

Housing Supply Overview

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



September 2013

So just how is the market, you ask? Well, buyers are buying, sellers are selling, lenders are lending and builders are building. This recovery is robust enough to forge onward despite interest rate risk and political gridlock. For the 12-month period spanning October 2012 through September 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 \$300,001 and Above range, where they increased 23.8 percent.

The overall Median Sales Price was up 4.6 percent to \$107,700. The property type with the largest price gain was the Single-Family segment, where prices increased 4.0 percent to \$106,000. The overall Percent of Original List Price Received at Sale was up 0.6 percent to 92.5.

Market-wide, inventory levels were down 3.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 1.8 percent. That amounts to 5.8 months supply for Single-Family homes and 5.2 months supply for Condos.

Quick Facts

+ 23.8%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 13.7%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 31.1%

Property Type with
Strongest Closed Sales:

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

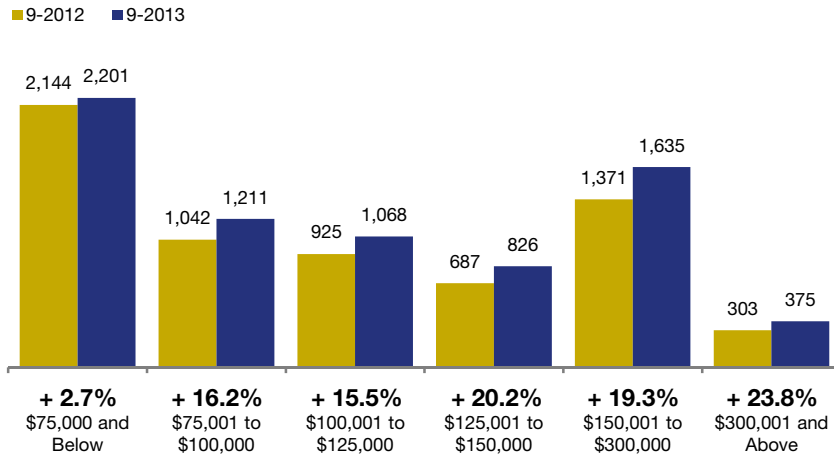
[Click on desired metric to jump to that page.](#)

Closed Sales

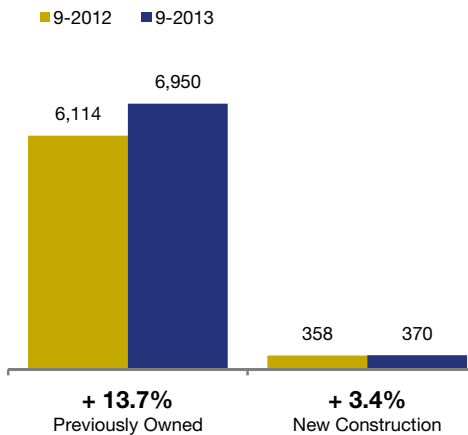
A count of the actual sales that closed. Based on a rolling 12-month total.



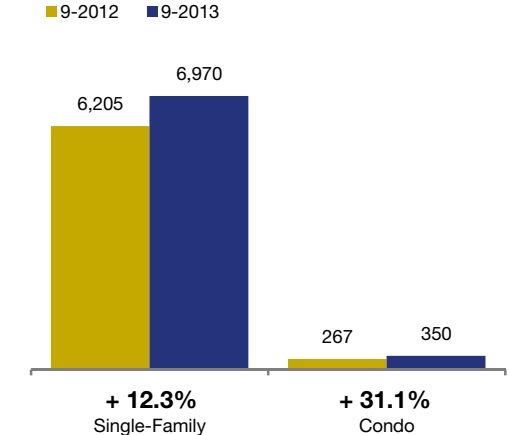
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	9-2012	9-2013	Change
\$75,000 and Below	2,144	2,201	+ 2.7%
\$75,001 to \$100,000	1,042	1,211	+ 16.2%
\$100,001 to \$125,000	925	1,068	+ 15.5%
\$125,001 to \$150,000	687	826	+ 20.2%
\$150,001 to \$300,000	1,371	1,635	+ 19.3%
\$300,001 and Above	303	375	+ 23.8%
All Price Ranges	6,472	7,320	+ 13.1%

