

Housing Supply Overview

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



March 2013

With a full quarter worth of data, the keen market watcher is tracking just how 2013 is stacking up. For the 12-month period spanning April 2012 through March 2013, Closed Sales in the Fort Wayne region were up 9.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 24.6 percent.

The overall Median Sales Price was up 7.7 percent to \$105,000. The property type with the largest price gain was the Single-Family segment, where prices increased 9.3 percent to \$104,900. The overall Percent of Original List Price Received at Sale was up 0.4 percent to 91.9.

Market-wide, inventory levels were down 16.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 15.3 percent. That amounts to 5.0 months supply for Single-Family homes and 5.2 months supply for Condos.

Quick Facts

+ 24.6%	+ 18.9%	+ 16.4%
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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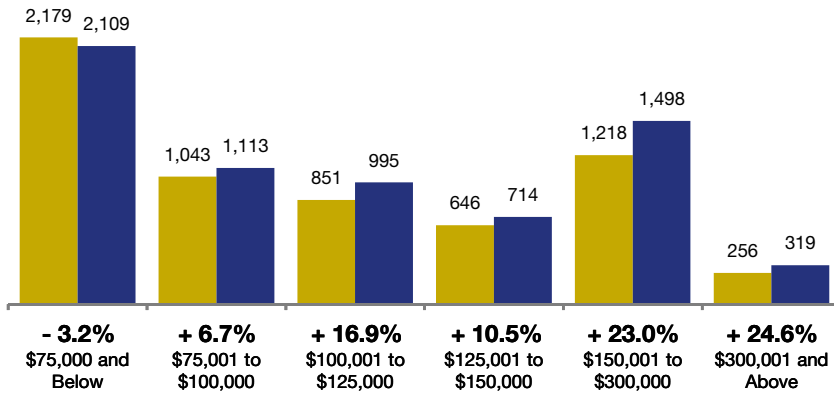
Closed Sales

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



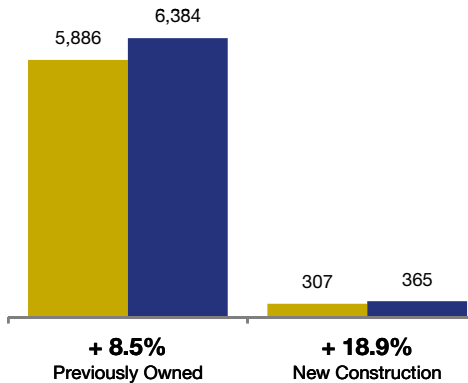
By Price Range

■ 3-2012 ■ 3-2013



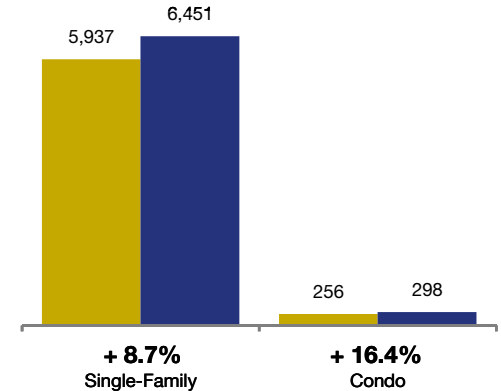
By Construction Type

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	2,179	2,109	- 3.2%
\$75,001 to \$100,000	1,043	1,113	+ 6.7%
\$100,001 to \$125,000	851	995	+ 16.9%
\$125,001 to \$150,000	646	714	+ 10.5%
\$150,001 to \$300,000	1,218	1,498	+ 23.0%
\$300,001 and Above	256	319	+ 24.6%
All Price Ranges	6,193	6,749	+ 9.0%

Single-Family

	3-2012	3-2013	Change
\$75,000 and Below	2,136	2,056	- 3.7%
\$75,001 to \$100,000	1,009	1,072	+ 6.2%
\$100,001 to \$125,000	794	928	+ 16.9%
\$125,001 to \$150,000	609	677	+ 11.2%
\$150,001 to \$300,000	1,143	1,407	+ 23.1%
\$300,001 and Above	246	310	+ 26.0%
All Price Ranges	5,937	6,451	+ 8.7%

