

Housing Supply Overview

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



August 2013

Short inventory supplies coupled with resilient consumer demand continue to propel most markets higher. Soon-to-be buyers are monitoring seller activity for signs of additional product coming down the pipeline. For the 12-month period spanning September 2012 through August 2013, Closed Sales in the Fort Wayne region were up 12.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 25.4 percent.

The overall Median Sales Price was up 5.9 percent to \$108,000. The property type with the largest price gain was the Single-Family segment, where prices increased 6.5 percent to \$106,500. The overall Percent of Original List Price Received at Sale was up 0.6 percent to 92.4.

Market-wide, inventory levels were down 7.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 6.2 percent. That amounts to 5.7 months supply for Single-Family homes and 5.0 months supply for Condos.

Quick Facts

+ 25.4%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 12.5%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 28.9%

Property Type with
Strongest Closed Sales:

Condo

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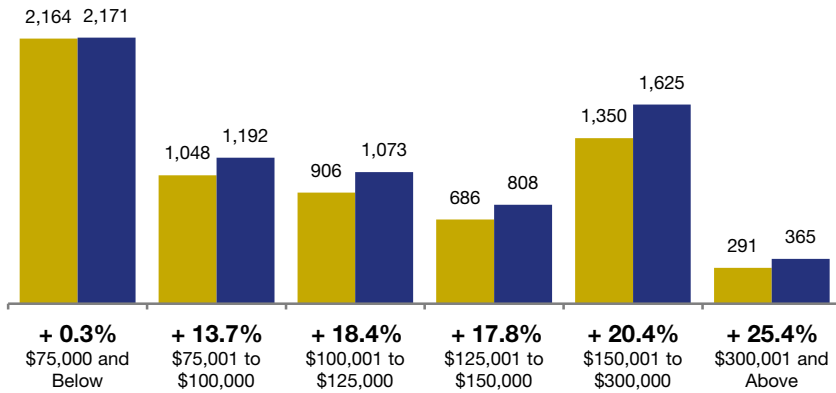
Closed Sales

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



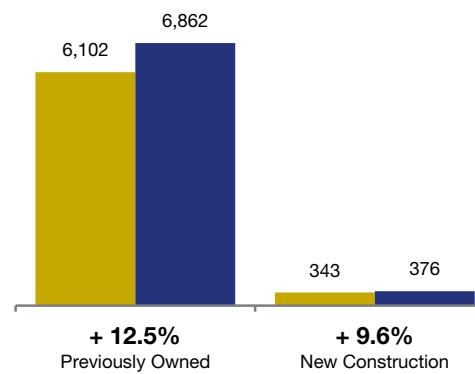
By Price Range

■ 8-2012 ■ 8-2013



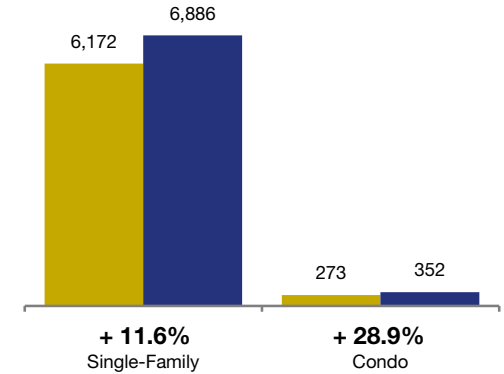
By Construction Type

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range

	8-2012	8-2013	Change
\$75,000 and Below	2,164	2,171	+ 0.3%
\$75,001 to \$100,000	1,048	1,192	+ 13.7%
\$100,001 to \$125,000	906	1,073	+ 18.4%
\$125,001 to \$150,000	686	808	+ 17.8%
\$150,001 to \$300,000	1,350	1,625	+ 20.4%
\$300,001 and Above	291	365	+ 25.4%
All Price Ranges	6,445	7,238	+ 12.3%

Single-Family

	8-2012	8-2013	Change
\$75,000 and Below	2,113	2,123	+ 0.5%
\$75,001 to \$100,000	1,007	1,138	+ 13.0%
\$100,001 to \$125,000	852	1,001	+ 17.5%
\$125,001 to \$150,000	653	746	+ 14.2%
\$150,001 to \$300,000	1,263	1,528	+ 21.0%
\$300,001 and Above	284	346	+ 21.8%
All Price Ranges	6,172	6,886	+ 11.6%

