100,001 to \$125,000	768	885	+ 15.2%
\$125,001 to \$150,000	594	697	+ 17.3%
\$150,001 to \$300,000	1,069	1,273	+ 19.1%
\$300,001 and Above	227	302	+ 33.0%
All Price Ranges	5,598	6,476	+ 15.7%

Single-Family

4-2011	4-2012	Change	4-2011	4-2012	Change
1,901	2,029	+ 6.7%	37	41	+ 10.8%
881	1,106	+ 25.5%	31	44	+ 41.9%
720	828	+ 15.0%	41	47	+ 14.6%
546	645	+ 18.1%	44	48	+ 9.1%
995	1,193	+ 19.9%	70	76	+ 8.6%
214	288	+ 34.6%	12	13	+ 8.3%
5,257	6,089	+ 15.8%	235	269	+ 14.5%

Condo

	4-2011	4-2012	Change
	37	41	+ 10.8%
	31	44	+ 41.9%
	41	47	+ 14.6%
	44	48	+ 9.1%
	70	76	+ 8.6%
	12	13	+ 8.3%
	235	269	+ 14.5%

By Construction Type

	4-2011	4-2012	Change
Previously Owned	5,306	6,219	+ 17.2%
New Construction	292	257	- 12.0%
All Construction Types	5,598	6,476	+ 15.7%

4-2011	4-2012	Change	4-2011	4-2012	Change
4,992	5,861	+ 17.4%	208	241	+ 15.9%
265	228	- 14.0%	27	28	+ 3.7%
5,257	6,089	+ 15.8%	235	269	+ 14.5%

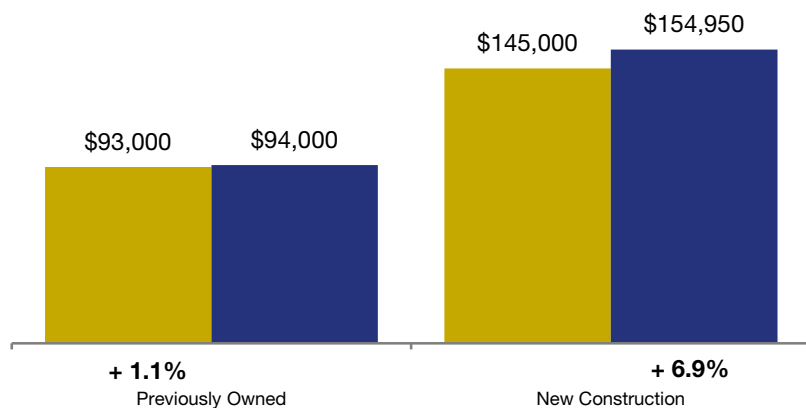
Median Sales Price

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



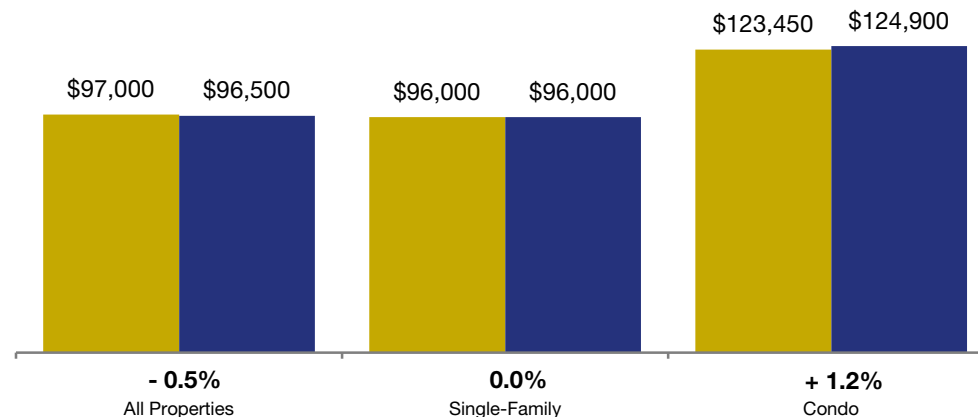
By Construction Type

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



	All Properties			Single-Family			Condo		
By Construction Type	4-2011	4-2012	Change	4-2011	4-2012	Change	4-2011	4-2012	Change
Previously Owned	\$93,000	\$94,000	+ 1.1%	\$92,350	\$94,000	+ 1.8%	\$121,500	\$121,450	- 0.0%
New Construction	\$145,000	\$154,950	+ 6.9%	\$144,169	\$157,900	+ 9.5%	\$171,235	\$153,000	- 10.6%
All Construction Types	\$97,000	\$96,500	- 0.5%	\$96,000	\$96,000	0.0%	\$123,450	\$124,900	+ 1.2%