Condo

	3-2012	3-2013	Change
\$75,000 and Below	43	53	+ 23.3%
\$75,001 to \$100,000	34	41	+ 20.6%
\$100,001 to \$125,000	57	67	+ 17.5%
\$125,001 to \$150,000	37	37	0.0%
\$150,001 to \$300,000	75	91	+ 21.3%
\$300,001 and Above	10	9	- 10.0%
All Price Ranges	256	298	+ 16.4%

By Construction Type

	3-2012	3-2013	Change
Previously Owned	5,886	6,384	+ 8.5%
New Construction	307	365	+ 18.9%
All Construction Types	6,193	6,749	+ 9.0%

	3-2012	3-2013	Change
Previously Owned	5,662	6,123	+ 8.1%
New Construction	275	328	+ 19.3%
All Construction Types	5,937	6,451	+ 8.7%

	3-2012	3-2013	Change
Previously Owned	224	261	+ 16.5%
New Construction	32	37	+ 15.6%
All Construction Types	256	298	+ 16.4%

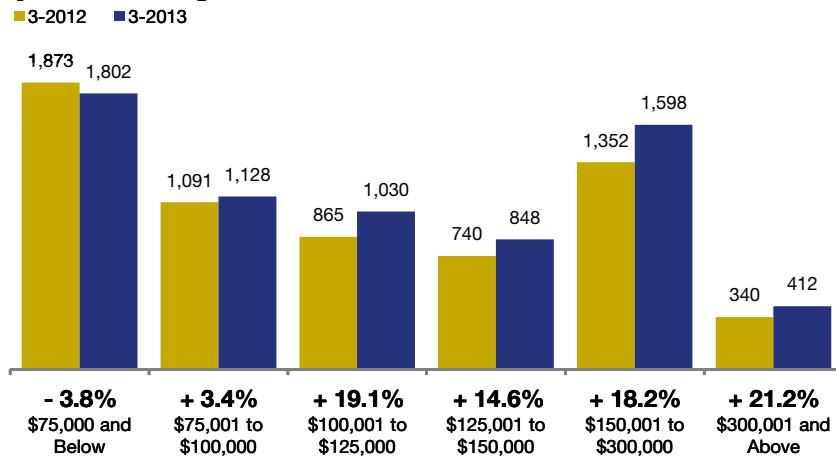
Statistics are based on Residential Single Family listings and sales as reported to the Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS), which may not reflect all real estate activity in the market. The primary coverage area of the DeKalb, and Noble Counties, however listings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

Pending Sales

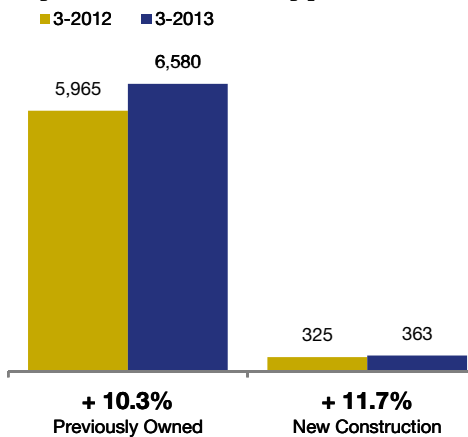
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



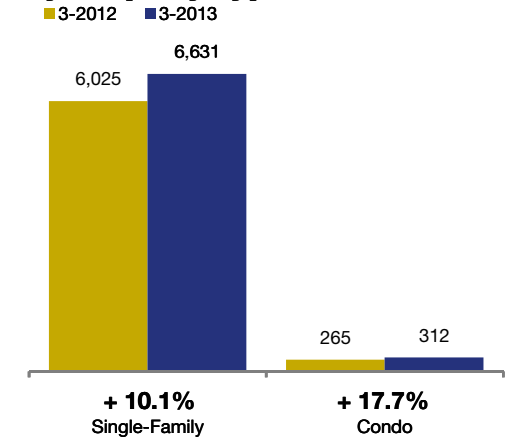
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	3-2012	3-2013	Change
\$75,000 and Below	1,873	1,802	- 3.8%
\$75,001 to \$100,000	1,091	1,128	+ 3.4%
\$100,001 to \$125,000	865	1,030	+ 19.1%
\$125,001 to \$150,000	740	848	+ 14.6%
\$150,001 to \$300,000	1,352	1,598	+ 18.2%
\$300,001 and Above	340	412	+ 21.2%
All Price Ranges	6,290	6,943	+ 10.4%