Single-Family

9-2012	9-2013	Change	9-2012	9-2013	Change
2,095	2,154	+ 2.8%	49	47	- 4.1%
1,001	1,155	+ 15.4%	41	56	+ 36.6%
868	1,001	+ 15.3%	57	67	+ 17.5%
659	762	+ 15.6%	28	64	+ 128.6%
1,286	1,541	+ 19.8%	85	94	+ 10.6%
296	353	+ 19.3%	7	22	+ 214.3%
6,205	6,970	+ 12.3%	267	350	+ 31.1%

Condo

By Construction Type	9-2012	9-2013	Change
Previously Owned	6,114	6,950	+ 13.7%
New Construction	358	370	+ 3.4%
All Construction Types	6,472	7,320	+ 13.1%

9-2012	9-2013	Change	9-2012	9-2013	Change
5,874	6,643	+ 13.1%	240	307	+ 27.9%
331	327	- 1.2%	27	43	+ 59.3%
6,205	6,970	+ 12.3%	267	350	+ 31.1%

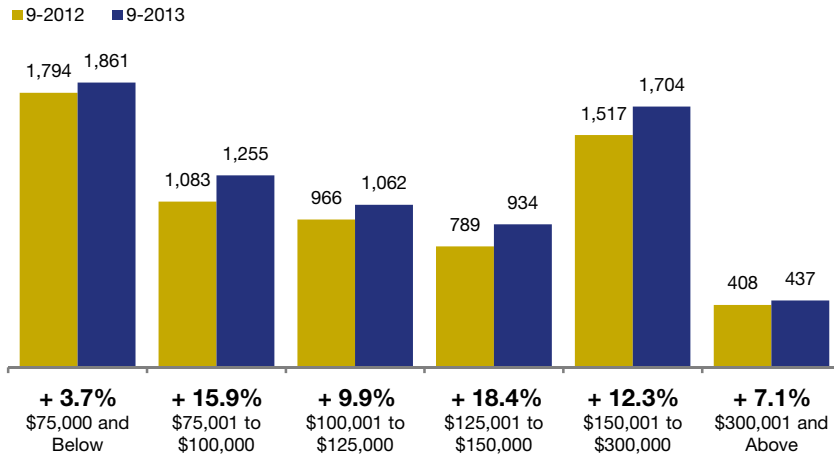
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Pending Sales

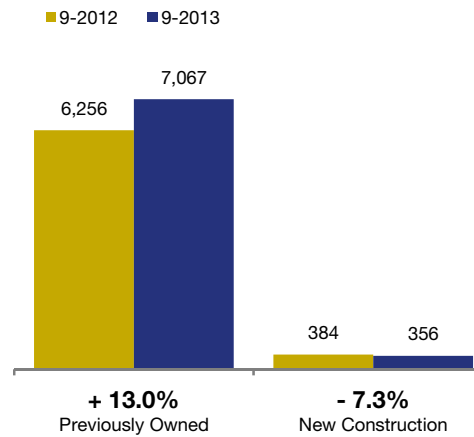
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



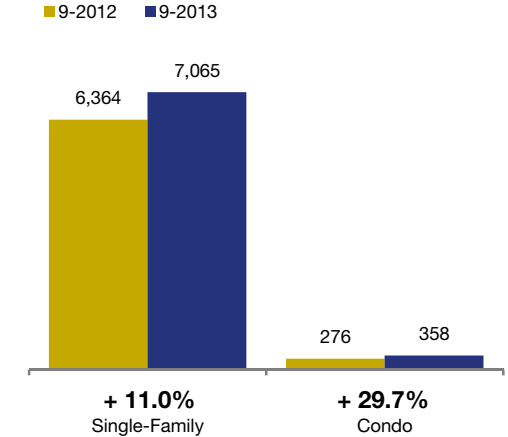
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	9-2012	9-2013	Change
\$75,000 and Below	1,794	1,861	+ 3.7%
\$75,001 to \$100,000	1,083	1,255	+ 15.9%
\$100,001 to \$125,000	966	1,062	+ 9.9%
\$125,001 to \$150,000	789	934	+ 18.4%
\$150,001 to \$300,000	1,517	1,704	+ 12.3%
\$300,001 and Above	408	437	+ 7.1%
All Price Ranges	6,640	7,423	+ 11.8%

