

Housing Supply Overview

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



September 2012

The foliage isn't the only thing changing this time of year. For the 12-month period spanning October 2011 through September 2012, Pending Sales in the Fort Wayne region were up 13.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 44.8 percent.

The overall Median Sales Price was up 5.1 percent to \$103,000. The property type with the largest price gain was the Single-Family segment, where prices increased 4.9 percent to \$101,060. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 91.9.

Market-wide, inventory levels were down 12.5 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 8.7 months supply for Condos.

Quick Facts

+ 44.8%

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

+ 17.0%

Construction Status With
Strongest Sales:
New Construction

+ 14.2%

Property Type With
Strongest Sales:
Single-Family

Pending Sales	2
Median Sales Price	3
Percent of Original 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.](#)

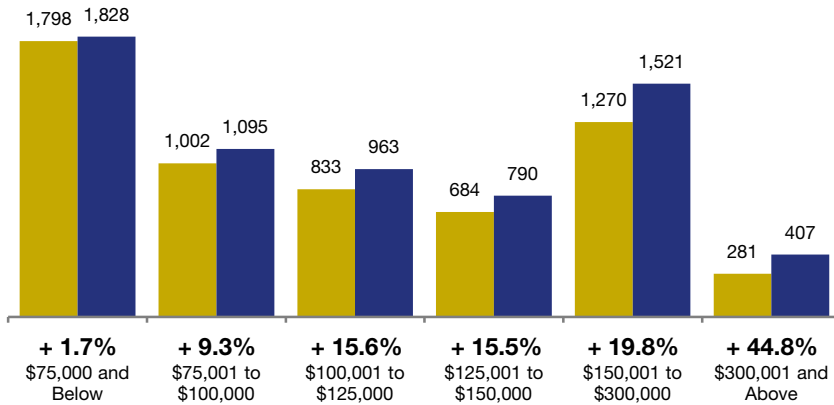
Pending Sales

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



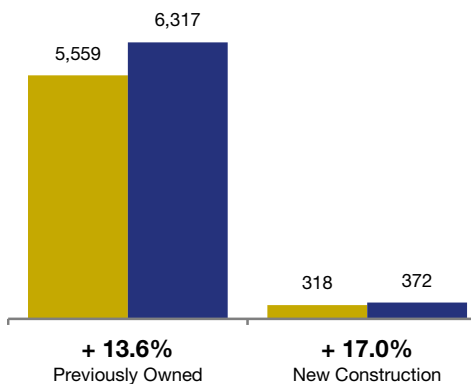
By Price Range

■ 9-2011 ■ 9-2012



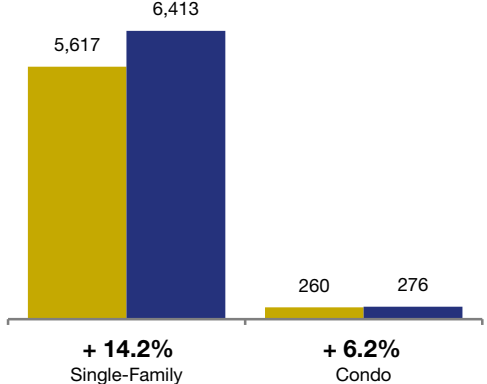
By Construction Type

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$75,000 and Below	1,798	1,828	+ 1.7%
\$75,001 to \$100,000	1,002	1,095	+ 9.3%
\$100,001 to \$125,000	833	963	+ 15.6%
\$125,001 to \$150,000	684	790	+ 15.5%
\$150,001 to \$300,000	1,270	1,521	+ 19.8%
\$300,001 and Above	281	407	+ 44.8%
All Price Ranges	5,877	6,689	+ 13.8%

Single-Family

9-2011	9-2012	Change
1,764	1,791	+ 1.5%
962	1,053	+ 9.5%
790	912	+ 15.4%
634	748	+ 18.0%
1,188	1,431	+ 20.5%
270	395	+ 46.3%
5,617	6,413	+ 14.2%

Condo

9-2011	9-2012	Change
34	37	+ 8.8%
40	42	+ 5.0%
43	51	+ 18.6%
50	42	- 16.0%
82	90	+ 9.8%
11	12	+ 9.1%
260	276	+ 6.2%

