

Housing Supply Overview

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



November 2012

There was a lot to be thankful for this November. Home buyers can be thankful for ultra-low mortgage rates while sellers can be thankful for rising prices and strong demand. For the 12-month period spanning December 2011 through November 2012, Closed Sales in the Fort Wayne region were up 11.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 32.1 percent.

The overall Median Sales Price was up 8.2 percent to \$105,000. The property type with the largest price gain was the Single-Family segment, where prices increased 10.4 percent to \$104,900. The overall Percent of Original List Price Received at Sale was up 0.6 percent to 91.9.

Market-wide, inventory levels were down 12.9 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 12.6 percent. That amounts to 5.6 months supply for Single-Family homes and 6.8 months supply for Condos.

Quick Facts

+ 32.1%	+ 18.1%	+ 14.8%
Price Range with Strongest Closed Sales:	Construction Status with Strongest Closed Sales:	Property Type with Strongest Closed Sales:
\$300,001 and Above	New Construction	Condo

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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 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.

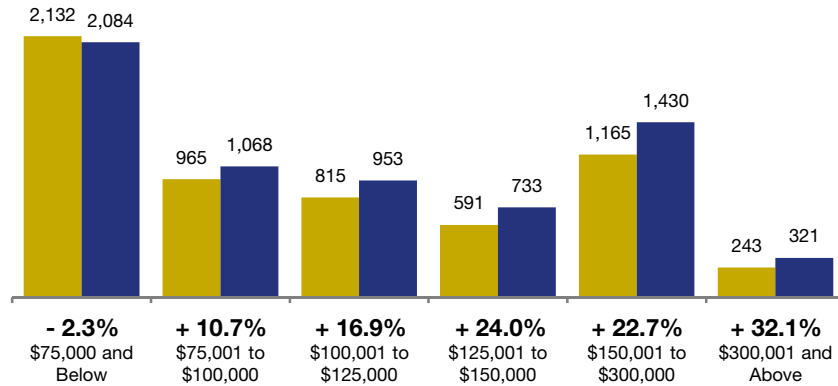
Closed Sales

A count of the actual sales that closed. Based on a rolling 12-month total.



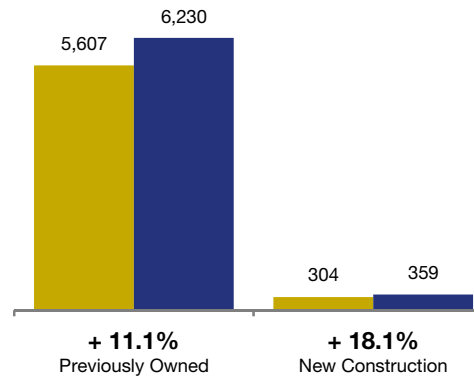
By Price Range

■ 11-2011 ■ 11-2012



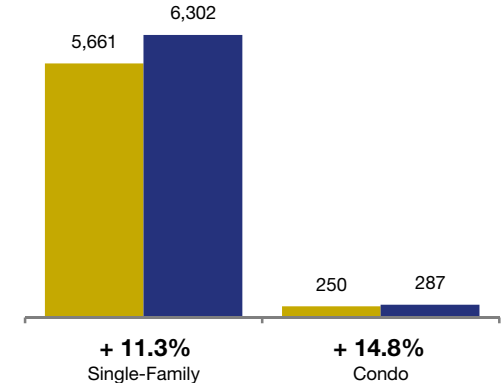
By Construction Type

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$75,000 and Below	2,132	2,084	- 2.3%
\$75,001 to \$100,000	965	1,068	+ 10.7%
\$100,001 to \$125,000	815	953	+ 16.9%
\$125,001 to \$150,000	591	733	+ 24.0%
\$150,001 to \$300,000	1,165	1,430	+ 22.7%
\$300,001 and Above	243	321	+ 32.1%
All Price Ranges	5,911	6,589	+ 11.5%

Single-Family

11-2011	11-2012	Change	11-2011	11-2012	Change
2,080	2,038	- 2.0%	52	46	- 11.5%
941	1,021	+ 8.5%	24	47	+ 95.8%
770	887	+ 15.2%	45	66	+ 46.7%
551	701	+ 27.2%	40	32	- 20.0%
1,084	1,342	+ 23.8%	81	88	+ 8.6%
235	313	+ 33.2%	8	8	0.0%
5,661	6,302	+ 11.3%	250	287	+ 14.8%