Single-Family

3-2012	3-2013	Change
1,840	1,764	- 4.1%
1,043	1,085	+ 4.0%
819	979	+ 19.5%
695	792	+ 14.0%
1,272	1,497	+ 17.7%
329	390	+ 18.5%
6,025	6,631	+ 10.1%

Condo

3-2012	3-2013	Change
33	38	+ 15.2%
48	43	- 10.4%
46	51	+ 10.9%
45	56	+ 24.4%
80	101	+ 26.3%
11	22	+ 100.0%
265	312	+ 17.7%

By Construction Type	3-2012	3-2013	Change
Previously Owned	5,965	6,580	+ 10.3%
New Construction	325	363	+ 11.7%
All Construction Types	6,290	6,943	+ 10.4%

3-2012	3-2013	Change
5,729	6,309	+ 10.1%
296	322	+ 8.8%
6,025	6,631	+ 10.1%

3-2012	3-2013	Change
236	271	+ 14.8%
29	41	+ 41.4%
265	312	+ 17.7%

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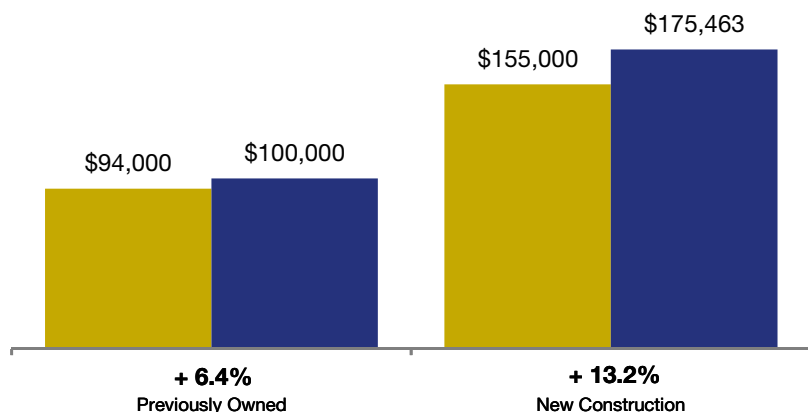
Median Sales Price

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



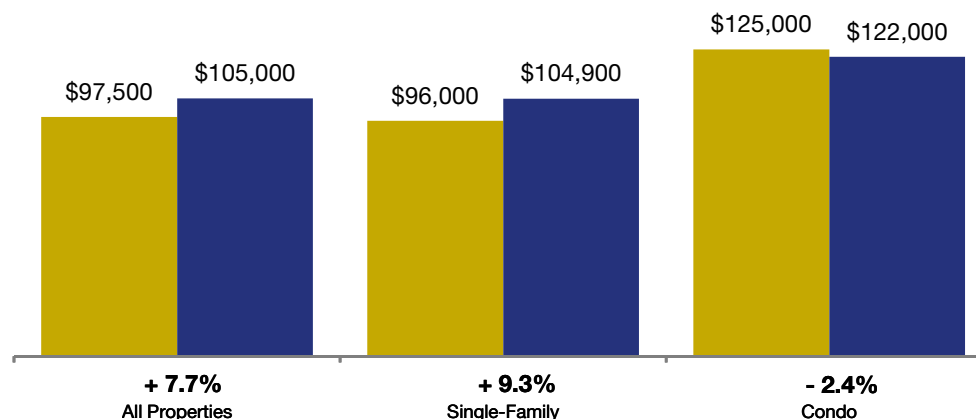
By Construction Type

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



	All Properties			Single-Family			Condo		
By Construction Type	3-2012	3-2013	Change	3-2012	3-2013	Change	3-2012	3-2013	Change
Previously Owned	\$94,000	\$100,000	+ 6.4%	\$93,000	\$100,000	+ 7.5%	\$120,000	\$115,000	- 4.2%
New Construction	\$155,000	\$175,463	+ 13.2%	\$155,000	\$175,482	+ 13.2%	\$155,600	\$175,220	+ 12.6%
All Construction Types	\$97,500	\$105,000	+ 7.7%	\$96,000	\$104,900	+ 9.3%	\$125,000	\$122,000	- 2.4%

