

Housing Supply Overview

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



August 2012

As the school-aged among us meander back into classrooms across the country, the rest of us continue to monitor key developments in local real estate. For the 12-month period spanning September 2011 through August 2012, Pending Sales in the Fort Wayne region were up 14.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 42.8 percent.

The overall Median Sales Price was up 5.2 percent to \$102,000. The property type with the largest price gain was the Single-Family segment, where prices increased 5.3 percent to \$100,000. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 91.9.

Market-wide, inventory levels were down 13.9 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 5.2 percent. That amounts to 6.5 months supply for Single-Family homes and 8.9 months supply for Condos.

Quick Facts

+ 42.8%

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

+ 14.5%

Construction Status With
Strongest Sales:
Previously Owned

+ 14.9%

Property Type With
Strongest Sales:
Single-Family

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Median Sales Price	3
Percent of Original List Price Received	4
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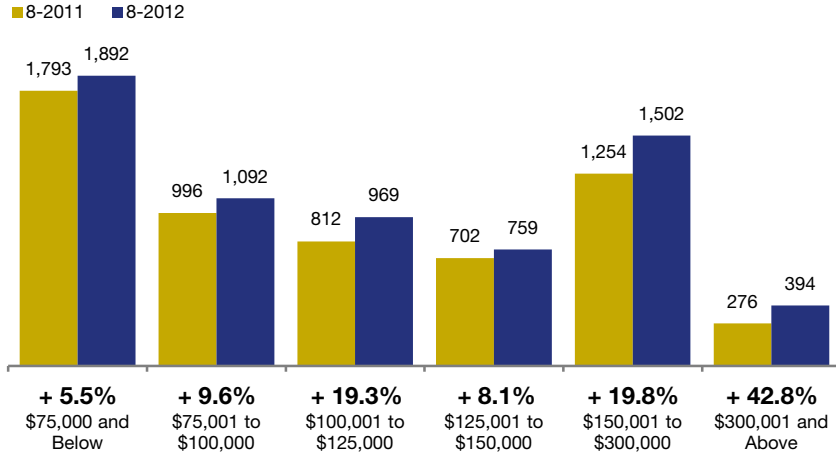
[Click on desired metric to jump to that page.](#)

Pending Sales

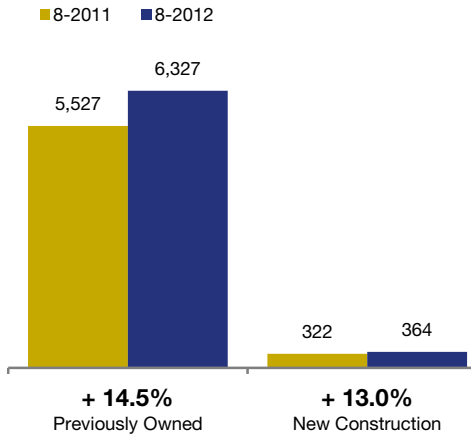
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



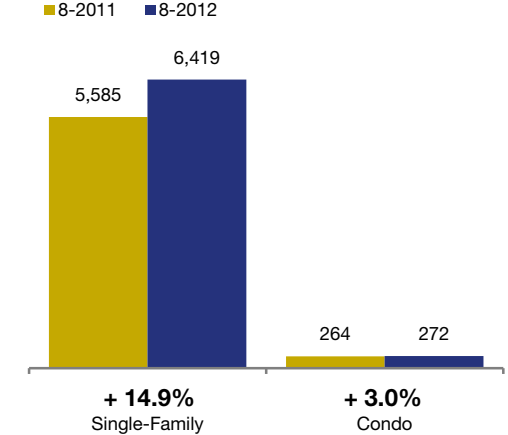
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	1,793	1,892	+ 5.5%
\$75,001 to \$100,000	996	1,092	+ 9.6%
\$100,001 to \$125,000	812	969	+ 19.3%
\$125,001 to \$150,000	702	759	+ 8.1%
\$150,001 to \$300,000	1,254	1,502	+ 19.8%
\$300,001 and Above	276	394	+ 42.8%
All Price Ranges	5,849	6,691	+ 14.4%