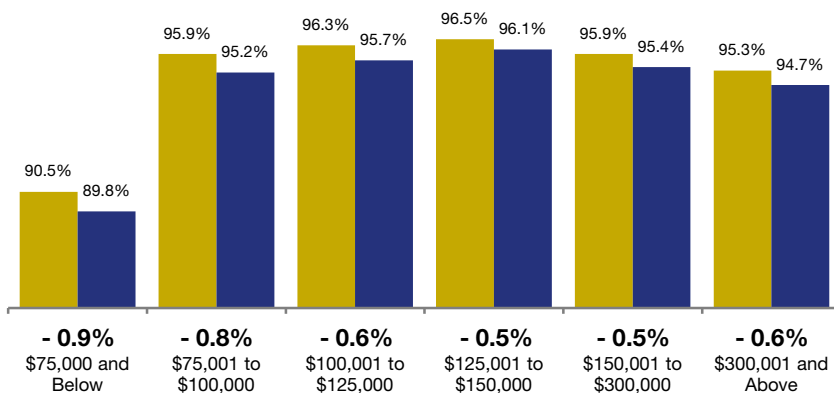
Percent of List Price Received



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.**

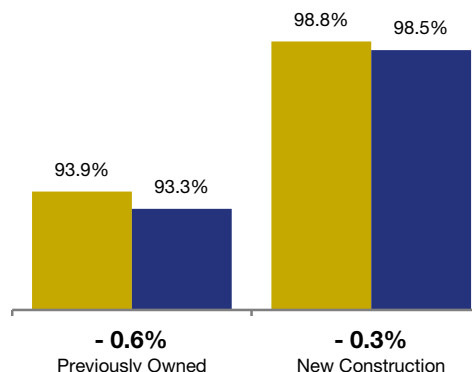
By Price Range

■ 4-2011 ■ 4-2012



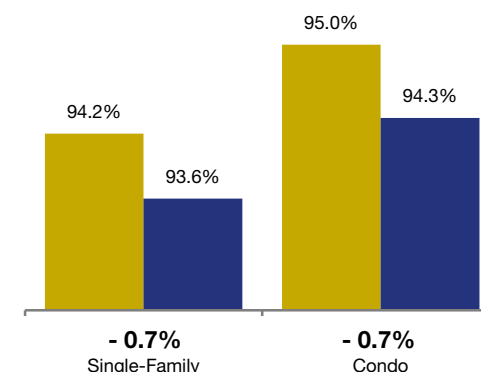
By Construction Type

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$75,000 and Below	90.5%	89.8%	- 0.9%
\$75,001 to \$100,000	95.9%	95.2%	- 0.8%
\$100,001 to \$125,000	96.3%	95.7%	- 0.6%
\$125,001 to \$150,000	96.5%	96.1%	- 0.4%
\$150,001 to \$300,000	95.9%	95.4%	- 0.5%
\$300,001 and Above	95.3%	94.7%	- 0.6%
All Price Ranges	94.1%	93.5%	- 0.7%

Single-Family

	4-2011	4-2012	Change
\$75,000 and Below	90.6%	89.9%	- 0.9%
\$75,001 to \$100,000	96.1%	95.3%	- 0.8%
\$100,001 to \$125,000	96.3%	95.8%	- 0.6%
\$125,001 to \$150,000	96.6%	96.1%	- 0.4%
\$150,001 to \$300,000	95.9%	95.5%	- 0.5%
\$300,001 and Above	95.4%	94.8%	- 0.7%
All Price Ranges	94.2%	93.6%	- 0.7%

Condo

	4-2011	4-2012	Change
\$75,000 and Below	91.7%	92.9%	+ 1.3%
\$75,001 to \$100,000	95.7%	94.9%	- 0.9%
\$100,001 to \$125,000	95.7%	94.1%	- 1.7%
\$125,001 to \$150,000	95.9%	95.9%	- 0.1%
\$150,001 to \$300,000	96.1%	94.4%	- 1.7%
\$300,001 and Above	92.5%	92.7%	+ 0.1%
All Price Ranges	95.0%	94.3%	- 0.7%

