

# Housing Supply Overview

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



## June 2013

As summer heat sizzles across much of the nation, the climate isn't the only thing on a hot streak. Housing data continues to impress and the housing market is on-pace to contribute positively to GDP in 2013. For the 12-month period spanning July 2012 through June 2013, Closed Sales in the Fort Wayne region were up 11.0 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 24.0 percent.

The overall Median Sales Price was up 7.2 percent to \$107,202. The property type with the largest price gain was the Single-Family segment, where prices increased 6.9 percent to \$105,500. The overall Percent of Original List Price Received at Sale was up 0.4 percent to 92.1.

Market-wide, inventory levels were down 13.9 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 13.4 percent. That amounts to 5.5 months supply for Single-Family homes and 5.1 months supply for Condos.

## Quick Facts

**+ 24.0%**

Price Range with  
Strongest Closed Sales:

**\$150,001 to \$300,000**

**+ 17.0%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 25.3%**

Property Type with  
Strongest Closed Sales:

**Condo**

Closed Sales	<b>2</b>
Pending Sales	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Price Per Square Foot	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

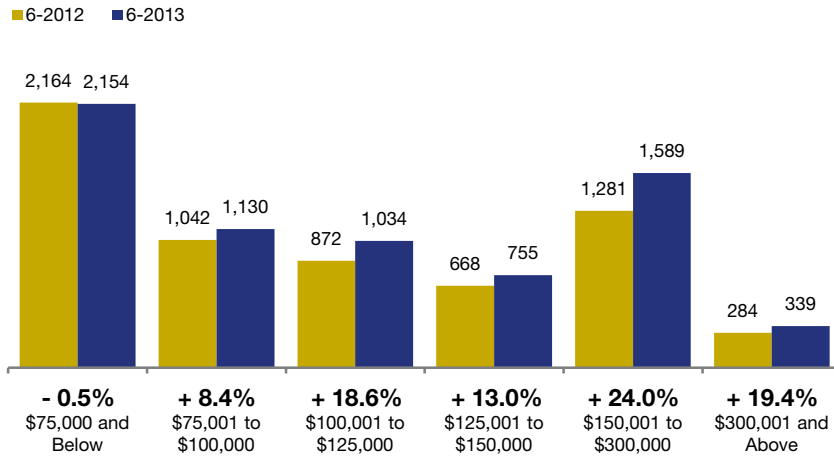
[Click on desired metric to jump to that page.](#)

# Closed Sales

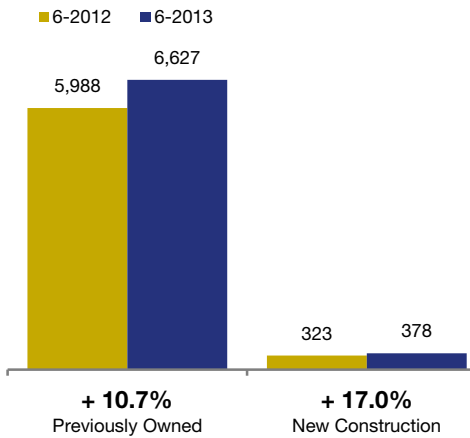
A count of the actual sales that closed. Based on a rolling 12-month total.



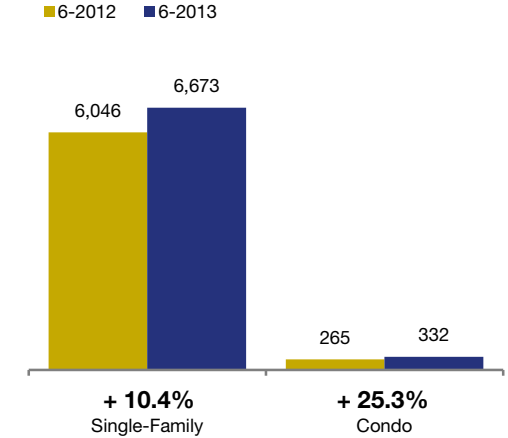
## By Price Range



## By Construction Type



## By Property Type



### All Properties

#### By Price Range

	6-2012	6-2013	Change
\$75,000 and Below	2,164	2,154	- 0.5%
\$75,001 to \$100,000	1,042	1,130	+ 8.4%
\$100,001 to \$125,000	872	1,034	+ 18.6%
\$125,001 to \$150,000	668	755	+ 13.0%
\$150,001 to \$300,000	1,281	1,589	+ 24.0%
\$300,001 and Above	284	339	+ 19.4%
<b>All Price Ranges</b>	<b>6,311</b>	<b>7,005</b>	<b>+ 11.0%</b>