Single-Family

By Price Range	9-2012	9-2013	Change
\$75,000 and Below	1,758	1,827	+ 3.9%
\$75,001 to \$100,000	1,041	1,196	+ 14.9%
\$100,001 to \$125,000	914	1,009	+ 10.4%
\$125,001 to \$150,000	747	858	+ 14.9%
\$150,001 to \$300,000	1,427	1,603	+ 12.3%
\$300,001 and Above	396	406	+ 2.5%
All Price Ranges	6,364	7,065	+ 11.0%

Condo

By Price Range	9-2012	9-2013	Change
\$75,000 and Below	36	34	- 5.6%
\$75,001 to \$100,000	42	59	+ 40.5%
\$100,001 to \$125,000	52	53	+ 1.9%
\$125,001 to \$150,000	42	76	+ 81.0%
\$150,001 to \$300,000	90	101	+ 12.2%
\$300,001 and Above	12	31	+ 158.3%
All Price Ranges	276	358	+ 29.7%

By Construction Type	9-2012	9-2013	Change
Previously Owned	6,256	7,067	+ 13.0%
New Construction	384	356	- 7.3%
All Construction Types	6,640	7,423	+ 11.8%

By Construction Type	9-2012	9-2013	Change
Previously Owned	6,011	6,753	+ 12.3%
New Construction	353	312	- 11.6%
All Construction Types	6,364	7,065	+ 11.0%

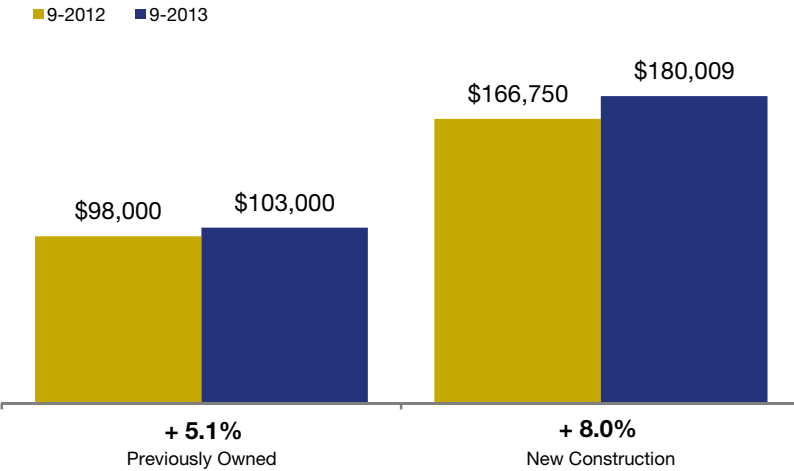
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Median Sales Price

