

Housing Supply Overview

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



May 2013

Summer is right around the corner. In addition to corn on the cob, grilled steaks and your favorite outdoor activity, be watching for increased seller activity in response to constrained inventory levels and rising prices. For the 12-month period spanning June 2012 through May 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 \$150,001 to \$300,000 range, where they increased 24.1 percent.

The overall Median Sales Price was up 8.1 percent to \$107,000. The property type with the largest price gain was the Single-Family segment, where prices increased 7.4 percent to \$105,000. The overall Percent of Original List Price Received at Sale was up 0.5 percent to 92.1.

Market-wide, inventory levels were down 14.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 14.0 percent. That amounts to 5.4 months supply for Single-Family homes and 5.0 months supply for Condos.

Quick Facts

+ 24.1%	+ 18.5%	+ 23.2%
Price Range with Strongest Closed Sales:	Construction Status with Strongest Closed Sales:	Property Type with Strongest Closed Sales:
\$150,001 to \$300,000	New Construction	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.](#)

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.

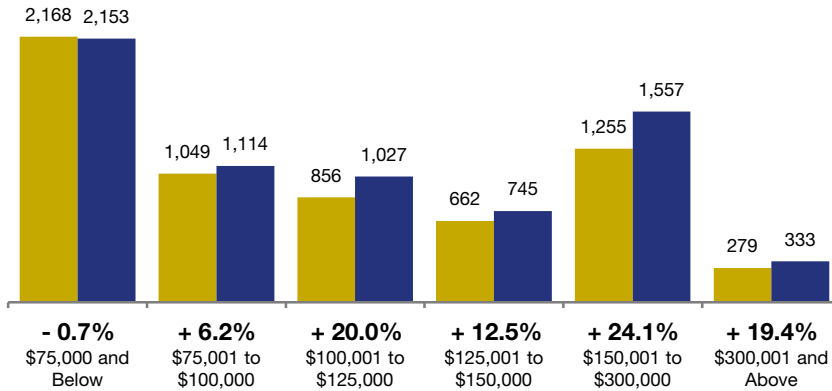
Closed Sales

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



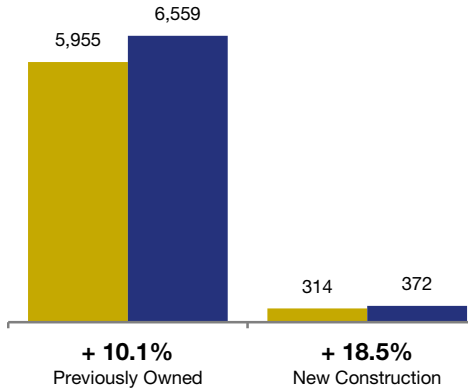
By Price Range

■ 5-2012 ■ 5-2013



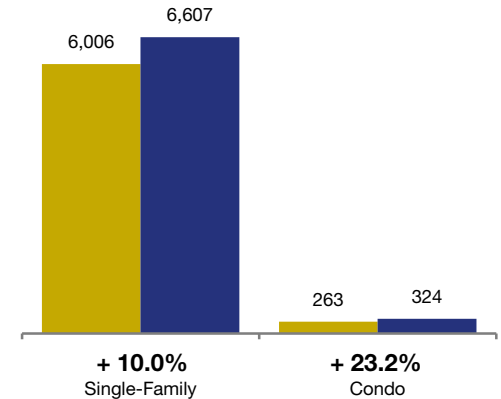
By Construction Type

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$75,000 and Below	2,168	2,153	- 0.7%
\$75,001 to \$100,000	1,049	1,114	+ 6.2%
\$100,001 to \$125,000	856	1,027	+ 20.0%
\$125,001 to \$150,000	662	745	+ 12.5%
\$150,001 to \$300,000	1,255	1,557	+ 24.1%
\$300,001 and Above	279	333	+ 19.4%
All Price Ranges	6,269	6,931	+ 10.6%

Single-Family

	5-2012	5-2013	Change
\$75,000 and Below	2,123	2,097	- 1.2%
\$75,001 to \$100,000	1,011	1,071	+ 5.9%
\$100,001 to \$125,000	798	958	+ 20.1%
\$125,001 to \$150,000	624	702	+ 12.5%
\$150,001 to \$300,000	1,180	1,458	+ 23.6%
\$300,001 and Above	270	319	+ 18.1%
All Price Ranges	6,006	6,607	+ 10.0%