Single-Family

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	1,759	1,857	+ 5.6%
\$75,001 to \$100,000	953	1,049	+ 10.1%
\$100,001 to \$125,000	768	923	+ 20.2%
\$125,001 to \$150,000	648	716	+ 10.5%
\$150,001 to \$300,000	1,173	1,414	+ 20.5%
\$300,001 and Above	268	379	+ 41.4%
All Price Ranges	5,585	6,419	+ 14.9%

Condo

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	34	35	+ 2.9%
\$75,001 to \$100,000	43	43	0.0%
\$100,001 to \$125,000	44	46	+ 4.5%
\$125,001 to \$150,000	54	43	- 20.4%
\$150,001 to \$300,000	81	88	+ 8.6%
\$300,001 and Above	8	15	+ 87.5%
All Price Ranges	264	272	+ 3.0%

By Construction Type	8-2011	8-2012	Change
Previously Owned	5,527	6,327	+ 14.5%
New Construction	322	364	+ 13.0%
All Construction Types	5,849	6,691	+ 14.4%

By Construction Type	8-2011	8-2012	Change
Previously Owned	5,299	6,086	+ 14.9%
New Construction	286	333	+ 16.4%
All Construction Types	5,585	6,419	+ 14.9%

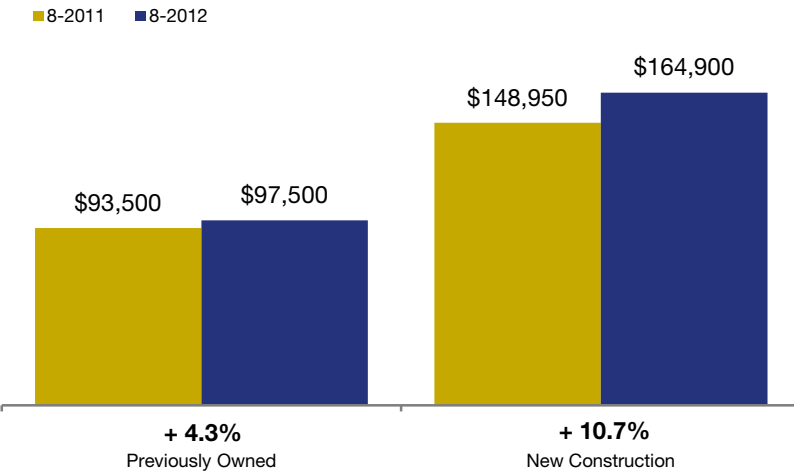
Current as of September 14, 2012. Statistics are based on Residential Single Family listings and sales as reported to the Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS), which may not reflect all real estate activity in the market. The primary coverage area of the UPSTAR MLS includes Allen, Whitley, Huntington, Adams, Wells, DeKalb, and Noble Counties, however listings from other surrounding counties may also be entered in the UPSTAR MLS and therefore are included in the MLS-wide statistics.