### Single-Family

	6-2012	6-2013	Change
Previously Owned	2,117	2,101	- 0.8%
New Construction	1,005	1,081	+ 7.6%
	819	962	+ 17.5%
	630	706	+ 12.1%
	1,198	1,495	+ 24.8%
	277	324	+ 17.0%
<b>All Single-Family</b>	<b>6,046</b>	<b>6,673</b>	<b>+ 10.4%</b>

### Condo

	6-2012	6-2013	Change
	47	53	+ 12.8%
	37	49	+ 32.4%
	53	72	+ 35.8%
	38	49	+ 28.9%
	83	94	+ 13.3%
	7	15	+ 114.3%
<b>All Condo</b>	<b>265</b>	<b>332</b>	<b>+ 25.3%</b>

#### By Construction Type

	6-2012	6-2013	Change
Previously Owned	5,988	6,627	+ 10.7%
New Construction	323	378	+ 17.0%
<b>All Construction Types</b>	<b>6,311</b>	<b>7,005</b>	<b>+ 11.0%</b>

	6-2012	6-2013	Change
Previously Owned	5,752	6,338	+ 10.2%
New Construction	294	335	+ 13.9%
<b>All Single-Family</b>	<b>6,046</b>	<b>6,673</b>	<b>+ 10.4%</b>

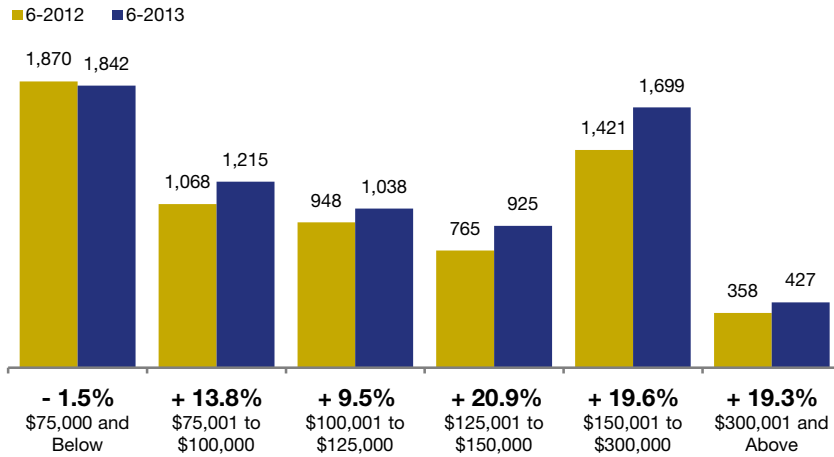
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# Pending Sales

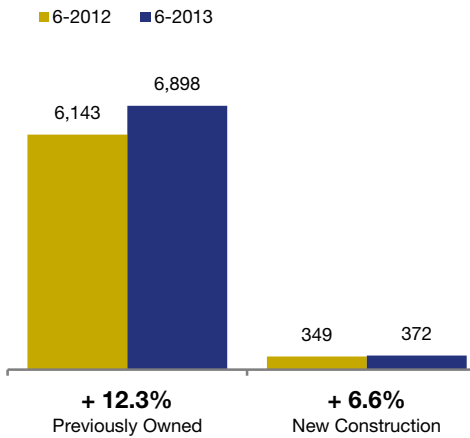
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



