

Housing Supply Overview

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



July 2013

Soon enough, recent price gains should unlock more inventory so that buyers have more choices. Eventually, housing recovery will be referred to as simply housing. For the 12-month period spanning August 2012 through July 2013, Closed Sales in the Fort Wayne region were up 13.1 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 24.6 percent.

The overall Median Sales Price was up 5.9 percent to \$107,000. The property type with the largest price gain was the Single-Family segment, where prices increased 5.1 percent to \$105,000. The overall Percent of Original List Price Received at Sale was up 0.5 percent to 92.3.

Market-wide, inventory levels were down 10.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 9.1 percent. That amounts to 5.6 months supply for Single-Family homes and 4.7 months supply for Condos.

Quick Facts

+ 24.6%	+ 18.4%	+ 27.2%
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

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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.

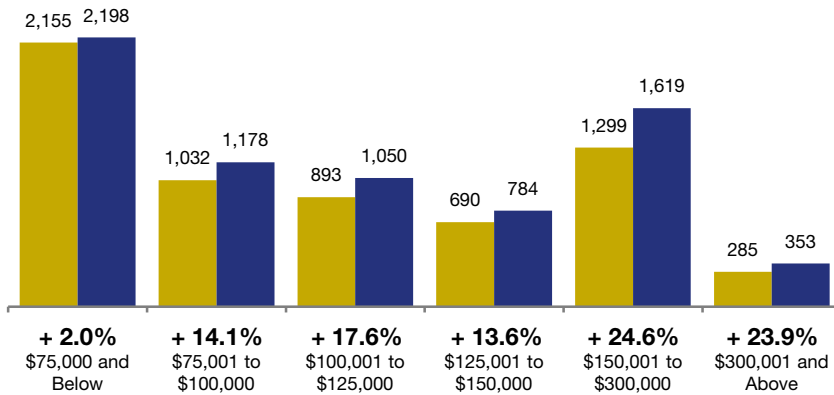
Closed Sales

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



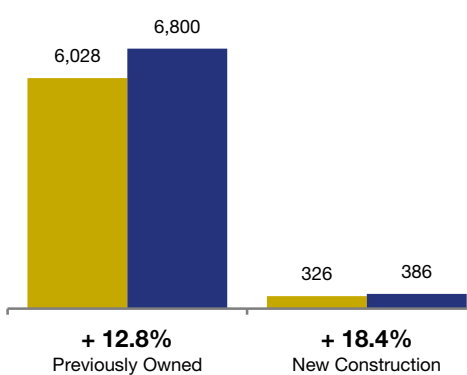
By Price Range

■ 7-2012 ■ 7-2013



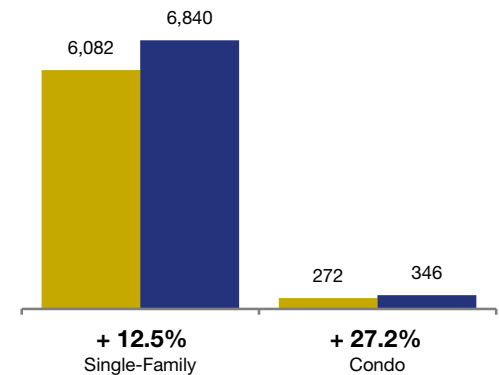
By Construction Type

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	2,155	2,198	+ 2.0%
\$75,001 to \$100,000	1,032	1,178	+ 14.1%
\$100,001 to \$125,000	893	1,050	+ 17.6%
\$125,001 to \$150,000	690	784	+ 13.6%
\$150,001 to \$300,000	1,299	1,619	+ 24.6%
\$300,001 and Above	285	353	+ 23.9%
All Price Ranges	6,354	7,186	+ 13.1%

Single-Family

	7-2012	7-2013	Change
\$75,000 and Below	2,104	2,150	+ 2.2%
\$75,001 to \$100,000	991	1,128	+ 13.8%
\$100,001 to \$125,000	839	976	+ 16.3%
\$125,001 to \$150,000	653	721	+ 10.4%
\$150,001 to \$300,000	1,217	1,524	+ 25.2%
\$300,001 and Above	278	337	+ 21.2%
All Price Ranges	6,082	6,840	+ 12.5%

