

Housing Supply Overview

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



December 2012

Most markets are on better footing now than a year ago. We saw many signs of market recovery throughout 2012. Assuming interest rates and job growth cooperate, 2013 should be another positive year for housing. For the 12-month period spanning January 2012 through December 2012, Closed Sales in the Fort Wayne region were up 10.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 30.6 percent.

The overall Median Sales Price was up 8.8 percent to \$105,500. The property type with the largest price gain was the Single-Family segment, where prices increased 9.5 percent to \$104,531. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 92.0.

Market-wide, inventory levels were down 7.6 percent. The property type that lost the most inventory was the Townhouse-Condo segment, where was down 20.8 percent. That amounts to 5.1 months supply for Single-Family homes and 5.6 months supply for Condos.

Quick Facts

+ 30.6%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 18.8%

Construction Status with
Strongest Closed Sales:

New Construction

+ 13.7%

Property Type with
Strongest Closed Sales:

Condo

Closed Sales	2
Pending Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Price Per Square Foot	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

[Click on desired metric to jump to that page.](#)

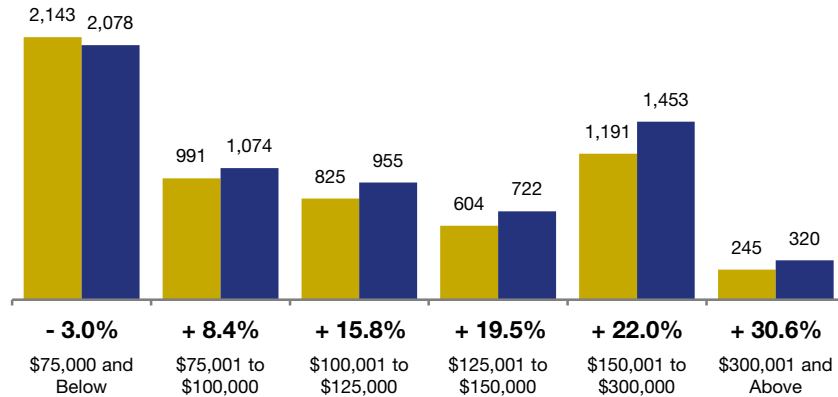
Closed Sales

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



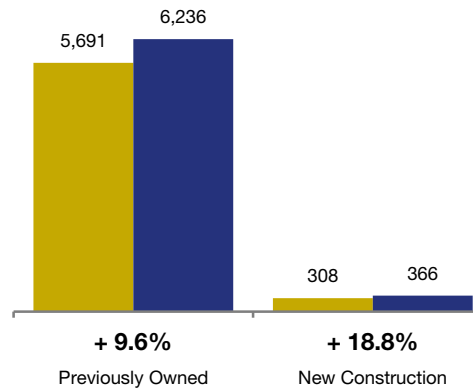
By Price Range

■ 12-2011 ■ 12-2012



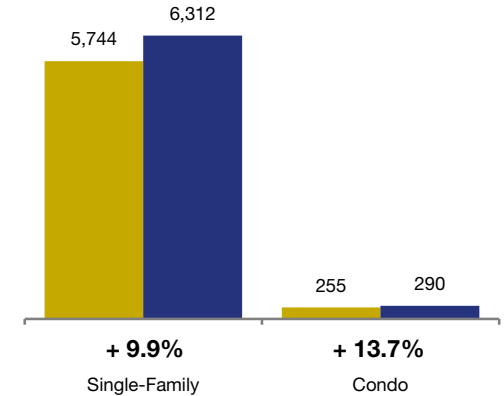
By Construction Type

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$75,000 and Below	2,143	2,078	- 3.0%
\$75,001 to \$100,000	991	1,074	+ 8.4%
\$100,001 to \$125,000	825	955	+ 15.8%
\$125,001 to \$150,000	604	722	+ 19.5%
\$150,001 to \$300,000	1,191	1,453	+ 22.0%
\$300,001 and Above	245	320	+ 30.6%
All Price Ranges	5,999	6,602	+ 10.1%

Single-Family

	12-2011	12-2012	Change
Previously Owned	2,093	2,033	- 2.9%
New Construction	962	1,033	+ 7.4%
	775	891	+ 15.0%
	566	690	+ 21.9%
	1,112	1,352	+ 21.6%
	236	313	+ 32.6%
All Single-Family	5,744	6,312	+ 9.9%