Median Sales Price

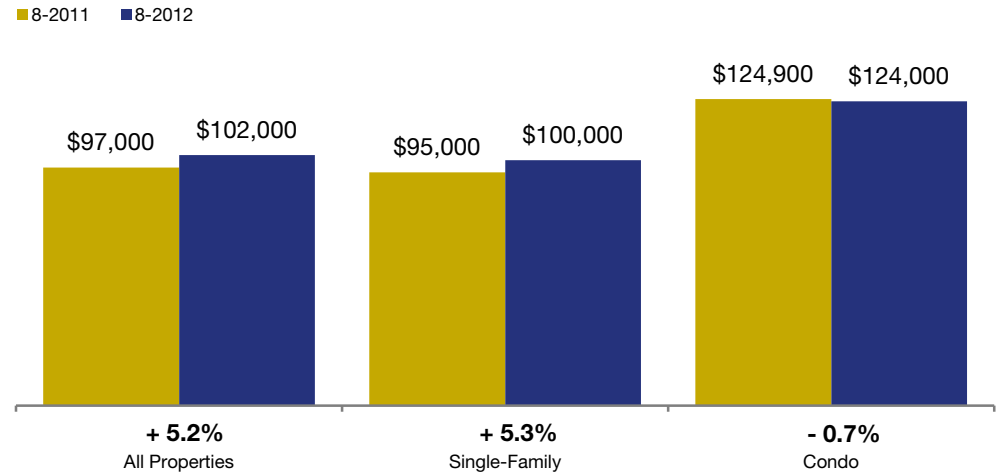
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



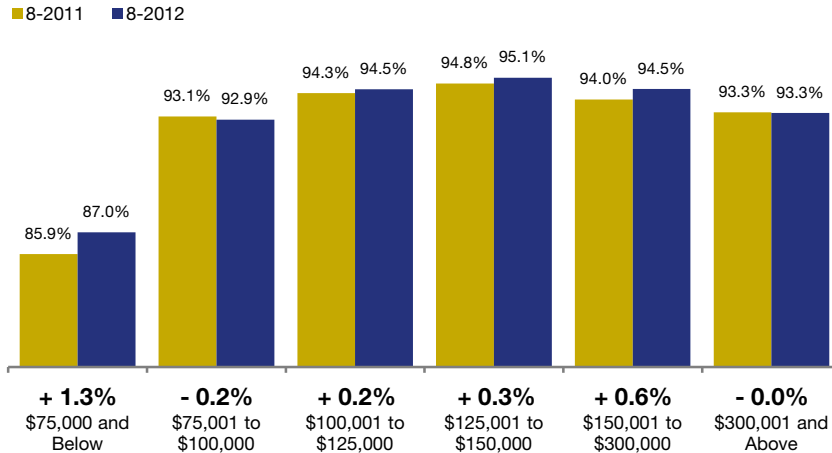
By Construction Type	All Properties			Single-Family			Condo		
	8-2011	8-2012	Change	8-2011	8-2012	Change	8-2011	8-2012	Change
Previously Owned	\$93,500	\$97,500	+ 4.3%	\$92,500	\$96,500	+ 4.3%	\$117,750	\$119,000	+ 1.1%
New Construction	\$148,950	\$164,900	+ 10.7%	\$148,900	\$164,900	+ 10.7%	\$153,217	\$163,450	+ 6.7%
All Construction Types	\$97,000	\$102,000	+ 5.2%	\$95,000	\$100,000	+ 5.3%	\$124,900	\$124,000	- 0.7%

