

Housing Supply Overview

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



February 2013

As we lean toward the spring market, let's review what's transpired over the past 12 months. For the 12-month period spanning March 2012 through February 2013, Closed Sales in the Fort Wayne region were up 9.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 33.3 percent.

The overall Median Sales Price was up 8.5 percent to \$105,250. The property type with the largest price gain was the Single-Family segment, where prices increased 9.6 percent to \$104,500. The overall Percent of Original List Price Received at Sale was up 0.7 percent to 92.0.

Market-wide, inventory levels were down 15.2 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.4 percent. That amounts to 4.8 months supply for Single-Family homes and 5.1 months supply for Condos.

Quick Facts

+ 33.3%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 17.0%

Construction Status with
Strongest Closed Sales:

New Construction

+ 16.4%

Property Type with
Strongest Closed Sales:

Condo

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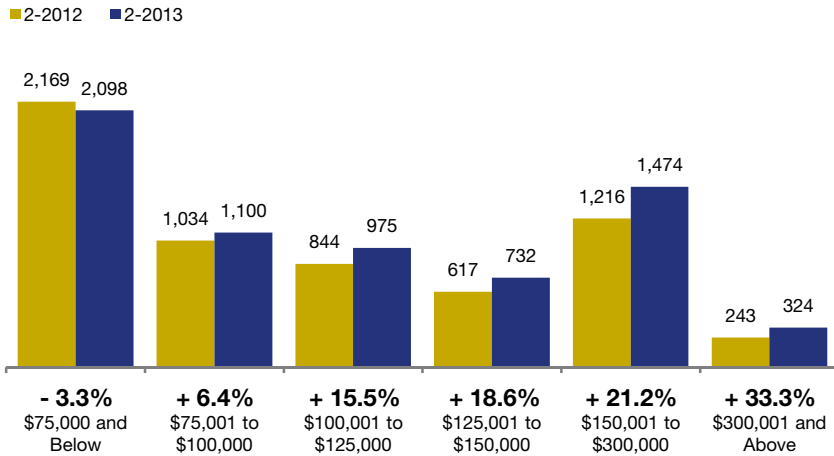
[Click on desired metric to jump to that page.](#)

Closed Sales

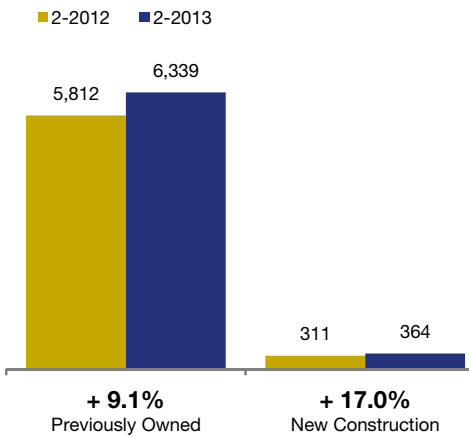


A count of the actual sales that closed. Based on a rolling 12-month total.

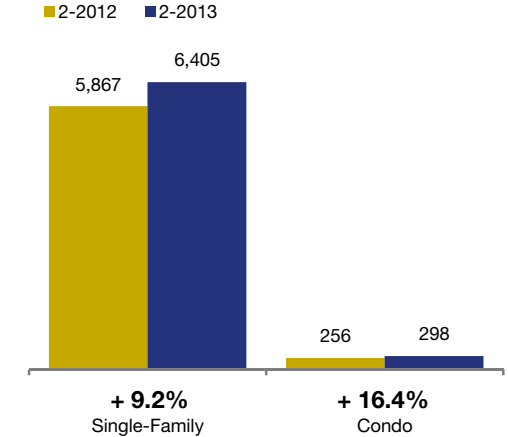
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range

	2-2012	2-2013	Change
\$75,000 and Below	2,169	2,098	- 3.3%
\$75,001 to \$100,000	1,034	1,100	+ 6.4%
\$100,001 to \$125,000	844	975	+ 15.5%
\$125,001 to \$150,000	617	732	+ 18.6%
\$150,001 to \$300,000	1,216	1,474	+ 21.2%
\$300,001 and Above	243	324	+ 33.3%
All Price Ranges	6,123	6,703	+ 9.5%