By Construction Type

	9-2011	9-2012	Change
Previously Owned	5,559	6,317	+ 13.6%
New Construction	318	372	+ 17.0%
All Construction Types	5,877	6,689	+ 13.8%

9-2011	9-2012	Change
5,334	6,072	+ 13.8%
283	341	+ 20.5%
5,617	6,413	+ 14.2%

9-2011	9-2012	Change
225	245	+ 8.9%
35	31	- 11.4%
260	276	+ 6.2%

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, Whitely, 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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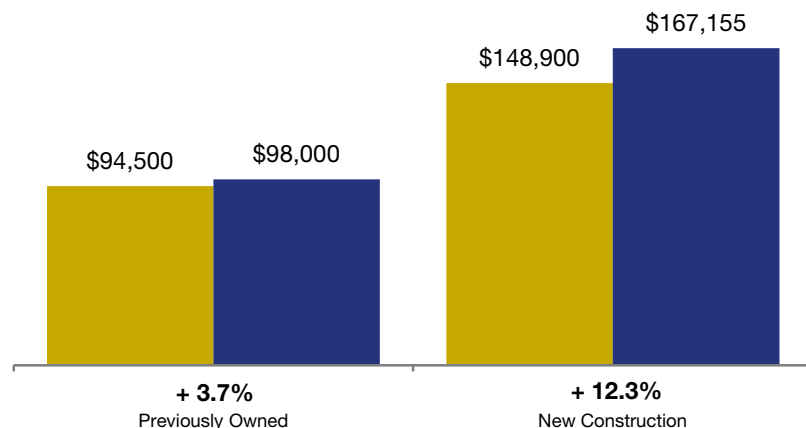
Median Sales Price

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



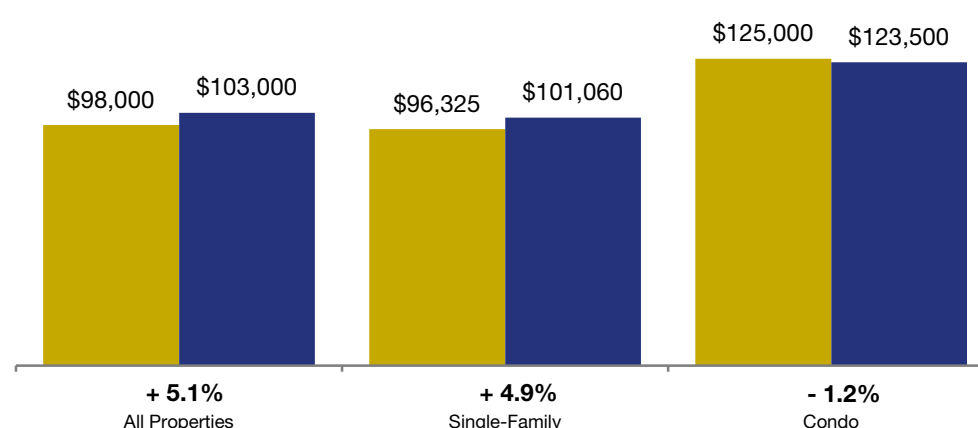
By Construction Type

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



	All Properties			Single-Family			Condo		
By Construction Type	9-2011	9-2012	Change	9-2011	9-2012	Change	9-2011	9-2012	Change
Previously Owned	\$94,500	\$98,000	+ 3.7%	\$93,000	\$97,288	+ 4.6%	\$119,875	\$120,000	+ 0.1%
New Construction	\$148,900	\$167,155	+ 12.3%	\$148,700	\$169,384	+ 13.9%	\$153,109	\$162,000	+ 5.8%
All Construction Types	\$98,000	\$103,000	+ 5.1%	\$96,325	\$101,060	+ 4.9%	\$125,000	\$123,500	- 1.2%