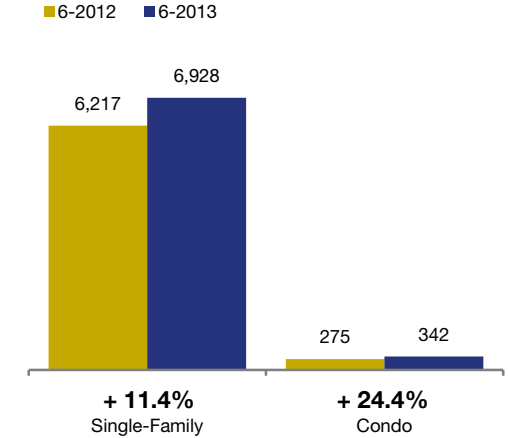
## By Price Range



## By Construction Type



## By Property Type



### All Properties

#### By Price Range

	6-2012	6-2013	Change
\$75,000 and Below	1,870	1,842	- 1.5%
\$75,001 to \$100,000	1,068	1,215	+ 13.8%
\$100,001 to \$125,000	948	1,038	+ 9.5%
\$125,001 to \$150,000	765	925	+ 20.9%
\$150,001 to \$300,000	1,421	1,699	+ 19.6%
\$300,001 and Above	358	427	+ 19.3%
<b>All Price Ranges</b>	<b>6,492</b>	<b>7,270</b>	<b>+ 12.0%</b>

### Single-Family

	6-2012	6-2013	Change
\$75,000 and Below	1,836	1,809	- 1.5%
\$75,001 to \$100,000	1,020	1,163	+ 14.0%
\$100,001 to \$125,000	901	980	+ 8.8%
\$125,001 to \$150,000	719	853	+ 18.6%
\$150,001 to \$300,000	1,335	1,598	+ 19.7%
\$300,001 and Above	346	403	+ 16.5%
<b>All Single-Family</b>	<b>6,217</b>	<b>6,928</b>	<b>+ 11.4%</b>

### Condo

	6-2012	6-2013	Change
\$75,000 and Below	34	33	- 2.9%
\$75,001 to \$100,000	48	52	+ 8.3%
\$100,001 to \$125,000	47	58	+ 23.4%
\$125,001 to \$150,000	46	72	+ 56.5%
\$150,001 to \$300,000	86	101	+ 17.4%
\$300,001 and Above	12	24	+ 100.0%
<b>All Condo</b>	<b>275</b>	<b>342</b>	<b>+ 24.4%</b>

#### By Construction Type

	6-2012	6-2013	Change
Previously Owned	6,143	6,898	+ 12.3%
New Construction	349	372	+ 6.6%
<b>All Construction Types</b>	<b>6,492</b>	<b>7,270</b>	<b>+ 12.0%</b>

	6-2012	6-2013	Change
Previously Owned	5,897	6,600	+ 11.9%
New Construction	320	328	+ 2.5%
<b>All Single-Family</b>	<b>6,217</b>	<b>6,928</b>	<b>+ 11.4%</b>

	6-2012	6-2013	Change
Previously Owned	246	298	+ 21.1%
New Construction	29	44	+ 51.7%
<b>All Condo</b>	<b>275</b>	<b>342</b>	<b>+ 24.4%</b>

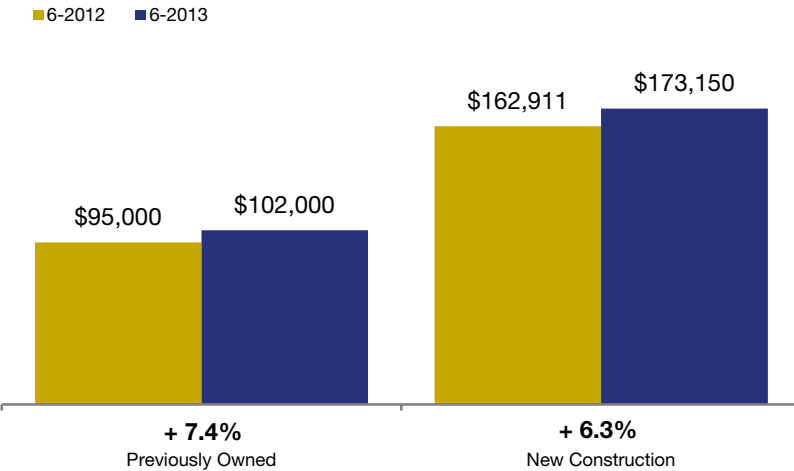
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# Median Sales Price