Condo

	5-2012	5-2013	Change
\$75,000 and Below	45	56	+ 24.4%
\$75,001 to \$100,000	38	43	+ 13.2%
\$100,001 to \$125,000	58	69	+ 19.0%
\$125,001 to \$150,000	38	43	+ 13.2%
\$150,001 to \$300,000	75	99	+ 32.0%
\$300,001 and Above	9	14	+ 55.6%
All Price Ranges	263	324	+ 23.2%

By Construction Type

	5-2012	5-2013	Change
Previously Owned	5,955	6,559	+ 10.1%
New Construction	314	372	+ 18.5%
All Construction Types	6,269	6,931	+ 10.6%

	5-2012	5-2013	Change
Previously Owned	5,723	6,280	+ 9.7%
New Construction	283	327	+ 15.5%
All Construction Types	6,006	6,607	+ 10.0%

	5-2012	5-2013	Change
Previously Owned	232	279	+ 20.3%
New Construction	31	45	+ 45.2%
All Construction Types	263	324	+ 23.2%

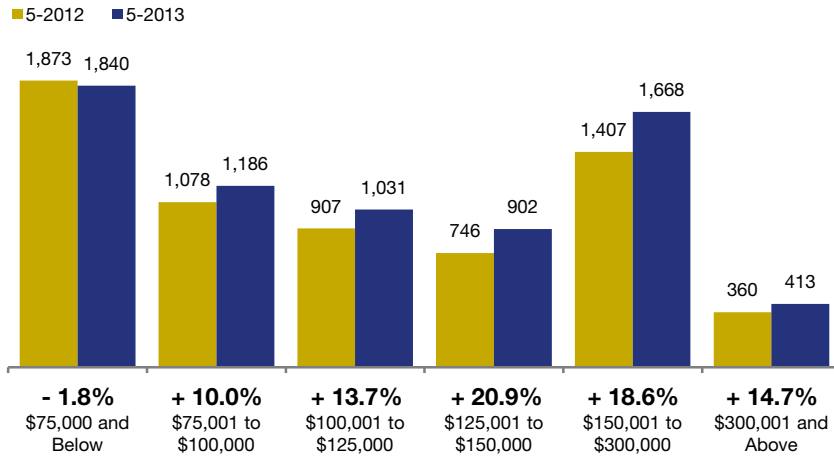
Statistics are based on Residential Single Family listings and sales as reported to the Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS), which may not reflect all real estate activity in the market. The primary coverage area of the UPSTAR MLS includes Allen, Whitley, Huntington,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

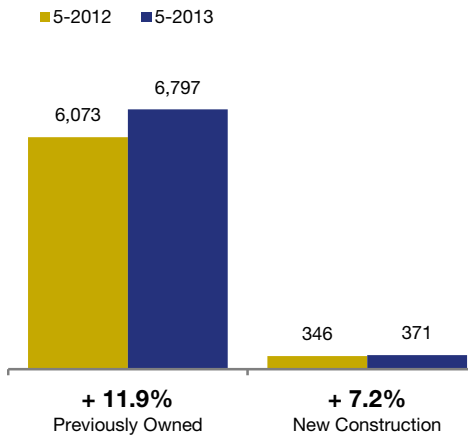
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



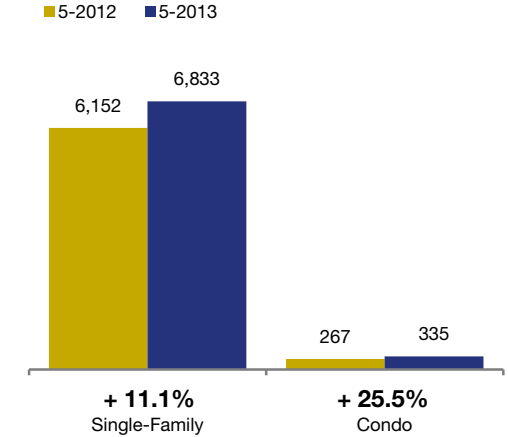
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	5-2012	5-2013	Change
\$75,000 and Below	1,873	1,840	- 1.8%
\$75,001 to \$100,000	1,078	1,186	+ 10.0%
\$100,001 to \$125,000	907	1,031	+ 13.7%
\$125,001 to \$150,000	746	902	+ 20.9%
\$150,001 to \$300,000	1,407	1,668	+ 18.6%
\$300,001 and Above	360	413	+ 14.7%
All Price Ranges	6,419	7,168	+ 11.7%