Condo

	7-2012	7-2013	Change
\$75,000 and Below	51	48	- 5.9%
\$75,001 to \$100,000	41	50	+ 22.0%
\$100,001 to \$125,000	54	74	+ 37.0%
\$125,001 to \$150,000	37	63	+ 70.3%
\$150,001 to \$300,000	82	95	+ 15.9%
\$300,001 and Above	7	16	+ 128.6%
All Price Ranges	272	346	+ 27.2%

By Construction Type

	7-2012	7-2013	Change
Previously Owned	6,028	6,800	+ 12.8%
New Construction	326	386	+ 18.4%
All Construction Types	6,354	7,186	+ 13.1%

	7-2012	7-2013	Change
Previously Owned	5,786	6,499	+ 12.3%
New Construction	296	341	+ 15.2%
All Construction Types	6,082	6,840	+ 12.5%

	7-2012	7-2013	Change
Previously Owned	242	301	+ 24.4%
New Construction	30	45	+ 50.0%
All Construction Types	272	346	+ 27.2%

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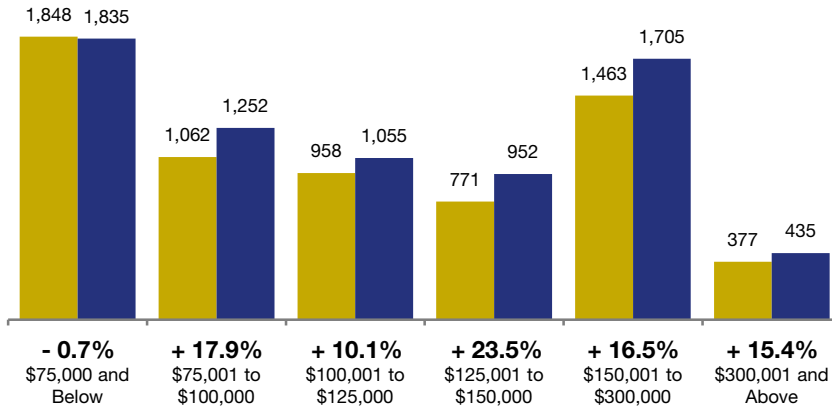
Pending Sales

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



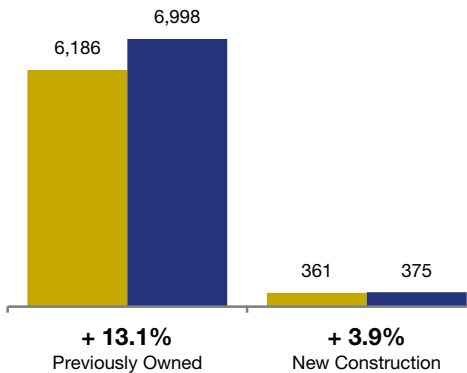
By Price Range

■ 7-2012 ■ 7-2013



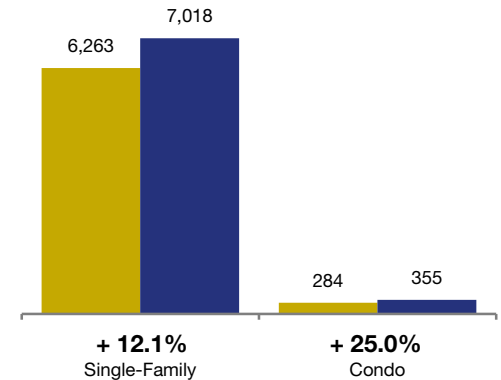
By Construction Type

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	1,848	1,835	- 0.7%
\$75,001 to \$100,000	1,062	1,252	+ 17.9%
\$100,001 to \$125,000	958	1,055	+ 10.1%
\$125,001 to \$150,000	771	952	+ 23.5%
\$150,001 to \$300,000	1,463	1,705	+ 16.5%
\$300,001 and Above	377	435	+ 15.4%
All Price Ranges	6,547	7,373	+ 12.6%

Single-Family

	7-2012	7-2013	Change
\$75,000 and Below	1,812	1,803	- 0.5%
\$75,001 to \$100,000	1,017	1,199	+ 17.9%
\$100,001 to \$125,000	909	996	+ 9.6%
\$125,001 to \$150,000	728	873	+ 19.9%
\$150,001 to \$300,000	1,368	1,602	+ 17.1%
\$300,001 and Above	363	409	+ 12.7%
All Price Ranges	6,263	7,018	+ 12.1%