Condo

	12-2011	12-2012	Change
	50	45	- 10.0%
	29	41	+ 41.4%
	50	64	+ 28.0%
	38	32	- 15.8%
	79	101	+ 27.8%
	9	7	- 22.2%
All Condo	255	290	+ 13.7%

By Construction Type

	12-2011	12-2012	Change
Previously Owned	5,691	6,236	+ 9.6%
New Construction	308	366	+ 18.8%
All Construction Types	5,999	6,602	+ 10.1%

	12-2011	12-2012	Change
Previously Owned	5,469	5,982	+ 9.4%
New Construction	275	330	+ 20.0%
All Construction Types	5,744	6,312	+ 9.9%

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.

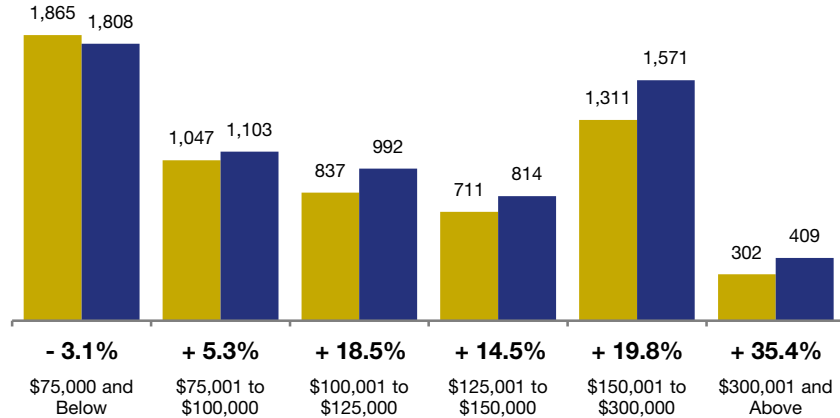
Pending Sales

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



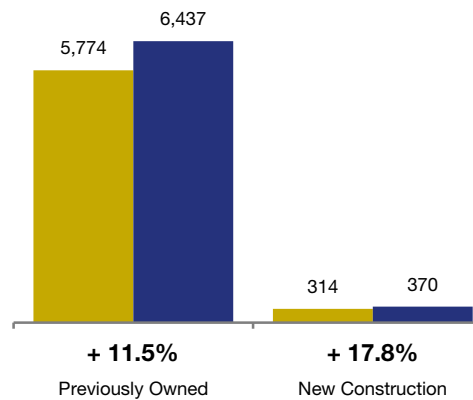
By Price Range

■ 12-2011 ■ 12-2012



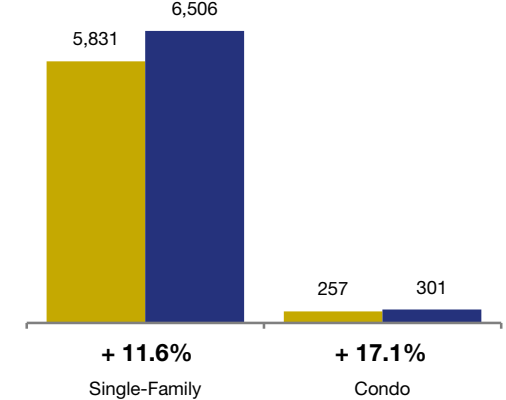
By Construction Type

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$75,000 and Below	1,865	1,808	- 3.1%
\$75,001 to \$100,000	1,047	1,103	+ 5.3%
\$100,001 to \$125,000	837	992	+ 18.5%
\$125,001 to \$150,000	711	814	+ 14.5%
\$150,001 to \$300,000	1,311	1,571	+ 19.8%
\$300,001 and Above	302	409	+ 35.4%
All Price Ranges	6,088	6,807	+ 11.8%

Single-Family

	12-2011	12-2012	Change
\$75,000 and Below	1,837	1,770	- 3.6%
\$75,001 to \$100,000	1,003	1,060	+ 5.7%
\$100,001 to \$125,000	785	947	+ 20.6%
\$125,001 to \$150,000	670	762	+ 13.7%
\$150,001 to \$300,000	1,232	1,466	+ 19.0%
\$300,001 and Above	289	394	+ 36.3%
All Price Ranges	5,831	6,506	+ 11.6%

