

Housing Supply Overview

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May 2012

We're nearly through the spring market. Did you blink and miss it? Important changes have taken place that will set the scene for the coming months and years. For the 12-month period spanning June 2011 through May 2012, Pending Sales in the Fort Wayne region were up 13.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 29.5 percent.

The overall Median Sales Price was up 0.8 percent to \$97,800. The property type with the largest price gain was the Single-Family segment, where prices increased 1.2 percent to \$97,375. The overall Percent of Original List Price Received at Sale was down 0.6 percent to 93.4.

Market-wide, inventory levels were down 2.4 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 1.7 percent. The price range that made the largest strides toward balance was the \$100,001 to \$125,000 range, where months supply decreased 5.9 percent. to 7.8 months.

Quick Facts

+ 29.5%

+ 14.8%

+ 13.2%

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
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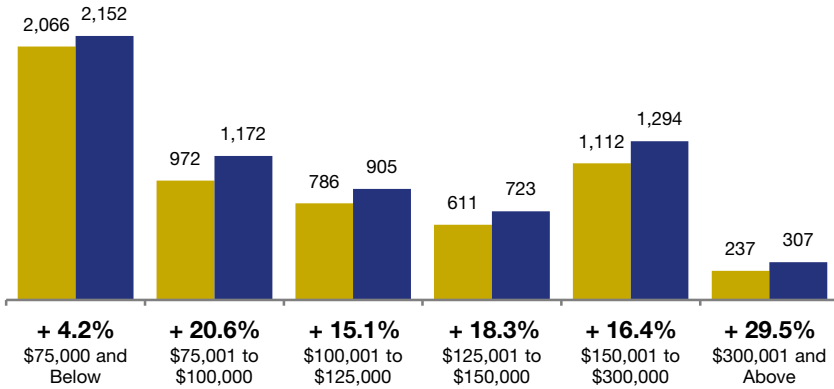
Pending Sales

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



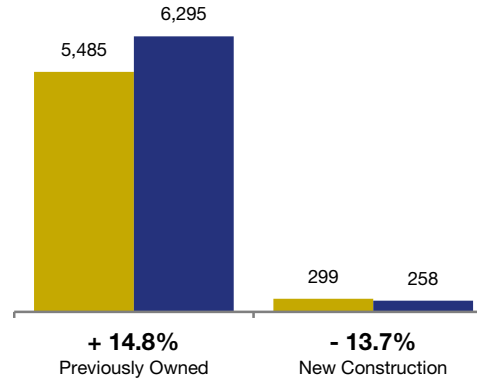
By Price Range

■ 5-2011 ■ 5-2012



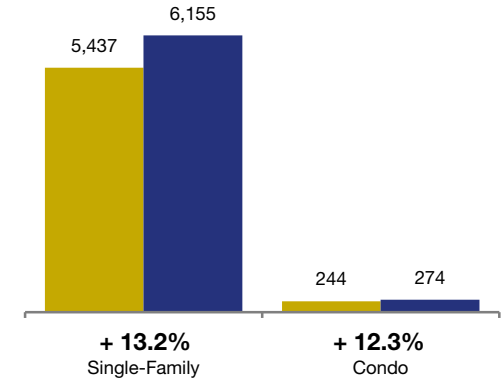
By Construction Type

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$75,000 and Below	2,066	2,152	+ 4.2%
\$75,001 to \$100,000	972	1,172	+ 20.6%
\$100,001 to \$125,000	786	905	+ 15.1%
\$125,001 to \$150,000	611	723	+ 18.3%
\$150,001 to \$300,000	1,112	1,294	+ 16.4%
\$300,001 and Above	237	307	+ 29.5%
All Price Ranges	5,784	6,553	+ 13.3%

Single-Family

	5-2011	5-2012	Change
Previously Owned	1,952	2,021	+ 3.5%
New Construction	299	258	- 13.7%
All Single-Family	5,437	6,155	+ 13.2%

Condo

	5-2011	5-2012	Change
Single-Family	41	42	+ 2.4%
Condo	30	45	+ 50.0%
All Condo	244	274	+ 12.3%

By Construction Type

	5-2011	5-2012	Change
Previously Owned	5,485	6,295	+ 14.8%
New Construction	299	258	- 13.7%
All Construction Types	5,784	6,553	+ 13.3%