Condo

	7-2012	7-2013	Change
\$75,000 and Below	36	32	- 11.1%
\$75,001 to \$100,000	45	53	+ 17.8%
\$100,001 to \$125,000	49	59	+ 20.4%
\$125,001 to \$150,000	43	79	+ 83.7%
\$150,001 to \$300,000	95	103	+ 8.4%
\$300,001 and Above	14	26	+ 85.7%
All Price Ranges	284	355	+ 25.0%

By Construction Type

	7-2012	7-2013	Change
Previously Owned	6,186	6,998	+ 13.1%
New Construction	361	375	+ 3.9%
All Construction Types	6,547	7,373	+ 12.6%

	7-2012	7-2013	Change
Previously Owned	5,935	6,690	+ 12.7%
New Construction	328	328	0.0%
All Construction Types	6,263	7,018	+ 12.1%

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.

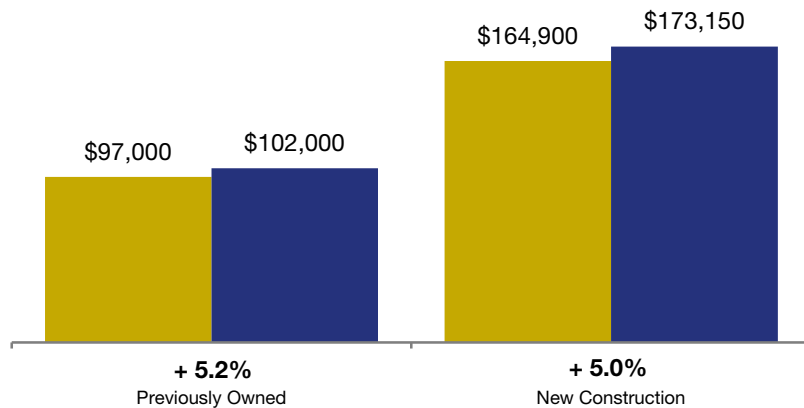
Median Sales Price

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



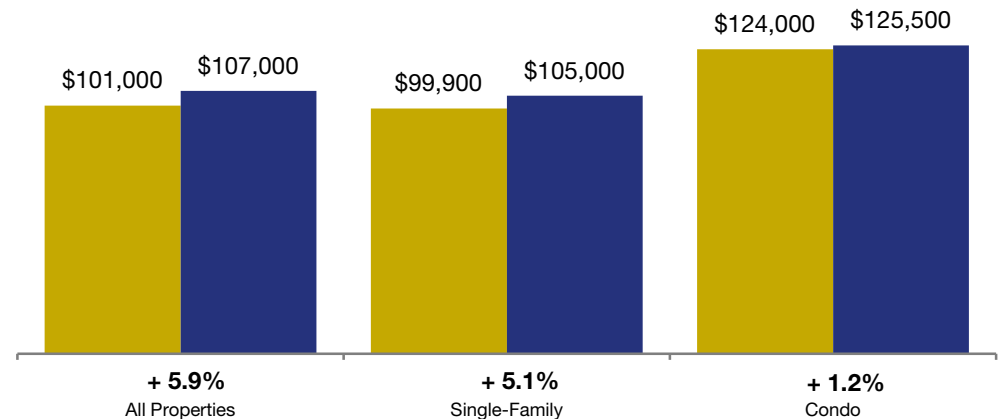
By Construction Type

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



	All Properties			Single-Family			Condo		
By Construction Type	7-2012	7-2013	Change	7-2012	7-2013	Change	7-2012	7-2013	Change
Previously Owned	\$97,000	\$102,000	+ 5.2%	\$95,500	\$100,000	+ 4.7%	\$117,750	\$120,500	+ 2.3%
New Construction	\$164,900	\$173,150	+ 5.0%	\$164,950	\$172,500	+ 4.6%	\$160,075	\$184,740	+ 15.4%
All Construction Types	\$101,000	\$107,000	+ 5.9%	\$99,900	\$105,000	+ 5.1%	\$124,000	\$125,500	+ 1.2%