Condo

	12-2011	12-2012	Change
\$75,000 and Below	28	38	+ 35.7%
\$75,001 to \$100,000	44	43	- 2.3%
\$100,001 to \$125,000	52	45	- 13.5%
\$125,001 to \$150,000	41	52	+ 26.8%
\$150,001 to \$300,000	79	105	+ 32.9%
\$300,001 and Above	13	15	+ 15.4%
All Price Ranges	257	301	+ 17.1%

By Construction Type

	12-2011	12-2012	Change
Previously Owned	5,774	6,437	+ 11.5%
New Construction	314	370	+ 17.8%
All Construction Types	6,088	6,807	+ 11.8%

	12-2011	12-2012	Change
Previously Owned	5,549	6,174	+ 11.3%
New Construction	282	332	+ 17.7%
All Construction Types	5,831	6,506	+ 11.6%

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 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.

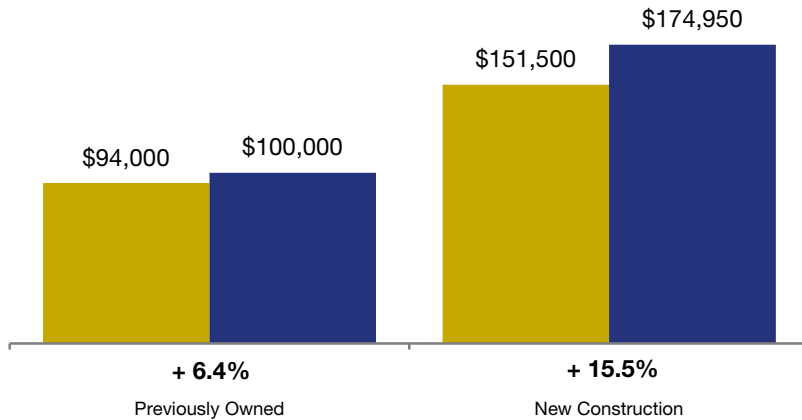
Median Sales Price

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



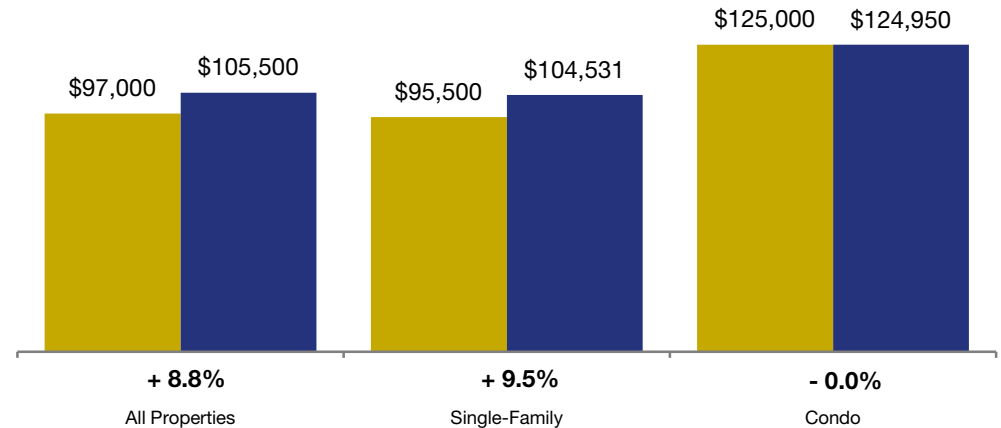
By Construction Type

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Construction Type	12-2011	12-2012	Change
Previously Owned	\$94,000	\$100,000	+ 6.4%
New Construction	\$151,500	\$174,950	+ 15.5%
All Construction Types	\$97,000	\$105,500	+ 8.8%

Single-Family

12-2011	12-2012	Change	12-2011	12-2012	Change
\$92,900	\$99,900	+ 7.5%	\$118,000	\$120,950	+ 2.5%
\$148,900	\$175,000	+ 17.5%	\$153,217	\$171,678	+ 12.0%
\$95,500	\$104,531	+ 9.5%	\$125,000	\$124,950	- 0.0%

Condo

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.