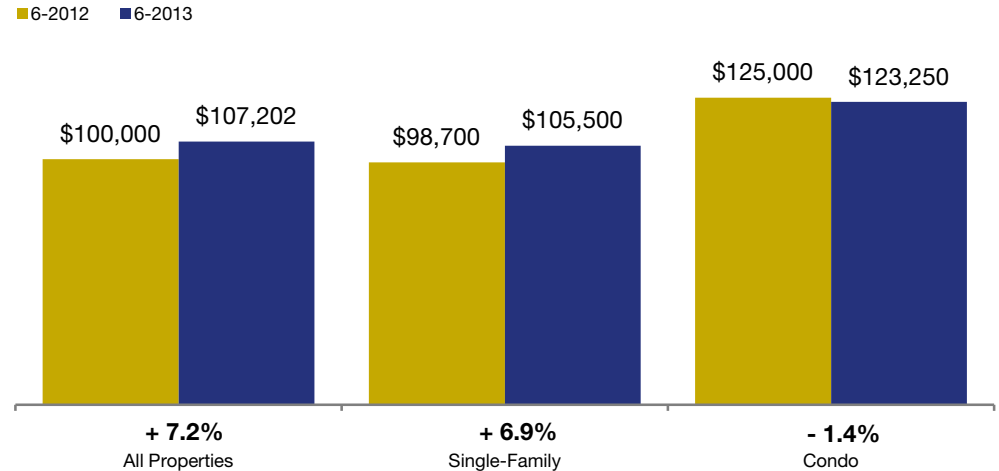
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Type



## By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	6-2012	6-2013	Change	6-2012	6-2013	Change	6-2012	6-2013	Change
Previously Owned	\$95,000	\$102,000	+ 7.4%	\$94,900	\$100,851	+ 6.3%	\$120,700	\$117,500	- 2.7%
New Construction	\$162,911	\$173,150	+ 6.3%	\$163,875	\$172,000	+ 5.0%	\$153,900	\$185,450	+ 20.5%
<b>All Construction Types</b>	<b>\$100,000</b>	<b>\$107,202</b>	<b>+ 7.2%</b>	<b>\$98,700</b>	<b>\$105,500</b>	<b>+ 6.9%</b>	<b>\$125,000</b>	<b>\$123,250</b>	<b>- 1.4%</b>

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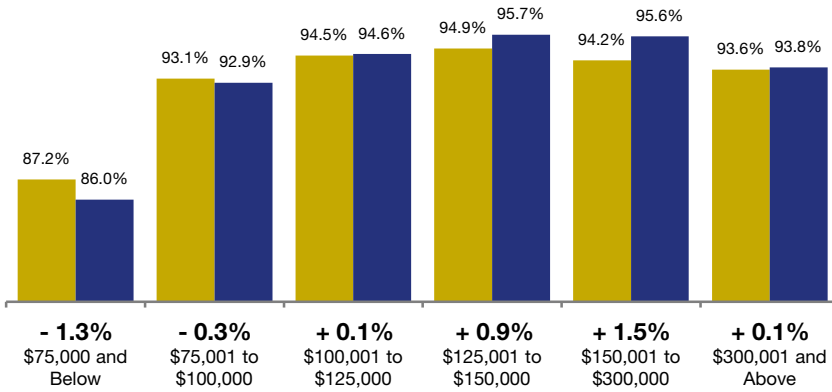
# Percent of Original List Price Received



