

Housing Supply Overview

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



April 2013

The spring market is here in full swing. Buyers are showing good turnout but too many sellers remain sidelined. That's creating a more competitive landscape for buyers. For the 12-month period spanning May 2012 through April 2013, Closed Sales in the Fort Wayne region were up 9.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 27.5 percent.

The overall Median Sales Price was up 8.2 percent to \$106,000. The property type with the largest price gain was the Single-Family segment, where prices increased 8.8 percent to \$105,000. The overall Percent of Original List Price Received at Sale was up 0.5 percent to 92.0.

Market-wide, inventory levels were down 17.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 16.3 percent. That amounts to 5.2 months supply for Single-Family homes and 4.8 months supply for Condos.

Quick Facts

+ 27.5%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 23.3%

Construction Status with
Strongest Closed Sales:

New Construction

+ 16.6%

Property Type with
Strongest Closed Sales:

Condo

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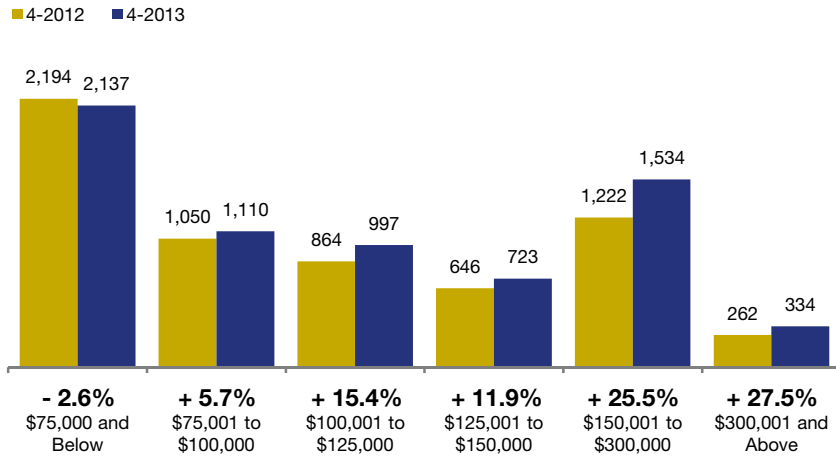
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Closed Sales

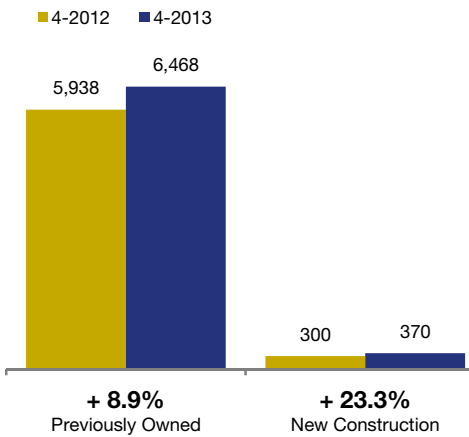
A count of the actual sales that closed. Based on a rolling 12-month total.



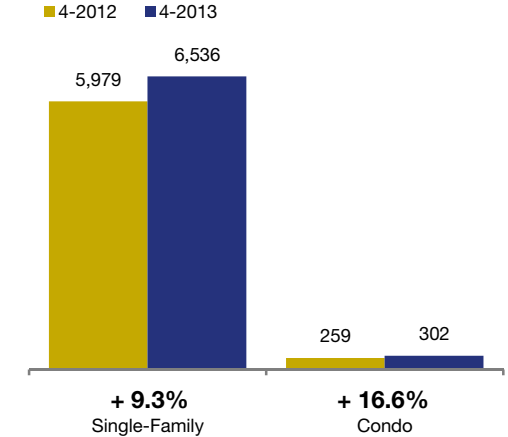
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range

	4-2012	4-2013	Change
\$75,000 and Below	2,194	2,137	- 2.6%
\$75,001 to \$100,000	1,050	1,110	+ 5.7%
\$100,001 to \$125,000	864	997	+ 15.4%
\$125,001 to \$150,000	646	723	+ 11.9%
\$150,001 to \$300,000	1,222	1,534	+ 25.5%
\$300,001 and Above	262	334	+ 27.5%
All Price Ranges	6,238	6,838	+ 9.6%