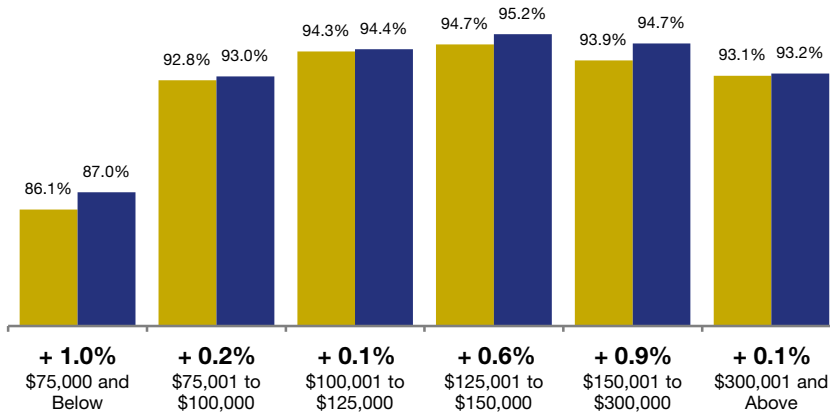
Percent of Original List Price Received

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.**



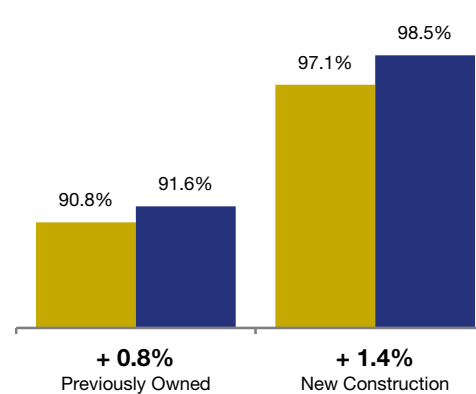
By Price Range

■ 9-2011 ■ 9-2012



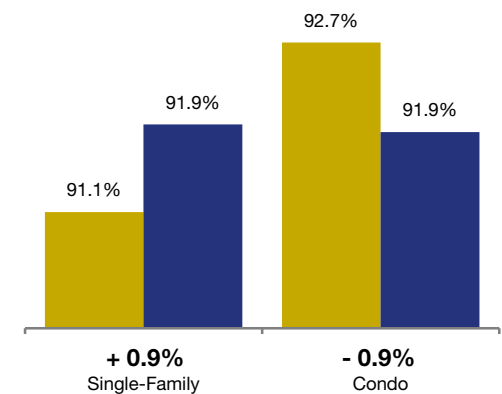
By Construction Type

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$75,000 and Below	86.1%	87.0%	+ 1.0%
\$75,001 to \$100,000	92.8%	93.0%	+ 0.2%
\$100,001 to \$125,000	94.3%	94.4%	+ 0.1%
\$125,001 to \$150,000	94.7%	95.2%	+ 0.6%
\$150,001 to \$300,000	93.9%	94.7%	+ 0.9%
\$300,001 and Above	93.1%	93.2%	+ 0.1%
All Price Ranges	91.2%	91.9%	+ 0.8%

Single-Family

	9-2011	9-2012	Change
\$75,000 and Below	86.1%	87.0%	+ 1.1%
\$75,001 to \$100,000	92.8%	93.1%	+ 0.3%
\$100,001 to \$125,000	94.4%	94.6%	+ 0.2%
\$125,001 to \$150,000	94.7%	95.2%	+ 0.6%
\$150,001 to \$300,000	93.8%	94.8%	+ 1.1%
\$300,001 and Above	93.1%	93.3%	+ 0.2%
All Price Ranges	91.1%	91.9%	+ 0.9%

Condo

	9-2011	9-2012	Change
\$75,000 and Below	86.4%	87.0%	+ 0.7%
\$75,001 to \$100,000	94.9%	91.3%	- 3.7%
\$100,001 to \$125,000	93.8%	92.8%	- 1.1%
\$125,001 to \$150,000	94.9%	94.8%	- 0.0%
\$150,001 to \$300,000	94.3%	93.3%	- 1.0%
\$300,001 and Above	92.5%	89.9%	- 2.7%
All Price Ranges	92.7%	91.9%	- 0.9%

By Construction Type

	9-2011	9-2012	Change
Previously Owned	90.8%	91.6%	+ 0.8%
New Construction	97.1%	98.5%	+ 1.4%
All Construction Types	91.2%	91.9%	+ 0.8%

	9-2011	9-2012	Change
Previously Owned	90.8%	91.6%	+ 0.9%
New Construction	97.0%	98.5%	+ 1.5%
All Construction Types	91.1%	91.9%	+ 0.9%

	9-2011	9-2012	Change
Previously Owned	91.8%	91.1%	- 0.7%
New Construction	98.2%	98.5%	+ 0.3%
All Construction Types	92.7%	91.9%	- 0.9%