Single-Family

	2-2012	2-2013	Change
\$75,000 and Below	2,124	2,051	- 3.4%
\$75,001 to \$100,000	1,002	1,058	+ 5.6%
\$100,001 to \$125,000	790	911	+ 15.3%
\$125,001 to \$150,000	580	695	+ 19.8%
\$150,001 to \$300,000	1,138	1,374	+ 20.7%
\$300,001 and Above	233	316	+ 35.6%
All Price Ranges	5,867	6,405	+ 9.2%

Condo

	2-2012	2-2013	Change
\$75,000 and Below	45	47	+ 4.4%
\$75,001 to \$100,000	32	42	+ 31.3%
\$100,001 to \$125,000	54	64	+ 18.5%
\$125,001 to \$150,000	37	37	0.0%
\$150,001 to \$300,000	78	100	+ 28.2%
\$300,001 and Above	10	8	- 20.0%
All Price Ranges	256	298	+ 16.4%

By Construction Type

	2-2012	2-2013	Change
Previously Owned	5,812	6,339	+ 9.1%
New Construction	311	364	+ 17.0%
All Construction Types	6,123	6,703	+ 9.5%

	2-2012	2-2013	Change
Previously Owned	5,589	6,078	+ 8.7%
New Construction	278	327	+ 17.6%
All Construction Types	5,867	6,405	+ 9.2%

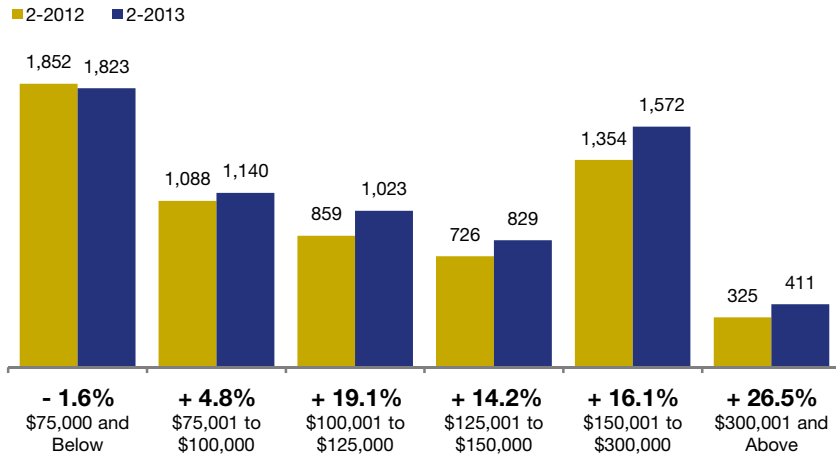
Statistics are based on Residential Single Family listings and sales as reported to the Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS), which may not reflect all real estate activity in the market. The primary coverage area of the DeKalb, and Noble Counties, however listings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

Pending Sales

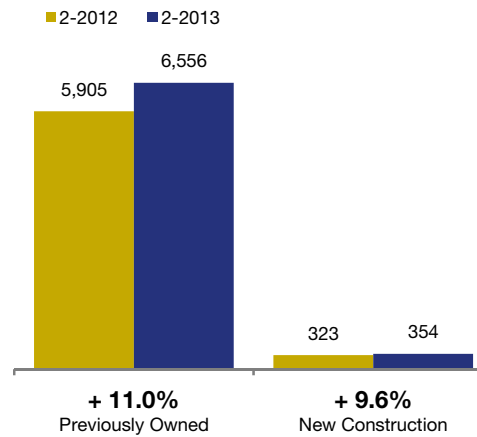
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



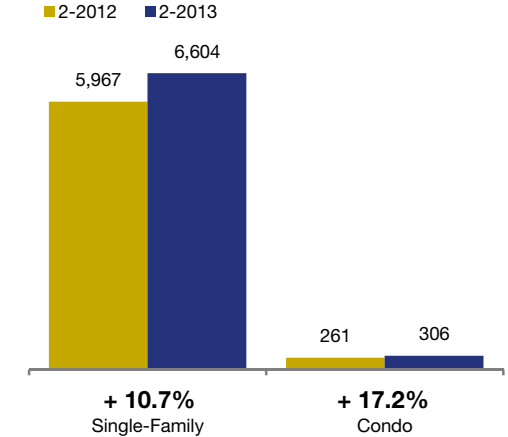
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	2-2012	2-2013	Change
\$75,000 and Below	1,852	1,823	- 1.6%
\$75,001 to \$100,000	1,088	1,140	+ 4.8%
\$100,001 to \$125,000	859	1,023	+ 19.1%
\$125,001 to \$150,000	726	829	+ 14.2%
\$150,001 to \$300,000	1,354	1,572	+ 16.1%
\$300,001 and Above	325	411	+ 26.5%
All Price Ranges	6,228	6,910	+ 11.0%