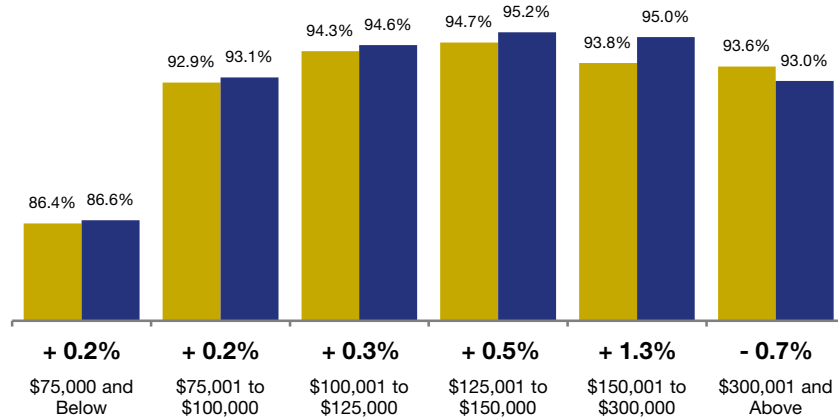
Percent of Original List Price Received



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.**

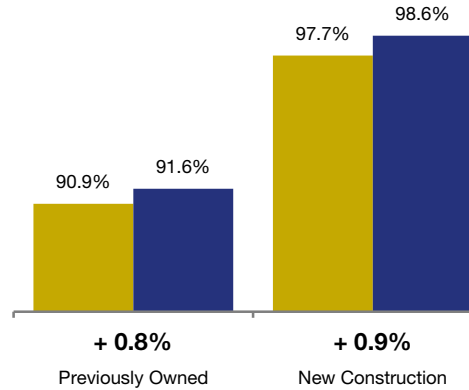
By Price Range

■ 12-2011 ■ 12-2012



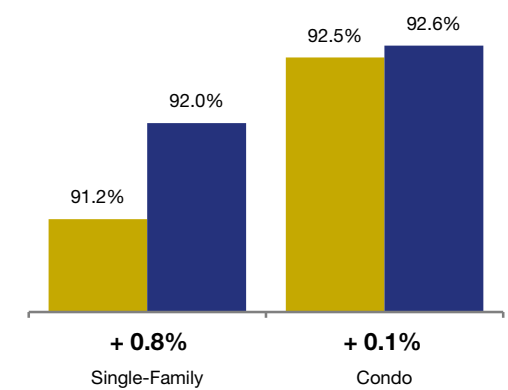
By Construction Type

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range	12-2011	12-2012	Change
\$75,000 and Below	86.4%	86.6%	+ 0.2%
\$75,001 to \$100,000	92.9%	93.1%	+ 0.2%
\$100,001 to \$125,000	94.3%	94.6%	+ 0.3%
\$125,001 to \$150,000	94.7%	95.2%	+ 0.5%
\$150,001 to \$300,000	93.8%	95.0%	+ 1.3%
\$300,001 and Above	93.6%	93.0%	- 0.7%
All Price Ranges	91.3%	92.0%	+ 0.8%

Single-Family

12-2011	12-2012	Change	12-2011	12-2012	Change
86.4%	86.6%	+ 0.2%	87.0%	87.1%	+ 0.0%
92.9%	93.1%	+ 0.3%	93.0%	92.4%	- 0.6%
94.3%	94.7%	+ 0.4%	94.1%	93.2%	- 1.0%
94.7%	95.2%	+ 0.5%	94.9%	94.9%	- 0.0%
93.8%	95.0%	+ 1.3%	93.3%	94.3%	+ 1.0%
93.6%	93.0%	- 0.6%	93.7%	89.7%	- 4.2%
91.2%	92.0%	+ 0.8%	92.5%	92.6%	+ 0.1%

Condo

By Construction Type	12-2011	12-2012	Change
Previously Owned	90.9%	91.6%	+ 0.8%
New Construction	97.7%	98.6%	+ 0.9%
All Construction Types	91.3%	92.0%	+ 0.8%

12-2011	12-2012	Change	12-2011	12-2012	Change
90.9%	91.6%	+ 0.8%	91.6%	91.6%	- 0.0%
97.6%	98.5%	+ 0.9%	98.5%	99.7%	+ 1.3%
91.2%	92.0%	+ 0.8%	92.5%	92.6%	+ 0.1%

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.