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.**

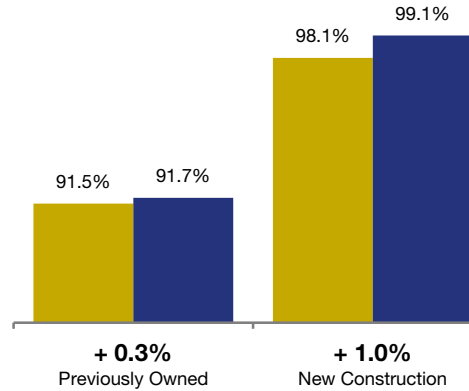
## By Price Range

■ 6-2012 ■ 6-2013



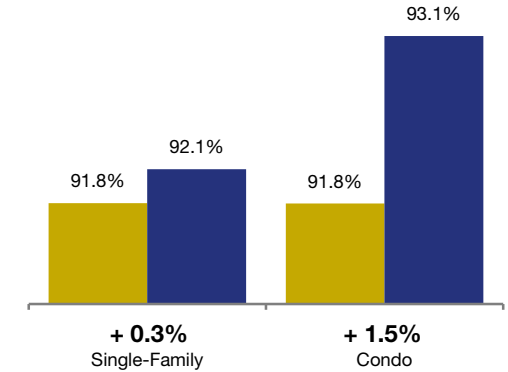
## By Construction Type

■ 6-2012 ■ 6-2013



## By Property Type

■ 6-2012 ■ 6-2013



### All Properties

#### By Price Range

	6-2012	6-2013	Change
\$75,000 and Below	87.2%	86.0%	- 1.3%
\$75,001 to \$100,000	93.1%	92.9%	- 0.3%
\$100,001 to \$125,000	94.5%	94.6%	+ 0.1%
\$125,001 to \$150,000	94.9%	95.7%	+ 0.9%
\$150,001 to \$300,000	94.2%	95.6%	+ 1.5%
\$300,001 and Above	93.6%	93.8%	+ 0.1%
<b>All Price Ranges</b>	<b>91.8%</b>	<b>92.1%</b>	<b>+ 0.4%</b>

### Single-Family

	6-2012	6-2013	Change	6-2012	6-2013	Change
\$75,000 and Below	87.2%	86.0%	- 1.4%	86.3%	87.6%	+ 1.5%
\$75,001 to \$100,000	93.2%	92.8%	- 0.4%	91.7%	93.4%	+ 1.9%
\$100,001 to \$125,000	94.6%	94.7%	+ 0.1%	92.9%	93.3%	+ 0.4%
\$125,001 to \$150,000	94.9%	95.8%	+ 0.9%	94.6%	94.5%	- 0.1%
\$150,001 to \$300,000	94.3%	95.6%	+ 1.4%	92.8%	95.0%	+ 2.3%
\$300,001 and Above	93.7%	93.7%	- 0.0%	90.2%	94.9%	+ 5.3%
<b>All Price Ranges</b>	<b>91.8%</b>	<b>92.1%</b>	<b>+ 0.3%</b>	<b>91.8%</b>	<b>93.1%</b>	<b>+ 1.5%</b>

### Condo

#### By Construction Type

	6-2012	6-2013	Change
Previously Owned	91.5%	91.7%	+ 0.3%
New Construction	98.1%	99.1%	+ 1.0%
<b>All Construction Types</b>	<b>91.8%</b>	<b>92.1%</b>	<b>+ 0.4%</b>

	6-2012	6-2013	Change	6-2012	6-2013	Change
Previously Owned	91.5%	91.7%	+ 0.2%	91.0%	92.0%	+ 1.1%
New Construction	98.1%	99.0%	+ 0.8%	97.9%	100.5%	+ 2.6%
<b>All Construction Types</b>	<b>91.8%</b>	<b>92.1%</b>	<b>+ 0.3%</b>	<b>91.8%</b>	<b>93.1%</b>	<b>+ 1.5%</b>

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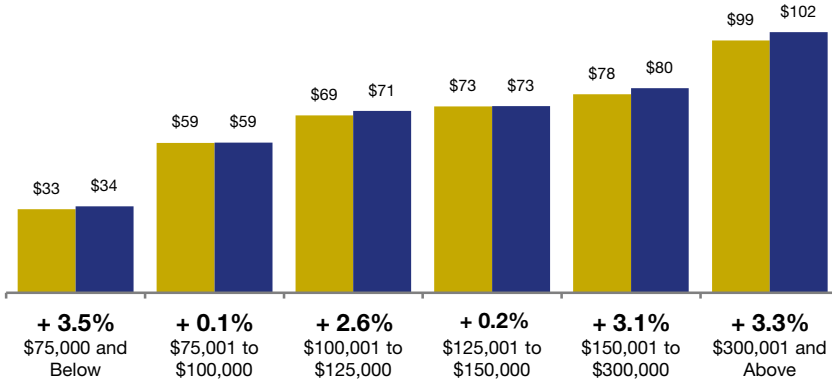
# Price Per Square Foot