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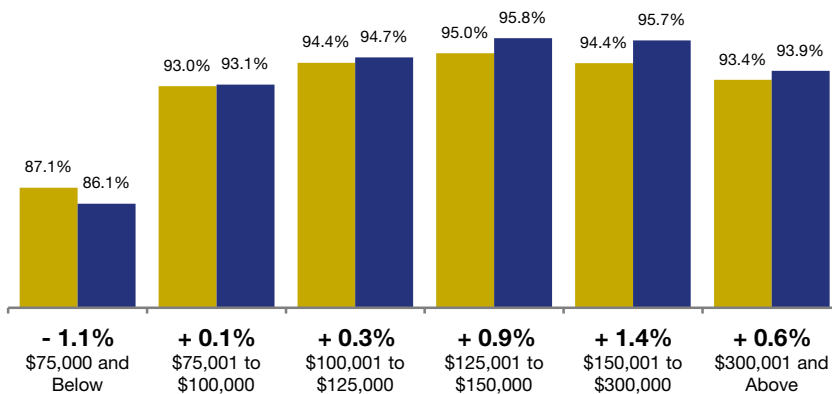
Percent of Original List Price Received

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.**



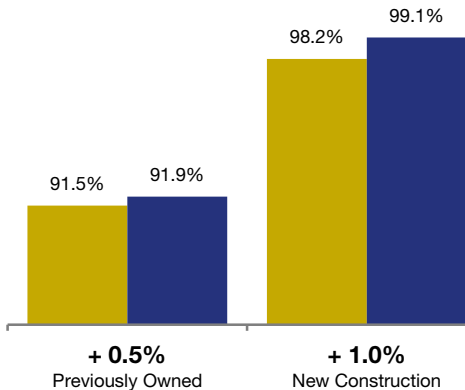
By Price Range

■ 7-2012 ■ 7-2013



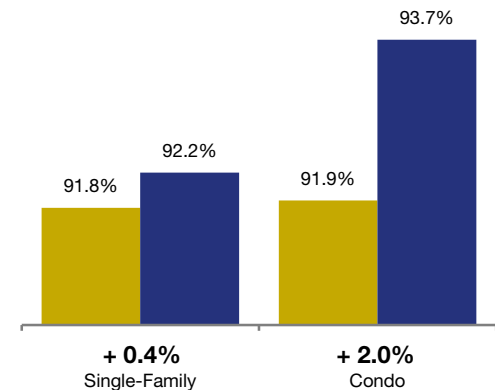
By Construction Type

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	87.1%	86.1%	- 1.1%
\$75,001 to \$100,000	93.0%	93.1%	+ 0.1%
\$100,001 to \$125,000	94.4%	94.7%	+ 0.3%
\$125,001 to \$150,000	95.0%	95.8%	+ 0.9%
\$150,001 to \$300,000	94.4%	95.7%	+ 1.4%
\$300,001 and Above	93.4%	93.9%	+ 0.6%
All Price Ranges	91.8%	92.3%	+ 0.5%

Single-Family

	7-2012	7-2013	Change
\$75,000 and Below	87.1%	86.1%	- 1.1%
\$75,001 to \$100,000	93.1%	93.1%	+ 0.0%
\$100,001 to \$125,000	94.5%	94.8%	+ 0.3%
\$125,001 to \$150,000	94.9%	95.9%	+ 1.0%
\$150,001 to \$300,000	94.5%	95.7%	+ 1.3%
\$300,001 and Above	93.5%	93.9%	+ 0.4%
All Price Ranges	91.8%	92.2%	+ 0.4%

Condo

	7-2012	7-2013	Change
\$75,000 and Below	86.9%	87.5%	+ 0.7%
\$75,001 to \$100,000	91.7%	93.8%	+ 2.2%
\$100,001 to \$125,000	92.6%	93.8%	+ 1.4%
\$125,001 to \$150,000	95.4%	95.3%	- 0.1%
\$150,001 to \$300,000	93.0%	95.4%	+ 2.6%
\$300,001 and Above	90.2%	94.6%	+ 4.9%
All Price Ranges	91.9%	93.7%	+ 2.0%

By Construction Type

	7-2012	7-2013	Change
Previously Owned	91.5%	91.9%	+ 0.5%
New Construction	98.2%	99.1%	+ 1.0%
All Construction Types	91.8%	92.3%	+ 0.5%

	7-2012	7-2013	Change
Previously Owned	91.5%	91.8%	+ 0.4%
New Construction	98.2%	99.0%	+ 0.8%
All Construction Types	91.8%	92.2%	+ 0.4%