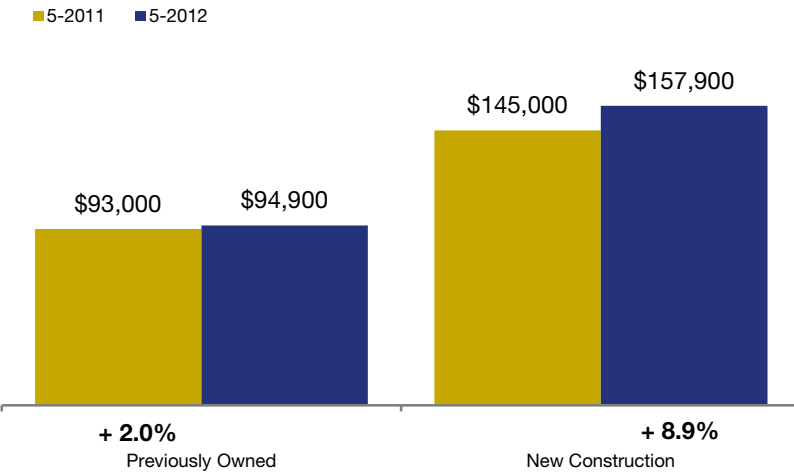
	5-2011	5-2012	Change
Single-Family	5,168	5,924	+ 14.6%
Condo	269	231	- 14.1%
All Single-Family	5,437	6,155	+ 13.2%

Median Sales Price

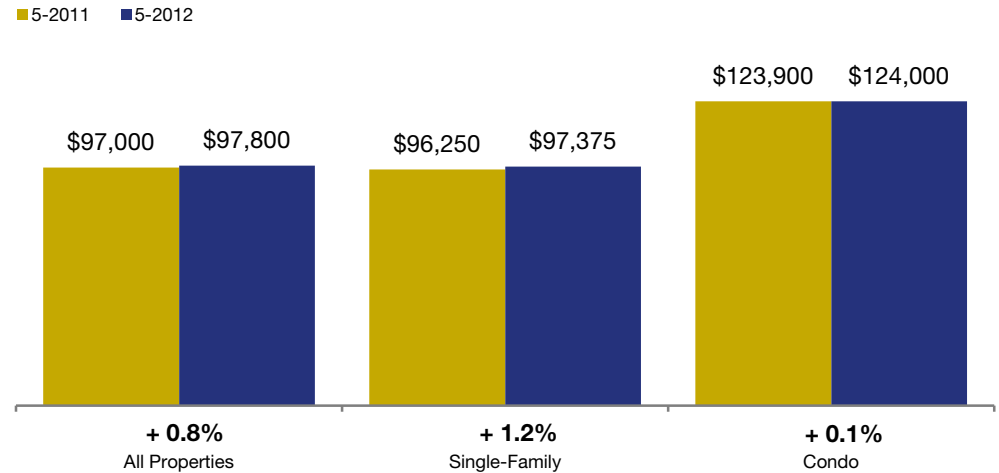
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	5-2011	5-2012	Change	5-2011	5-2012	Change	5-2011	5-2012	Change
Previously Owned	\$93,000	\$94,900	+ 2.0%	\$92,016	\$94,775	+ 3.0%	\$121,500	\$120,000	- 1.2%
New Construction	\$145,000	\$157,900	+ 8.9%	\$144,169	\$158,400	+ 9.9%	\$171,279	\$153,000	- 10.7%
All Construction Types	\$97,000	\$97,800	+ 0.8%	\$96,250	\$97,375	+ 1.2%	\$123,900	\$124,000	+ 0.1%