Single-Family

2-2012	2-2013	Change	2-2012	2-2013	Change
1,822	1,785	- 2.0%	30	38	+ 26.7%
1,042	1,097	+ 5.3%	46	43	- 6.5%
809	972	+ 20.1%	50	51	+ 2.0%
682	774	+ 13.5%	44	55	+ 25.0%
1,276	1,474	+ 15.5%	78	98	+ 25.6%
313	392	+ 25.2%	12	19	+ 58.3%
5,967	6,604	+ 10.7%	261	306	+ 17.2%

Condo

By Construction Type	2-2012	2-2013	Change
Previously Owned	5,905	6,556	+ 11.0%
New Construction	323	354	+ 9.6%
All Construction Types	6,228	6,910	+ 11.0%

2-2012	2-2013	Change	2-2012	2-2013	Change
5,675	6,286	+ 10.8%	230	270	+ 17.4%
292	318	+ 8.9%	31	36	+ 16.1%
5,967	6,604	+ 10.7%	261	306	+ 17.2%

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 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.

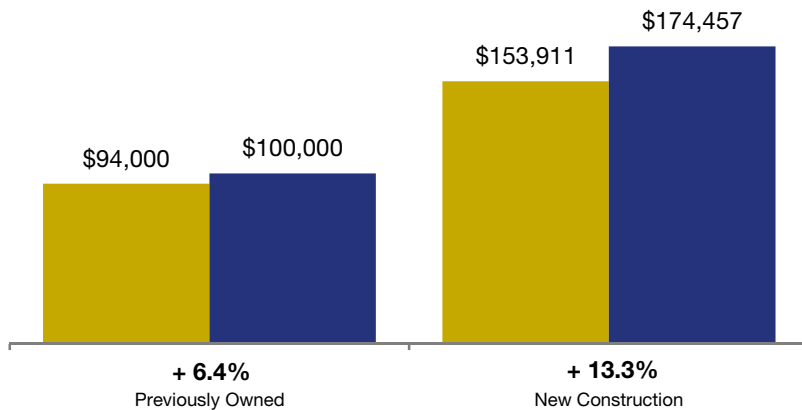
Median Sales Price

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



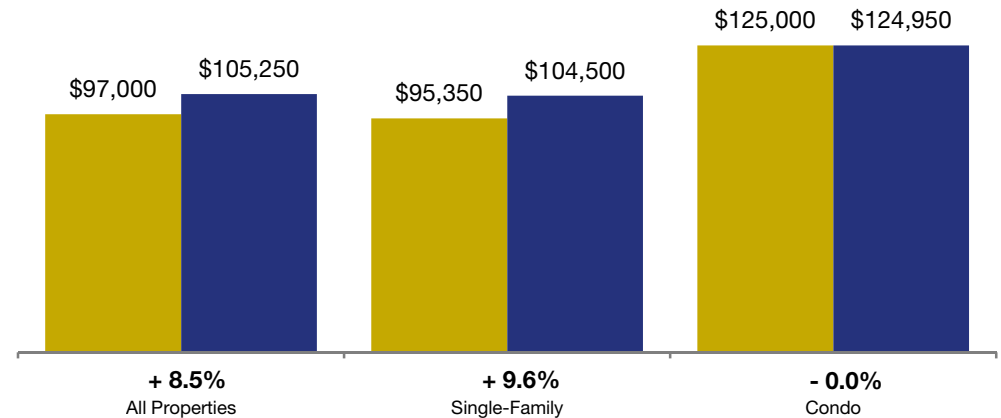
By Construction Type

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



By Construction Type	All Properties			Single-Family			Condo		
	2-2012	2-2013	Change	2-2012	2-2013	Change	2-2012	2-2013	Change
Previously Owned	\$94,000	\$100,000	+ 6.4%	\$92,600	\$100,000	+ 8.0%	\$119,750	\$120,500	+ 0.6%
New Construction	\$153,911	\$174,457	+ 13.3%	\$153,906	\$174,713	+ 13.5%	\$157,500	\$174,200	+ 10.6%
All Construction Types	\$97,000	\$105,250	+ 8.5%	\$95,350	\$104,500	+ 9.6%	\$125,000	\$124,950	- 0.0%

