

Housing Supply Overview

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



January 2013

The first month of 2013 looks very similar to 2012, as most metrics continue to indicate market recovery. For the 12-month period spanning February 2012 through January 2013, Closed Sales in the Fort Wayne region were up 10.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 33.6 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 10.3 percent to \$104,900. The overall Percent of Original List Price Received at Sale was up 0.7 percent to 91.9.

Market-wide, inventory levels were down 10.2 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 9.4 percent. That amounts to 5.0 months supply for Single-Family homes and 5.4 months supply for Condos.

Quick Facts

+ 33.6%	+ 22.0%	+ 20.3%
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

Closed Sales	2
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Median Sales Price	4
Percent of Original List Price Received	5
Price Per Square Foot	6
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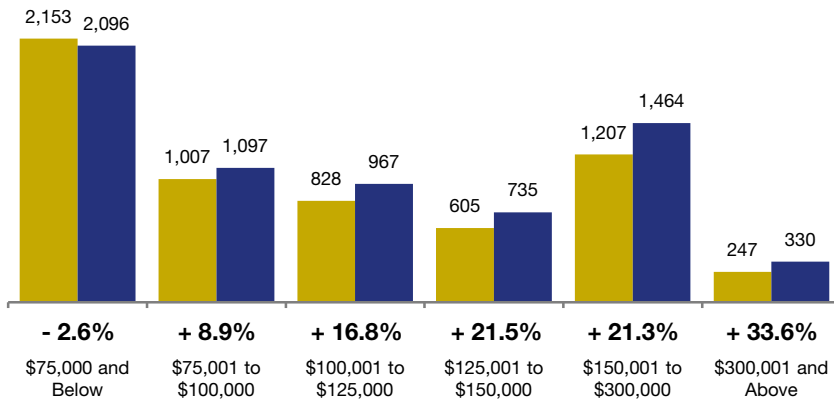
Closed Sales

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



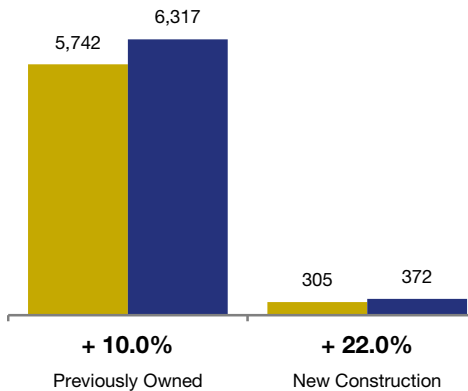
By Price Range

■ 1-2012 ■ 1-2013



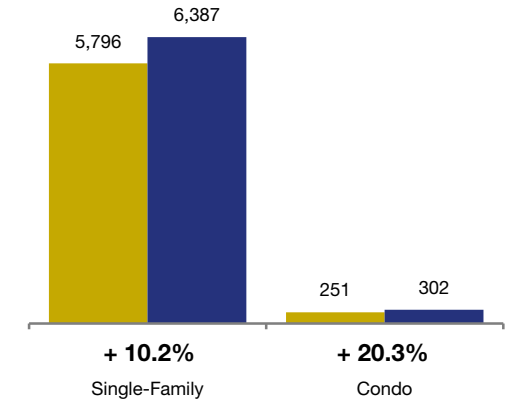
By Construction Type

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$75,000 and Below	2,153	2,096	- 2.6%
\$75,001 to \$100,000	1,007	1,097	+ 8.9%
\$100,001 to \$125,000	828	967	+ 16.8%
\$125,001 to \$150,000	605	735	+ 21.5%
\$150,001 to \$300,000	1,207	1,464	+ 21.3%
\$300,001 and Above	247	330	+ 33.6%
All Price Ranges	6,047	6,689	+ 10.6%

Single-Family

	1-2012	1-2013	Change
\$75,000 and Below	2,107	2,047	- 2.8%
\$75,001 to \$100,000	978	1,053	+ 7.7%
\$100,001 to \$125,000	776	903	+ 16.4%
\$125,001 to \$150,000	568	700	+ 23.2%
\$150,001 to \$300,000	1,130	1,362	+ 20.5%
\$300,001 and Above	237	322	+ 35.9%
All Price Ranges	5,796	6,387	+ 10.2%