Single-Family

5-2012	5-2013	Change	5-2012	5-2013	Change
1,845	1,804	- 2.2%	28	36	+ 28.6%
1,032	1,132	+ 9.7%	46	54	+ 17.4%
860	973	+ 13.1%	47	58	+ 23.4%
703	834	+ 18.6%	43	68	+ 58.1%
1,318	1,572	+ 19.3%	89	96	+ 7.9%
348	392	+ 12.6%	12	21	+ 75.0%
6,152	6,833	+ 11.1%	267	335	+ 25.5%

Condo

By Construction Type	5-2012	5-2013	Change
Previously Owned	6,073	6,797	+ 11.9%
New Construction	346	371	+ 7.2%
All Construction Types	6,419	7,168	+ 11.7%

5-2012	5-2013	Change	5-2012	5-2013	Change
5,837	6,505	+ 11.4%	236	292	+ 23.7%
315	328	+ 4.1%	31	43	+ 38.7%
6,152	6,833	+ 11.1%	267	335	+ 25.5%

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.

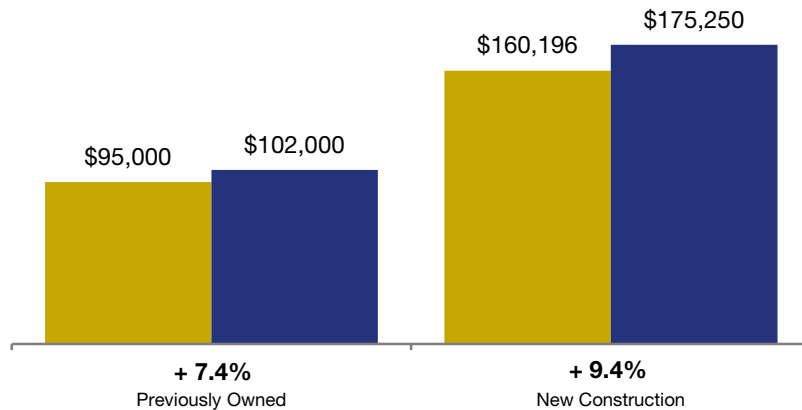
Median Sales Price

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



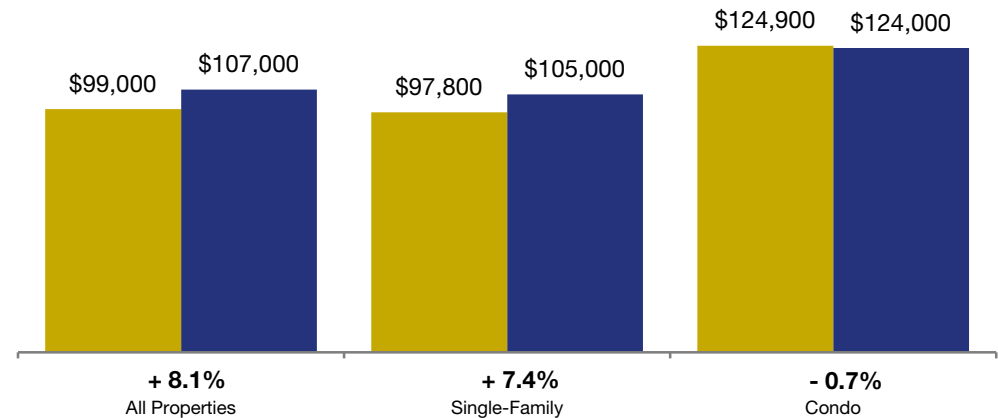
By Construction Type

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



	All Properties			Single-Family			Condo		
By Construction Type	5-2012	5-2013	Change	5-2012	5-2013	Change	5-2012	5-2013	Change
Previously Owned	\$95,000	\$102,000	+ 7.4%	\$94,000	\$100,000	+ 6.4%	\$118,000	\$117,500	- 0.4%
New Construction	\$160,196	\$175,250	+ 9.4%	\$162,911	\$174,713	+ 7.2%	\$153,217	\$184,740	+ 20.6%
All Construction Types	\$99,000	\$107,000	+ 8.1%	\$97,800	\$105,000	+ 7.4%	\$124,900	\$124,000	- 0.7%

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.