Condo

	8-2012	8-2013	Change
\$75,000 and Below	51	48	- 5.9%
\$75,001 to \$100,000	41	54	+ 31.7%
\$100,001 to \$125,000	54	72	+ 33.3%
\$125,001 to \$150,000	33	62	+ 87.9%
\$150,001 to \$300,000	87	97	+ 11.5%
\$300,001 and Above	7	19	+ 171.4%
All Price Ranges	273	352	+ 28.9%

By Construction Type

	8-2012	8-2013	Change
Previously Owned	6,102	6,862	+ 12.5%
New Construction	343	376	+ 9.6%
All Construction Types	6,445	7,238	+ 12.3%

	8-2012	8-2013	Change
Previously Owned	5,858	6,554	+ 11.9%
New Construction	314	332	+ 5.7%
All Construction Types	6,172	6,886	+ 11.6%

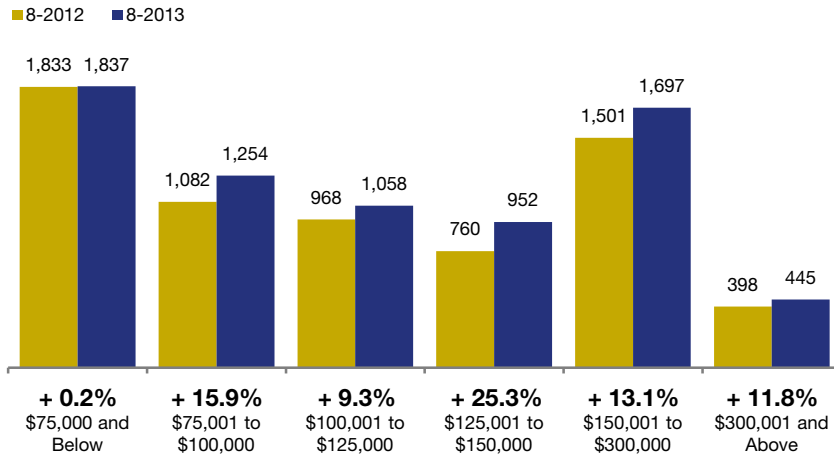
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Pending Sales

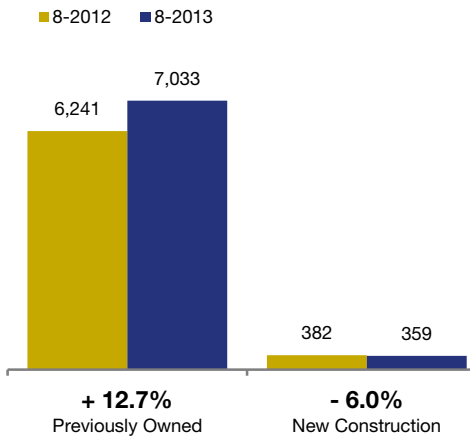
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



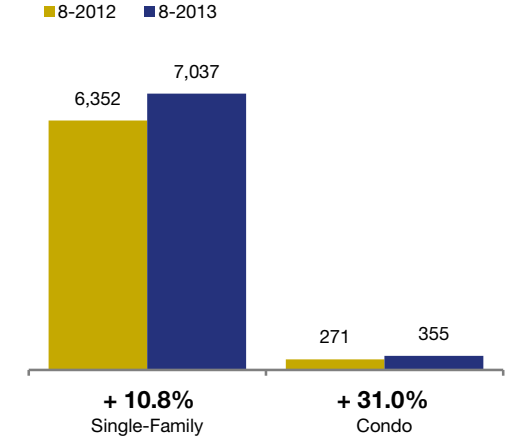
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range

	8-2012	8-2013	Change
\$75,000 and Below	1,833	1,837	+ 0.2%
\$75,001 to \$100,000	1,082	1,254	+ 15.9%
\$100,001 to \$125,000	968	1,058	+ 9.3%
\$125,001 to \$150,000	760	952	+ 25.3%
\$150,001 to \$300,000	1,501	1,697	+ 13.1%
\$300,001 and Above	398	445	+ 11.8%
All Price Ranges	6,623	7,392	+ 11.6%

Single-Family

	8-2012	8-2013	Change
\$75,000 and Below	1,799	1,803	+ 0.2%
\$75,001 to \$100,000	1,039	1,201	+ 15.6%
\$100,001 to \$125,000	921	1,003	+ 8.9%
\$125,001 to \$150,000	718	875	+ 21.9%
\$150,001 to \$300,000	1,413	1,595	+ 12.9%
\$300,001 and Above	383	414	+ 8.1%
All Price Ranges	6,352	7,037	+ 10.8%