Condo

	11-2011	11-2012	Change
	52	46	- 11.5%
	24	47	+ 95.8%
	45	66	+ 46.7%
	40	32	- 20.0%
	81	88	+ 8.6%
	8	8	0.0%
	250	287	+ 14.8%

By Construction Type

	11-2011	11-2012	Change
Previously Owned	5,607	6,230	+ 11.1%
New Construction	304	359	+ 18.1%
All Construction Types	5,911	6,589	+ 11.5%

11-2011	11-2012	Change	11-2011	11-2012	Change
5,389	5,972	+ 10.8%	218	258	+ 18.3%
272	330	+ 21.3%	32	29	- 9.4%
5,661	6,302	+ 11.3%	250	287	+ 14.8%

	11-2011	11-2012	Change
	218	258	+ 18.3%
	32	29	- 9.4%
	250	287	+ 14.8%

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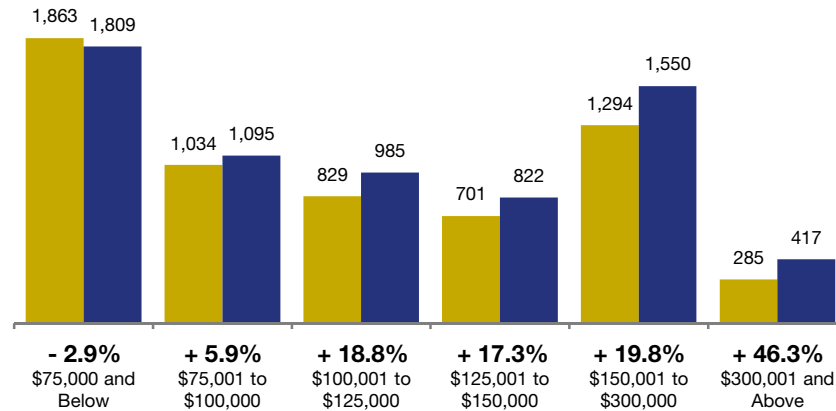
Pending Sales

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



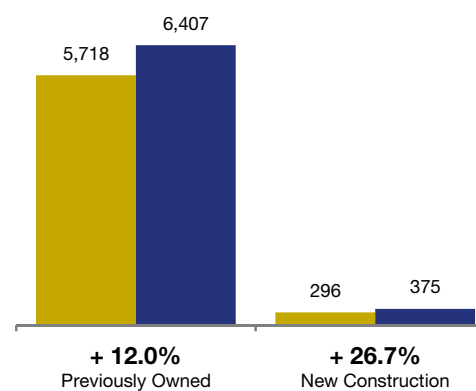
By Price Range

■ 11-2011 ■ 11-2012



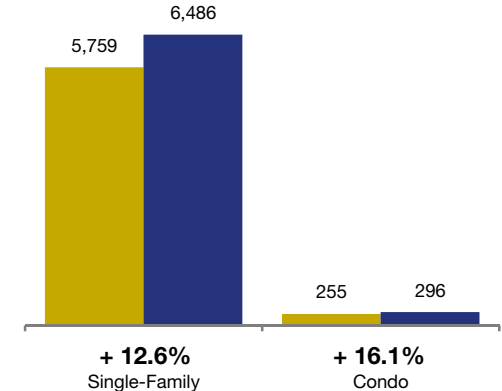
By Construction Type

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$75,000 and Below	1,863	1,809	- 2.9%
\$75,001 to \$100,000	1,034	1,095	+ 5.9%
\$100,001 to \$125,000	829	985	+ 18.8%
\$125,001 to \$150,000	701	822	+ 17.3%
\$150,001 to \$300,000	1,294	1,550	+ 19.8%
\$300,001 and Above	285	417	+ 46.3%
All Price Ranges	6,014	6,782	+ 12.8%

Single-Family

	11-2011	11-2012	Change
\$75,000 and Below	1,833	1,773	- 3.3%
\$75,001 to \$100,000	988	1,054	+ 6.7%
\$100,001 to \$125,000	782	936	+ 19.7%
\$125,001 to \$150,000	658	774	+ 17.6%
\$150,001 to \$300,000	1,216	1,448	+ 19.1%
\$300,001 and Above	274	399	+ 45.6%
All Price Ranges	5,759	6,486	+ 12.6%