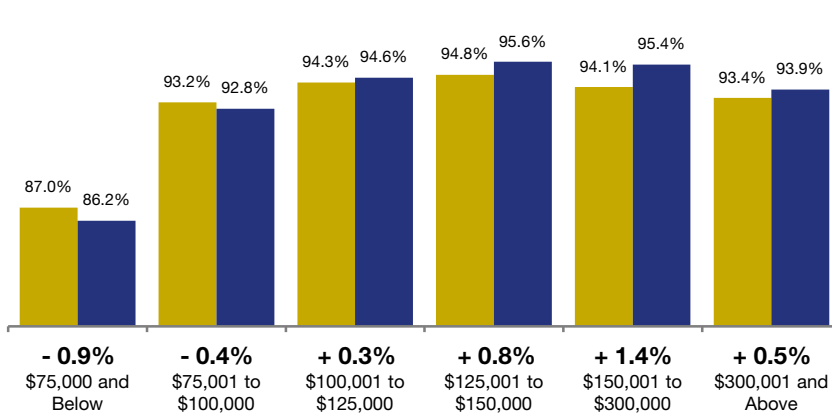
Percent of Original List Price Received

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.**



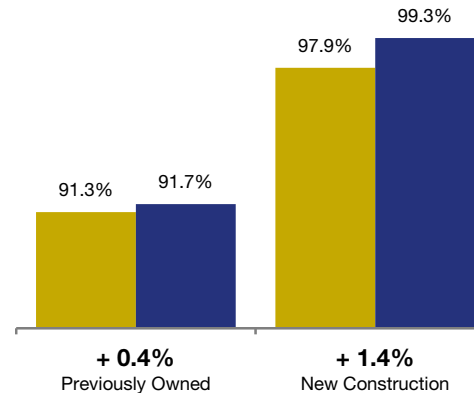
By Price Range

■ 5-2012 ■ 5-2013



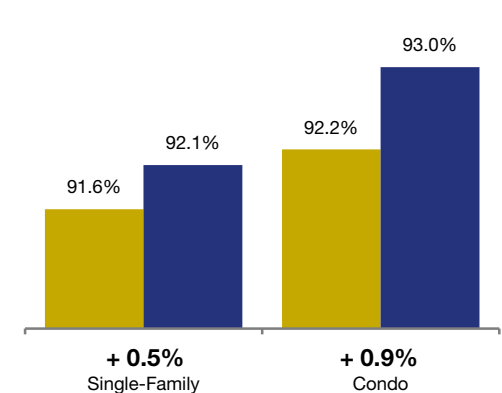
By Construction Type

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range	5-2012	5-2013	Change
\$75,000 and Below	87.0%	86.2%	- 0.9%
\$75,001 to \$100,000	93.2%	92.8%	- 0.4%
\$100,001 to \$125,000	94.3%	94.6%	+ 0.3%
\$125,001 to \$150,000	94.8%	95.6%	+ 0.8%
\$150,001 to \$300,000	94.1%	95.4%	+ 1.4%
\$300,001 and Above	93.4%	93.9%	+ 0.5%
All Price Ranges	91.7%	92.1%	+ 0.5%

Single-Family

5-2012	5-2013	Change
87.0%	86.2%	- 0.9%
93.2%	92.8%	- 0.4%
94.4%	94.7%	+ 0.3%
94.8%	95.6%	+ 0.8%
94.1%	95.4%	+ 1.4%
93.5%	93.9%	+ 0.4%
91.6%	92.1%	+ 0.5%

Condo

5-2012	5-2013	Change
87.5%	87.2%	- 0.3%
92.0%	92.9%	+ 0.9%
93.1%	93.4%	+ 0.3%
94.3%	94.7%	+ 0.4%
93.1%	95.1%	+ 2.1%
91.8%	94.9%	+ 3.3%
92.2%	93.0%	+ 0.9%

By Construction Type	5-2012	5-2013	Change
Previously Owned	91.3%	91.7%	+ 0.4%
New Construction	97.9%	99.3%	+ 1.4%
All Construction Types	91.7%	92.1%	+ 0.5%

5-2012	5-2013	Change
91.3%	91.7%	+ 0.4%
97.8%	99.1%	+ 1.3%
91.6%	92.1%	+ 0.5%

5-2012	5-2013	Change
91.3%	91.8%	+ 0.5%
98.7%	100.7%	+ 2.0%
92.2%	93.0%	+ 0.9%

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.