Condo

	1-2012	1-2013	Change
\$75,000 and Below	46	49	+ 6.5%
\$75,001 to \$100,000	29	44	+ 51.7%
\$100,001 to \$125,000	52	64	+ 23.1%
\$125,001 to \$150,000	37	35	- 5.4%
\$150,001 to \$300,000	77	102	+ 32.5%
\$300,001 and Above	10	8	- 20.0%
All Price Ranges	251	302	+ 20.3%

By Construction Type

	1-2012	1-2013	Change
Previously Owned	5,742	6,317	+ 10.0%
New Construction	305	372	+ 22.0%
All Construction Types	6,047	6,689	+ 10.6%

	1-2012	1-2013	Change
Previously Owned	5,523	6,053	+ 9.6%
New Construction	273	334	+ 22.3%
All Construction Types	5,796	6,387	+ 10.2%

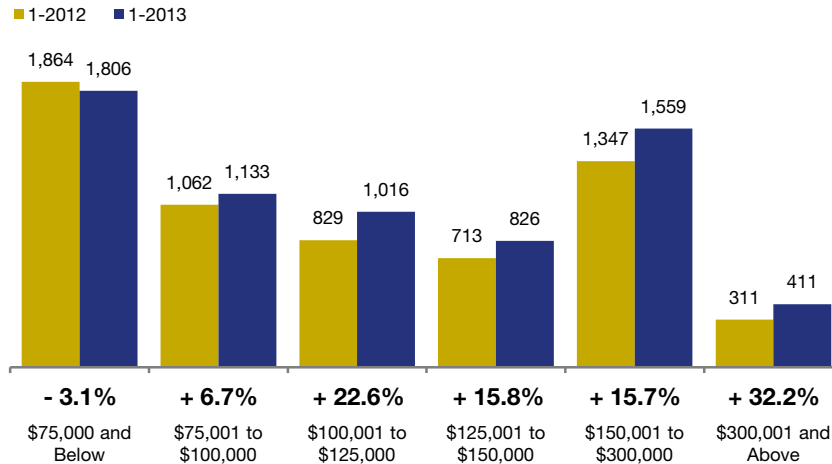
Statistics are based on Residential Single Family listings and sales as reported to the Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS), which may not reflect all real estate activity in the market. The primary coverage area of the UPSTAR MLS includes Allen, Whitley, Huntington, 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

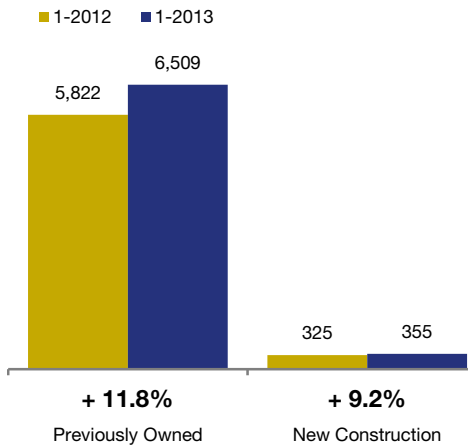
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



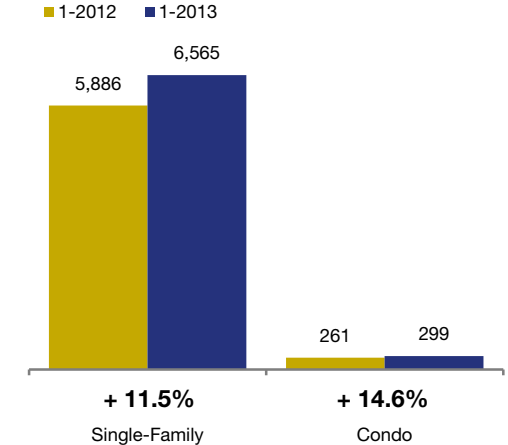
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	1-2012	1-2013	Change
\$75,000 and Below	1,864	1,806	- 3.1%
\$75,001 to \$100,000	1,062	1,133	+ 6.7%
\$100,001 to \$125,000	829	1,016	+ 22.6%
\$125,001 to \$150,000	713	826	+ 15.8%
\$150,001 to \$300,000	1,347	1,559	+ 15.7%
\$300,001 and Above	311	411	+ 32.2%
All Price Ranges	6,147	6,864	+ 11.7%