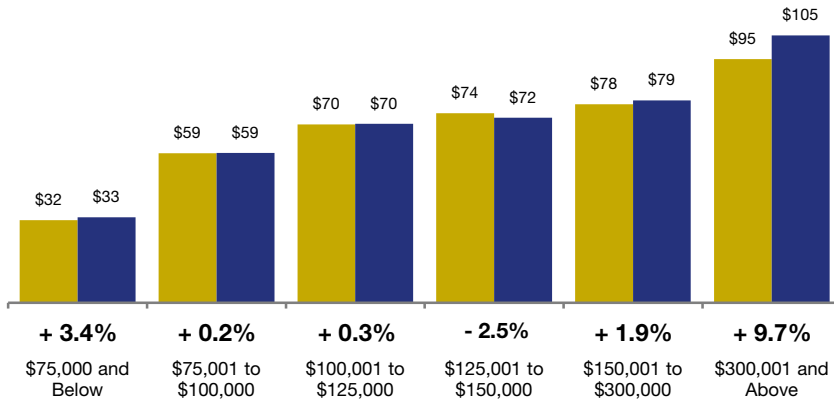
Price Per Square Foot

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



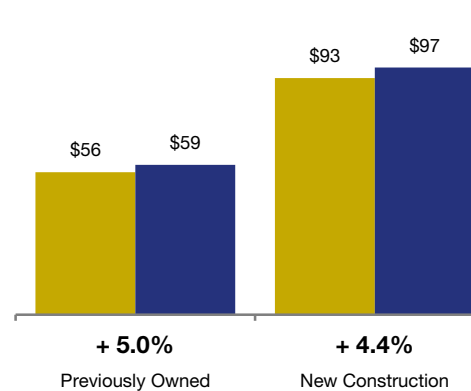
By Price Range

■ 12-2011 ■ 12-2012



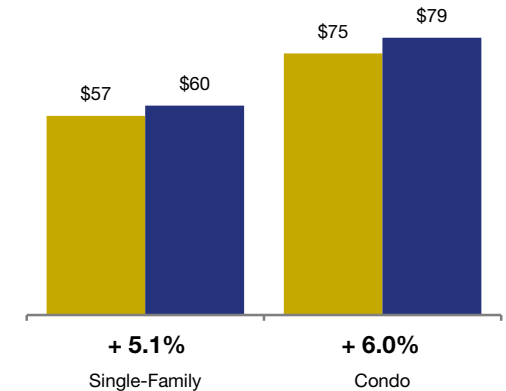
By Construction Type

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range	12-2011	12-2012	Change
\$75,000 and Below	\$32	\$33	+ 3.4%
\$75,001 to \$100,000	\$59	\$59	+ 0.2%
\$100,001 to \$125,000	\$70	\$70	+ 0.3%
\$125,001 to \$150,000	\$74	\$72	- 2.5%
\$150,001 to \$300,000	\$78	\$79	+ 1.9%
\$300,001 and Above	\$95	\$105	+ 9.7%
All Price Ranges	\$58	\$61	+ 5.2%

Single-Family

12-2011	12-2012	Change	12-2011	12-2012	Change
\$32	\$33	+ 3.4%	\$48	\$50	+ 3.5%
\$58	\$58	- 0.2%	\$64	\$68	+ 5.8%
\$69	\$69	+ 0.1%	\$78	\$79	+ 2.1%
\$74	\$72	- 2.5%	\$81	\$83	+ 1.5%
\$77	\$78	+ 1.3%	\$88	\$95	+ 8.4%
\$96	\$105	+ 9.9%	\$94	\$92	- 1.4%
\$57	\$60	+ 5.1%	\$75	\$79	+ 6.0%

Condo

By Construction Type	12-2011	12-2012	Change
Previously Owned	\$56	\$59	+ 5.0%
New Construction	\$93	\$97	+ 4.4%
All Construction Types	\$58	\$61	+ 5.2%

12-2011	12-2012	Change	12-2011	12-2012	Change
\$55	\$58	+ 4.8%	\$70	\$76	+ 7.4%
\$91	\$96	+ 5.0%	\$105	\$106	+ 1.3%
\$57	\$60	+ 5.1%	\$75	\$79	+ 6.0%

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.