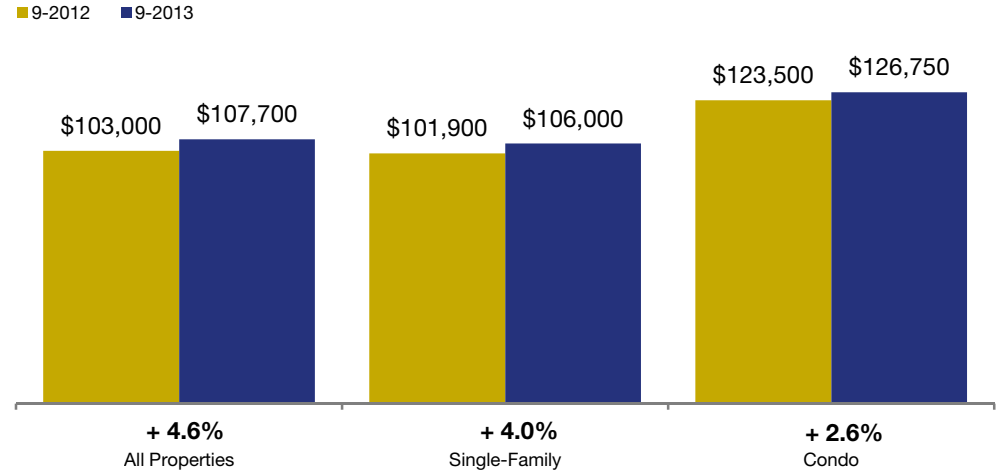
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	9-2012	9-2013	Change	9-2012	9-2013	Change	9-2012	9-2013	Change
Previously Owned	\$98,000	\$103,000	+ 5.1%	\$97,163	\$102,000	+ 5.0%	\$120,000	\$122,000	+ 1.7%
New Construction	\$166,750	\$180,009	+ 8.0%	\$167,237	\$175,000	+ 4.6%	\$162,000	\$188,030	+ 16.1%
All Construction Types	\$103,000	\$107,700	+ 4.6%	\$101,900	\$106,000	+ 4.0%	\$123,500	\$126,750	+ 2.6%

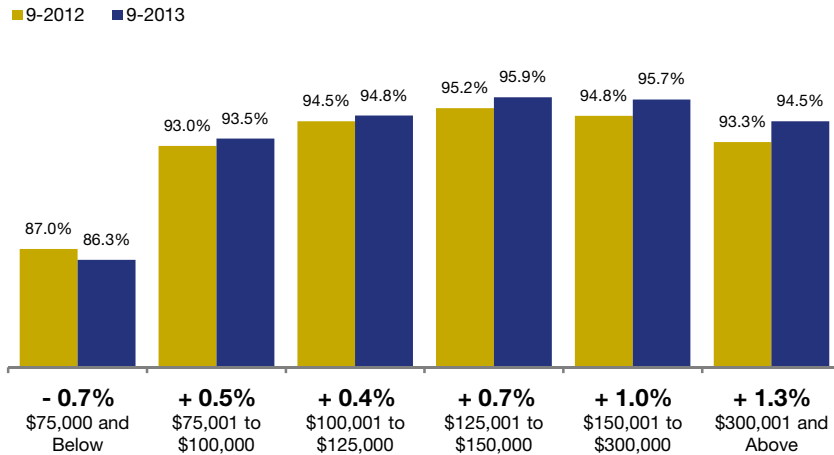
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Percent of Original List Price Received

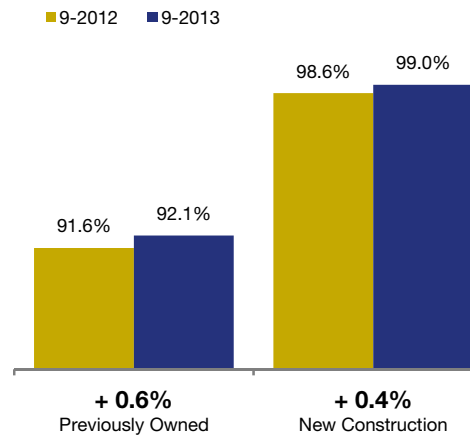


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

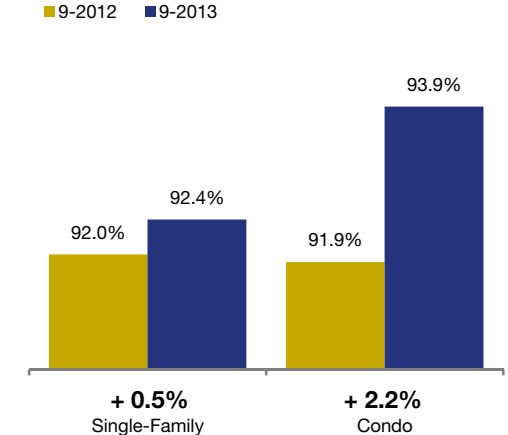
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	9-2012	9-2013	Change
\$75,000 and Below	87.0%	86.3%	- 0.7%
\$75,001 to \$100,000	93.0%	93.5%	+ 0.5%
\$100,001 to \$125,000	94.5%	94.8%	+ 0.4%
\$125,001 to \$150,000	95.2%	95.9%	+ 0.7%
\$150,001 to \$300,000	94.8%	95.7%	+ 1.0%
\$300,001 and Above	93.3%	94.5%	+ 1.3%
All Price Ranges	92.0%	92.5%	+ 0.6%