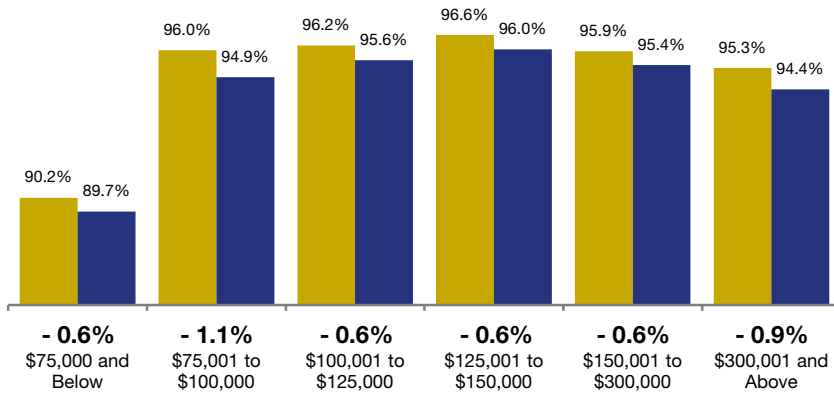
Percent of List Price Received



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.**

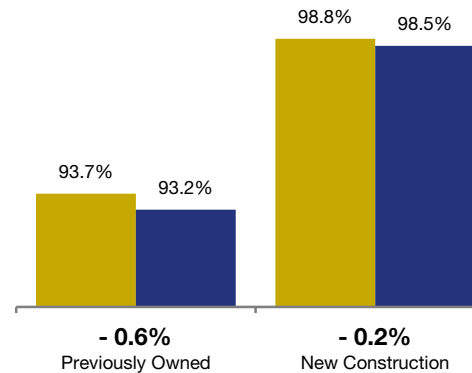
By Price Range

■ 5-2011 ■ 5-2012



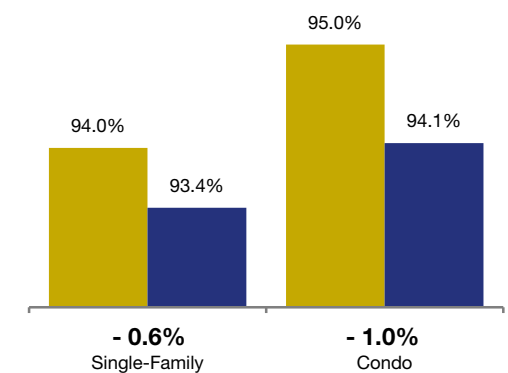
By Construction Type

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$75,000 and Below	90.2%	89.7%	-0.6%
\$75,001 to \$100,000	96.0%	94.9%	-1.1%
\$100,001 to \$125,000	96.2%	95.6%	-0.6%
\$125,001 to \$150,000	96.6%	96.0%	-0.6%
\$150,001 to \$300,000	95.9%	95.4%	-0.6%
\$300,001 and Above	95.3%	94.4%	-0.9%
All Price Ranges	94.0%	93.4%	-0.6%

Single-Family

	5-2011	5-2012	Change
\$75,000 and Below	90.3%	89.7%	-0.6%
\$75,001 to \$100,000	96.1%	95.0%	-1.1%
\$100,001 to \$125,000	96.2%	95.7%	-0.5%
\$125,001 to \$150,000	96.6%	96.0%	-0.6%
\$150,001 to \$300,000	95.9%	95.5%	-0.5%
\$300,001 and Above	95.4%	94.5%	-1.0%
All Price Ranges	94.0%	93.4%	-0.6%

Condo

	5-2011	5-2012	Change
\$75,000 and Below	91.5%	91.9%	+0.5%
\$75,001 to \$100,000	95.9%	93.7%	-2.2%
\$100,001 to \$125,000	95.7%	94.2%	-1.6%
\$125,001 to \$150,000	96.2%	95.8%	-0.4%
\$150,001 to \$300,000	96.0%	94.5%	-1.5%
\$300,001 and Above	92.6%	93.1%	+0.5%
All Price Ranges	95.0%	94.1%	-1.0%

By Construction Type

	5-2011	5-2012	Change
Previously Owned	93.7%	93.2%	-0.6%
New Construction	98.8%	98.5%	-0.2%
All Construction Types	94.0%	93.4%	-0.6%

	5-2011	5-2012	Change
Previously Owned	93.7%	93.3%	-0.5%
New Construction	98.8%	98.6%	-0.2%
All Construction Types	94.0%	93.4%	-0.6%