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



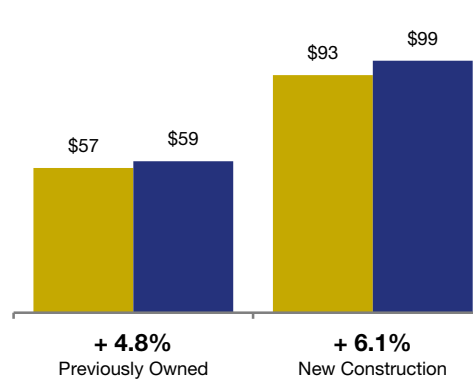
## By Price Range

■ 6-2012 ■ 6-2013



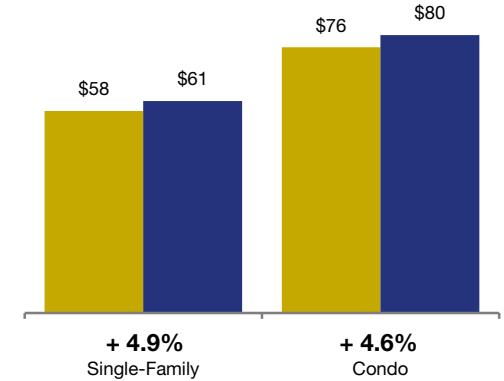
## By Construction Type

■ 6-2012 ■ 6-2013



## By Property Type

■ 6-2012 ■ 6-2013



### All Properties

#### By Price Range

	6-2012	6-2013	Change
\$75,000 and Below	\$33	\$34	+ 3.5%
\$75,001 to \$100,000	\$59	\$59	+ 0.1%
\$100,001 to \$125,000	\$69	\$71	+ 2.6%
\$125,001 to \$150,000	\$73	\$73	+ 0.2%
\$150,001 to \$300,000	\$78	\$80	+ 3.1%
\$300,001 and Above	\$99	\$102	+ 3.3%
<b>All Price Ranges</b>	<b>\$59</b>	<b>\$62</b>	<b>+ 5.1%</b>

### Single-Family

	6-2012	6-2013	Change
\$75,000 and Below	\$32	\$33	+ 3.2%
\$75,001 to \$100,000	\$58	\$59	+ 0.3%
\$100,001 to \$125,000	\$69	\$71	+ 2.3%
\$125,001 to \$150,000	\$73	\$72	- 0.2%
\$150,001 to \$300,000	\$77	\$79	+ 2.9%
\$300,001 and Above	\$99	\$102	+ 3.1%
<b>All Price Ranges</b>	<b>\$58</b>	<b>\$61</b>	<b>+ 4.9%</b>

### Condo

	6-2012	6-2013	Change
\$75,000 and Below	\$50	\$52	+ 4.0%
\$75,001 to \$100,000	\$67	\$63	- 6.3%
\$100,001 to \$125,000	\$77	\$80	+ 3.8%
\$125,001 to \$150,000	\$81	\$84	+ 3.6%
\$150,001 to \$300,000	\$90	\$98	+ 8.4%
\$300,001 and Above	\$92	\$102	+ 11.4%
<b>All Price Ranges</b>	<b>\$76</b>	<b>\$80</b>	<b>+ 4.6%</b>

#### By Construction Type

	6-2012	6-2013	Change
Previously Owned	\$57	\$59	+ 4.8%
New Construction	\$93	\$99	+ 6.1%
<b>All Construction Types</b>	<b>\$59</b>	<b>\$62</b>	<b>+ 5.1%</b>

	6-2012	6-2013	Change
Previously Owned	\$56	\$59	+ 4.8%
New Construction	\$92	\$97	+ 5.3%
<b>All Construction Types</b>	<b>\$58</b>	<b>\$61</b>	<b>+ 4.9%</b>