Single-Family

1-2012	1-2013	Change	1-2012	1-2013	Change
1,836	1,767	- 3.8%	28	39	+ 39.3%
1,013	1,093	+ 7.9%	49	40	- 18.4%
779	968	+ 24.3%	50	48	- 4.0%
670	773	+ 15.4%	43	53	+ 23.3%
1,268	1,459	+ 15.1%	79	100	+ 26.6%
299	395	+ 32.1%	12	16	+ 33.3%
5,886	6,565	+ 11.5%	261	299	+ 14.6%

Condo

By Construction Type	1-2012	1-2013	Change
Previously Owned	5,822	6,509	+ 11.8%
New Construction	325	355	+ 9.2%
All Construction Types	6,147	6,864	+ 11.7%

1-2012	1-2013	Change	1-2012	1-2013	Change
5,592	6,248	+ 11.7%	230	261	+ 13.5%
294	317	+ 7.8%	31	38	+ 22.6%
5,886	6,565	+ 11.5%	261	299	+ 14.6%

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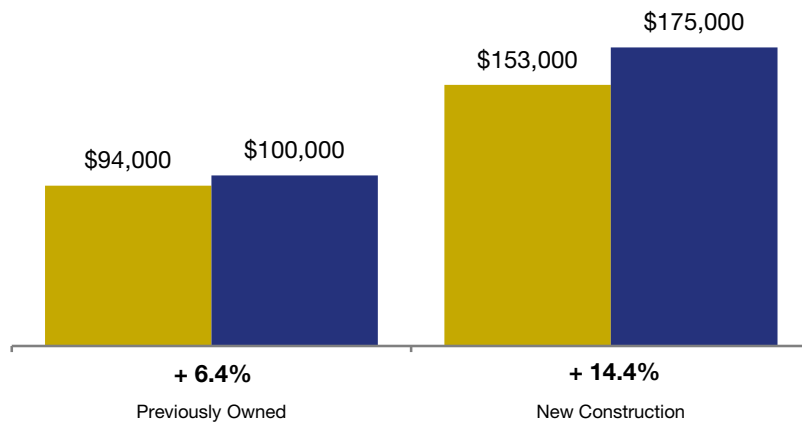
Median Sales Price

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



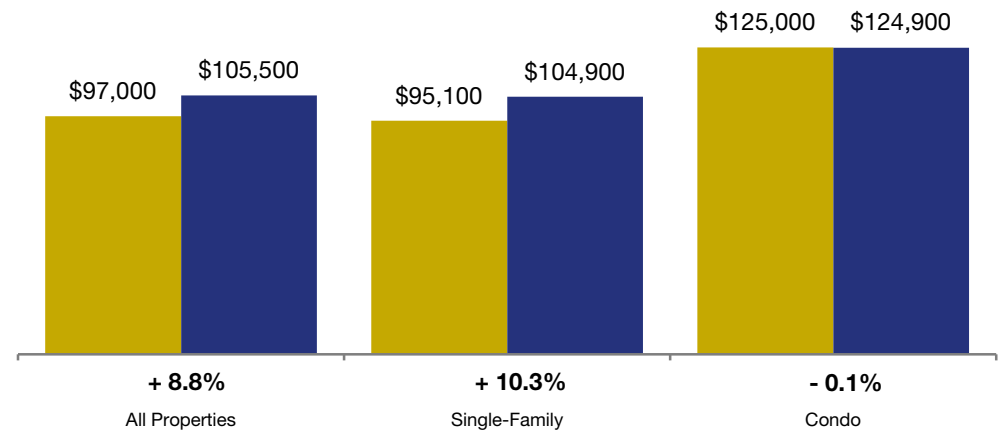
By Construction Type

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



	All Properties			Single-Family			Condo		
By Construction Type	1-2012	1-2013	Change	1-2012	1-2013	Change	1-2012	1-2013	Change
Previously Owned	\$94,000	\$100,000	+ 6.4%	\$92,551	\$100,000	+ 8.0%	\$118,200	\$120,250	+ 1.7%
New Construction	\$153,000	\$175,000	+ 14.4%	\$148,900	\$175,232	+ 17.7%	\$159,750	\$171,678	+ 7.5%
All Construction Types	\$97,000	\$105,500	+ 8.8%	\$95,100	\$104,900	+ 10.3%	\$125,000	\$124,900	- 0.1%