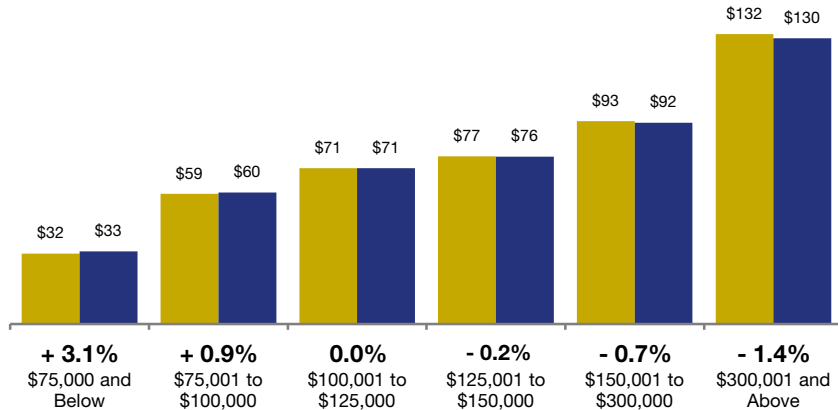
Price Per Square Foot

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



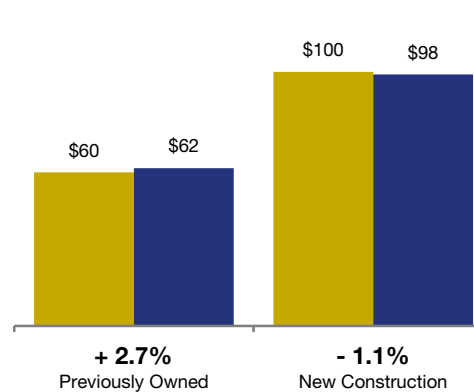
By Price Range

■ 5-2011 ■ 5-2012



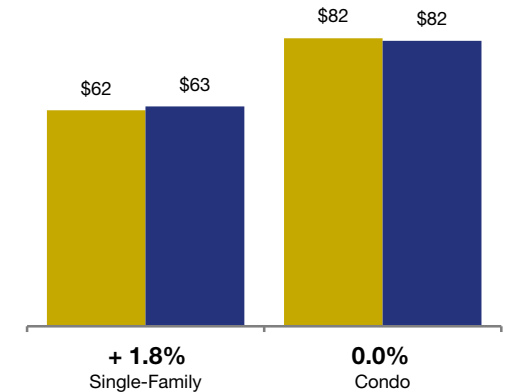
By Construction Type

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range

	5-2011	5-2012	Change
\$75,000 and Below	\$32	\$33	+ 3.1%
\$75,001 to \$100,000	\$59	\$60	+ 0.9%
\$100,001 to \$125,000	\$71	\$71	0.0%
\$125,001 to \$150,000	\$77	\$76	- 0.2%
\$150,001 to \$300,000	\$93	\$92	- 0.7%
\$300,001 and Above	\$132	\$130	- 1.4%
All Price Ranges	\$62	\$63	+ 1.4%

Single-Family

	5-2011	5-2012	Change
\$75,000 and Below	\$32	\$33	+ 4.0%
\$75,001 to \$100,000	\$59	\$60	+ 0.6%
\$100,001 to \$125,000	\$71	\$71	- 0.0%
\$125,001 to \$150,000	\$76	\$76	- 0.2%
\$150,001 to \$300,000	\$92	\$92	- 0.5%
\$300,001 and Above	\$132	\$129	- 1.9%
All Price Ranges	\$62	\$63	+ 1.8%

Condo

	5-2011	5-2012	Change
\$75,000 and Below	\$51	\$53	+ 3.9%
\$75,001 to \$100,000	\$71	\$68	- 3.3%
\$100,001 to \$125,000	\$78	\$78	- 0.8%
\$125,001 to \$150,000	\$85	\$84	- 0.2%
\$150,001 to \$300,000	\$99	\$97	- 2.0%
\$300,001 and Above	\$141	\$158	+ 11.6%
All Price Ranges	\$82	\$82	0.0%

By Construction Type

	5-2011	5-2012	Change
Previously Owned	\$60	\$62	+ 2.7%
New Construction	\$100	\$98	- 1.1%
All Construction Types	\$62	\$63	+ 1.4%