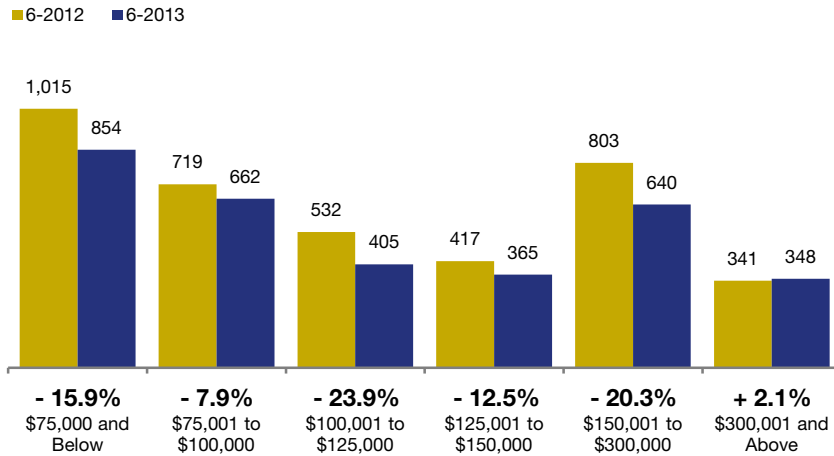
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# Inventory of Homes for Sale

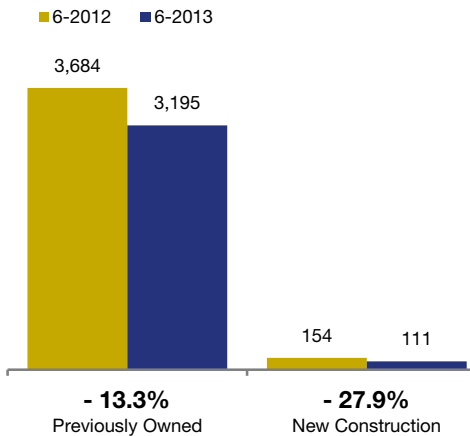
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



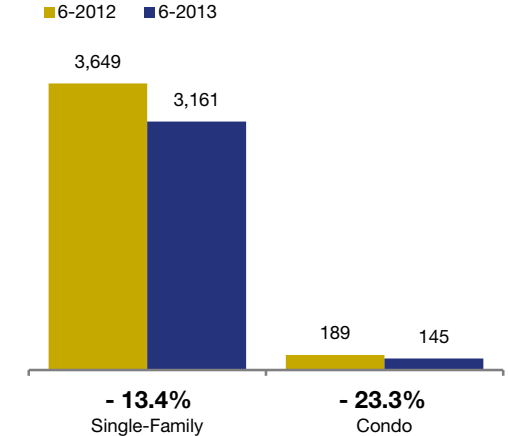
## By Price Range



## By Construction Type



## By Property Type



### All Properties

By Price Range	6-2012	6-2013	Change
\$75,000 and Below	1,015	854	- 15.9%
\$75,001 to \$100,000	719	662	- 7.9%
\$100,001 to \$125,000	532	405	- 23.9%
\$125,001 to \$150,000	417	365	- 12.5%
\$150,001 to \$300,000	803	640	- 20.3%
\$300,001 and Above	341	348	+ 2.1%
<b>All Price Ranges</b>	<b>3,838</b>	<b>3,306</b>	<b>- 13.9%</b>

### Single-Family

6-2012	6-2013	Change
979	825	- 15.7%
683	642	- 6.0%
502	389	- 22.5%
387	345	- 10.9%
758	605	- 20.2%
329	324	- 1.5%
<b>3,649</b>	<b>3,161</b>	<b>- 13.4%</b>

### Condo

6-2012	6-2013	Change
36	29	- 19.4%
36	20	- 44.4%
30	16	- 46.7%
30	20	- 33.3%
45	35	- 22.2%
12	24	+ 100.0%
<b>189</b>	<b>145</b>	<b>- 23.3%</b>

## By Construction Type

6-2012	6-2013	Change
3,684	3,195	- 13.3%
154	111	- 27.9%
<b>3,838</b>	<b>3,306</b>	<b>- 13.9%</b>

6-2012	6-2013	Change
3,518	3,068	- 12.8%
131	93	- 29.0%
<b>3,649</b>	<b>3,161</b>	<b>- 13.4%</b>