Condo

	8-2012	8-2013	Change
\$75,000 and Below	34	34	0.0%
\$75,001 to \$100,000	43	53	+ 23.3%
\$100,001 to \$125,000	47	55	+ 17.0%
\$125,001 to \$150,000	42	77	+ 83.3%
\$150,001 to \$300,000	88	102	+ 15.9%
\$300,001 and Above	15	31	+ 106.7%
All Price Ranges	271	355	+ 31.0%

By Construction Type

	8-2012	8-2013	Change
Previously Owned	6,241	7,033	+ 12.7%
New Construction	382	359	- 6.0%
All Construction Types	6,623	7,392	+ 11.6%

	8-2012	8-2013	Change
Previously Owned	6,001	6,724	+ 12.0%
New Construction	351	313	- 10.8%
All Construction Types	6,352	7,037	+ 10.8%

	8-2012	8-2013	Change
Previously Owned	240	309	+ 28.8%
New Construction	31	46	+ 48.4%
All Construction Types	271	355	+ 31.0%

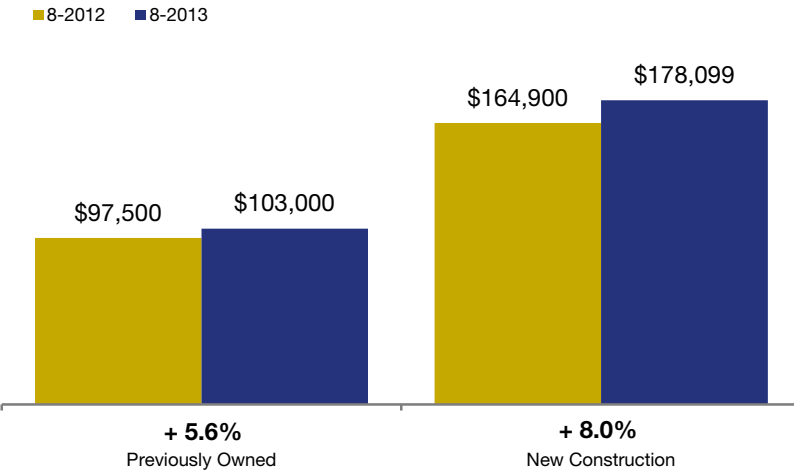
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Median Sales Price

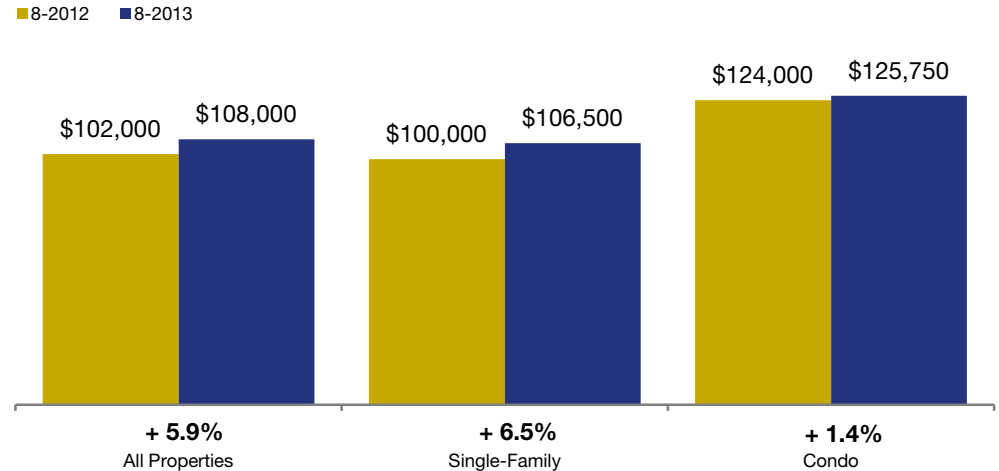
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	8-2012	8-2013	Change	8-2012	8-2013	Change	8-2012	8-2013	Change
Previously Owned	\$97,500	\$103,000	+ 5.6%	\$96,500	\$102,000	+ 5.7%	\$119,000	\$122,000	+ 2.5%
New Construction	\$164,900	\$178,099	+ 8.0%	\$164,950	\$176,000	+ 6.7%	\$164,900	\$185,095	+ 12.2%
All Construction Types	\$102,000	\$108,000	+ 5.9%	\$100,000	\$106,500	+ 6.5%	\$124,000	\$125,750	+ 1.4%