Single-Family

	4-2012	4-2013	Change
\$75,000 and Below	2,147	2,083	- 3.0%
\$75,001 to \$100,000	1,013	1,069	+ 5.5%
\$100,001 to \$125,000	809	932	+ 15.2%
\$125,001 to \$150,000	608	686	+ 12.8%
\$150,001 to \$300,000	1,149	1,443	+ 25.6%
\$300,001 and Above	253	320	+ 26.5%
All Price Ranges	5,979	6,536	+ 9.3%

Condo

	4-2012	4-2013	Change
\$75,000 and Below	47	54	+ 14.9%
\$75,001 to \$100,000	37	41	+ 10.8%
\$100,001 to \$125,000	55	65	+ 18.2%
\$125,001 to \$150,000	38	37	- 2.6%
\$150,001 to \$300,000	73	91	+ 24.7%
\$300,001 and Above	9	14	+ 55.6%
All Price Ranges	259	302	+ 16.6%

By Construction Type

	4-2012	4-2013	Change
Previously Owned	5,938	6,468	+ 8.9%
New Construction	300	370	+ 23.3%
All Construction Types	6,238	6,838	+ 9.6%

	4-2012	4-2013	Change
Previously Owned	5,707	6,206	+ 8.7%
New Construction	272	330	+ 21.3%
All Construction Types	5,979	6,536	+ 9.3%

	4-2012	4-2013	Change
Previously Owned	231	262	+ 13.4%
New Construction	28	40	+ 42.9%
All Construction Types	259	302	+ 16.6%

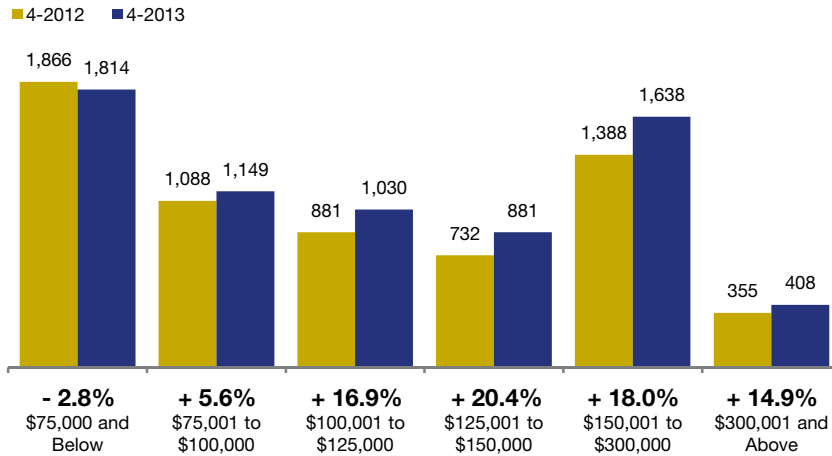
Statistics are based on Residential Single Family listings and sales as reported to the Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS), which may not reflect all real estate activity in the market. The primary coverage area of the DeKalb, and Noble Counties, however listings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

Pending Sales

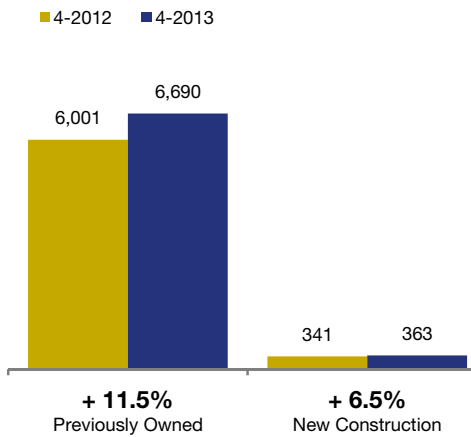
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



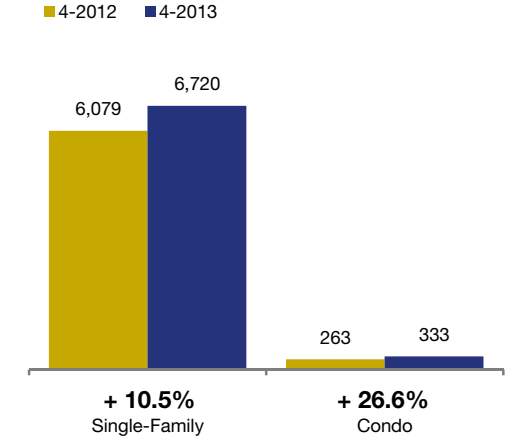
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	4-2012	4-2013	Change
\$75,000 and Below	1,866	1,814	- 2.8%
\$75,001 to \$100,000	1,088	1,149	+ 5.6%
\$100,001 to \$125,000	881	1,030	+ 16.9%
\$125,001 to \$150,000	732	881	+ 20.4%
\$150,001 to \$300,000	1,388	1,638	+ 18.0%
\$300,001 and Above	355	408	+ 14.9%
All Price Ranges	6,342	7,053	+ 11.2%