	7-2012	7-2013	Change
Previously Owned	91.1%	92.7%	+ 1.7%
New Construction	98.2%	100.4%	+ 2.2%
All Construction Types	91.9%	93.7%	+ 2.0%

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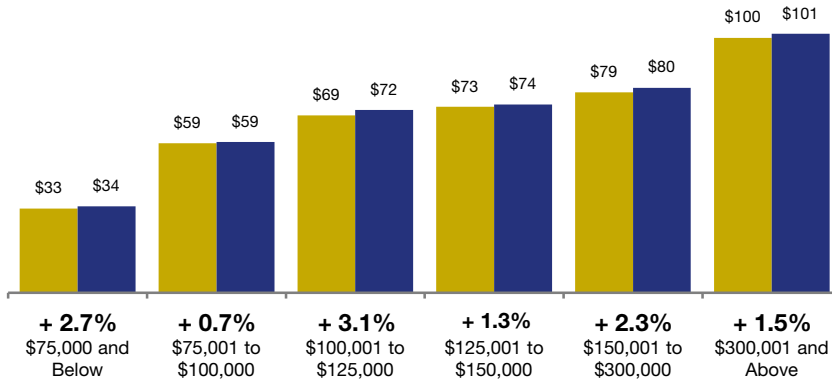
Price Per Square Foot

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



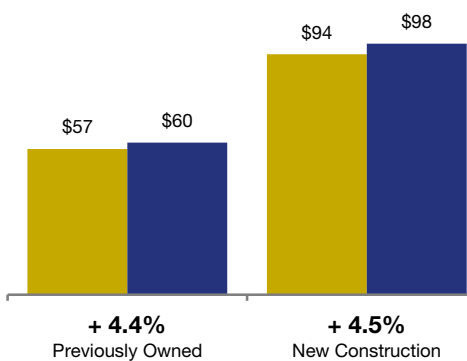
By Price Range

■ 7-2012 ■ 7-2013



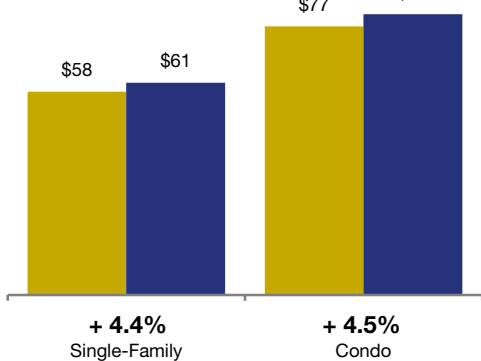
By Construction Type

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	\$33	\$34	+ 2.7%
\$75,001 to \$100,000	\$59	\$59	+ 0.7%
\$100,001 to \$125,000	\$69	\$72	+ 3.1%
\$125,001 to \$150,000	\$73	\$74	+ 1.3%
\$150,001 to \$300,000	\$79	\$80	+ 2.3%
\$300,001 and Above	\$100	\$101	+ 1.5%
All Price Ranges	\$59	\$62	+ 4.6%

Single-Family

	7-2012	7-2013	Change
\$33	\$33	\$33	+ 2.8%
\$58	\$59	\$59	+ 1.0%
\$69	\$71	\$71	+ 3.0%
\$72	\$73	\$73	+ 0.9%
\$78	\$79	\$79	+ 2.1%
\$100	\$101	\$101	+ 1.3%
All Price Ranges	\$58	\$61	+ 4.4%

Condo

	7-2012	7-2013	Change
\$51	\$52	\$52	+ 2.5%
\$67	\$64	\$64	- 4.8%
\$78	\$80	\$80	+ 1.8%
\$84	\$84	\$84	+ 0.3%
\$92	\$98	\$98	+ 6.4%
\$92	\$101	\$101	+ 9.9%
All Price Ranges	\$77	\$80	+ 4.5%

By Construction Type

	7-2012	7-2013	Change
Previously Owned	\$57	\$60	+ 4.4%
New Construction	\$94	\$98	+ 4.5%
All Construction Types	\$59	\$62	+ 4.6%

	7-2012	7-2013	Change
\$56	\$59	\$59	+ 4.4%
\$93	\$97	\$97	+ 3.8%
All Price Ranges	\$58	\$61	+ 4.4%

	7-2012	7-2013	Change
\$74	\$76	\$76	+ 3.0%
\$102	\$110	\$110	+ 7.7%
All Price Ranges	\$77	\$80	+ 4.5%