Condo

	11-2011	11-2012	Change
\$75,000 and Below	30	36	+ 20.0%
\$75,001 to \$100,000	46	41	- 10.9%
\$100,001 to \$125,000	47	49	+ 4.3%
\$125,001 to \$150,000	43	48	+ 11.6%
\$150,001 to \$300,000	78	102	+ 30.8%
\$300,001 and Above	11	18	+ 63.6%
All Price Ranges	255	296	+ 16.1%

By Construction Type

	11-2011	11-2012	Change
Previously Owned	5,718	6,407	+ 12.0%
New Construction	296	375	+ 26.7%
All Construction Types	6,014	6,782	+ 12.8%

	11-2011	11-2012	Change
Previously Owned	5,495	6,145	+ 11.8%
New Construction	264	341	+ 29.2%
All Construction Types	5,759	6,486	+ 12.6%

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 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.

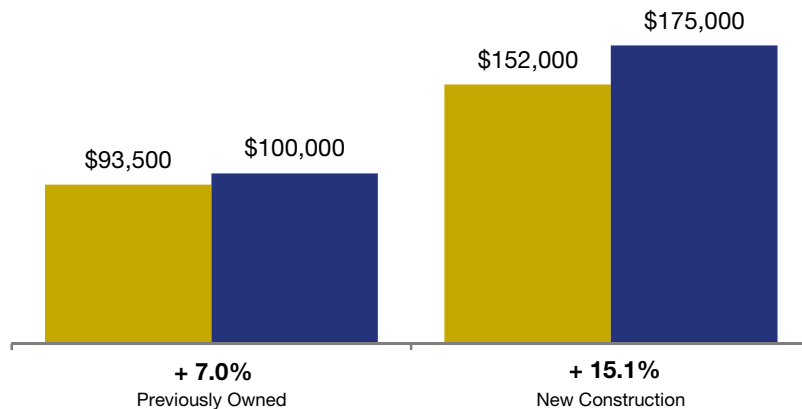
Median Sales Price

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



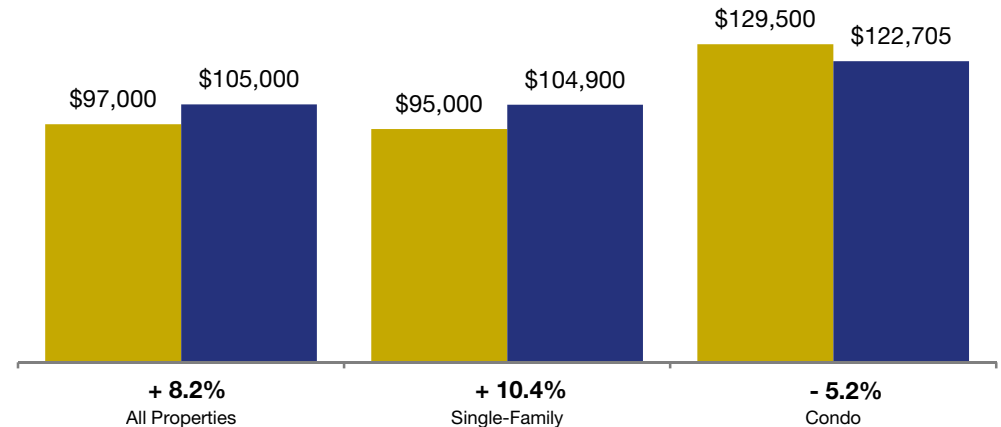
By Construction Type

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



	All Properties			Single-Family			Condo		
By Construction Type	11-2011	11-2012	Change	11-2011	11-2012	Change	11-2011	11-2012	Change
Previously Owned	\$93,500	\$100,000	+ 7.0%	\$92,500	\$99,900	+ 8.0%	\$122,500	\$117,500	- 4.1%
New Construction	\$152,000	\$175,000	+ 15.1%	\$148,900	\$175,482	+ 17.9%	\$159,750	\$166,000	+ 3.9%
All Construction Types	\$97,000	\$105,000	+ 8.2%	\$95,000	\$104,900	+ 10.4%	\$129,500	\$122,705	- 5.2%