Single-Family

9-2012	9-2013	Change
87.0%	86.3%	- 0.8%
93.1%	93.4%	+ 0.4%
94.6%	94.9%	+ 0.3%
95.3%	95.9%	+ 0.7%
94.9%	95.8%	+ 0.9%
93.3%	94.4%	+ 1.2%
92.0%	92.4%	+ 0.5%

Condo

9-2012	9-2013	Change
87.0%	87.0%	+ 0.0%
91.3%	94.1%	+ 3.1%
92.8%	94.1%	+ 1.4%
94.8%	95.6%	+ 0.8%
93.3%	95.5%	+ 2.3%
89.9%	95.1%	+ 5.8%
91.9%	93.9%	+ 2.2%

By Construction Type

9-2012	9-2013	Change
91.6%	92.1%	+ 0.6%
98.6%	99.0%	+ 0.4%
92.0%	92.5%	+ 0.6%

9-2012	9-2013	Change
91.6%	92.1%	+ 0.6%
98.6%	98.8%	+ 0.1%
92.0%	92.4%	+ 0.5%

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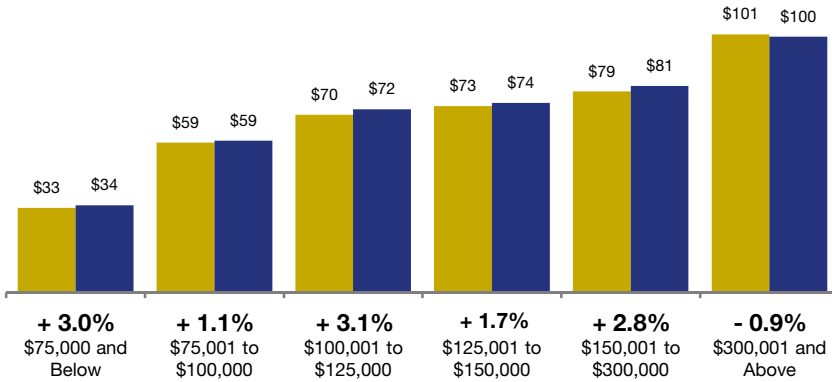
Price Per Square Foot

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



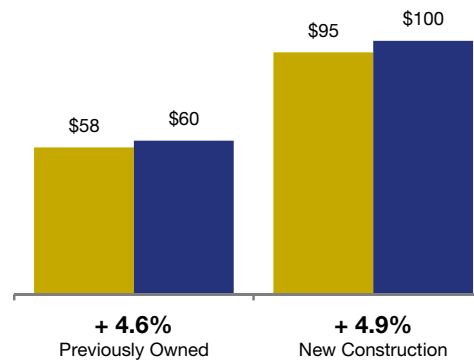
By Price Range

■ 9-2012 ■ 9-2013



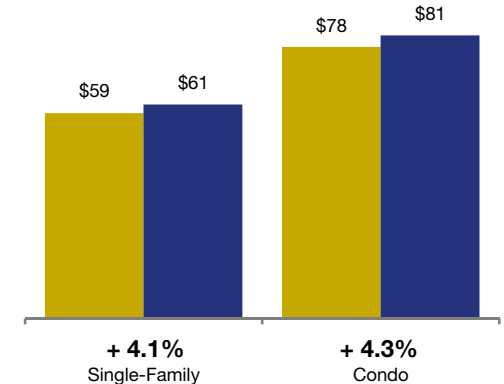
By Construction Type

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range

	9-2012	9-2013	Change
\$75,000 and Below	\$33	\$34	+ 3.0%
\$75,001 to \$100,000	\$59	\$59	+ 1.1%
\$100,001 to \$125,000	\$70	\$72	+ 3.1%
\$125,001 to \$150,000	\$73	\$74	+ 1.7%
\$150,001 to \$300,000	\$79	\$81	+ 2.8%
\$300,001 and Above	\$101	\$100	- 0.9%
All Price Ranges	\$60	\$62	+ 4.3%