Percent of Original List Price Received

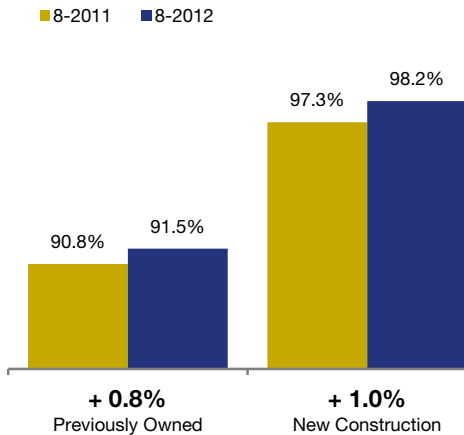


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

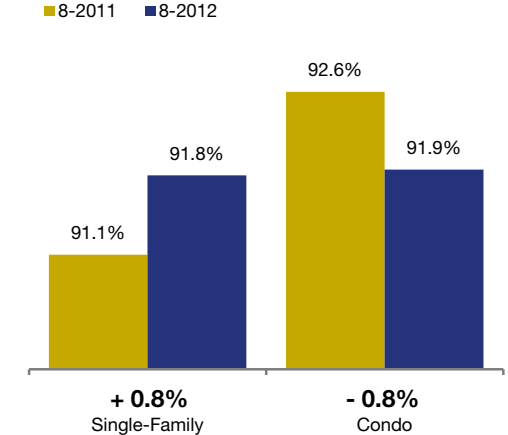
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	85.9%	87.0%	+ 1.3%
\$75,001 to \$100,000	93.1%	92.9%	- 0.2%
\$100,001 to \$125,000	94.3%	94.5%	+ 0.2%
\$125,001 to \$150,000	94.8%	95.1%	+ 0.3%
\$150,001 to \$300,000	94.0%	94.5%	+ 0.6%
\$300,001 and Above	93.3%	93.3%	- 0.0%
All Price Ranges	91.2%	91.9%	+ 0.8%

Single-Family

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	85.9%	87.0%	+ 1.3%
\$75,001 to \$100,000	93.0%	93.0%	- 0.1%
\$100,001 to \$125,000	94.3%	94.6%	+ 0.3%
\$125,001 to \$150,000	94.8%	95.1%	+ 0.3%
\$150,001 to \$300,000	93.9%	94.6%	+ 0.7%
\$300,001 and Above	93.3%	93.3%	+ 0.0%
All Price Ranges	91.1%	91.8%	+ 0.8%

Condo

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	86.1%	87.2%	+ 1.3%
\$75,001 to \$100,000	94.6%	91.5%	- 3.2%
\$100,001 to \$125,000	93.6%	92.5%	- 1.2%
\$125,001 to \$150,000	95.0%	94.9%	- 0.1%
\$150,001 to \$300,000	94.3%	93.3%	- 1.1%
\$300,001 and Above	93.1%	90.2%	- 3.2%
All Price Ranges	92.6%	91.9%	- 0.8%

By Construction Type	8-2011	8-2012	Change
Previously Owned	90.8%	91.5%	+ 0.8%
New Construction	97.3%	98.2%	+ 1.0%
All Construction Types	91.2%	91.9%	+ 0.8%

By Construction Type	8-2011	8-2012	Change
Previously Owned	90.8%	91.5%	+ 0.8%
New Construction	97.1%	98.2%	+ 1.2%
All Construction Types	91.1%	91.8%	+ 0.8%