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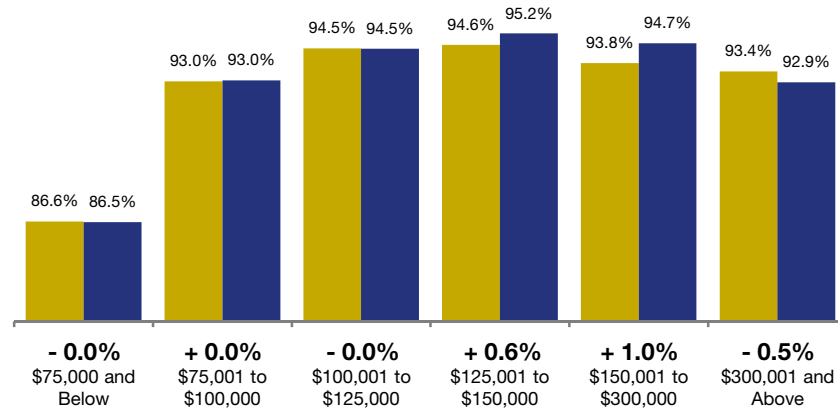
Percent of Original List Price Received

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.**



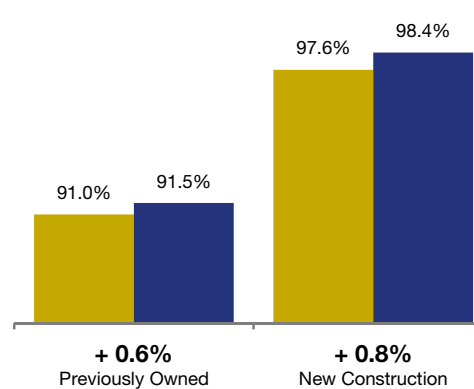
By Price Range

■ 11-2011 ■ 11-2012



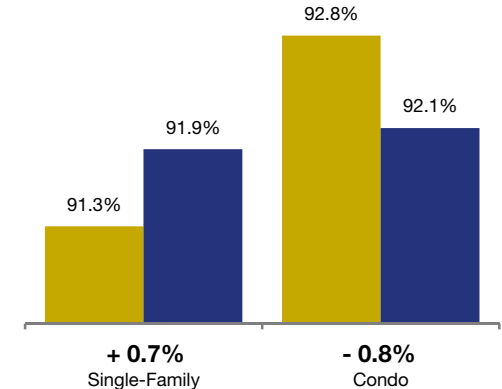
By Construction Type

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$75,000 and Below	86.6%	86.5%	- 0.0%
\$75,001 to \$100,000	93.0%	93.0%	+ 0.0%
\$100,001 to \$125,000	94.5%	94.5%	- 0.0%
\$125,001 to \$150,000	94.6%	95.2%	+ 0.6%
\$150,001 to \$300,000	93.8%	94.7%	+ 1.0%
\$300,001 and Above	93.4%	92.9%	- 0.5%
All Price Ranges	91.3%	91.9%	+ 0.6%

Single-Family

	11-2011	11-2012	Change
\$75,000 and Below	86.5%	86.5%	+ 0.0%
\$75,001 to \$100,000	92.9%	93.1%	+ 0.1%
\$100,001 to \$125,000	94.5%	94.6%	+ 0.1%
\$125,001 to \$150,000	94.6%	95.2%	+ 0.6%
\$150,001 to \$300,000	93.8%	94.8%	+ 1.0%
\$300,001 and Above	93.4%	93.0%	- 0.4%
All Price Ranges	91.3%	91.9%	+ 0.7%

Condo

	11-2011	11-2012	Change
\$75,000 and Below	87.9%	86.3%	- 1.8%
\$75,001 to \$100,000	94.3%	91.8%	- 2.6%
\$100,001 to \$125,000	94.1%	93.1%	- 1.1%
\$125,001 to \$150,000	95.2%	94.4%	- 0.8%
\$150,001 to \$300,000	93.3%	93.7%	+ 0.5%
\$300,001 and Above	94.4%	89.4%	- 5.3%
All Price Ranges	92.8%	92.1%	- 0.8%

By Construction Type

	11-2011	11-2012	Change
Previously Owned	91.0%	91.5%	+ 0.6%
New Construction	97.6%	98.4%	+ 0.8%
All Construction Types	91.3%	91.9%	+ 0.6%