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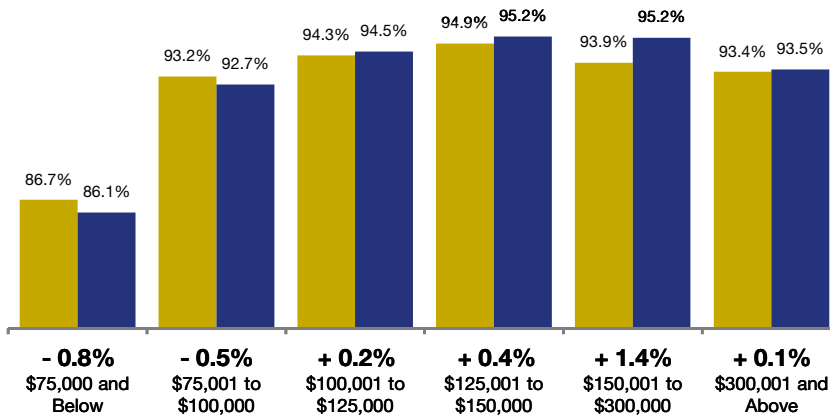
Percent of Original List Price Received

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.**



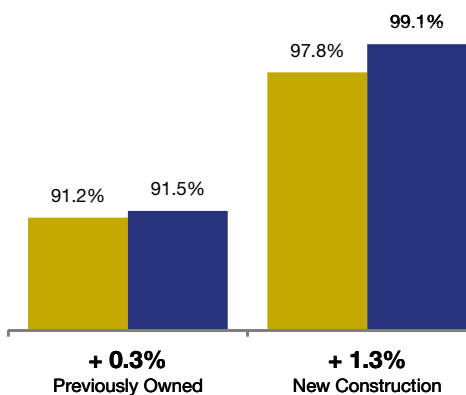
By Price Range

■ 3-2012 ■ 3-2013



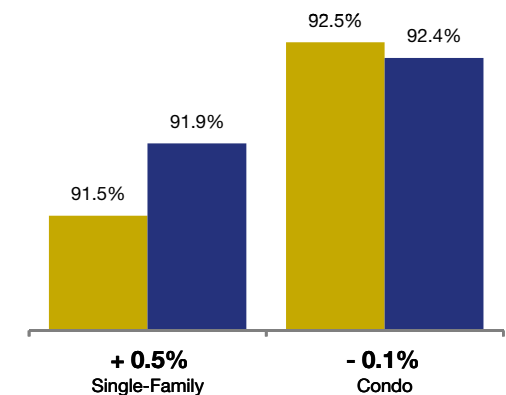
By Construction Type

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	86.7%	86.1%	- 0.8%
\$75,001 to \$100,000	93.2%	92.7%	- 0.5%
\$100,001 to \$125,000	94.3%	94.5%	+ 0.2%
\$125,001 to \$150,000	94.9%	95.2%	+ 0.4%
\$150,001 to \$300,000	93.9%	95.2%	+ 1.4%
\$300,001 and Above	93.4%	93.5%	+ 0.1%
All Price Ranges	91.5%	91.9%	+ 0.4%

Single-Family

	3-2012	3-2013	Change
\$75,000 and Below	86.7%	86.0%	- 0.8%
\$75,001 to \$100,000	93.2%	92.8%	- 0.5%
\$100,001 to \$125,000	94.3%	94.6%	+ 0.3%
\$125,001 to \$150,000	94.9%	95.3%	+ 0.4%
\$150,001 to \$300,000	93.9%	95.3%	+ 1.4%
\$300,001 and Above	93.5%	93.5%	+ 0.0%
All Price Ranges	91.5%	91.9%	+ 0.5%

Condo

	3-2012	3-2013	Change
\$75,000 and Below	87.5%	86.8%	- 0.8%
\$75,001 to \$100,000	92.4%	92.3%	- 0.1%
\$100,001 to \$125,000	93.5%	92.9%	- 0.6%
\$125,001 to \$150,000	94.6%	94.9%	+ 0.3%
\$150,001 to \$300,000	93.4%	94.1%	+ 0.8%
\$300,001 and Above	91.2%	94.0%	+ 3.1%
All Price Ranges	92.5%	92.4%	- 0.1%

By Construction Type

	3-2012	3-2013	Change
Previously Owned	91.2%	91.5%	+ 0.3%
New Construction	97.8%	99.1%	+ 1.3%
All Construction Types	91.5%	91.9%	+ 0.4%

	3-2012	3-2013	Change
Previously Owned	91.1%	91.5%	+ 0.4%
New Construction	97.7%	99.0%	+ 1.4%
All Construction Types	91.5%	91.9%	+ 0.5%