Single-Family

4-2012	4-2013	Change	4-2012	4-2013	Change
1,838	1,777	- 3.3%	28	37	+ 32.1%
1,042	1,097	+ 5.3%	46	52	+ 13.0%
832	972	+ 16.8%	49	58	+ 18.4%
688	816	+ 18.6%	44	65	+ 47.7%
1,308	1,538	+ 17.6%	80	100	+ 25.0%
341	388	+ 13.8%	14	20	+ 42.9%
6,079	6,720	+ 10.5%	263	333	+ 26.6%

Condo

By Construction Type	4-2012	4-2013	Change
Previously Owned	6,001	6,690	+ 11.5%
New Construction	341	363	+ 6.5%
All Construction Types	6,342	7,053	+ 11.2%

4-2012	4-2013	Change	4-2012	4-2013	Change
5,769	6,401	+ 11.0%	232	289	+ 24.6%
310	319	+ 2.9%	31	44	+ 41.9%
6,079	6,720	+ 10.5%	263	333	+ 26.6%

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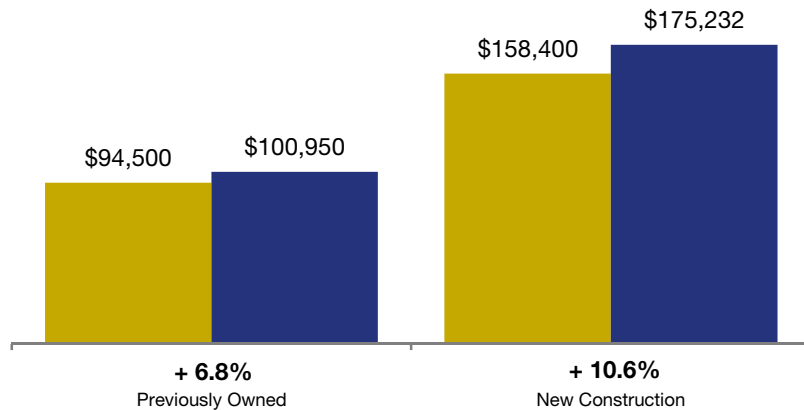
Median Sales Price

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



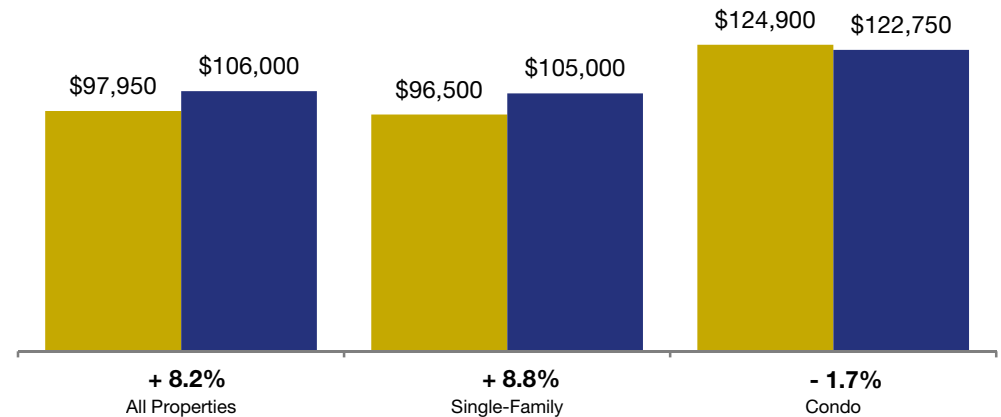
By Construction Type

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



By Construction Type	All Properties			Single-Family			Condo		
	4-2012	4-2013	Change	4-2012	4-2013	Change	4-2012	4-2013	Change
Previously Owned	\$94,500	\$100,950	+ 6.8%	\$93,000	\$100,000	+ 7.5%	\$120,000	\$116,000	- 3.3%
New Construction	\$158,400	\$175,232	+ 10.6%	\$159,095	\$175,232	+ 10.1%	\$153,459	\$176,600	+ 15.1%
All Construction Types	\$97,950	\$106,000	+ 8.2%	\$96,500	\$105,000	+ 8.8%	\$124,900	\$122,750	- 1.7%