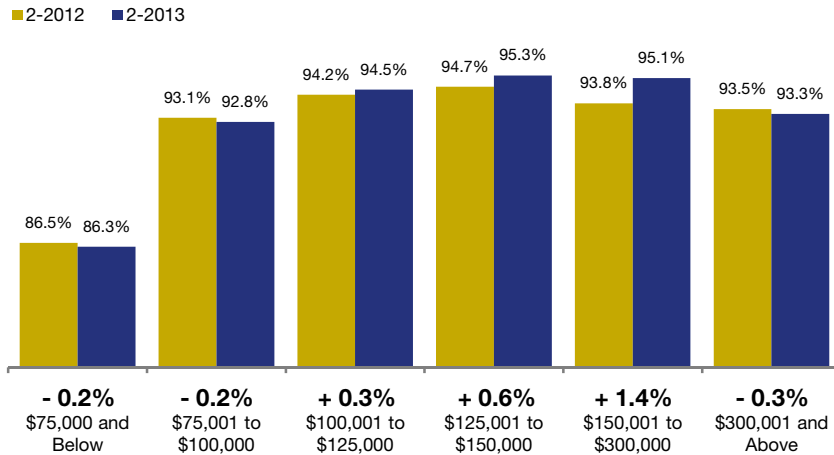
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Percent of Original List Price Received

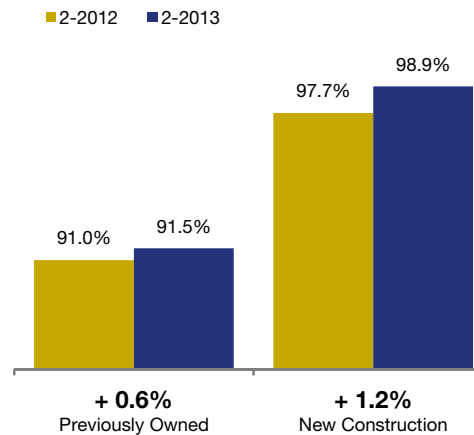


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

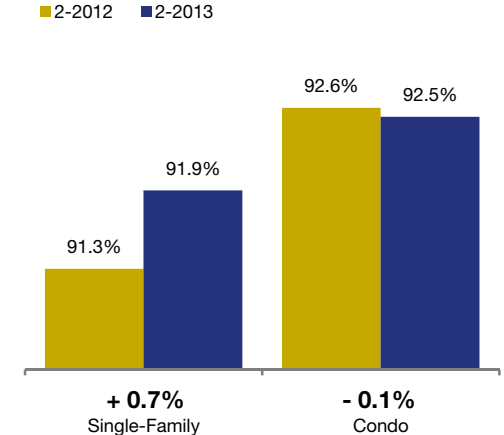
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	2-2012	2-2013	Change
\$75,000 and Below	86.5%	86.3%	- 0.2%
\$75,001 to \$100,000	93.1%	92.8%	- 0.2%
\$100,001 to \$125,000	94.2%	94.5%	+ 0.3%
\$125,001 to \$150,000	94.7%	95.3%	+ 0.6%
\$150,001 to \$300,000	93.8%	95.1%	+ 1.4%
\$300,001 and Above	93.5%	93.3%	- 0.3%
All Price Ranges	91.4%	92.0%	+ 0.7%

Single-Family

By Price Range	2-2012	2-2013	Change
\$75,000 and Below	86.5%	86.3%	- 0.3%
\$75,001 to \$100,000	93.0%	92.9%	- 0.2%
\$100,001 to \$125,000	94.3%	94.6%	+ 0.4%
\$125,001 to \$150,000	94.7%	95.3%	+ 0.6%
\$150,001 to \$300,000	93.8%	95.2%	+ 1.4%
\$300,001 and Above	93.5%	93.3%	- 0.3%
All Price Ranges	91.3%	91.9%	+ 0.7%

Condo

By Price Range	2-2012	2-2013	Change
\$75,000 and Below	86.9%	87.2%	+ 0.3%
\$75,001 to \$100,000	93.2%	92.2%	- 1.1%
\$100,001 to \$125,000	94.0%	92.9%	- 1.2%
\$125,001 to \$150,000	94.7%	94.9%	+ 0.3%
\$150,001 to \$300,000	93.2%	94.1%	+ 0.9%
\$300,001 and Above	92.6%	91.8%	- 0.9%
All Price Ranges	92.6%	92.5%	- 0.1%