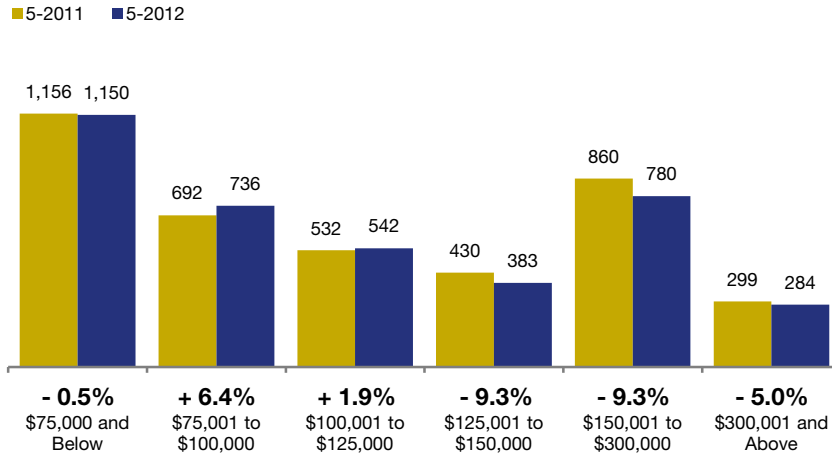
	5-2011	5-2012	Change
Previously Owned	\$60	\$61	+ 3.2%
New Construction	\$99	\$98	- 0.8%
All Construction Types	\$62	\$63	+ 1.8%

Inventory of Homes for Sale

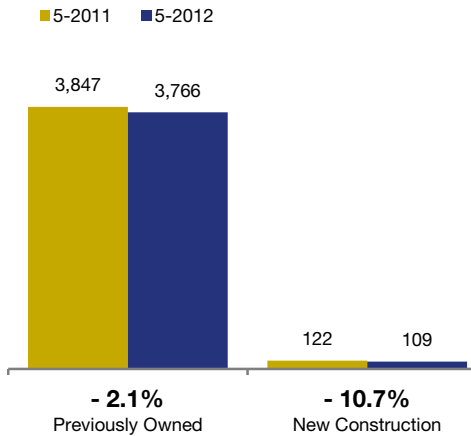
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



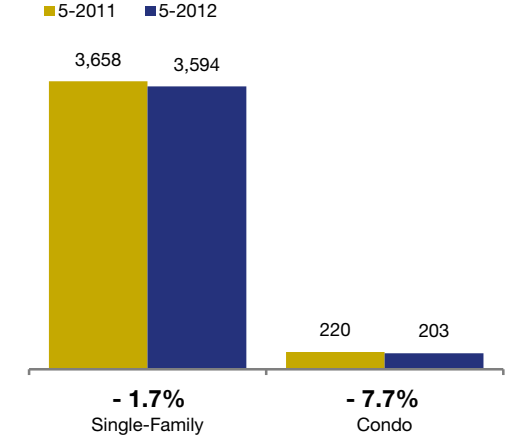
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	5-2011	5-2012	Change
\$75,000 and Below	1,156	1,150	- 0.5%
\$75,001 to \$100,000	692	736	+ 6.4%
\$100,001 to \$125,000	532	542	+ 1.9%
\$125,001 to \$150,000	430	383	- 10.9%
\$150,001 to \$300,000	860	780	- 9.3%
\$300,001 and Above	299	284	- 5.0%
All Price Ranges	3,969	3,875	- 2.4%

Single-Family

By Price Range	5-2011	5-2012	Change
\$75,000 and Below	1,082	1,079	- 0.3%
\$75,001 to \$100,000	622	663	+ 6.6%
\$100,001 to \$125,000	484	497	+ 2.7%
\$125,001 to \$150,000	388	351	- 9.5%
\$150,001 to \$300,000	791	729	- 7.8%
\$300,001 and Above	291	275	- 5.5%
All Price Ranges	3,658	3,594	- 1.7%

Condo

By Price Range	5-2011	5-2012	Change
\$75,000 and Below	30	44	+ 46.7%
\$75,001 to \$100,000	50	48	- 4.0%
\$100,001 to \$125,000	35	34	- 2.9%
\$125,001 to \$150,000	33	25	- 24.2%
\$150,001 to \$300,000	65	45	- 30.8%
\$300,001 and Above	7	7	0.0%
All Price Ranges	220	203	- 7.7%

By Construction Type	5-2011	5-2012	Change
Previously Owned	3,847	3,766	- 2.1%
New Construction	122	109	- 10.7%
All Construction Types	3,969	3,875	- 2.4%

By Construction Type	5-2011	5-2012	Change
Previously Owned	3,550	3,503	- 1.3%
New Construction	108	91	- 15.7%
All Construction Types	3,658	3,594	- 1.7%