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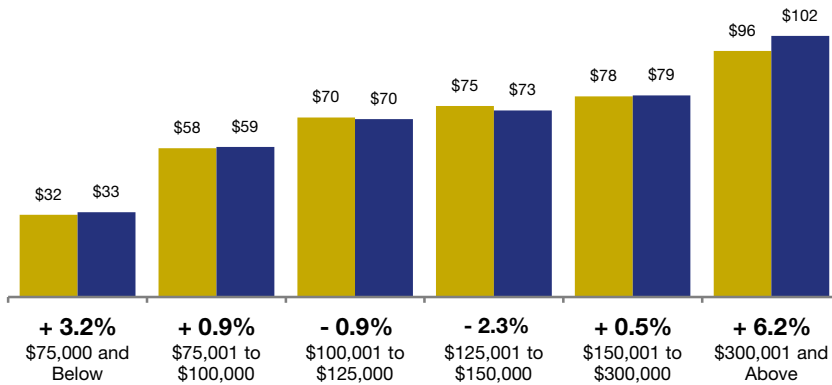
Price Per Square Foot

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



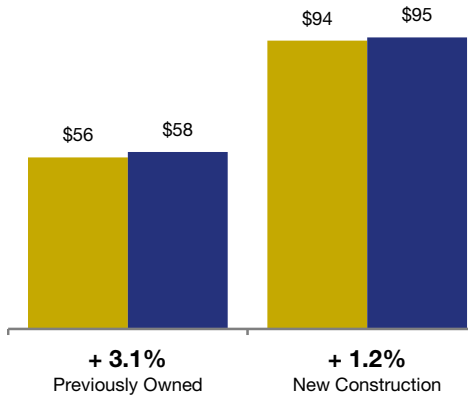
By Price Range

■ 9-2011 ■ 9-2012



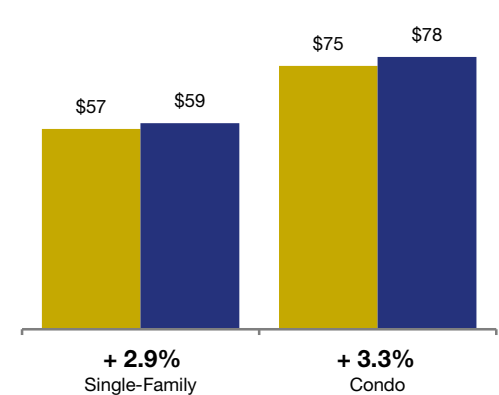
By Construction Type

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$75,000 and Below	\$32	\$33	+ 3.2%
\$75,001 to \$100,000	\$58	\$59	+ 0.9%
\$100,001 to \$125,000	\$70	\$70	- 0.9%
\$125,001 to \$150,000	\$75	\$73	- 2.3%
\$150,001 to \$300,000	\$78	\$79	+ 0.5%
\$300,001 and Above	\$96	\$102	+ 6.2%
All Price Ranges	\$58	\$60	+ 2.8%

Single-Family

	9-2011	9-2012	Change
\$75,000 and Below	\$32	\$33	+ 3.2%
\$75,001 to \$100,000	\$58	\$58	+ 0.6%
\$100,001 to \$125,000	\$70	\$69	- 1.3%
\$125,001 to \$150,000	\$74	\$72	- 2.3%
\$150,001 to \$300,000	\$77	\$78	+ 0.6%
\$300,001 and Above	\$96	\$102	+ 6.2%
All Price Ranges	\$57	\$59	+ 2.9%

Condo

	9-2011	9-2012	Change
\$75,000 and Below	\$48	\$52	+ 9.1%
\$75,001 to \$100,000	\$65	\$67	+ 3.4%
\$100,001 to \$125,000	\$76	\$80	+ 5.4%
\$125,001 to \$150,000	\$81	\$85	+ 4.7%
\$150,001 to \$300,000	\$92	\$92	+ 0.4%
\$300,001 and Above	\$92	\$94	+ 2.5%
All Price Ranges	\$75	\$78	+ 3.3%

By Construction Type

	9-2011	9-2012	Change
Previously Owned	\$56	\$58	+ 3.1%
New Construction	\$94	\$95	+ 1.2%
All Construction Types	\$58	\$60	+ 2.8%

	9-2011	9-2012	Change
Previously Owned	\$55	\$57	+ 2.9%
New Construction	\$93	\$95	+ 2.1%
All Construction Types	\$57	\$59	+ 2.9%