By Construction Type

	4-2011	4-2012	Change
Previously Owned	93.9%	93.3%	- 0.6%
New Construction	98.8%	98.5%	- 0.3%
All Construction Types	94.1%	93.5%	- 0.7%

	4-2011	4-2012	Change
Previously Owned	93.9%	93.4%	- 0.6%
New Construction	98.8%	98.5%	- 0.3%
All Construction Types	94.2%	93.6%	- 0.7%

	4-2011	4-2012	Change
Previously Owned	94.7%	94.0%	- 0.8%
New Construction	98.2%	98.0%	- 0.2%
All Construction Types	95.0%	94.3%	- 0.7%

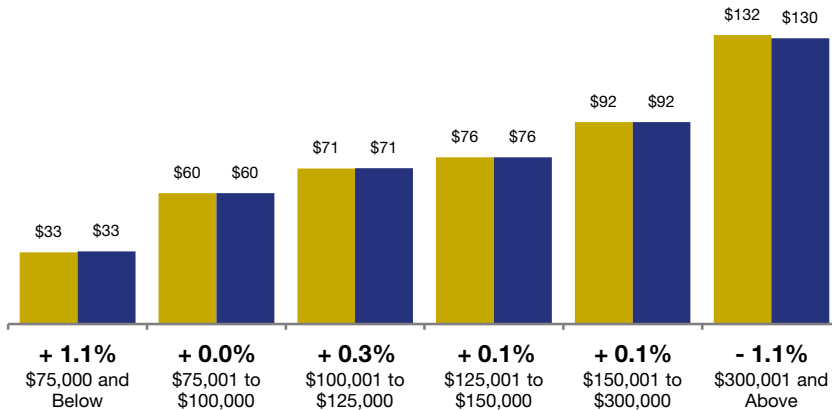
Price Per Square Foot

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



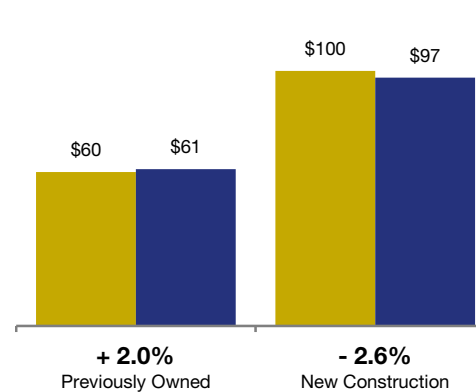
By Price Range

■ 4-2011 ■ 4-2012



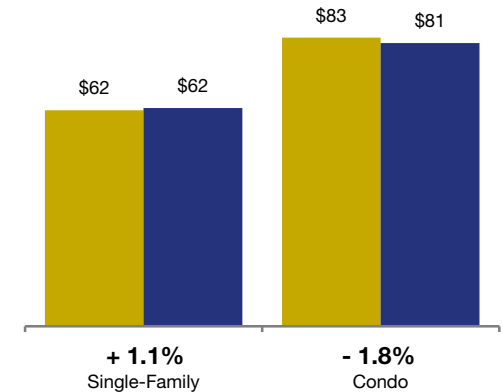
By Construction Type

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range	4-2011	4-2012	Change
\$75,000 and Below	\$33	\$33	+ 1.1%
\$75,001 to \$100,000	\$60	\$60	+ 0.0%
\$100,001 to \$125,000	\$71	\$71	+ 0.3%
\$125,001 to \$150,000	\$76	\$76	+ 0.1%
\$150,001 to \$300,000	\$92	\$92	+ 0.1%
\$300,001 and Above	\$132	\$130	- 1.1%
All Price Ranges	\$62	\$63	+ 0.6%

Single-Family

4-2011	4-2012	Change
\$32	\$33	+ 1.9%
\$60	\$60	- 0.2%
\$70	\$71	+ 0.3%
\$75	\$76	+ 0.3%
\$91	\$92	+ 0.5%
\$131	\$129	- 1.6%
\$62	\$62	+ 1.1%

Condo

4-2011	4-2012	Change
\$53	\$53	+ 1.2%
\$70	\$69	- 2.4%
\$78	\$78	- 0.6%
\$85	\$82	- 3.3%
\$100	\$97	- 2.7%
\$138	\$153	+ 10.8%
\$83	\$81	- 1.8%

By Construction Type	4-2011	4-2012	Change
Previously Owned	\$60	\$61	+ 2.0%
New Construction	\$100	\$97	- 2.6%
All Construction Types	\$62	\$63	+ 0.6%