By Construction Type	2-2012	2-2013	Change
Previously Owned	91.0%	91.5%	+ 0.6%
New Construction	97.7%	98.9%	+ 1.2%
All Construction Types	91.4%	92.0%	+ 0.7%

By Construction Type	2-2012	2-2013	Change
Previously Owned	91.0%	91.5%	+ 0.6%
New Construction	97.6%	98.9%	+ 1.3%
All Construction Types	91.3%	91.9%	+ 0.7%

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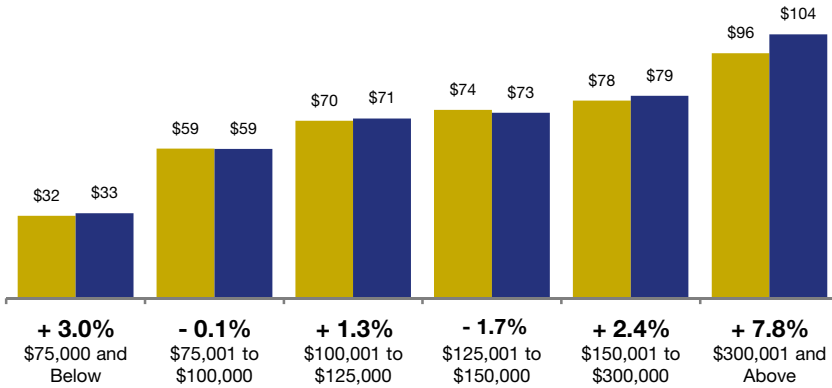
Price Per Square Foot

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



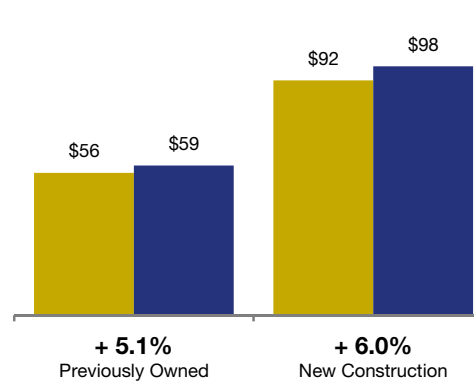
By Price Range

■ 2-2012 ■ 2-2013



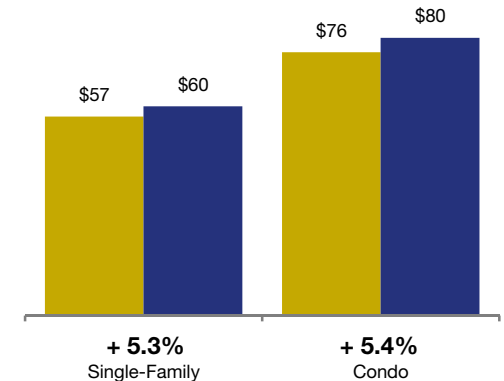
By Construction Type

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range

	2-2012	2-2013	Change
\$75,000 and Below	\$32	\$33	+ 3.0%
\$75,001 to \$100,000	\$59	\$59	- 0.1%
\$100,001 to \$125,000	\$70	\$71	+ 1.3%
\$125,001 to \$150,000	\$74	\$73	- 1.7%
\$150,001 to \$300,000	\$78	\$79	+ 2.4%
\$300,001 and Above	\$96	\$104	+ 7.8%
All Price Ranges	\$58	\$61	+ 5.4%

Single-Family

	2-2012	2-2013	Change
\$75,000 and Below	\$32	\$33	+ 2.9%
\$75,001 to \$100,000	\$58	\$58	- 0.2%
\$100,001 to \$125,000	\$69	\$70	+ 1.1%
\$125,001 to \$150,000	\$74	\$72	- 2.1%
\$150,001 to \$300,000	\$77	\$78	+ 1.9%
\$300,001 and Above	\$96	\$104	+ 7.7%
All Price Ranges	\$57	\$60	+ 5.3%

Condo

	2-2012	2-2013	Change
\$75,000 and Below	\$49	\$50	+ 2.1%
\$75,001 to \$100,000	\$65	\$66	+ 0.7%
\$100,001 to \$125,000	\$77	\$80	+ 4.1%
\$125,001 to \$150,000	\$80	\$86	+ 6.6%
\$150,001 to \$300,000	\$89	\$95	+ 7.3%
\$300,001 and Above	\$92	\$98	+ 6.2%
All Price Ranges	\$76	\$80	+ 5.4%