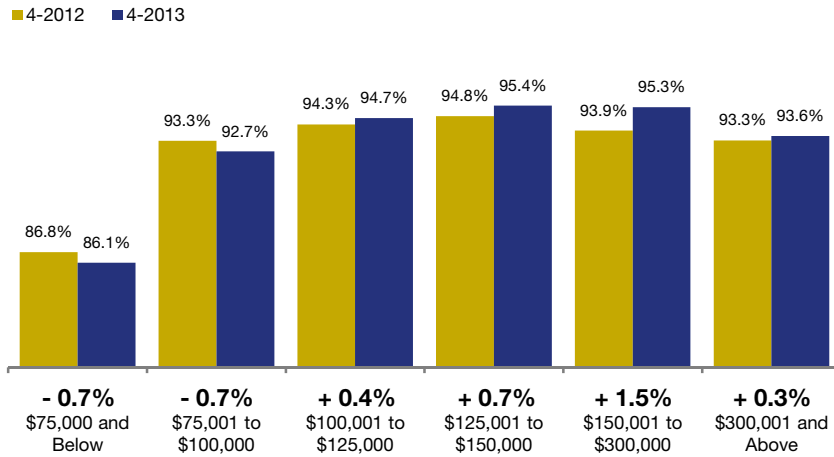
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Percent of Original List Price Received

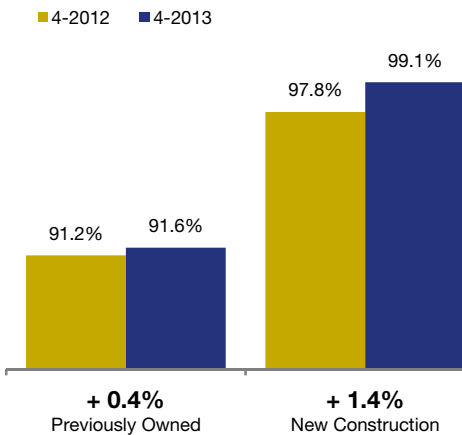


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

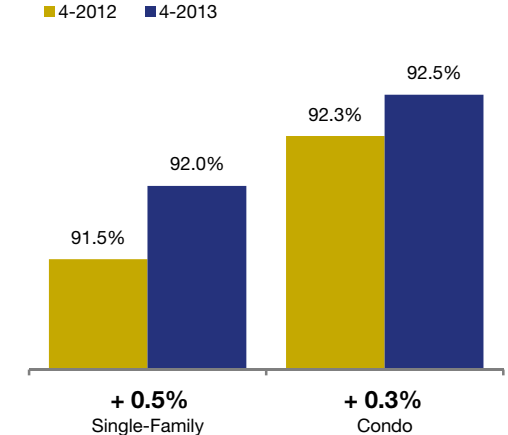
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	4-2012	4-2013	Change
\$75,000 and Below	86.8%	86.1%	- 0.7%
\$75,001 to \$100,000	93.3%	92.7%	- 0.7%
\$100,001 to \$125,000	94.3%	94.7%	+ 0.4%
\$125,001 to \$150,000	94.8%	95.4%	+ 0.7%
\$150,001 to \$300,000	93.9%	95.3%	+ 1.5%
\$300,001 and Above	93.3%	93.6%	+ 0.3%
All Price Ranges	91.5%	92.0%	+ 0.5%

Single-Family

4-2012	4-2013	Change
86.7%	86.1%	- 0.7%
93.3%	92.7%	- 0.6%
94.4%	94.8%	+ 0.4%
94.8%	95.4%	+ 0.7%
94.0%	95.3%	+ 1.4%
93.4%	93.5%	+ 0.1%
91.5%	92.0%	+ 0.5%

Condo

4-2012	4-2013	Change
88.3%	86.8%	- 1.7%
93.1%	92.2%	- 1.0%
92.9%	93.1%	+ 0.3%
94.4%	94.5%	+ 0.2%
92.7%	94.5%	+ 1.9%
91.4%	95.3%	+ 4.3%
92.3%	92.5%	+ 0.3%