	11-2011	11-2012	Change
Previously Owned	91.0%	91.5%	+ 0.6%
New Construction	97.5%	98.3%	+ 0.9%
All Construction Types	91.3%	91.9%	+ 0.7%

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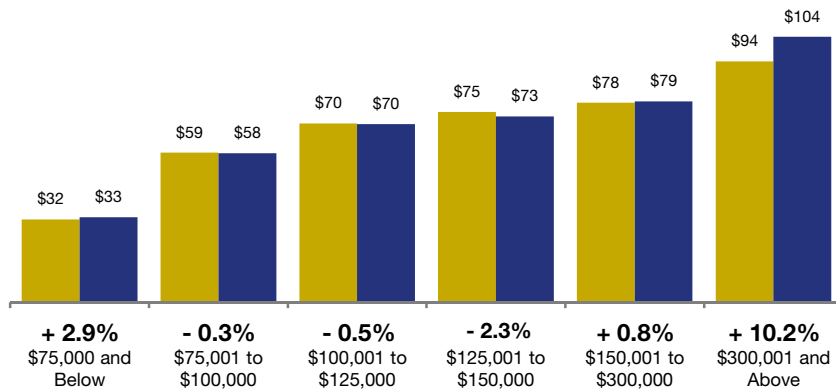
Price Per Square Foot

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



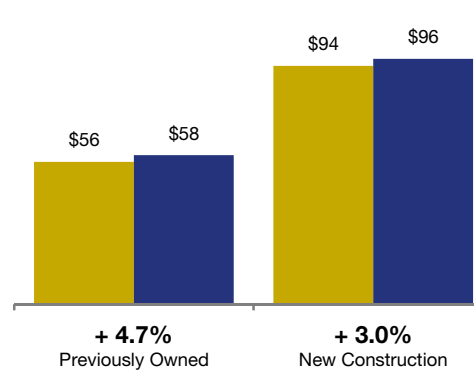
By Price Range

■ 11-2011 ■ 11-2012



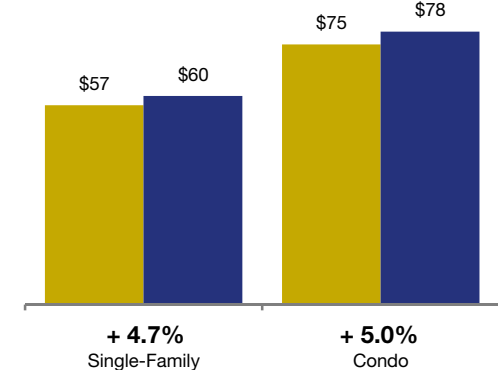
By Construction Type

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range	11-2011	11-2012	Change
\$75,000 and Below	\$32	\$33	+ 2.9%
\$75,001 to \$100,000	\$59	\$58	- 0.3%
\$100,001 to \$125,000	\$70	\$70	- 0.5%
\$125,001 to \$150,000	\$75	\$73	- 2.3%
\$150,001 to \$300,000	\$78	\$79	+ 0.8%
\$300,001 and Above	\$94	\$104	+ 10.2%
All Price Ranges	\$58	\$61	+ 4.7%

Single-Family

	11-2011	11-2012	Change	11-2011	11-2012	Change
\$75,000 and Below	\$32	\$33	+ 2.9%	\$48	\$51	+ 5.4%
\$75,001 to \$100,000	\$59	\$58	- 0.7%	\$64	\$67	+ 5.5%
\$100,001 to \$125,000	\$70	\$69	- 1.0%	\$77	\$79	+ 3.6%
\$125,001 to \$150,000	\$74	\$72	- 2.5%	\$80	\$84	+ 5.6%
\$150,001 to \$300,000	\$77	\$78	+ 0.6%	\$89	\$93	+ 5.3%
\$300,001 and Above	\$95	\$104	+ 10.4%	\$91	\$94	+ 3.3%
All Price Ranges	\$57	\$60	+ 4.7%	\$75	\$78	+ 5.0%

Condo

By Construction Type	11-2011	11-2012	Change
Previously Owned	\$56	\$58	+ 4.7%
New Construction	\$94	\$96	+ 3.0%
All Construction Types	\$58	\$61	+ 4.7%