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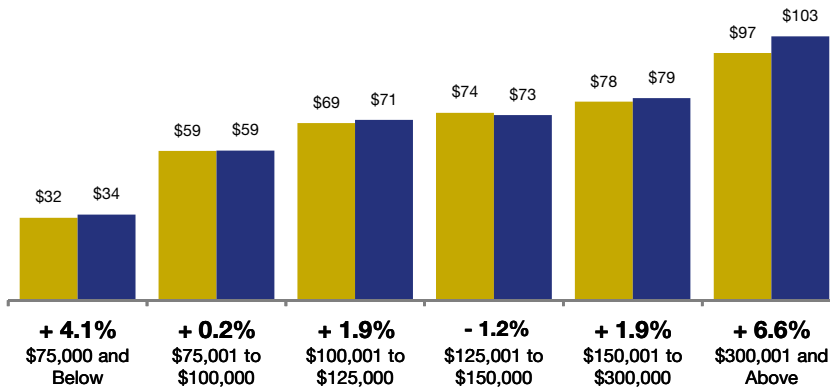
Price Per Square Foot

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



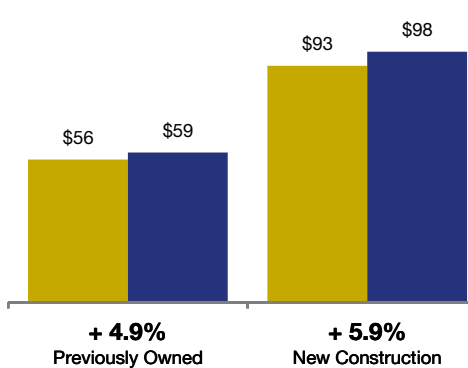
By Price Range

■ 3-2012 ■ 3-2013



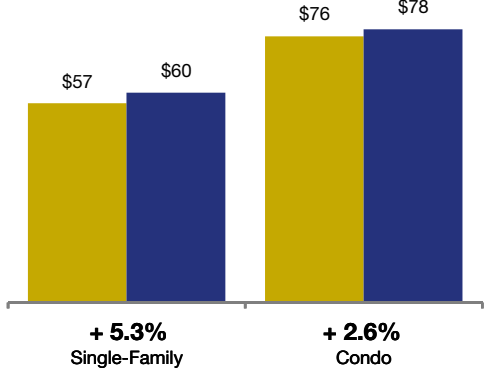
By Construction Type

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	\$32	\$34	+ 4.1%
\$75,001 to \$100,000	\$59	\$59	+ 0.2%
\$100,001 to \$125,000	\$69	\$71	+ 1.9%
\$125,001 to \$150,000	\$74	\$73	- 1.2%
\$150,001 to \$300,000	\$78	\$79	+ 1.9%
\$300,001 and Above	\$97	\$103	+ 6.6%
All Price Ranges	\$58	\$61	+ 5.3%

Single-Family

	3-2012	3-2013	Change
\$75,000 and Below	\$32	\$33	+ 3.7%
\$75,001 to \$100,000	\$58	\$59	+ 0.4%
\$100,001 to \$125,000	\$69	\$70	+ 1.7%
\$125,001 to \$150,000	\$73	\$72	- 1.6%
\$150,001 to \$300,000	\$77	\$78	+ 1.7%
\$300,001 and Above	\$97	\$103	+ 6.3%
All Price Ranges	\$57	\$60	+ 5.3%

Condo

	3-2012	3-2013	Change
\$75,000 and Below	\$50	\$51	+ 2.8%
\$75,001 to \$100,000	\$67	\$63	- 5.7%
\$100,001 to \$125,000	\$77	\$80	+ 3.9%
\$125,001 to \$150,000	\$80	\$84	+ 6.1%
\$150,001 to \$300,000	\$91	\$95	+ 4.1%
\$300,001 and Above	\$91	\$104	+ 14.9%
All Price Ranges	\$76	\$78	+ 2.6%

By Construction Type

	3-2012	3-2013	Change
Previously Owned	\$56	\$59	+ 4.9%
New Construction	\$93	\$98	+ 5.9%
All Construction Types	\$58	\$61	+ 5.3%

	3-2012	3-2013	Change
Previously Owned	\$55	\$58	+ 4.9%
New Construction	\$92	\$97	+ 6.3%
All Construction Types	\$57	\$60	+ 5.3%