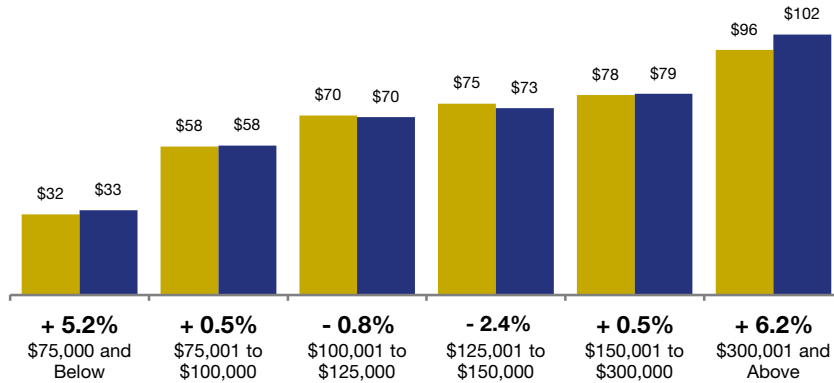
Price Per Square Foot

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



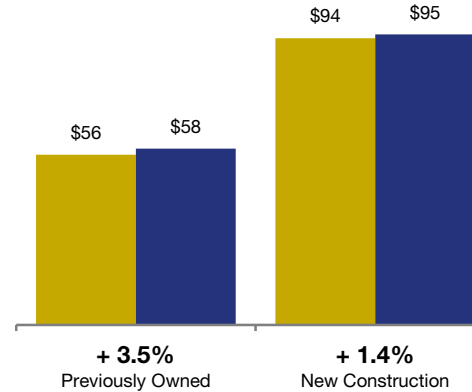
By Price Range

■ 8-2011 ■ 8-2012



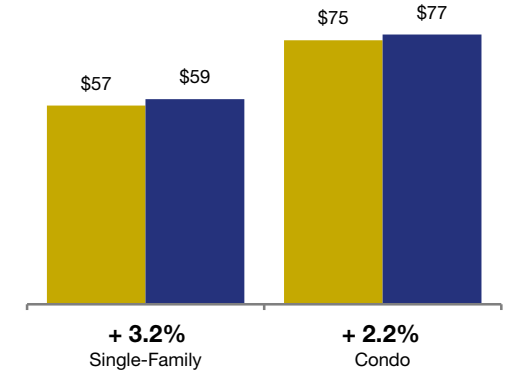
By Construction Type

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	\$32	\$33	+ 5.2%
\$75,001 to \$100,000	\$58	\$58	+ 0.5%
\$100,001 to \$125,000	\$70	\$70	- 0.8%
\$125,001 to \$150,000	\$75	\$73	- 2.4%
\$150,001 to \$300,000	\$78	\$79	+ 0.5%
\$300,001 and Above	\$96	\$102	+ 6.2%
All Price Ranges	\$58	\$59	+ 3.1%

Single-Family

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	\$31	\$33	+ 5.2%
\$75,001 to \$100,000	\$58	\$58	+ 0.3%
\$100,001 to \$125,000	\$70	\$69	- 1.2%
\$125,001 to \$150,000	\$74	\$72	- 2.5%
\$150,001 to \$300,000	\$77	\$78	+ 0.8%
\$300,001 and Above	\$96	\$102	+ 6.5%
All Price Ranges	\$57	\$59	+ 3.2%

Condo

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	\$48	\$51	+ 8.0%
\$75,001 to \$100,000	\$66	\$67	+ 1.1%
\$100,001 to \$125,000	\$75	\$79	+ 6.0%
\$125,001 to \$150,000	\$81	\$84	+ 3.4%
\$150,001 to \$300,000	\$93	\$91	- 2.2%
\$300,001 and Above	\$97	\$92	- 5.1%
All Price Ranges	\$75	\$77	+ 2.2%

By Construction Type	8-2011	8-2012	Change
Previously Owned	\$56	\$58	+ 3.5%
New Construction	\$94	\$95	+ 1.4%
All Construction Types	\$58	\$59	+ 3.1%

By Construction Type	8-2011	8-2012	Change
Previously Owned	\$55	\$57	+ 3.4%
New Construction	\$92	\$94	+ 2.2%
All Construction Types	\$57	\$59	+ 3.2%

Current as of September 14, 2012. Statistics are based on Residential Single Family listings and sales as reported to the Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS), which may not reflect all real estate activity in the market. The primary coverage area of the UPSTAR MLS includes Allen, Whiteley, Huntington, Adams, Wells, DeKalb, and Noble Counties, however listings from other surrounding counties may also be entered in the UPSTAR MLS and therefore are included in the MLS-wide statistics.

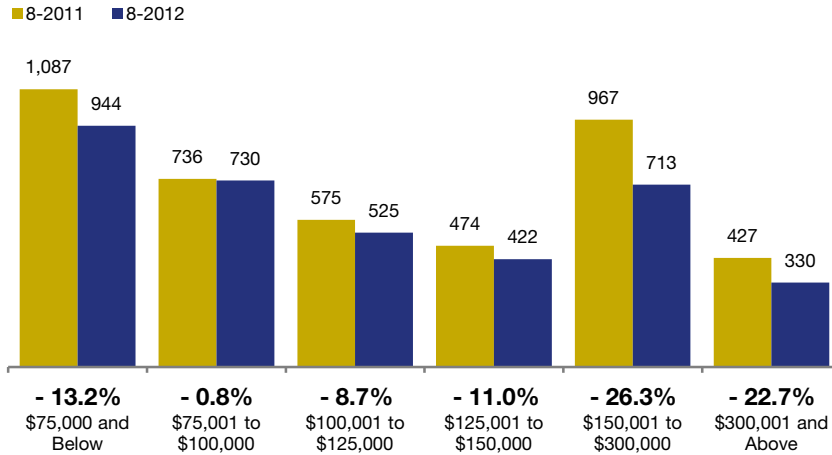
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Inventory of Homes for Sale