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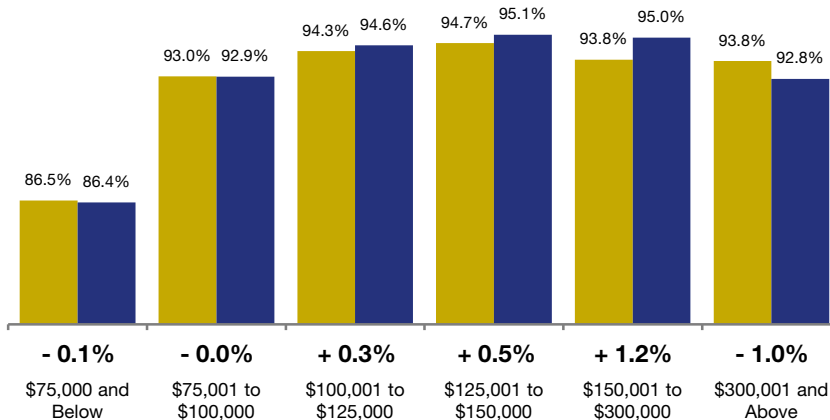
Percent of Original List Price Received

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.**



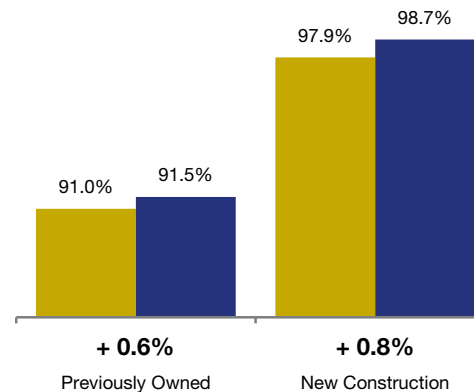
By Price Range

■ 1-2012 ■ 1-2013



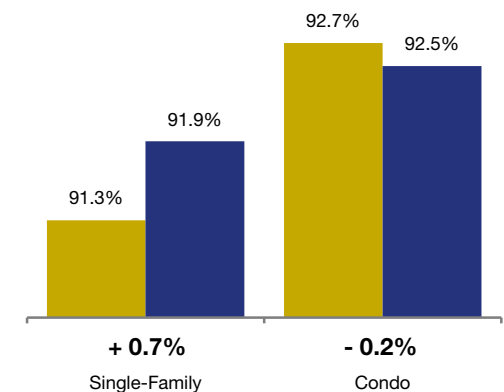
By Construction Type

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$75,000 and Below	86.5%	86.4%	- 0.1%
\$75,001 to \$100,000	93.0%	92.9%	- 0.0%
\$100,001 to \$125,000	94.3%	94.6%	+ 0.3%
\$125,001 to \$150,000	94.7%	95.1%	+ 0.5%
\$150,001 to \$300,000	93.8%	95.0%	+ 1.2%
\$300,001 and Above	93.8%	92.8%	- 1.0%
All Price Ranges	91.3%	91.9%	+ 0.7%

Single-Family

	1-2012	1-2013	Change
\$75,000 and Below	86.4%	86.4%	- 0.1%
\$75,001 to \$100,000	93.0%	92.9%	- 0.0%
\$100,001 to \$125,000	94.3%	94.7%	+ 0.5%
\$125,001 to \$150,000	94.7%	95.2%	+ 0.5%
\$150,001 to \$300,000	93.9%	95.1%	+ 1.3%
\$300,001 and Above	93.8%	92.9%	- 1.0%
All Price Ranges	91.3%	91.9%	+ 0.7%

Condo

	1-2012	1-2013	Change
\$75,000 and Below	87.6%	86.5%	- 1.2%
\$75,001 to \$100,000	92.8%	92.9%	+ 0.0%
\$100,001 to \$125,000	94.6%	93.0%	- 1.7%
\$125,001 to \$150,000	94.7%	94.9%	+ 0.2%
\$150,001 to \$300,000	93.2%	94.1%	+ 1.0%
\$300,001 and Above	92.6%	91.8%	- 0.9%
All Price Ranges	92.7%	92.5%	- 0.2%

By Construction Type

	1-2012	1-2013	Change
Previously Owned	91.0%	91.5%	+ 0.6%
New Construction	97.9%	98.7%	+ 0.8%
All Construction Types	91.3%	91.9%	+ 0.7%

	1-2012	1-2013	Change
Previously Owned	90.9%	91.5%	+ 0.6%
New Construction	97.8%	98.6%	+ 0.8%
All Construction Types	91.3%	91.9%	+ 0.7%