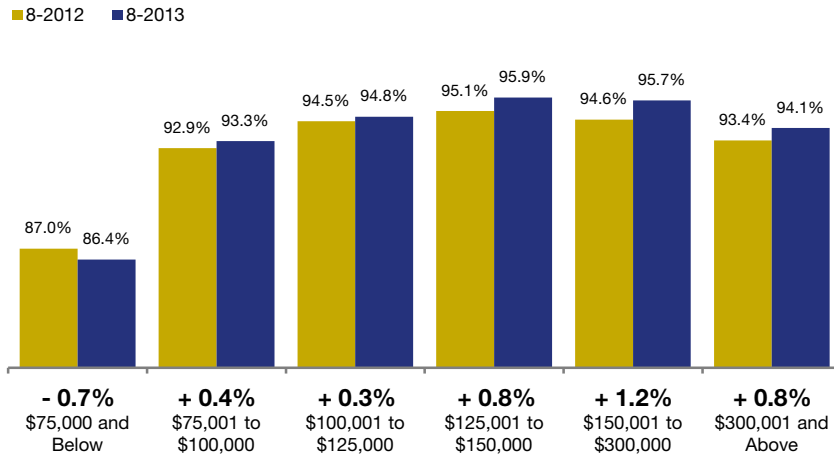
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Percent of Original List Price Received

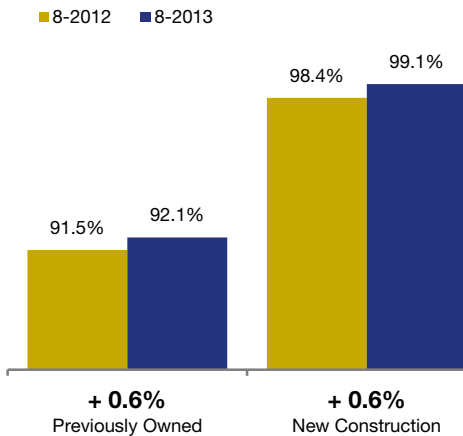


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

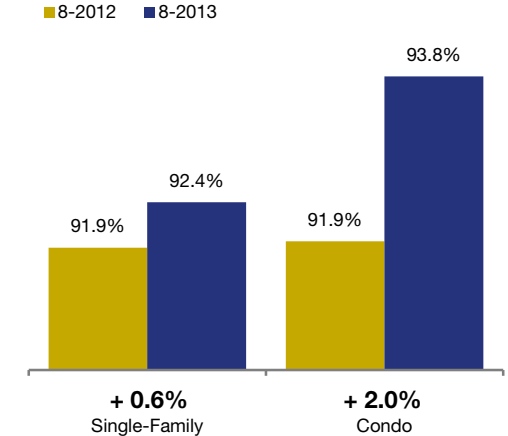
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	8-2012	8-2013	Change
\$75,000 and Below	87.0%	86.4%	- 0.7%
\$75,001 to \$100,000	92.9%	93.3%	+ 0.4%
\$100,001 to \$125,000	94.5%	94.8%	+ 0.3%
\$125,001 to \$150,000	95.1%	95.9%	+ 0.8%
\$150,001 to \$300,000	94.6%	95.7%	+ 1.2%
\$300,001 and Above	93.4%	94.1%	+ 0.8%
All Price Ranges	91.9%	92.4%	+ 0.6%

Single-Family

8-2012	8-2013	Change
87.0%	86.3%	- 0.8%
93.0%	93.3%	+ 0.4%
94.6%	94.8%	+ 0.2%
95.1%	95.9%	+ 0.9%
94.7%	95.7%	+ 1.1%
93.4%	94.0%	+ 0.6%
91.9%	92.4%	+ 0.6%

Condo

8-2012	8-2013	Change
87.2%	87.2%	+ 0.0%
91.5%	94.0%	+ 2.7%
92.5%	94.0%	+ 1.6%
94.9%	95.5%	+ 0.6%
93.4%	95.4%	+ 2.2%
90.2%	95.1%	+ 5.5%
91.9%	93.8%	+ 2.0%