	11-2011	11-2012	Change	11-2011	11-2012	Change
Previously Owned	\$55	\$58	+ 4.4%	\$70	\$75	+ 7.8%
New Construction	\$92	\$96	+ 3.9%	\$106	\$104	- 2.1%
All Construction Types	\$57	\$60	+ 4.7%	\$75	\$78	+ 5.0%

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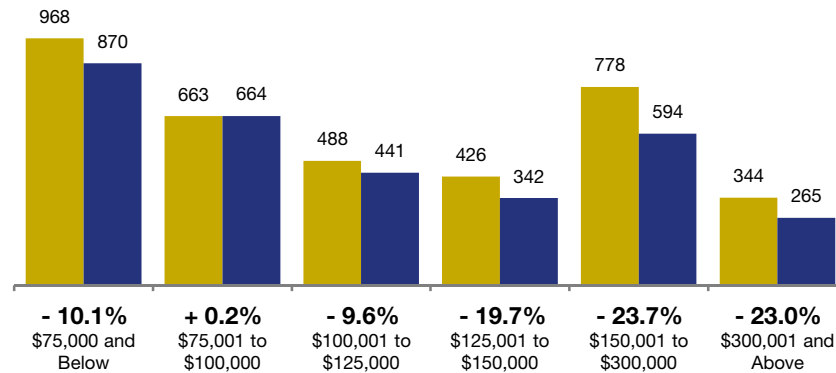
Inventory of Homes for Sale

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



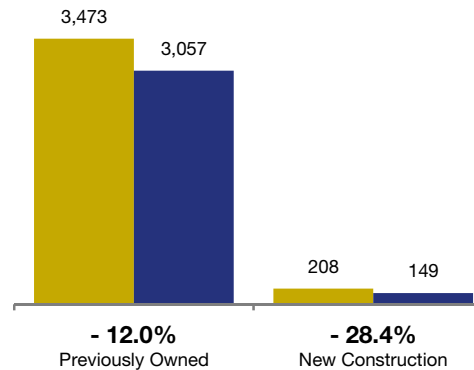
By Price Range

■ 11-2011 ■ 11-2012



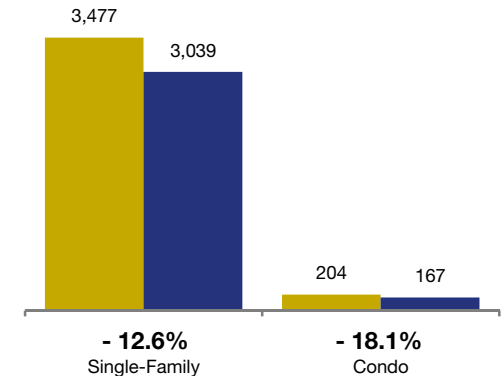
By Construction Type

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range	11-2011	11-2012	Change
\$75,000 and Below	968	870	- 10.1%
\$75,001 to \$100,000	663	664	+ 0.2%
\$100,001 to \$125,000	488	441	- 9.6%
\$125,001 to \$150,000	426	342	- 19.7%
\$150,001 to \$300,000	778	594	- 23.7%
\$300,001 and Above	344	265	- 23.0%
All Price Ranges	3,681	3,206	- 12.9%

Single-Family

	11-2011	11-2012	Change	11-2011	11-2012	Change
	933	837	- 10.3%	35	33	- 5.7%
	624	629	+ 0.8%	39	35	- 10.3%
	461	416	- 9.8%	27	25	- 7.4%
	393	309	- 21.4%	33	33	0.0%
	721	566	- 21.5%	57	28	- 50.9%
	331	253	- 23.6%	13	12	- 7.7%
	3,477	3,039	- 12.6%	204	167	- 18.1%

Condo

By Construction Type	11-2011	11-2012	Change
Previously Owned	3,473	3,057	- 12.0%
New Construction	208	149	- 28.4%
All Construction Types	3,681	3,206	- 12.9%

	11-2011	11-2012	Change	11-2011	11-2012	Change
	3,290	2,909	- 11.6%	183	148	- 19.1%
	187	130	- 30.5%	21	19	- 9.5%
	3,477	3,039	- 12.6%	204	167	- 18.1%