By Construction Type

	2-2012	2-2013	Change
Previously Owned	\$56	\$59	+ 5.1%
New Construction	\$92	\$98	+ 6.0%
All Construction Types	\$58	\$61	+ 5.4%

	2-2012	2-2013	Change
Previously Owned	\$55	\$58	+ 4.9%
New Construction	\$91	\$97	+ 6.6%
All Construction Types	\$57	\$60	+ 5.3%

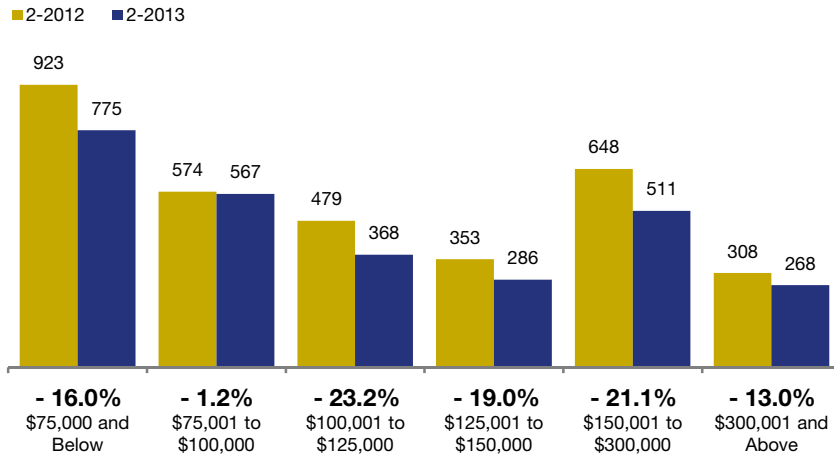
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Inventory of Homes for Sale

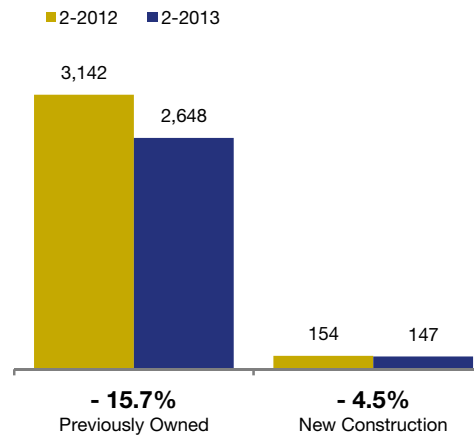


The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

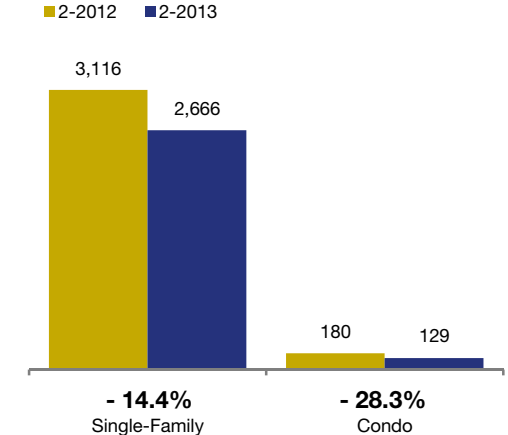
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	2-2012	2-2013	Change
\$75,000 and Below	923	775	- 16.0%
\$75,001 to \$100,000	574	567	- 1.2%
\$100,001 to \$125,000	479	368	- 23.2%
\$125,001 to \$150,000	353	286	- 19.0%
\$150,001 to \$300,000	648	511	- 21.1%
\$300,001 and Above	308	268	- 13.0%
All Price Ranges	3,296	2,795	- 15.2%

Single-Family

2-2012	2-2013	Change
890	754	- 15.3%
539	537	- 0.4%
450	353	- 21.6%
321	264	- 17.8%
609	483	- 20.7%
296	255	- 13.9%
3,116	2,666	- 14.4%

Condo

2-2012	2-2013	Change
33	21	- 36.4%
35	30	- 14.3%
29	15	- 48.3%
32	22	- 31.3%
39	28	- 28.2%
12	13	+ 8.3%
180	129	- 28.3%