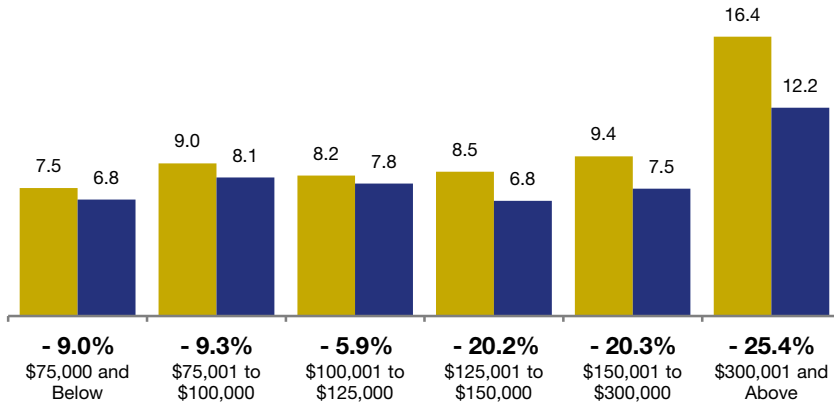
Months Supply of Inventory



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.

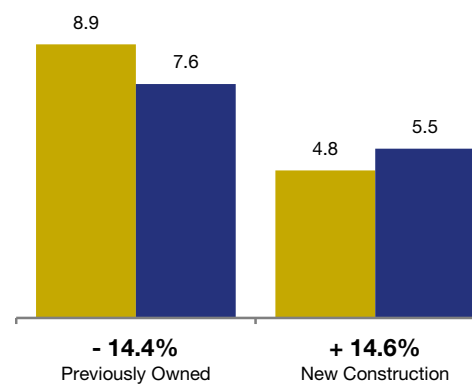
By Price Range

■ 5-2011 ■ 5-2012



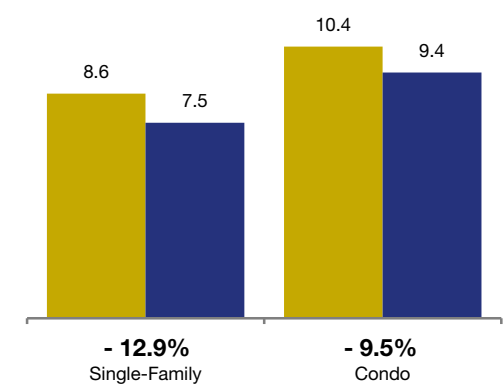
By Construction Type

■ 5-2011 ■ 5-2012



By Property Type

■ 5-2011 ■ 5-2012



All Properties

By Price Range	5-2011	5-2012	Change
\$75,000 and Below	7.5	6.8	- 9.0%
\$75,001 to \$100,000	9.0	8.1	- 9.3%
\$100,001 to \$125,000	8.2	7.8	- 5.9%
\$125,001 to \$150,000	8.5	6.8	- 20.2%
\$150,001 to \$300,000	9.4	7.5	- 20.3%
\$300,001 and Above	16.4	12.2	- 25.4%
All Price Ranges	8.7	7.6	- 13.1%

Single-Family

5-2011	5-2012	Change	5-2011	5-2012	Change
7.4	6.8	- 8.5%	10.0	15.1	+ 50.9%
8.5	7.7	- 8.9%	15.7	13.1	- 16.7%
8.1	7.6	- 5.3%	8.4	8.0	- 4.8%
8.3	6.7	- 19.5%	8.1	6.5	- 19.2%
9.3	7.4	- 20.4%	10.0	7.4	- 26.0%
16.8	12.4	- 26.4%	4.5	5.7	+ 28.6%
8.6	7.5	- 12.9%	10.4	9.4	- 9.5%

Condo

By Construction Type	5-2011	5-2012	Change
Previously Owned	8.9	7.6	- 14.4%
New Construction	4.8	5.5	+ 14.6%
All Construction Types	8.7	7.6	- 13.1%

5-2011	5-2012	Change	5-2011	5-2012	Change
8.8	7.5	- 14.1%	10.7	9.5	- 11.6%
4.6	5.1	+ 10.8%	6.4	7.1	+ 10.4%
8.6	7.5	- 12.9%	10.4	9.4	- 9.5%