By Construction Type

8-2012	8-2013	Change
91.5%	92.1%	+ 0.6%
98.4%	99.1%	+ 0.6%
91.9%	92.4%	+ 0.6%

8-2012	8-2013	Change
91.5%	92.0%	+ 0.6%
98.5%	98.9%	+ 0.4%
91.9%	92.4%	+ 0.6%

8-2012	8-2013	Change
91.2%	92.8%	+ 1.8%
98.2%	100.6%	+ 2.5%
91.9%	93.8%	+ 2.0%

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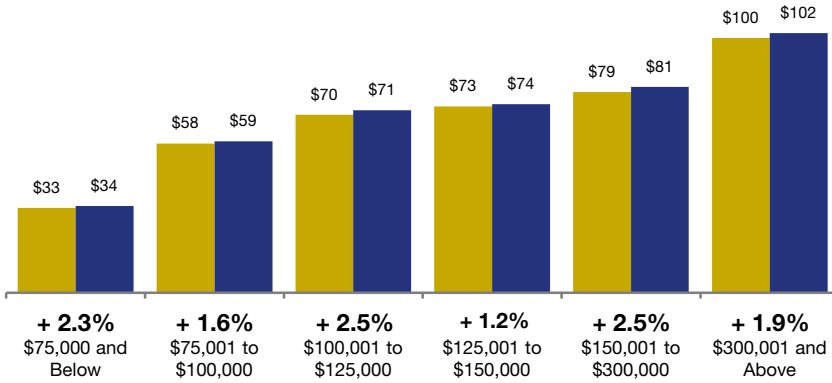
Price Per Square Foot

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



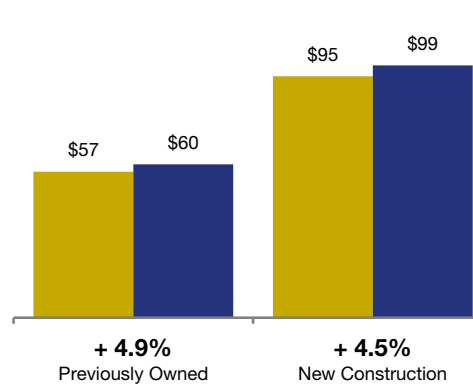
By Price Range

■ 8-2012 ■ 8-2013



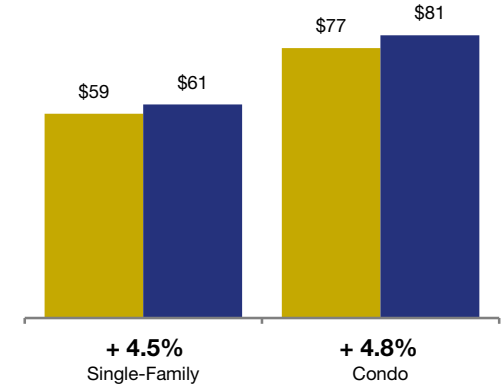
By Construction Type

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range	8-2012	8-2013	Change
\$75,000 and Below	\$33	\$34	+ 2.3%
\$75,001 to \$100,000	\$58	\$59	+ 1.6%
\$100,001 to \$125,000	\$70	\$71	+ 2.5%
\$125,001 to \$150,000	\$73	\$74	+ 1.2%
\$150,001 to \$300,000	\$79	\$81	+ 2.5%
\$300,001 and Above	\$100	\$102	+ 1.9%
All Price Ranges	\$59	\$62	+ 4.7%

Single-Family

8-2012	8-2013	Change	8-2012	8-2013	Change
\$33	\$34	+ 2.4%	\$51	\$52	+ 0.6%
\$58	\$59	+ 1.9%	\$67	\$63	- 6.1%
\$69	\$71	+ 2.5%	\$79	\$80	+ 1.1%
\$72	\$73	+ 0.7%	\$84	\$85	+ 0.7%
\$78	\$79	+ 2.1%	\$92	\$100	+ 8.9%
\$100	\$102	+ 1.7%	\$92	\$102	+ 10.9%
\$59	\$61	+ 4.5%	\$77	\$81	+ 4.8%

Condo

By Construction Type	8-2012	8-2013	Change
Previously Owned	\$57	\$60	+ 4.9%
New Construction	\$95	\$99	+ 4.5%
All Construction Types	\$59	\$62	+ 4.7%