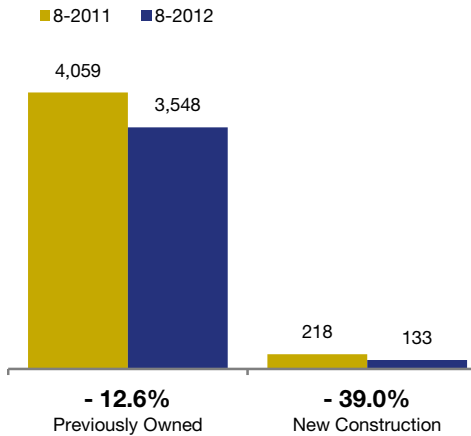
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



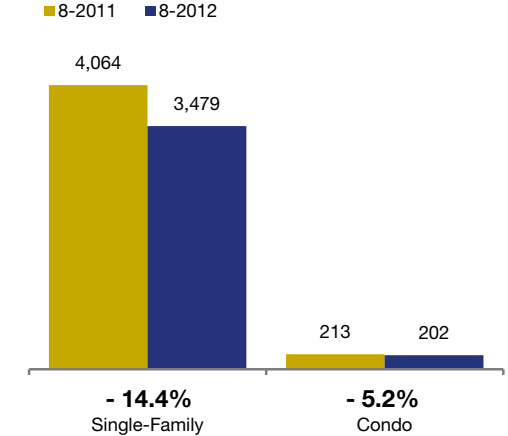
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	1,087	944	- 13.2%
\$75,001 to \$100,000	736	730	- 0.8%
\$100,001 to \$125,000	575	525	- 8.7%
\$125,001 to \$150,000	474	422	- 11.0%
\$150,001 to \$300,000	967	713	- 26.3%
\$300,001 and Above	427	330	- 22.7%
All Price Ranges	4,277	3,681	- 13.9%

Single-Family

8-2011	8-2012	Change	8-2011	8-2012	Change
1,055	899	- 14.8%	32	45	+ 40.6%
691	696	+ 0.7%	45	34	- 24.4%
537	490	- 8.8%	38	35	- 7.9%
450	386	- 14.2%	24	36	+ 50.0%
905	674	- 25.5%	62	39	- 37.1%
415	317	- 23.6%	12	13	+ 8.3%
4,064	3,479	- 14.4%	213	202	- 5.2%

Condo

By Construction Type	8-2011	8-2012	Change
Previously Owned	4,059	3,548	- 12.6%
New Construction	218	133	- 39.0%
All Construction Types	4,277	3,681	- 13.9%

8-2011	8-2012	Change	8-2011	8-2012	Change
3,867	3,363	- 13.0%	192	185	- 3.6%
197	116	- 41.1%	21	17	- 19.0%
4,064	3,479	- 14.4%	213	202	- 5.2%