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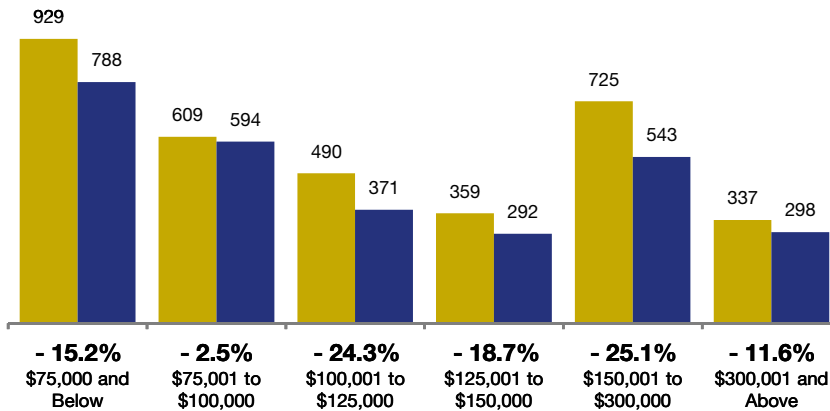
Inventory of Homes for Sale

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



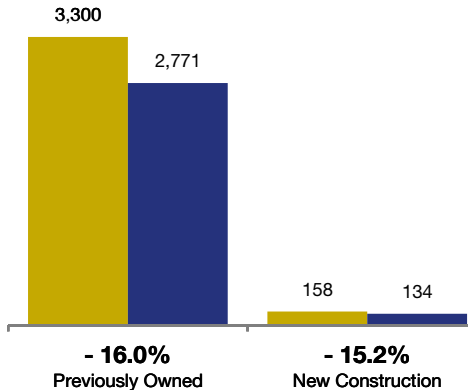
By Price Range

■ 3-2012 ■ 3-2013



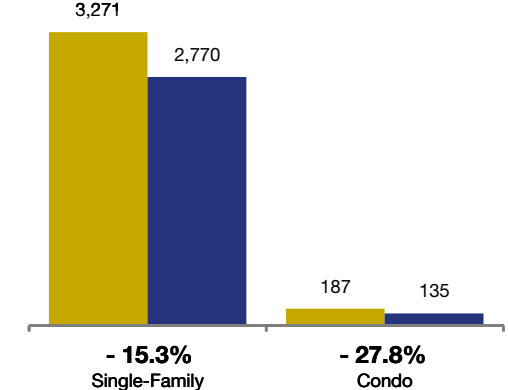
By Construction Type

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	929	788	- 15.2%
\$75,001 to \$100,000	609	594	- 2.5%
\$100,001 to \$125,000	490	371	- 24.3%
\$125,001 to \$150,000	359	292	- 18.7%
\$150,001 to \$300,000	725	543	- 25.1%
\$300,001 and Above	337	298	- 11.6%
All Price Ranges	3,458	2,905	- 16.0%

Single-Family

3-2012	3-2013	Change	3-2012	3-2013	Change
900	767	- 14.8%	29	21	- 27.6%
572	566	- 1.0%	37	28	- 24.3%
454	352	- 22.5%	36	19	- 47.2%
330	266	- 19.4%	29	26	- 10.3%
681	517	- 24.1%	44	26	- 40.9%
325	283	- 12.9%	12	15	+ 25.0%
3,271	2,770	- 15.3%	187	135	- 27.8%

Condo

	3-2012	3-2013	Change
	29	21	- 27.6%
	37	28	- 24.3%
	36	19	- 47.2%
	29	26	- 10.3%
	44	26	- 40.9%
	12	15	+ 25.0%
	187	135	- 27.8%

By Construction Type

	3-2012	3-2013	Change
Previously Owned	3,300	2,771	- 16.0%
New Construction	158	134	- 15.2%
All Construction Types	3,458	2,905	- 16.0%

3-2012	3-2013	Change	3-2012	3-2013	Change
3,133	2,650	- 15.4%	167	121	- 27.5%
138	120	- 13.0%	20	14	- 30.0%
3,271	2,770	- 15.3%	187	135	- 27.8%