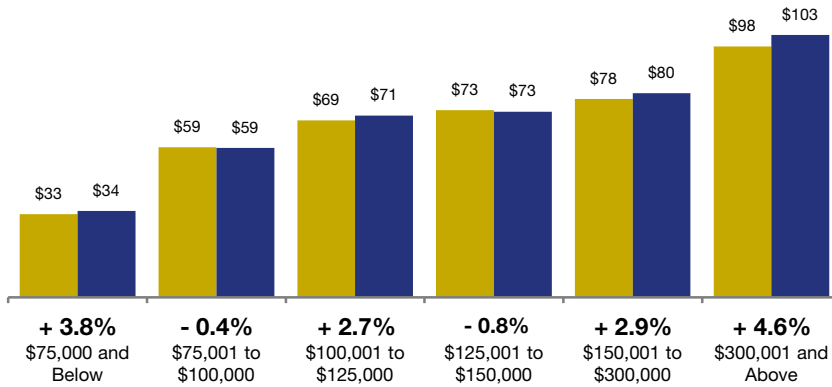
Price Per Square Foot

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



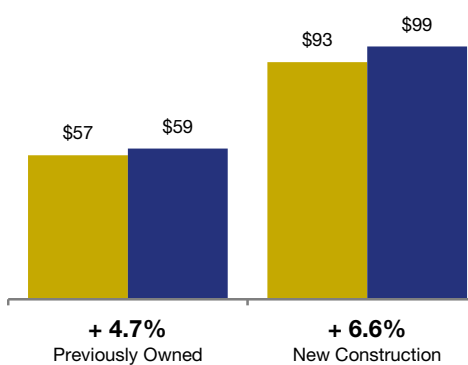
By Price Range

■ 5-2012 ■ 5-2013



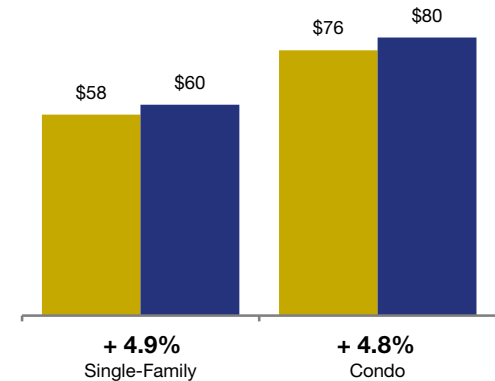
By Construction Type

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$75,000 and Below	\$33	\$34	+ 3.8%
\$75,001 to \$100,000	\$59	\$59	- 0.4%
\$100,001 to \$125,000	\$69	\$71	+ 2.7%
\$125,001 to \$150,000	\$73	\$73	- 0.8%
\$150,001 to \$300,000	\$78	\$80	+ 2.9%
\$300,001 and Above	\$98	\$103	+ 4.6%
All Price Ranges	\$58	\$61	+ 5.1%

Single-Family

	5-2012	5-2013	Change
\$75,000 and Below	\$32	\$33	+ 3.6%
\$75,001 to \$100,000	\$58	\$58	- 0.3%
\$100,001 to \$125,000	\$69	\$71	+ 2.6%
\$125,001 to \$150,000	\$73	\$72	- 1.1%
\$150,001 to \$300,000	\$77	\$79	+ 2.4%
\$300,001 and Above	\$98	\$103	+ 4.5%
All Price Ranges	\$58	\$60	+ 4.9%

Condo

	5-2012	5-2013	Change
\$75,000 and Below	\$50	\$51	+ 0.5%
\$75,001 to \$100,000	\$66	\$64	- 3.9%
\$100,001 to \$125,000	\$77	\$80	+ 4.4%
\$125,001 to \$150,000	\$81	\$84	+ 3.9%
\$150,001 to \$300,000	\$91	\$98	+ 7.8%
\$300,001 and Above	\$93	\$102	+ 9.2%
All Price Ranges	\$76	\$80	+ 4.8%

By Construction Type

	5-2012	5-2013	Change
Previously Owned	\$57	\$59	+ 4.7%
New Construction	\$93	\$99	+ 6.6%
All Construction Types	\$58	\$61	+ 5.1%

	5-2012	5-2013	Change
Previously Owned	\$56	\$59	+ 4.7%
New Construction	\$92	\$98	+ 6.0%
All Construction Types	\$58	\$60	+ 4.9%

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.