4-2011	4-2012	Change
\$60	\$61	+ 2.7%
\$99	\$97	- 2.5%
\$62	\$62	+ 1.1%

4-2011	4-2012	Change
\$80	\$79	- 1.3%
\$107	\$102	- 4.7%
\$83	\$81	- 1.8%

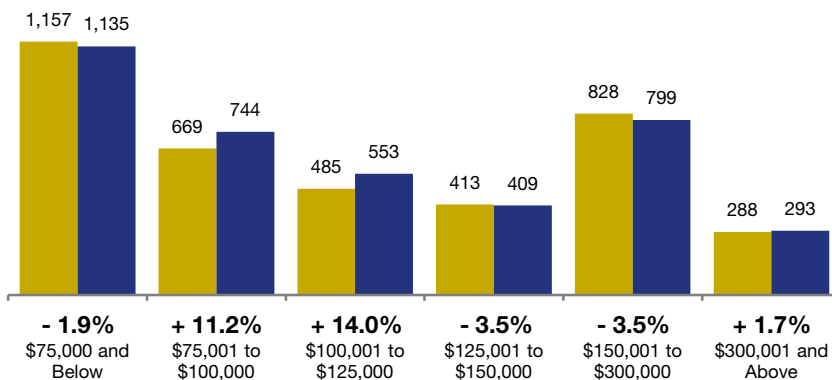
Inventory of Homes for Sale

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



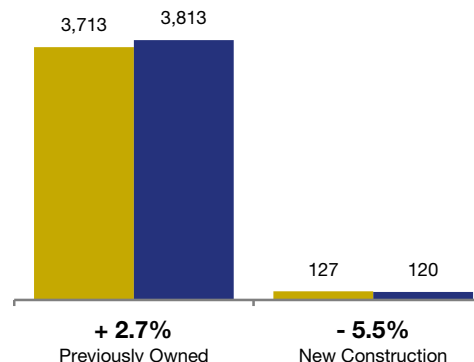
By Price Range

■ 4-2011 ■ 4-2012



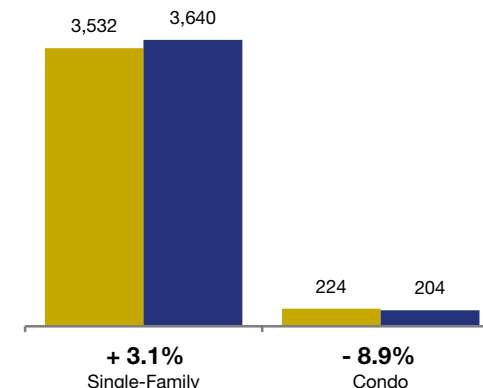
By Construction Type

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range

	4-2011	4-2012	Change
\$75,000 and Below	1,157	1,135	- 1.9%
\$75,001 to \$100,000	669	744	+ 11.2%
\$100,001 to \$125,000	485	553	+ 14.0%
\$125,001 to \$150,000	413	409	- 1.0%
\$150,001 to \$300,000	828	799	- 3.5%
\$300,001 and Above	288	293	+ 1.7%
All Price Ranges	3,840	3,933	+ 2.4%

Single-Family

4-2011	4-2012	Change	4-2011	4-2012	Change
1,082	1,056	- 2.4%	32	42	+ 31.3%
608	669	+ 10.0%	48	48	0.0%
431	510	+ 18.3%	42	35	- 16.7%
366	379	+ 3.6%	38	23	- 39.5%
764	742	- 2.9%	58	49	- 15.5%
281	284	+ 1.1%	6	7	+ 16.7%
3,532	3,640	+ 3.1%	224	204	- 8.9%

Condo

	4-2011	4-2012	Change
	32	42	+ 31.3%
	48	48	0.0%
	42	35	- 16.7%
	38	23	- 39.5%
	58	49	- 15.5%
	6	7	+ 16.7%
	224	204	- 8.9%

By Construction Type

	4-2011	4-2012	Change
Previously Owned	3,713	3,813	+ 2.7%
New Construction	127	120	- 5.5%
All Construction Types	3,840	3,933	+ 2.4%

4-2011	4-2012	Change	4-2011	4-2012	Change
3,423	3,537	+ 3.3%	206	187	- 9.2%
109	103	- 5.5%	18	17	- 5.6%
3,532	3,640	+ 3.1%	224	204	- 8.9%