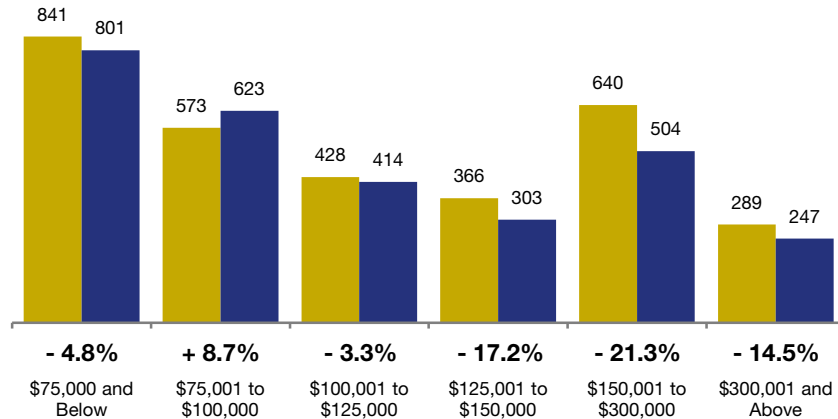
Inventory of Homes for Sale



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

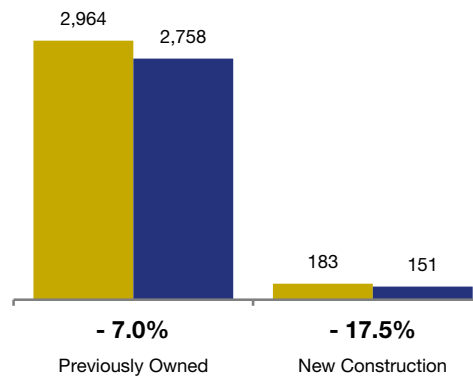
By Price Range

■ 12-2011 ■ 12-2012



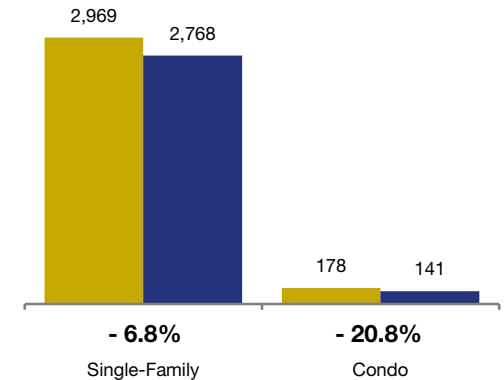
By Construction Type

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range

	12-2011	12-2012	Change
\$75,000 and Below	841	801	- 4.8%
\$75,001 to \$100,000	573	623	+ 8.7%
\$100,001 to \$125,000	428	414	- 3.3%
\$125,001 to \$150,000	366	303	- 17.2%
\$150,001 to \$300,000	640	504	- 21.3%
\$300,001 and Above	289	247	- 14.5%
All Price Ranges	3,147	2,909	- 7.6%

Single-Family

	12-2011	12-2012	Change
Previously Owned	2,803	2,636	- 6.0%
New Construction	166	132	- 20.5%
All Construction Types	2,969	2,768	- 6.8%

Condo

	12-2011	12-2012	Change
Single-Family	26	23	- 11.5%
Condo	36	33	- 8.3%
Condo	25	23	- 8.0%
Condo	33	29	- 12.1%
Condo	47	23	- 51.1%
Condo	11	10	- 9.1%
All Property Types	178	141	- 20.8%

By Construction Type

	12-2011	12-2012	Change
Previously Owned	2,964	2,758	- 7.0%
New Construction	183	151	- 17.5%
All Construction Types	3,147	2,909	- 7.6%

	12-2011	12-2012	Change
Single-Family	2,803	2,636	- 6.0%
Condo	161	122	- 24.2%
Condo	17	19	+ 11.8%
All Property Types	178	141	- 20.8%

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.