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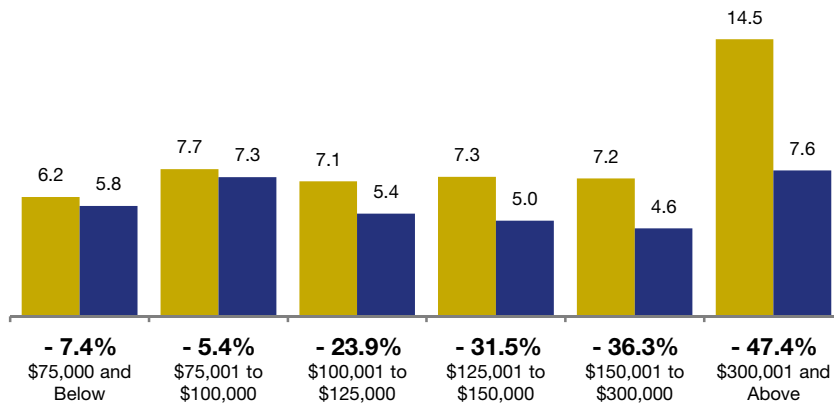
Months Supply of Inventory



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.

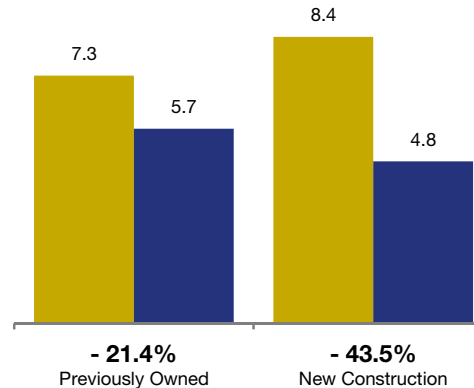
By Price Range

■ 11-2011 ■ 11-2012



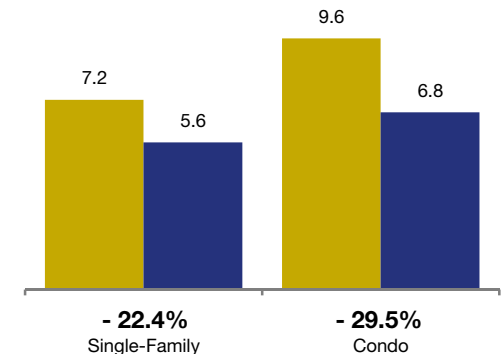
By Construction Type

■ 11-2011 ■ 11-2012



By Property Type

■ 11-2011 ■ 11-2012



All Properties

By Price Range

	11-2011	11-2012	Change
\$75,000 and Below	6.2	5.8	- 7.4%
\$75,001 to \$100,000	7.7	7.3	- 5.4%
\$100,001 to \$125,000	7.1	5.4	- 23.9%
\$125,001 to \$150,000	7.3	5.0	- 31.5%
\$150,001 to \$300,000	7.2	4.6	- 36.3%
\$300,001 and Above	14.5	7.6	- 47.4%
All Price Ranges	7.3	5.7	- 21.9%

Single-Family

	11-2011	11-2012	Change
\$75,000 and Below	6.1	5.7	- 7.3%
\$75,001 to \$100,000	7.6	7.2	- 5.5%
\$100,001 to \$125,000	7.1	5.3	- 24.6%
\$125,001 to \$150,000	7.2	4.8	- 33.2%
\$150,001 to \$300,000	7.1	4.7	- 34.1%
\$300,001 and Above	14.5	7.6	- 47.5%
All Price Ranges	7.2	5.6	- 22.4%

Condo

	11-2011	11-2012	Change
\$75,000 and Below	14.0	9.2	- 34.5%
\$75,001 to \$100,000	10.2	10.2	+ 0.7%
\$100,001 to \$125,000	6.9	5.6	- 18.6%
\$125,001 to \$150,000	9.2	7.6	- 17.9%
\$150,001 to \$300,000	8.0	3.3	- 59.0%
\$300,001 and Above	7.1	6.0	- 15.4%
All Price Ranges	9.6	6.8	- 29.5%

By Construction Type

	11-2011	11-2012	Change
Previously Owned	7.3	5.7	- 21.4%
New Construction	8.4	4.8	- 43.5%
All Construction Types	7.3	5.7	- 21.9%

	11-2011	11-2012	Change
Previously Owned	7.2	5.7	- 20.9%
New Construction	8.5	4.6	- 46.2%
All Construction Types	7.2	5.6	- 22.4%

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