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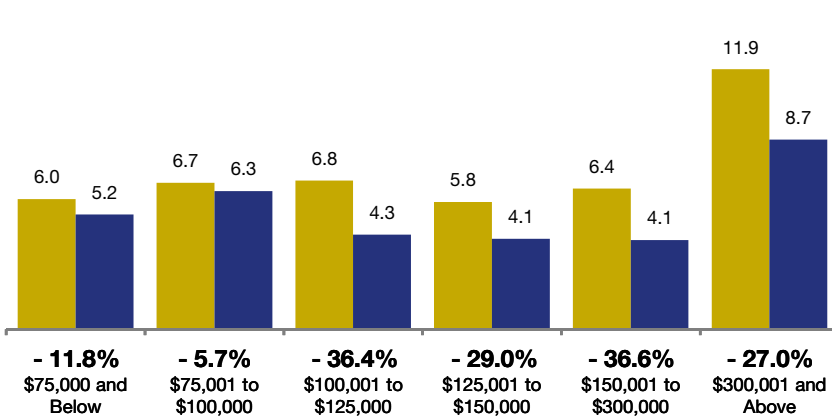
Months Supply of Inventory

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.



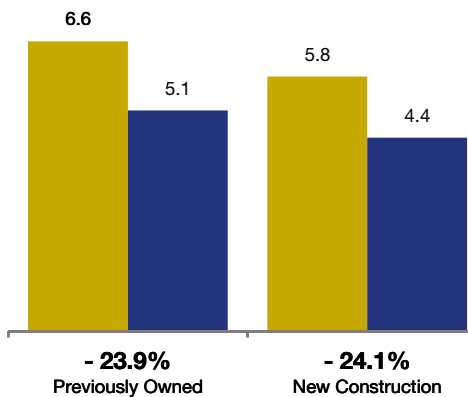
By Price Range

■ 3-2012 ■ 3-2013



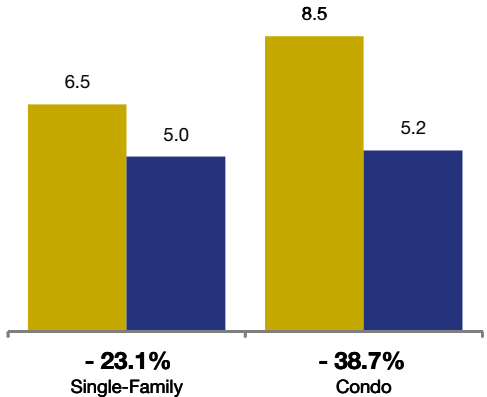
By Construction Type

■ 3-2012 ■ 3-2013



By Property Type

■ 3-2012 ■ 3-2013



All Properties

By Price Range

	3-2012	3-2013	Change
\$75,000 and Below	6.0	5.2	- 11.8%
\$75,001 to \$100,000	6.7	6.3	- 5.7%
\$100,001 to \$125,000	6.8	4.3	- 36.4%
\$125,001 to \$150,000	5.8	4.1	- 29.0%
\$150,001 to \$300,000	6.4	4.1	- 36.6%
\$300,001 and Above	11.9	8.7	- 27.0%
All Price Ranges	6.6	5.0	- 24.2%

Single-Family

	3-2012	3-2013	Change
\$75,000 and Below	5.9	5.2	- 11.1%
\$75,001 to \$100,000	6.6	6.3	- 4.9%
\$100,001 to \$125,000	6.7	4.3	- 35.1%
\$125,001 to \$150,000	5.7	4.0	- 29.3%
\$150,001 to \$300,000	6.4	4.1	- 35.5%
\$300,001 and Above	11.9	8.7	- 26.5%
All Price Ranges	6.5	5.0	- 23.1%

Condo

	3-2012	3-2013	Change
\$75,000 and Below	10.5	5.5	- 47.6%
\$75,001 to \$100,000	9.3	7.8	- 15.5%
\$100,001 to \$125,000	8.6	4.5	- 48.1%
\$125,001 to \$150,000	7.1	5.6	- 21.4%
\$150,001 to \$300,000	6.1	3.1	- 48.9%
\$300,001 and Above	6.5	6.1	- 6.3%
All Price Ranges	8.5	5.2	- 38.7%

By Construction Type

	3-2012	3-2013	Change
Previously Owned	6.6	5.1	- 23.9%
New Construction	5.8	4.4	- 24.1%
All Construction Types	6.6	5.0	- 24.2%

	3-2012	3-2013	Change
Previously Owned	6.6	5.0	- 23.2%
New Construction	5.6	4.5	- 20.1%
All Construction Types	6.5	5.0	- 23.1%

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