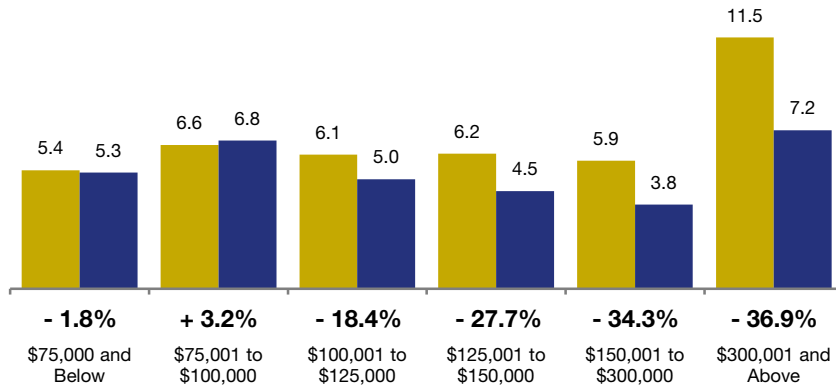
Months Supply of Inventory



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.

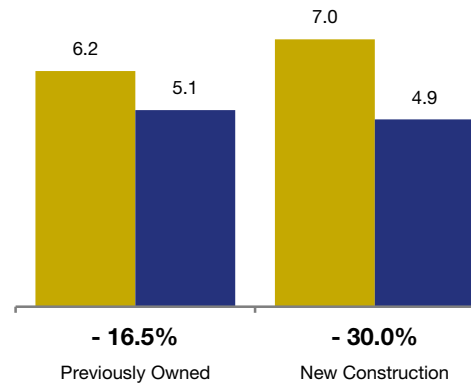
By Price Range

■ 12-2011 ■ 12-2012



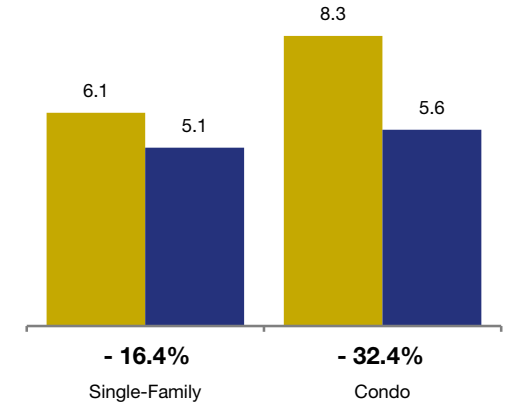
By Construction Type

■ 12-2011 ■ 12-2012



By Property Type

■ 12-2011 ■ 12-2012



All Properties

By Price Range	12-2011	12-2012	Change
\$75,000 and Below	5.4	5.3	- 1.8%
\$75,001 to \$100,000	6.6	6.8	+ 3.2%
\$100,001 to \$125,000	6.1	5.0	- 18.4%
\$125,001 to \$150,000	6.2	4.5	- 27.7%
\$150,001 to \$300,000	5.9	3.8	- 34.3%
\$300,001 and Above	11.5	7.2	- 36.9%
All Price Ranges	6.2	5.1	- 17.7%

Single-Family

12-2011	12-2012	Change	12-2011	12-2012	Change
5.3	5.3	- 0.9%	11.1	6.1	- 45.7%
6.4	6.7	+ 4.0%	9.8	9.2	- 6.2%
6.2	5.0	- 19.6%	5.8	5.6	- 2.5%
6.0	4.3	- 27.7%	8.9	6.7	- 24.4%
5.8	3.9	- 31.8%	6.5	2.6	- 59.8%
11.5	7.2	- 37.5%	5.9	5.3	- 10.0%
6.1	5.1	- 16.4%	8.3	5.6	- 32.4%

Condo

By Construction Type	12-2011	12-2012	Change
Previously Owned	6.2	5.1	- 16.5%
New Construction	7.0	4.9	- 30.0%
All Construction Types	6.2	5.1	- 17.7%

12-2011	12-2012	Change	12-2011	12-2012	Change
6.1	5.1	- 15.5%	8.6	5.6	- 35.2%
7.1	4.8	- 32.5%	6.4	6.0	- 5.9%
6.1	5.1	- 16.4%	8.3	5.6	- 32.4%

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.