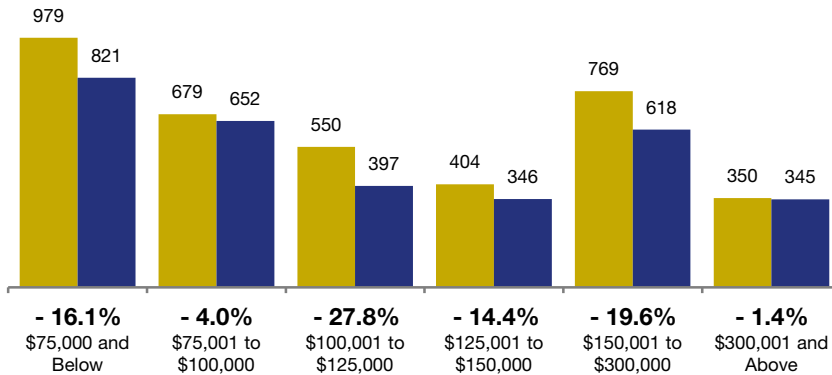
Inventory of Homes for Sale

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



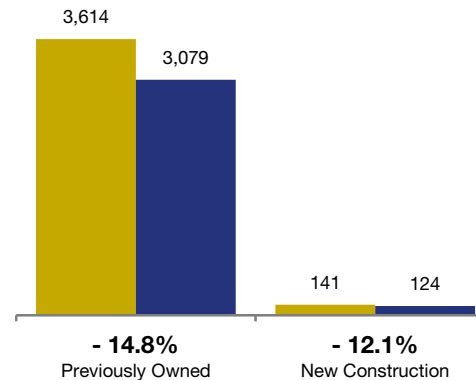
By Price Range

■ 5-2012 ■ 5-2013



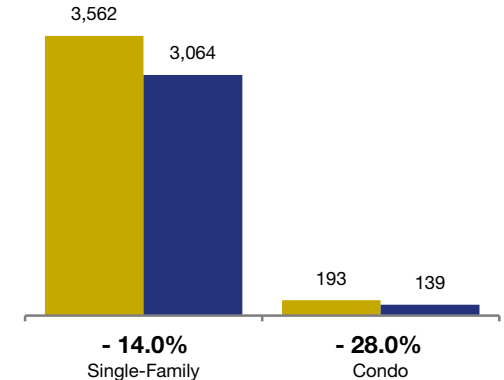
By Construction Type

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range	5-2012	5-2013	Change
\$75,000 and Below	979	821	- 16.1%
\$75,001 to \$100,000	679	652	- 4.0%
\$100,001 to \$125,000	550	397	- 27.8%
\$125,001 to \$150,000	404	346	- 14.4%
\$150,001 to \$300,000	769	618	- 19.6%
\$300,001 and Above	350	345	- 1.4%
All Price Ranges	3,755	3,203	- 14.7%

Single-Family

	5-2012	5-2013	Change	5-2012	5-2013	Change
	938	792	- 15.6%	41	29	- 29.3%
	639	630	- 1.4%	40	22	- 45.0%
	517	385	- 25.5%	33	12	- 63.6%
	377	324	- 14.1%	27	22	- 18.5%
	725	587	- 19.0%	44	31	- 29.5%
	342	322	- 5.8%	8	23	+ 187.5%
	3,562	3,064	- 14.0%	193	139	- 28.0%

Condo

By Construction Type	5-2012	5-2013	Change
Previously Owned	3,614	3,079	- 14.8%
New Construction	141	124	- 12.1%
All Construction Types	3,755	3,203	- 14.7%

	5-2012	5-2013	Change	5-2012	5-2013	Change
	3,442	2,957	- 14.1%	172	122	- 29.1%
	120	107	- 10.8%	21	17	- 19.0%
	3,562	3,064	- 14.0%	193	139	- 28.0%

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.