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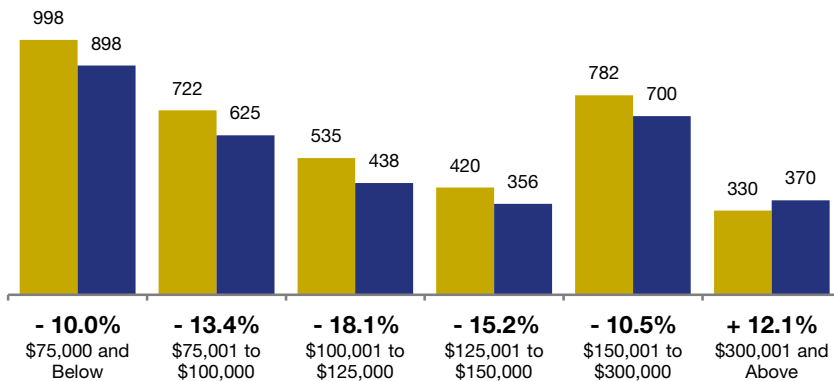
Inventory of Homes for Sale

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



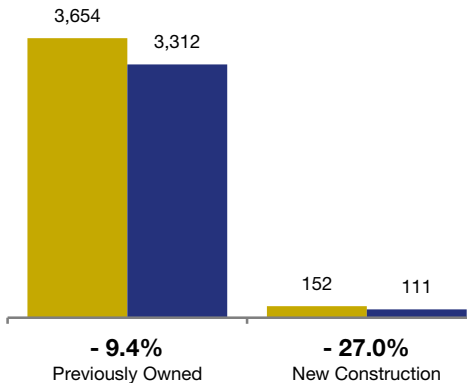
By Price Range

■ 7-2012 ■ 7-2013



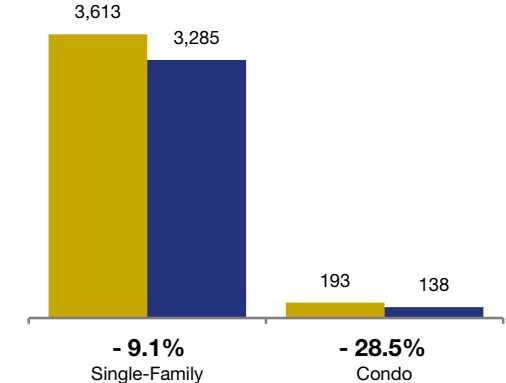
By Construction Type

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	998	898	- 10.0%
\$75,001 to \$100,000	722	625	- 13.4%
\$100,001 to \$125,000	535	438	- 18.1%
\$125,001 to \$150,000	420	356	- 15.2%
\$150,001 to \$300,000	782	700	- 10.5%
\$300,001 and Above	330	370	+ 12.1%
All Price Ranges	3,806	3,423	- 10.1%

Single-Family

	7-2012	7-2013	Change
\$75,000 and Below	962	868	- 9.8%
\$75,001 to \$100,000	687	603	- 12.2%
\$100,001 to \$125,000	502	421	- 16.1%
\$125,001 to \$150,000	386	340	- 11.9%
\$150,001 to \$300,000	743	671	- 9.7%
\$300,001 and Above	314	346	+ 10.2%
All Price Ranges	3,613	3,285	- 9.1%

Condo

	7-2012	7-2013	Change
\$75,000 and Below	36	30	- 16.7%
\$75,001 to \$100,000	35	22	- 37.1%
\$100,001 to \$125,000	33	17	- 48.5%
\$125,001 to \$150,000	34	16	- 52.9%
\$150,001 to \$300,000	39	29	- 25.6%
\$300,001 and Above	16	24	+ 50.0%
All Price Ranges	193	138	- 28.5%

By Construction Type

	7-2012	7-2013	Change
Previously Owned	3,654	3,312	- 9.4%
New Construction	152	111	- 27.0%
All Construction Types	3,806	3,423	- 10.1%

	7-2012	7-2013	Change
Previously Owned	3,481	3,187	- 8.4%
New Construction	132	98	- 25.8%
All Construction Types	3,613	3,285	- 9.1%