By Construction Type

4-2012	4-2013	Change
91.2%	91.6%	+ 0.4%
97.8%	99.1%	+ 1.4%
91.5%	92.0%	+ 0.5%

4-2012	4-2013	Change
91.2%	91.6%	+ 0.4%
97.7%	99.0%	+ 1.4%
91.5%	92.0%	+ 0.5%

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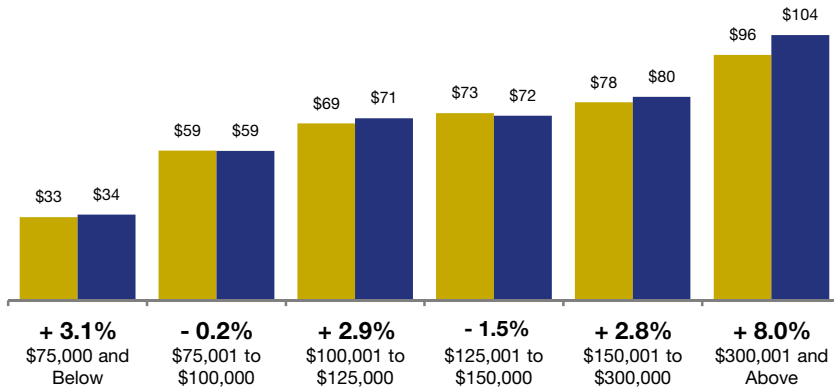
Price Per Square Foot

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



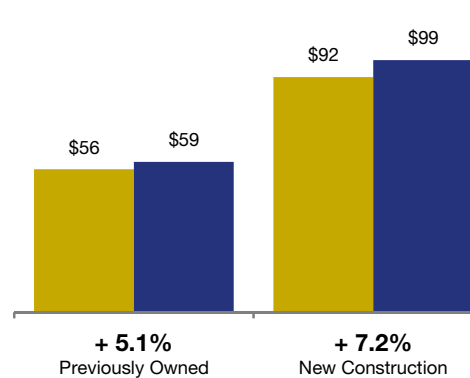
By Price Range

■ 4-2012 ■ 4-2013



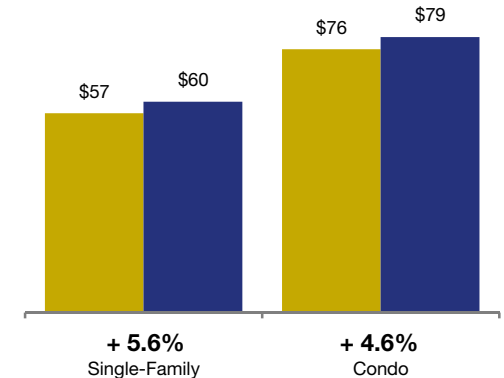
By Construction Type

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$75,000 and Below	\$33	\$34	+ 3.1%
\$75,001 to \$100,000	\$59	\$59	- 0.2%
\$100,001 to \$125,000	\$69	\$71	+ 2.9%
\$125,001 to \$150,000	\$73	\$72	- 1.5%
\$150,001 to \$300,000	\$78	\$80	+ 2.8%
\$300,001 and Above	\$96	\$104	+ 8.0%
All Price Ranges	\$58	\$61	+ 5.7%

Single-Family

	4-2012	4-2013	Change
\$75,000 and Below	\$32	\$33	+ 2.9%
\$75,001 to \$100,000	\$58	\$58	+ 0.0%
\$100,001 to \$125,000	\$69	\$71	+ 2.8%
\$125,001 to \$150,000	\$73	\$72	- 1.9%
\$150,001 to \$300,000	\$77	\$79	+ 2.7%
\$300,001 and Above	\$96	\$104	+ 7.7%
All Price Ranges	\$57	\$60	+ 5.6%

Condo

	4-2012	4-2013	Change
\$75,000 and Below	\$50	\$51	+ 2.0%
\$75,001 to \$100,000	\$67	\$63	- 5.7%
\$100,001 to \$125,000	\$77	\$80	+ 4.8%
\$125,001 to \$150,000	\$79	\$84	+ 6.6%
\$150,001 to \$300,000	\$91	\$96	+ 4.9%
\$300,001 and Above	\$90	\$105	+ 17.1%
All Price Ranges	\$76	\$79	+ 4.6%