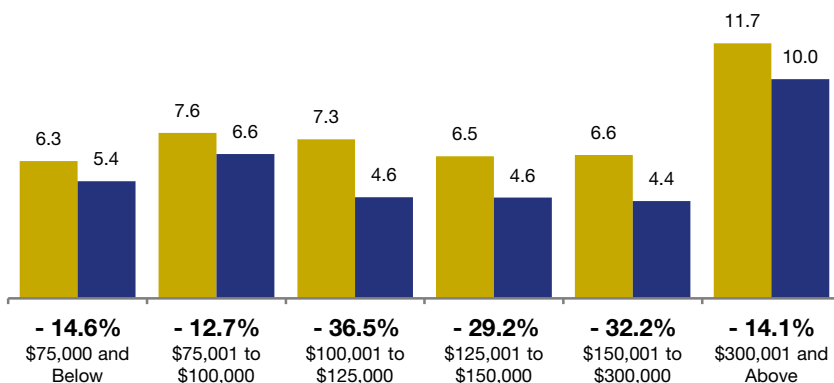
Months Supply of Inventory

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.



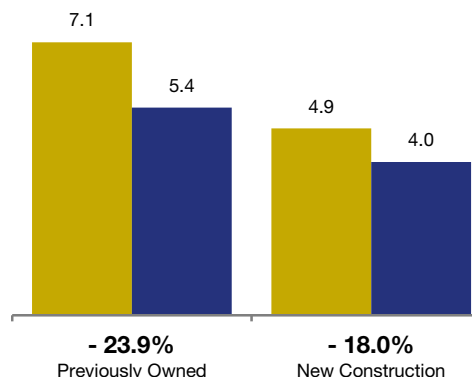
By Price Range

■ 5-2012 ■ 5-2013



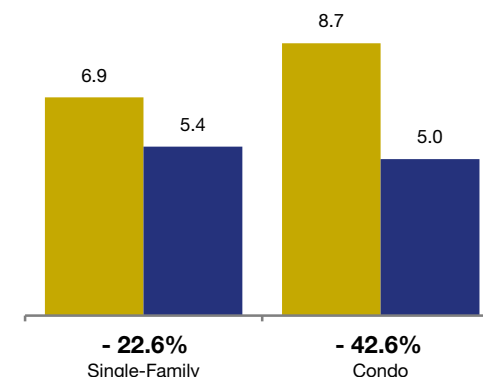
By Construction Type

■ 5-2012 ■ 5-2013



By Property Type

■ 5-2012 ■ 5-2013



All Properties

By Price Range

	5-2012	5-2013	Change
\$75,000 and Below	6.3	5.4	- 14.6%
\$75,001 to \$100,000	7.6	6.6	- 12.7%
\$100,001 to \$125,000	7.3	4.6	- 36.5%
\$125,001 to \$150,000	6.5	4.6	- 29.2%
\$150,001 to \$300,000	6.6	4.4	- 32.2%
\$300,001 and Above	11.7	10.0	- 14.1%
All Price Ranges	7.0	5.4	- 22.9%

Single-Family

	5-2012	5-2013	Change
\$75,000 and Below	6.1	5.3	- 13.6%
\$75,001 to \$100,000	7.4	6.7	- 10.1%
\$100,001 to \$125,000	7.2	4.7	- 34.2%
\$125,001 to \$150,000	6.4	4.7	- 27.6%
\$150,001 to \$300,000	6.6	4.5	- 32.1%
\$300,001 and Above	11.8	9.9	- 16.4%
All Price Ranges	6.9	5.4	- 22.6%

Condo

	5-2012	5-2013	Change
\$75,000 and Below	16.1	8.9	- 45.0%
\$75,001 to \$100,000	10.4	4.9	- 53.1%
\$100,001 to \$125,000	7.7	2.5	- 67.9%
\$125,001 to \$150,000	6.9	3.9	- 43.8%
\$150,001 to \$300,000	5.4	3.9	- 28.7%
\$300,001 and Above	3.3	11.0	+ 228.6%
All Price Ranges	8.7	5.0	- 42.6%

By Construction Type

	5-2012	5-2013	Change
Previously Owned	7.1	5.4	- 23.9%
New Construction	4.9	4.0	- 18.0%
All Construction Types	7.0	5.4	- 22.9%

	5-2012	5-2013	Change
Previously Owned	7.1	5.5	- 22.9%
New Construction	4.6	3.9	- 14.4%
All Construction Types	6.9	5.4	- 22.6%

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.