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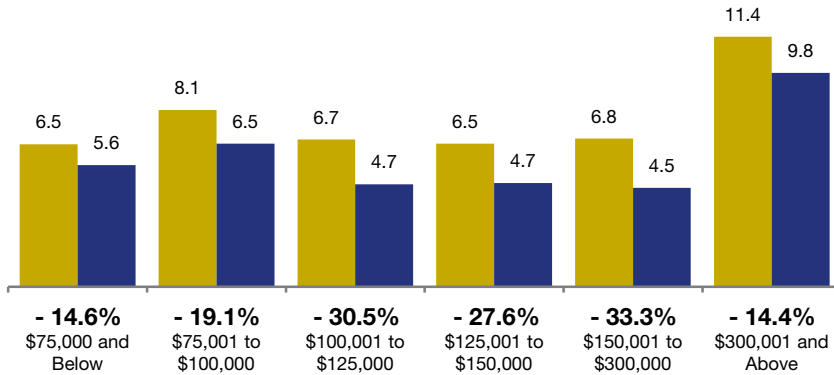
# Months Supply of Inventory



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.

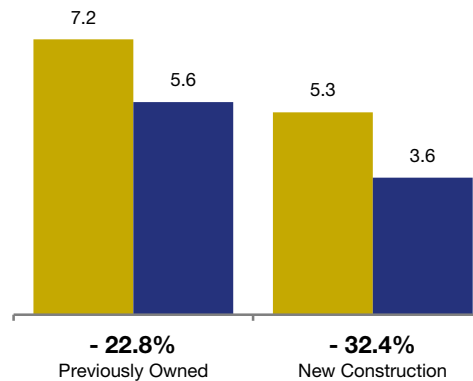
## By Price Range

■ 6-2012 ■ 6-2013



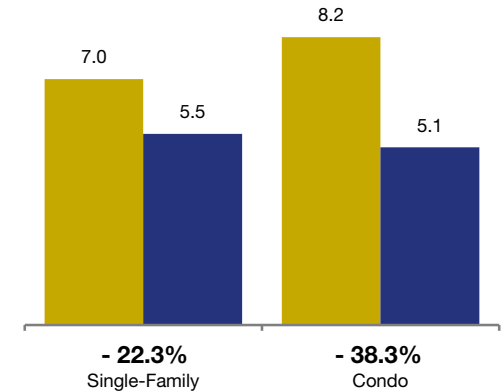
## By Construction Type

■ 6-2012 ■ 6-2013



## By Property Type

■ 6-2012 ■ 6-2013



### All Properties

By Price Range	6-2012	6-2013	Change
\$75,000 and Below	6.5	5.6	-14.6%
\$75,001 to \$100,000	8.1	6.5	-19.1%
\$100,001 to \$125,000	6.7	4.7	-30.5%
\$125,001 to \$150,000	6.5	4.7	-27.6%
\$150,001 to \$300,000	6.8	4.5	-33.3%
\$300,001 and Above	11.4	9.8	-14.4%
<b>All Price Ranges</b>	<b>7.1</b>	<b>5.5</b>	<b>-22.5%</b>

### Single-Family

6-2012	6-2013	Change	6-2012	6-2013	Change
6.4	5.5	-14.5%	11.6	9.7	-17.0%
8.0	6.6	-17.6%	9.0	4.6	-48.7%
6.7	4.8	-28.8%	7.0	3.3	-52.9%
6.5	4.9	-24.9%	7.2	3.3	-53.5%
6.8	4.5	-33.3%	5.8	4.2	-27.8%
11.4	9.6	-15.4%	5.0	11.0	+120.0%
<b>7.0</b>	<b>5.5</b>	<b>-22.3%</b>	<b>8.2</b>	<b>5.1</b>	<b>-38.3%</b>

### Condo

By Construction Type	6-2012	6-2013	Change
Previously Owned	7.2	5.6	-22.8%
New Construction	5.3	3.6	-32.4%
<b>All Construction Types</b>	<b>7.1</b>	<b>5.5</b>	<b>-22.5%</b>

6-2012	6-2013	Change	6-2012	6-2013	Change
7.2	5.6	-22.1%	8.1	5.1	-36.8%
4.9	3.4	-30.7%	9.5	4.9	-48.4%
<b>7.0</b>	<b>5.5</b>	<b>-22.3%</b>	<b>8.2</b>	<b>5.1</b>	<b>-38.3%</b>

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