8-2012	8-2013	Change	8-2012	8-2013	Change
\$57	\$59	+ 4.8%	\$74	\$77	+ 3.2%
\$94	\$97	+ 3.6%	\$102	\$112	+ 8.9%
\$59	\$61	+ 4.5%	\$77	\$81	+ 4.8%

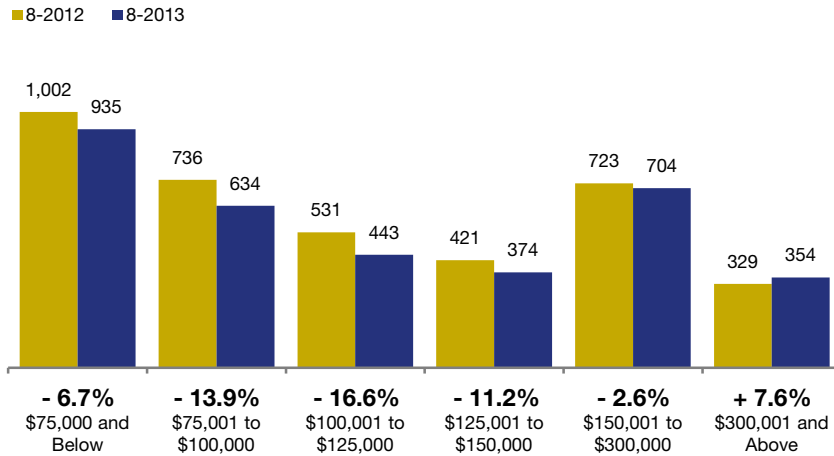
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Inventory of Homes for Sale

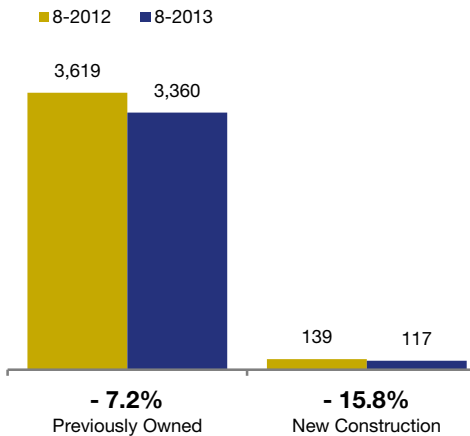


The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

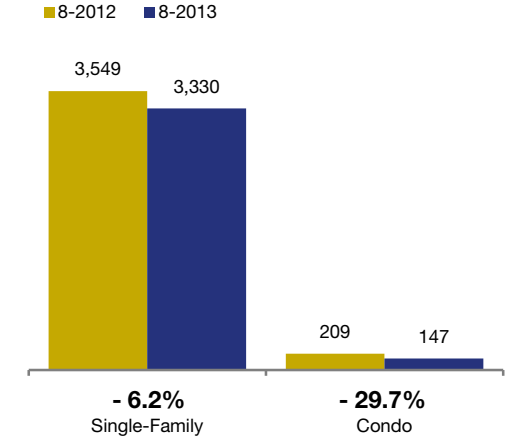
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	8-2012	8-2013	Change
\$75,000 and Below	1,002	935	- 6.7%
\$75,001 to \$100,000	736	634	- 13.9%
\$100,001 to \$125,000	531	443	- 16.6%
\$125,001 to \$150,000	421	374	- 11.2%
\$150,001 to \$300,000	723	704	- 2.6%
\$300,001 and Above	329	354	+ 7.6%
All Price Ranges	3,758	3,477	- 7.5%

Single-Family

8-2012	8-2013	Change	8-2012	8-2013	Change
959	903	- 5.8%	43	32	- 25.6%
701	613	- 12.6%	35	21	- 40.0%
497	423	- 14.9%	34	20	- 41.2%
380	355	- 6.6%	41	19	- 53.7%
682	668	- 2.1%	41	36	- 12.2%
314	335	+ 6.7%	15	19	+ 26.7%
3,549	3,330	- 6.2%	209	147	- 29.7%

Condo

By Construction Type	8-2012	8-2013	Change
Previously Owned	3,619	3,360	- 7.2%
New Construction	139	117	- 15.8%
All Construction Types	3,758	3,477	- 7.5%

8-2012	8-2013	Change	8-2012	8-2013	Change
3,431	3,226	- 6.0%	188	134	- 28.7%
118	104	- 11.9%	21	13	- 38.1%
3,549	3,330	- 6.2%	209	147	- 29.7%