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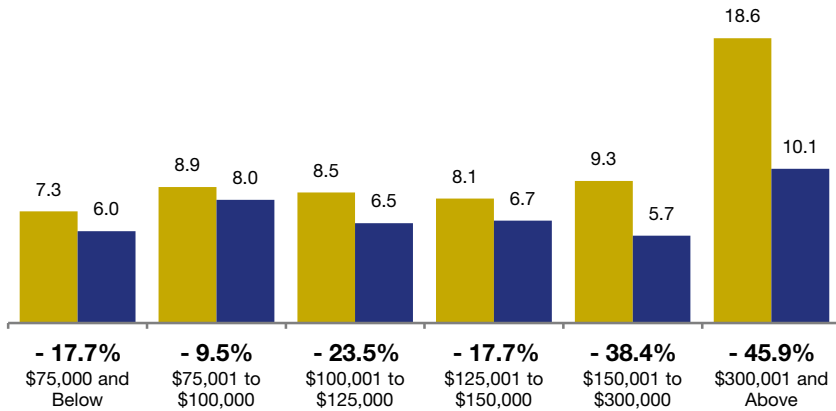
Months Supply of Inventory



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.

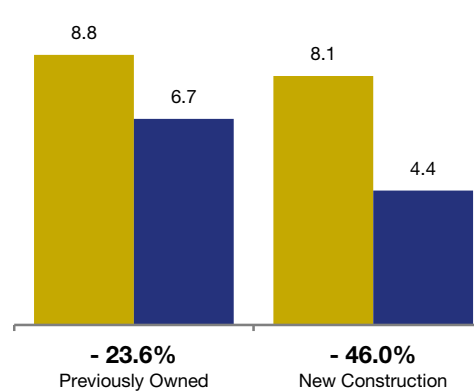
By Price Range

■ 8-2011 ■ 8-2012



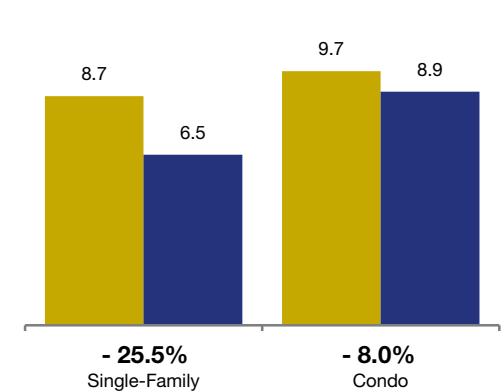
By Construction Type

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	7.3	6.0	- 17.7%
\$75,001 to \$100,000	8.9	8.0	- 9.5%
\$100,001 to \$125,000	8.5	6.5	- 23.5%
\$125,001 to \$150,000	8.1	6.7	- 17.7%
\$150,001 to \$300,000	9.3	5.7	- 38.4%
\$300,001 and Above	18.6	10.1	- 45.9%
All Price Ranges	8.8	6.6	- 25.0%

Single-Family

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	7.2	5.8	- 19.3%
\$75,001 to \$100,000	8.7	8.0	- 8.5%
\$100,001 to \$125,000	8.4	6.4	- 24.1%
\$125,001 to \$150,000	8.3	6.5	- 22.4%
\$150,001 to \$300,000	9.3	5.7	- 38.2%
\$300,001 and Above	18.6	10.0	- 46.0%
All Price Ranges	8.7	6.5	- 25.5%

Condo

By Price Range	8-2011	8-2012	Change
\$75,000 and Below	11.3	12.9	+ 13.8%
\$75,001 to \$100,000	12.6	9.5	- 24.4%
\$100,001 to \$125,000	10.4	8.4	- 19.2%
\$125,001 to \$150,000	5.3	9.2	+ 72.7%
\$150,001 to \$300,000	9.2	4.9	- 46.9%
\$300,001 and Above	9.0	6.1	- 32.6%
All Price Ranges	9.7	8.9	- 8.0%

By Construction Type	8-2011	8-2012	Change
Previously Owned	8.8	6.7	- 23.6%
New Construction	8.1	4.4	- 46.0%
All Construction Types	8.8	6.6	- 25.0%

By Construction Type	8-2011	8-2012	Change
Previously Owned	8.8	6.6	- 24.3%
New Construction	8.3	4.2	- 49.4%
All Construction Types	8.7	6.5	- 25.5%