By Construction Type

2-2012	2-2013	Change
3,142	2,648	- 15.7%
154	147	- 4.5%
3,296	2,795	- 15.2%

2-2012	2-2013	Change
2,979	2,538	- 14.8%
137	128	- 6.6%
3,116	2,666	- 14.4%

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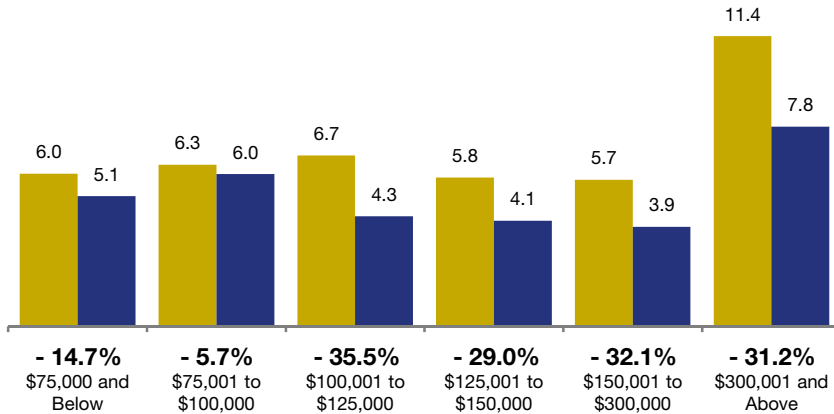
Months Supply of Inventory



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.

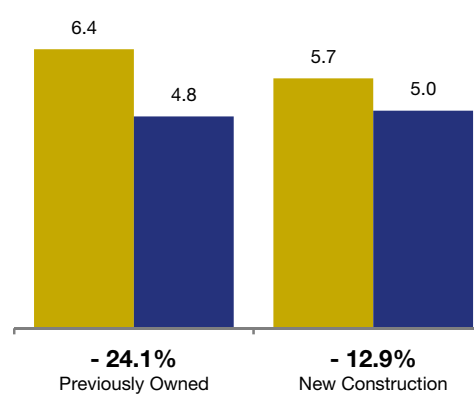
By Price Range

■ 2-2012 ■ 2-2013



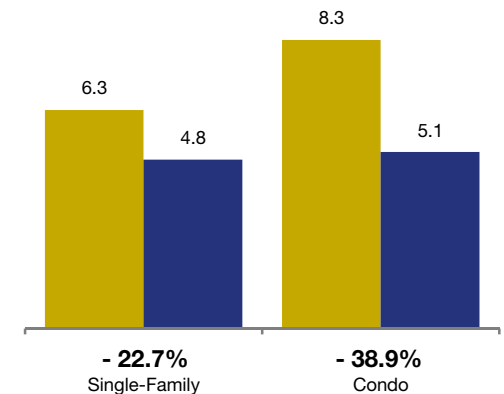
By Construction Type

■ 2-2012 ■ 2-2013



By Property Type

■ 2-2012 ■ 2-2013



All Properties

By Price Range	2-2012	2-2013	Change
\$75,000 and Below	6.0	5.1	-14.7%
\$75,001 to \$100,000	6.3	6.0	-5.7%
\$100,001 to \$125,000	6.7	4.3	-35.5%
\$125,001 to \$150,000	5.8	4.1	-29.0%
\$150,001 to \$300,000	5.7	3.9	-32.1%
\$300,001 and Above	11.4	7.8	-31.2%
All Price Ranges	6.4	4.9	-23.4%

Single-Family

2-2012	2-2013	Change	2-2012	2-2013	Change
5.9	5.1	-13.5%	13.2	5.5	-58.1%
6.2	5.9	-5.4%	9.1	8.4	-8.3%
6.7	4.4	-34.7%	6.4	3.5	-44.7%
5.6	4.1	-27.5%	8.0	4.8	-40.0%
5.7	3.9	-31.3%	5.5	3.4	-37.7%
11.3	7.8	-31.2%	6.0	6.2	+2.6%
6.3	4.8	-22.7%	8.3	5.1	-38.9%

Condo

By Construction Type	2-2012	2-2013	Change
Previously Owned	6.4	4.8	-24.1%
New Construction	5.7	5.0	-12.9%
All Construction Types	6.4	4.9	-23.4%

2-2012	2-2013	Change	2-2012	2-2013	Change
6.3	4.8	-23.1%	8.5	4.9	-42.5%
5.6	4.8	-14.2%	6.6	6.3	-3.8%
6.3	4.8	-22.7%	8.3	5.1	-38.9%

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