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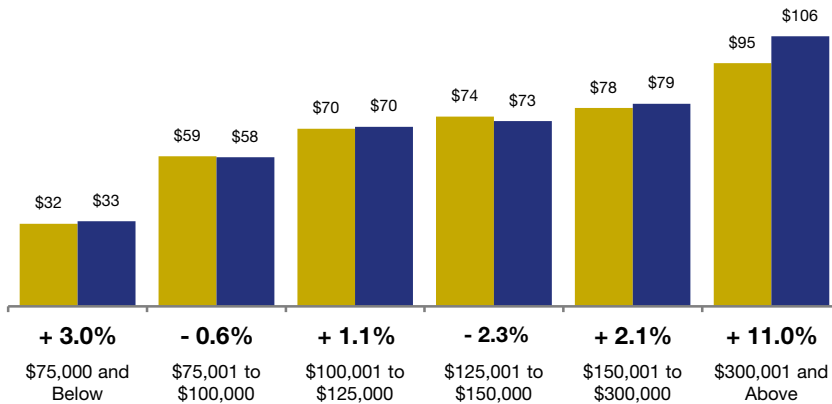
Price Per Square Foot

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



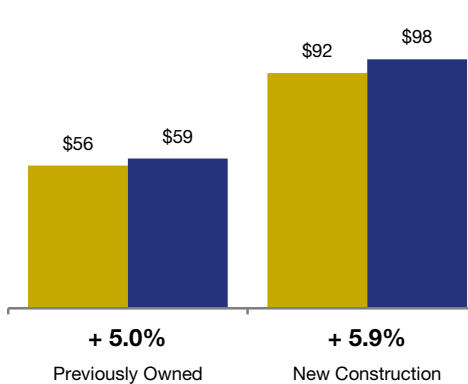
By Price Range

■ 1-2012 ■ 1-2013



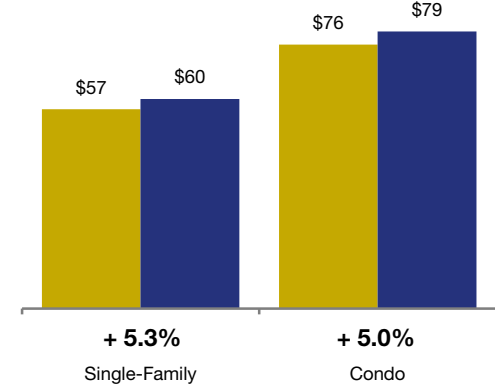
By Construction Type

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$75,000 and Below	\$32	\$33	+ 3.0%
\$75,001 to \$100,000	\$59	\$58	- 0.6%
\$100,001 to \$125,000	\$70	\$70	+ 1.1%
\$125,001 to \$150,000	\$74	\$73	- 2.3%
\$150,001 to \$300,000	\$78	\$79	+ 2.1%
\$300,001 and Above	\$95	\$106	+ 11.0%
All Price Ranges	\$58	\$61	+ 5.4%

Single-Family

	1-2012	1-2013	Change
\$75,000 and Below	\$32	\$33	+ 3.0%
\$75,001 to \$100,000	\$59	\$58	- 0.9%
\$100,001 to \$125,000	\$69	\$70	+ 1.0%
\$125,001 to \$150,000	\$74	\$72	- 2.7%
\$150,001 to \$300,000	\$77	\$78	+ 1.5%
\$300,001 and Above	\$95	\$106	+ 11.1%
All Price Ranges	\$57	\$60	+ 5.3%

Condo

	1-2012	1-2013	Change
\$75,000 and Below	\$50	\$50	- 0.5%
\$75,001 to \$100,000	\$65	\$67	+ 3.0%
\$100,001 to \$125,000	\$78	\$80	+ 2.6%
\$125,001 to \$150,000	\$80	\$85	+ 6.1%
\$150,001 to \$300,000	\$88	\$95	+ 7.9%
\$300,001 and Above	\$92	\$98	+ 6.2%
All Price Ranges	\$76	\$79	+ 5.0%

By Construction Type

	1-2012	1-2013	Change
Previously Owned	\$56	\$59	+ 5.0%
New Construction	\$92	\$98	+ 5.9%
All Construction Types	\$58	\$61	+ 5.4%