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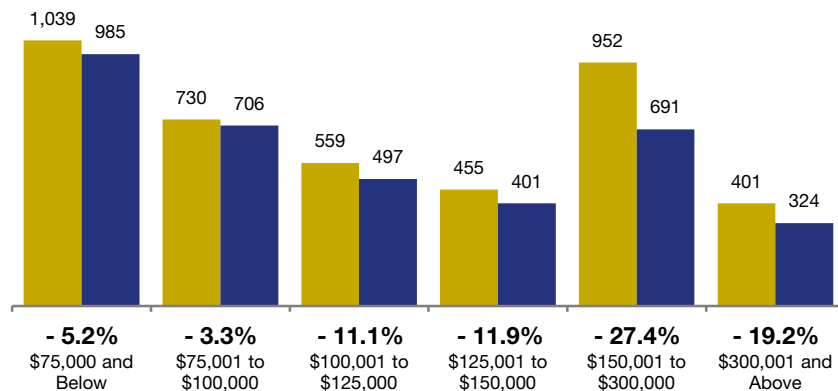
Inventory of Homes for Sale

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



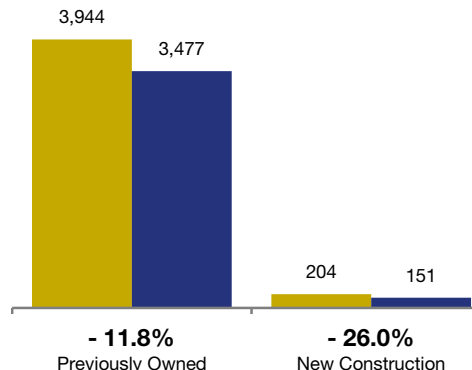
By Price Range

■ 9-2011 ■ 9-2012



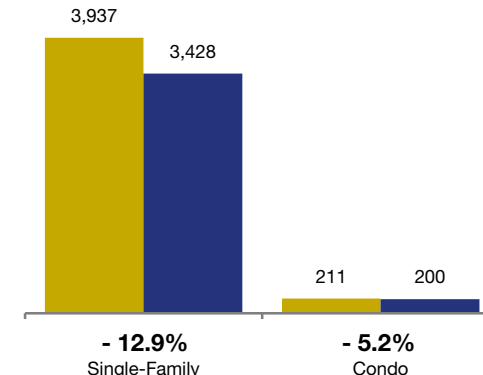
By Construction Type

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range

	9-2011	9-2012	Change
\$75,000 and Below	1,039	985	- 5.2%
\$75,001 to \$100,000	730	706	- 3.3%
\$100,001 to \$125,000	559	497	- 11.1%
\$125,001 to \$150,000	455	401	- 11.9%
\$150,001 to \$300,000	952	691	- 27.4%
\$300,001 and Above	401	324	- 19.2%
All Price Ranges	4,148	3,628	- 12.5%

Single-Family

9-2011	9-2012	Change	9-2011	9-2012	Change
1,000	943	- 5.7%	39	42	+ 7.7%
681	665	- 2.3%	49	41	- 16.3%
526	467	- 11.2%	33	30	- 9.1%
433	366	- 15.5%	22	35	+ 59.1%
894	654	- 26.8%	58	37	- 36.2%
391	309	- 21.0%	10	15	+ 50.0%
3,937	3,428	- 12.9%	211	200	- 5.2%

Condo

	9-2011	9-2012	Change
	39	42	+ 7.7%
	49	41	- 16.3%
	33	30	- 9.1%
	22	35	+ 59.1%
	58	37	- 36.2%
	10	15	+ 50.0%
	211	200	- 5.2%

By Construction Type

	9-2011	9-2012	Change
Previously Owned	3,944	3,477	- 11.8%
New Construction	204	151	- 26.0%
All Construction Types	4,148	3,628	- 12.5%

9-2011	9-2012	Change	9-2011	9-2012	Change
3,750	3,297	- 12.1%	194	180	- 7.2%
187	131	- 29.9%	17	20	+ 17.6%
3,937	3,428	- 12.9%	211	200	- 5.2%