By Construction Type

	4-2012	4-2013	Change
Previously Owned	\$56	\$59	+ 5.1%
New Construction	\$92	\$99	+ 7.2%
All Construction Types	\$58	\$61	+ 5.7%

	4-2012	4-2013	Change
Previously Owned	\$56	\$58	+ 5.1%
New Construction	\$91	\$98	+ 7.2%
All Construction Types	\$57	\$60	+ 5.6%

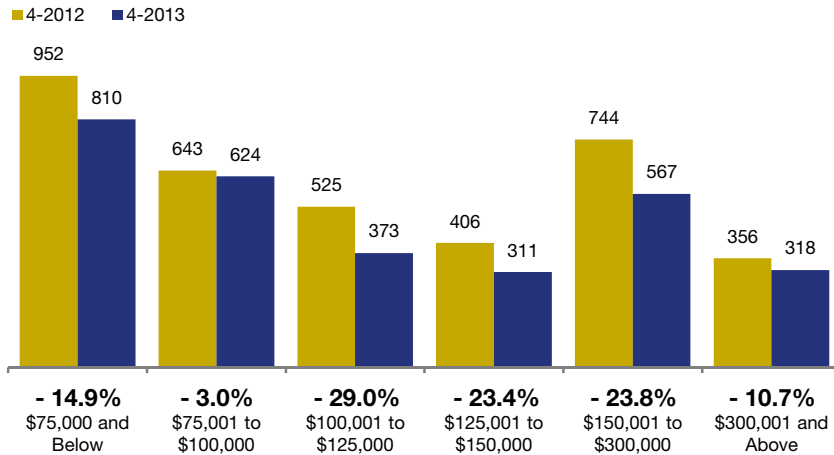
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Inventory of Homes for Sale

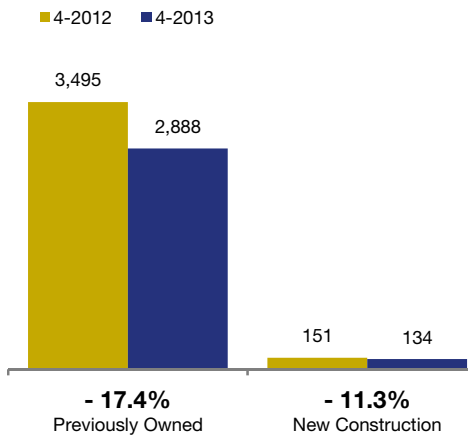


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

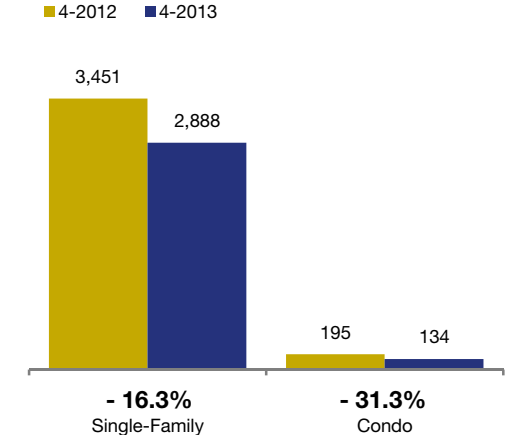
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	4-2012	4-2013	Change
\$75,000 and Below	952	810	- 14.9%
\$75,001 to \$100,000	643	624	- 3.0%
\$100,001 to \$125,000	525	373	- 29.0%
\$125,001 to \$150,000	406	311	- 23.4%
\$150,001 to \$300,000	744	567	- 23.8%
\$300,001 and Above	356	318	- 10.7%
All Price Ranges	3,646	3,022	- 17.1%

Single-Family

4-2012	4-2013	Change
917	781	- 14.8%
601	605	+ 0.7%
490	358	- 26.9%
379	290	- 23.5%
696	539	- 22.6%
348	297	- 14.7%
3,451	2,888	- 16.3%

Condo

4-2012	4-2013	Change
35	29	- 17.1%
42	19	- 54.8%
35	15	- 57.1%
27	21	- 22.2%
48	28	- 41.7%
8	21	+ 162.5%
195	134	- 31.3%