	4-2011	4-2012	Change
	206	187	- 9.2%
	18	17	- 5.6%
	224	204	- 8.9%

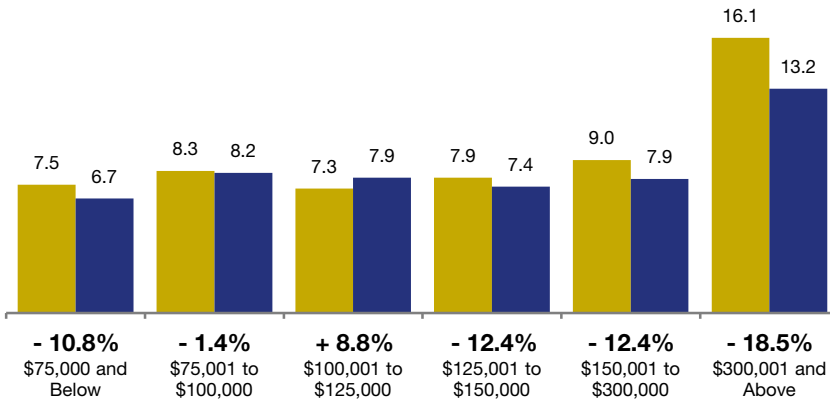
Months Supply of Inventory

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.



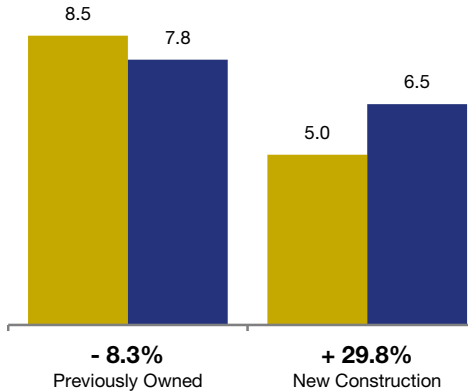
By Price Range

■ 4-2011 ■ 4-2012



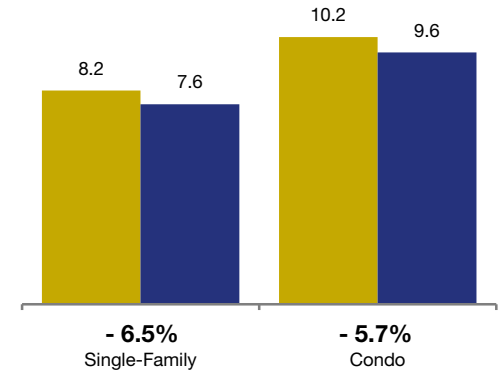
By Construction Type

■ 4-2011 ■ 4-2012



By Property Type

■ 4-2011 ■ 4-2012



All Properties

By Price Range	4-2011	4-2012	Change
\$75,000 and Below	7.5	6.7	- 10.8%
\$75,001 to \$100,000	8.3	8.2	- 1.4%
\$100,001 to \$125,000	7.3	7.9	+ 8.8%
\$125,001 to \$150,000	7.9	7.4	- 6.5%
\$150,001 to \$300,000	9.0	7.9	- 12.4%
\$300,001 and Above	16.1	13.2	- 18.5%
All Price Ranges	8.3	7.7	- 6.8%

Single-Family

	4-2011	4-2012	Change
	7.4	6.6	- 10.6%
	8.0	7.8	- 2.6%
	7.0	7.8	+ 12.4%
	7.7	7.5	- 2.4%
	9.0	7.8	- 13.5%
	16.7	13.4	- 19.9%
All Price Ranges	8.2	7.6	- 6.5%

Condo

	4-2011	4-2012	Change
	10.7	14.0	+ 31.3%
	13.5	13.4	- 1.1%
	9.9	8.9	- 9.6%
	9.1	5.8	- 36.7%
	8.6	8.4	- 2.2%
	3.8	5.7	+ 50.0%
All Price Ranges	10.2	9.6	- 5.7%

By Construction Type	4-2011	4-2012	Change
Previously Owned	8.5	7.8	- 8.3%
New Construction	5.0	6.5	+ 29.8%
All Construction Types	8.3	7.7	- 6.8%

	4-2011	4-2012	Change
	8.4	7.7	- 8.1%
	4.6	6.1	+ 32.6%
All Price Ranges	8.2	7.6	- 6.5%