	9-2011	9-2012	Change
	194	180	- 7.2%
	17	20	+ 17.6%
	211	200	- 5.2%

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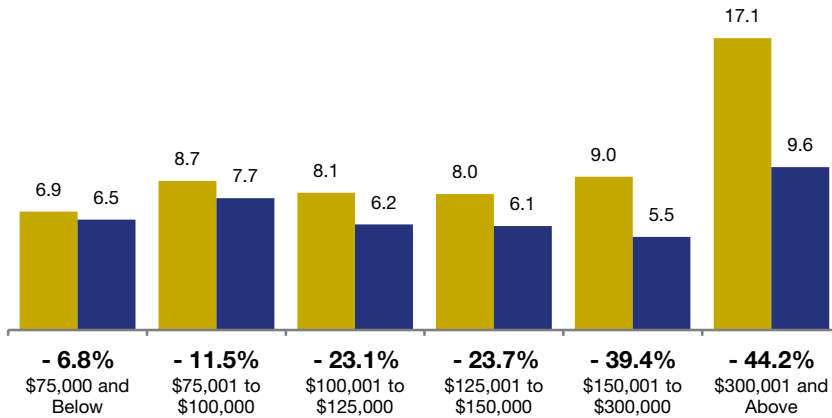
Months Supply of Inventory

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.



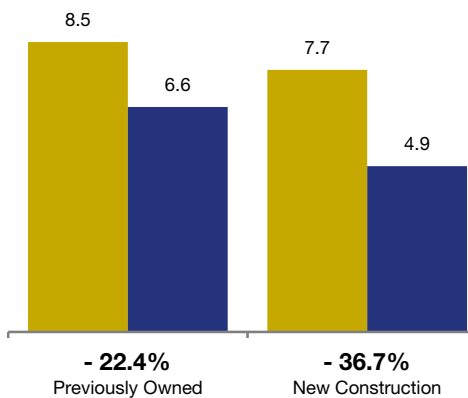
By Price Range

■ 9-2011 ■ 9-2012



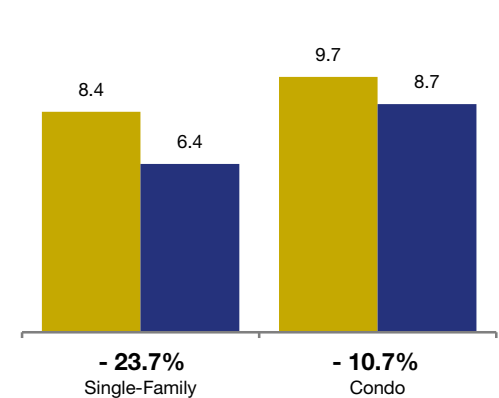
By Construction Type

■ 9-2011 ■ 9-2012



By Property Type

■ 9-2011 ■ 9-2012



All Properties

By Price Range	9-2011	9-2012	Change
\$75,000 and Below	6.9	6.5	- 6.8%
\$75,001 to \$100,000	8.7	7.7	- 11.5%
\$100,001 to \$125,000	8.1	6.2	- 23.1%
\$125,001 to \$150,000	8.0	6.1	- 23.7%
\$150,001 to \$300,000	9.0	5.5	- 39.4%
\$300,001 and Above	17.1	9.6	- 44.2%
All Price Ranges	8.5	6.5	- 23.5%

Single-Family

9-2011	9-2012	Change
6.8	6.3	- 7.1%
8.5	7.6	- 10.8%
8.0	6.1	- 23.1%
8.2	5.9	- 28.4%
9.0	5.5	- 39.3%
17.4	9.4	- 46.0%
8.4	6.4	- 23.7%

Condo

9-2011	9-2012	Change
13.8	11.4	- 17.5%
14.7	11.7	- 20.3%
9.2	6.5	- 29.7%
5.3	9.2	+ 73.6%
8.5	4.5	- 46.7%
5.5	8.8	+ 60.4%
9.7	8.7	- 10.7%

By Construction Type	9-2011	9-2012	Change
Previously Owned	8.5	6.6	- 22.4%
New Construction	7.7	4.9	- 36.7%
All Construction Types	8.5	6.5	- 23.5%

9-2011	9-2012	Change
8.4	6.5	- 22.8%
7.9	4.6	- 41.9%
8.4	6.4	- 23.7%

9-2011	9-2012	Change
10.3	8.8	- 14.8%
5.8	7.7	+ 32.8%
9.7	8.7	- 10.7%