By Construction Type

4-2012	4-2013	Change
3,495	2,888	- 17.4%
151	134	- 11.3%
3,646	3,022	- 17.1%

4-2012	4-2013	Change
3,321	2,767	- 16.7%
130	121	- 6.9%
3,451	2,888	- 16.3%

4-2012	4-2013	Change
174	121	- 30.5%
21	13	- 38.1%
195	134	- 31.3%

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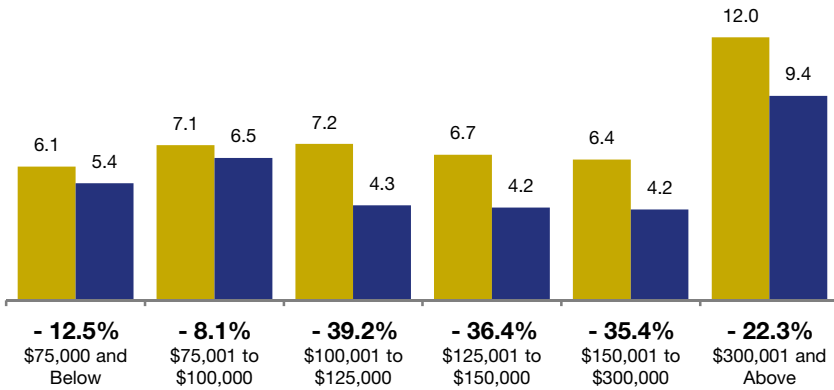
Months Supply of Inventory



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.

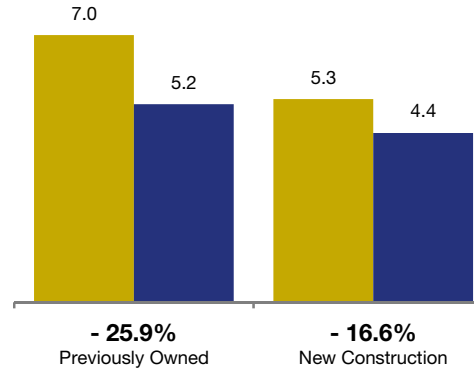
By Price Range

■ 4-2012 ■ 4-2013



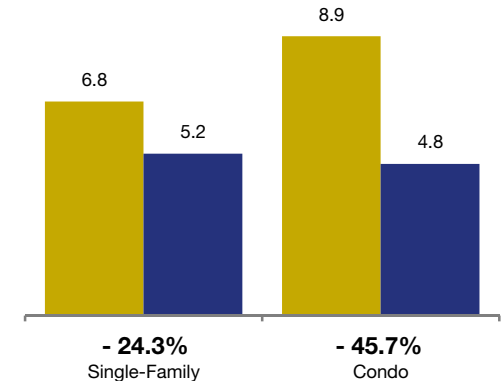
By Construction Type

■ 4-2012 ■ 4-2013



By Property Type

■ 4-2012 ■ 4-2013



All Properties

By Price Range

	4-2012	4-2013	Change
\$75,000 and Below	6.1	5.4	- 12.5%
\$75,001 to \$100,000	7.1	6.5	- 8.1%
\$100,001 to \$125,000	7.2	4.3	- 39.2%
\$125,001 to \$150,000	6.7	4.2	- 36.4%
\$150,001 to \$300,000	6.4	4.2	- 35.4%
\$300,001 and Above	12.0	9.4	- 22.3%
All Price Ranges	6.9	5.1	- 26.1%

Single-Family

	4-2012	4-2013	Change
Previously Owned	6.0	5.3	- 11.9%
New Construction	6.9	6.6	- 4.4%
Single-Family	7.1	4.4	- 37.5%
Condo	6.6	4.3	- 35.5%
Single-Family	6.4	4.2	- 34.1%
Condo	6.4	4.2	- 34.1%
Single-Family	12.2	9.2	- 25.0%
Condo	3.4	9.5	+ 175.6%
All Construction Types	6.8	5.2	- 24.3%

Condo

By Construction Type

	4-2012	4-2013	Change
Previously Owned	7.0	5.2	- 25.9%
New Construction	5.3	4.4	- 16.6%
All Construction Types	6.9	5.1	- 26.1%

	4-2012	4-2013	Change
Single-Family	6.9	5.2	- 24.9%
Condo	5.0	5.0	- 44.2%
Single-Family	6.9	5.2	- 24.9%
Condo	5.0	5.0	- 44.2%
Single-Family	6.9	5.2	- 24.9%
Condo	5.0	5.0	- 44.2%
All Construction Types	6.8	5.2	- 24.3%

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