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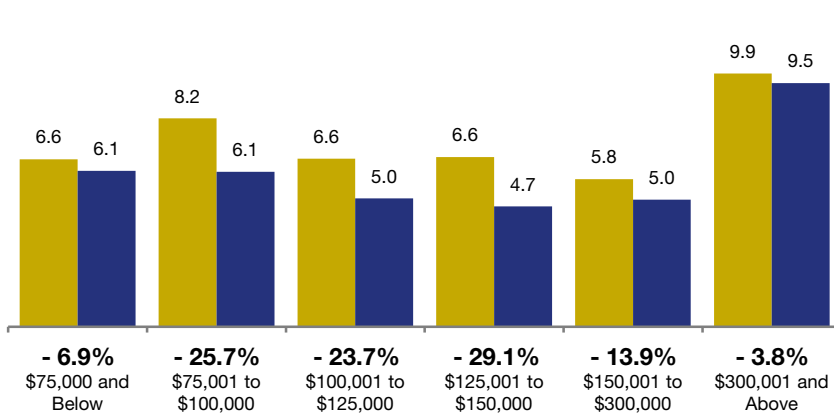
Months Supply of Inventory



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.

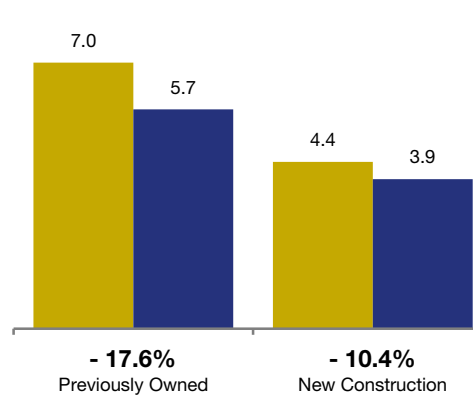
By Price Range

■ 8-2012 ■ 8-2013



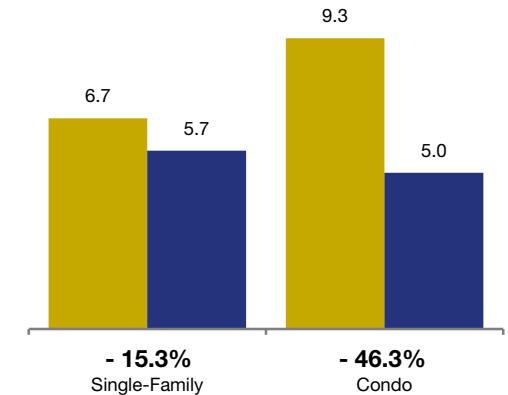
By Construction Type

■ 8-2012 ■ 8-2013



By Property Type

■ 8-2012 ■ 8-2013



All Properties

By Price Range	8-2012	8-2013	Change
\$75,000 and Below	6.6	6.1	- 6.9%
\$75,001 to \$100,000	8.2	6.1	- 25.7%
\$100,001 to \$125,000	6.6	5.0	- 23.7%
\$125,001 to \$150,000	6.6	4.7	- 29.1%
\$150,001 to \$300,000	5.8	5.0	- 13.9%
\$300,001 and Above	9.9	9.5	- 3.8%
All Price Ranges	6.8	5.6	- 17.6%

Single-Family

8-2012	8-2013	Change	8-2012	8-2013	Change
6.4	6.0	- 6.0%	12.6	11.3	- 10.7%
8.1	6.1	- 24.3%	9.8	4.8	- 51.3%
6.5	5.1	- 21.8%	8.0	4.4	- 45.2%
6.4	4.9	- 23.3%	10.7	3.0	- 72.4%
5.8	5.0	- 13.2%	5.1	4.2	- 17.4%
9.8	9.7	- 1.3%	7.0	6.7	- 3.7%
6.7	5.7	- 15.3%	9.3	5.0	- 46.3%

Condo

By Construction Type	8-2012	8-2013	Change
Previously Owned	7.0	5.7	- 17.6%
New Construction	4.4	3.9	- 10.4%
All Construction Types	6.8	5.6	- 17.6%

8-2012	8-2013	Change	8-2012	8-2013	Change
6.9	5.8	- 16.1%	9.4	5.2	- 44.6%
4.0	4.0	- 1.2%	8.1	3.4	- 58.3%
6.7	5.7	- 15.3%	9.3	5.0	- 46.3%

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