	1-2012	1-2013	Change
Previously Owned	\$55	\$58	+ 4.8%
New Construction	\$91	\$97	+ 6.5%
All Construction Types	\$57	\$60	+ 5.3%

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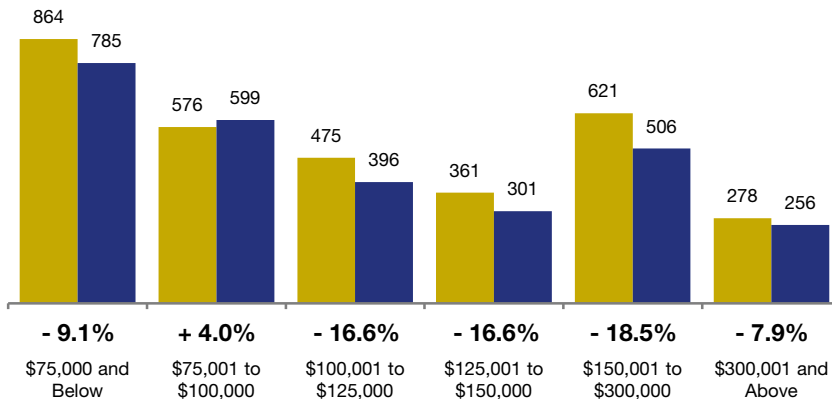
Inventory of Homes for Sale

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



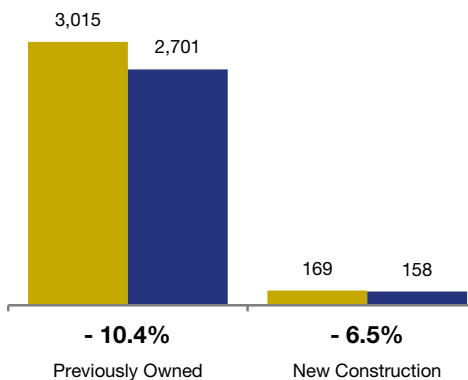
By Price Range

■ 1-2012 ■ 1-2013



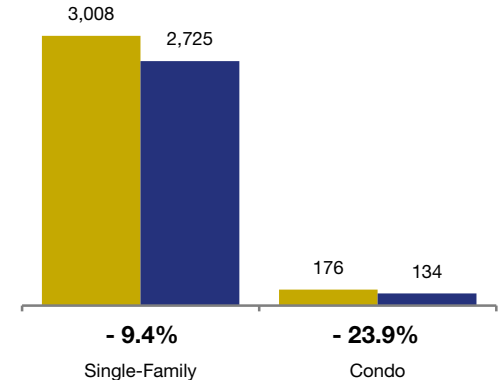
By Construction Type

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range	1-2012	1-2013	Change
\$75,000 and Below	864	785	- 9.1%
\$75,001 to \$100,000	576	599	+ 4.0%
\$100,001 to \$125,000	475	396	- 16.6%
\$125,001 to \$150,000	361	301	- 16.6%
\$150,001 to \$300,000	621	506	- 18.5%
\$300,001 and Above	278	256	- 7.9%
All Price Ranges	3,184	2,859	- 10.2%

Single-Family

	1-2012	1-2013	Change	1-2012	1-2013	Change
	831	766	- 7.8%	33	19	- 42.4%
	544	568	+ 4.4%	32	31	- 3.1%
	446	375	- 15.9%	29	21	- 27.6%
	333	276	- 17.1%	28	25	- 10.7%
	578	480	- 17.0%	43	26	- 39.5%
	268	244	- 9.0%	10	12	+ 20.0%
	3,008	2,725	- 9.4%	176	134	- 23.9%

Condo

By Construction Type	1-2012	1-2013	Change
Previously Owned	3,015	2,701	- 10.4%
New Construction	169	158	- 6.5%
All Construction Types	3,184	2,859	- 10.2%

	1-2012	1-2013	Change	1-2012	1-2013	Change
	2,858	2,586	- 9.5%	157	115	- 26.8%
	150	139	- 7.3%	19	19	0.0%
	3,008	2,725	- 9.4%	176	134	- 23.9%