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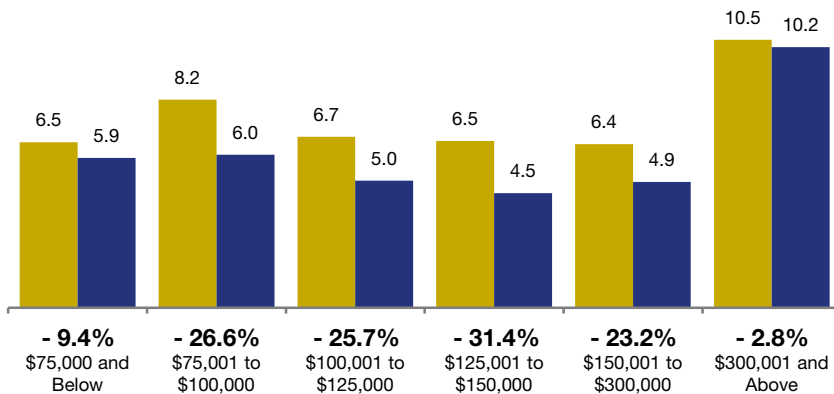
Months Supply of Inventory

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.



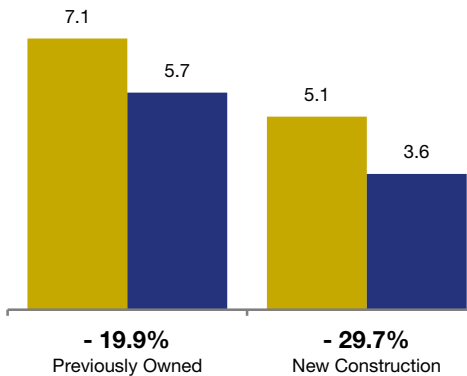
By Price Range

■ 7-2012 ■ 7-2013



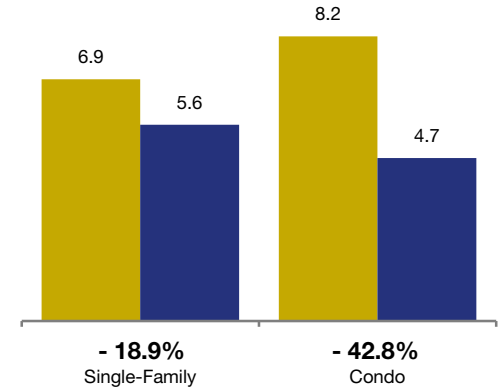
By Construction Type

■ 7-2012 ■ 7-2013



By Property Type

■ 7-2012 ■ 7-2013



All Properties

By Price Range

	7-2012	7-2013	Change
\$75,000 and Below	6.5	5.9	- 9.4%
\$75,001 to \$100,000	8.2	6.0	- 26.6%
\$100,001 to \$125,000	6.7	5.0	- 25.7%
\$125,001 to \$150,000	6.5	4.5	- 31.4%
\$150,001 to \$300,000	6.4	4.9	- 23.2%
\$300,001 and Above	10.5	10.2	- 2.8%
All Price Ranges	7.0	5.6	- 20.0%

Single-Family

	7-2012	7-2013	Change
\$75,000 and Below	6.4	5.8	- 9.3%
\$75,001 to \$100,000	8.1	6.0	- 25.6%
\$100,001 to \$125,000	6.6	5.1	- 23.5%
\$125,001 to \$150,000	6.4	4.7	- 26.5%
\$150,001 to \$300,000	6.5	5.0	- 22.9%
\$300,001 and Above	10.4	10.2	- 2.2%
All Price Ranges	6.9	5.6	- 18.9%

Condo

	7-2012	7-2013	Change
\$75,000 and Below	11.0	10.3	- 6.3%
\$75,001 to \$100,000	9.3	5.0	- 46.6%
\$100,001 to \$125,000	7.4	3.5	- 53.3%
\$125,001 to \$150,000	8.7	2.4	- 72.1%
\$150,001 to \$300,000	4.5	3.4	- 25.2%
\$300,001 and Above	6.9	10.2	+ 48.1%
All Price Ranges	8.2	4.7	- 42.8%

By Construction Type

	7-2012	7-2013	Change
Previously Owned	7.1	5.7	- 19.9%
New Construction	5.1	3.6	- 29.7%
All Construction Types	7.0	5.6	- 20.0%

	7-2012	7-2013	Change
Previously Owned	7.0	5.7	- 18.8%
New Construction	4.8	3.6	- 25.8%
All Construction Types	6.9	5.6	- 18.9%

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