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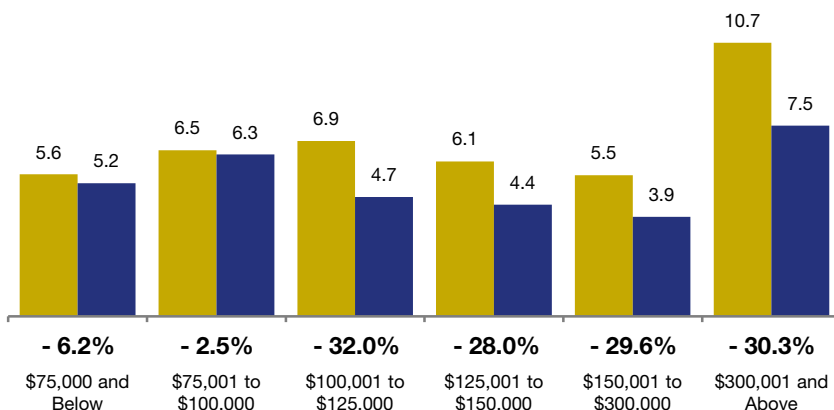
Months Supply of Inventory

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.



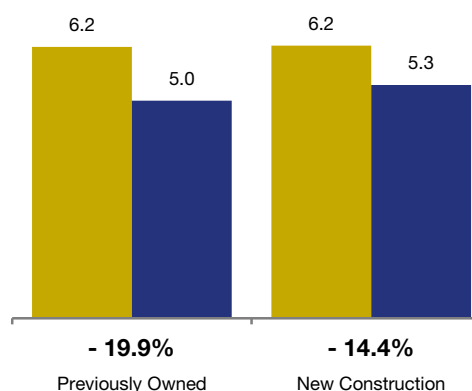
By Price Range

■ 1-2012 ■ 1-2013



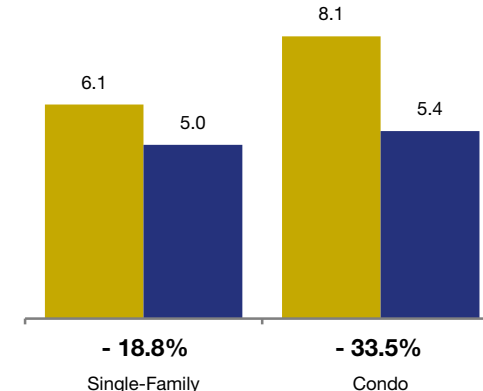
By Construction Type

■ 1-2012 ■ 1-2013



By Property Type

■ 1-2012 ■ 1-2013



All Properties

By Price Range

	1-2012	1-2013	Change
\$75,000 and Below	5.6	5.2	- 6.2%
\$75,001 to \$100,000	6.5	6.3	- 2.5%
\$100,001 to \$125,000	6.9	4.7	- 32.0%
\$125,001 to \$150,000	6.1	4.4	- 28.0%
\$150,001 to \$300,000	5.5	3.9	- 29.6%
\$300,001 and Above	10.7	7.5	- 30.3%
All Price Ranges	6.2	5.0	- 19.4%

Single-Family

	1-2012	1-2013	Change
\$75,000 and Below	5.4	5.2	- 4.2%
\$75,001 to \$100,000	6.4	6.2	- 3.2%
\$100,001 to \$125,000	6.9	4.6	- 32.3%
\$125,001 to \$150,000	6.0	4.3	- 28.2%
\$150,001 to \$300,000	5.5	3.9	- 27.8%
\$300,001 and Above	10.8	7.4	- 31.1%
All Price Ranges	6.1	5.0	- 18.8%

Condo

	1-2012	1-2013	Change
\$75,000 and Below	14.1	4.9	- 65.6%
\$75,001 to \$100,000	7.8	9.3	+ 18.7%
\$100,001 to \$125,000	6.4	5.3	- 17.7%
\$125,001 to \$150,000	7.2	5.7	- 21.0%
\$150,001 to \$300,000	6.0	3.1	- 47.9%
\$300,001 and Above	5.0	6.8	+ 35.0%
All Price Ranges	8.1	5.4	- 33.5%

By Construction Type

	1-2012	1-2013	Change
Previously Owned	6.2	5.0	- 19.9%
New Construction	6.2	5.3	- 14.4%
All Construction Types	6.2	5.0	- 19.4%

	1-2012	1-2013	Change
Previously Owned	6.1	5.0	- 19.0%
New Construction	6.1	5.3	- 14.1%
All Construction Types	6.1	5.0	- 18.8%

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