Single-Family

	9-2012	9-2013	Change
\$75,000 and Below	\$33	\$34	+ 3.2%
\$75,001 to \$100,000	\$58	\$59	+ 1.4%
\$100,001 to \$125,000	\$69	\$71	+ 3.3%
\$125,001 to \$150,000	\$73	\$73	+ 1.1%
\$150,001 to \$300,000	\$78	\$80	+ 2.6%
\$300,001 and Above	\$101	\$100	- 1.4%
All Price Ranges	\$59	\$61	+ 4.1%

Condo

	9-2012	9-2013	Change
\$75,000 and Below	\$52	\$51	- 0.9%
\$75,001 to \$100,000	\$67	\$63	- 5.6%
\$100,001 to \$125,000	\$80	\$80	+ 0.2%
\$125,001 to \$150,000	\$85	\$85	+ 0.5%
\$150,001 to \$300,000	\$92	\$99	+ 7.6%
\$300,001 and Above	\$94	\$105	+ 11.5%
All Price Ranges	\$78	\$81	+ 4.3%

By Construction Type

	9-2012	9-2013	Change
Previously Owned	\$58	\$60	+ 4.6%
New Construction	\$95	\$100	+ 4.9%
All Construction Types	\$60	\$62	+ 4.3%

	9-2012	9-2013	Change
Previously Owned	\$57	\$60	+ 4.6%
New Construction	\$94	\$98	+ 3.7%
All Construction Types	\$59	\$61	+ 4.1%

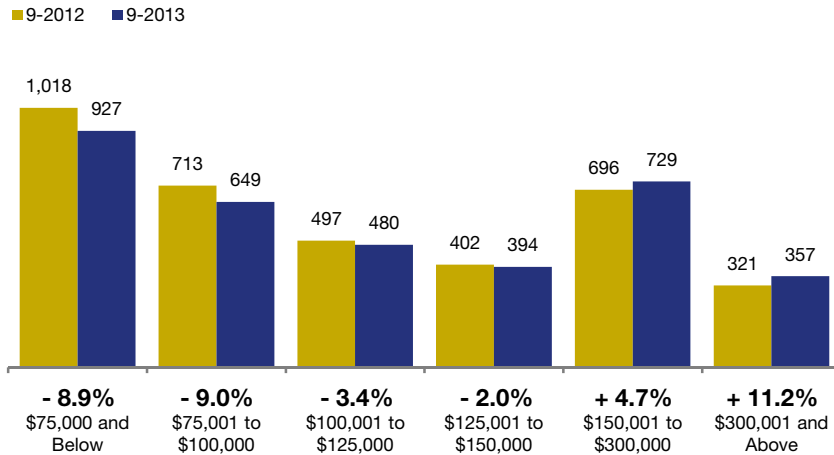
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Inventory of Homes for Sale

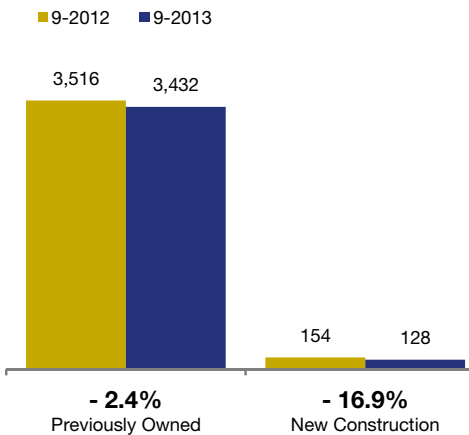


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

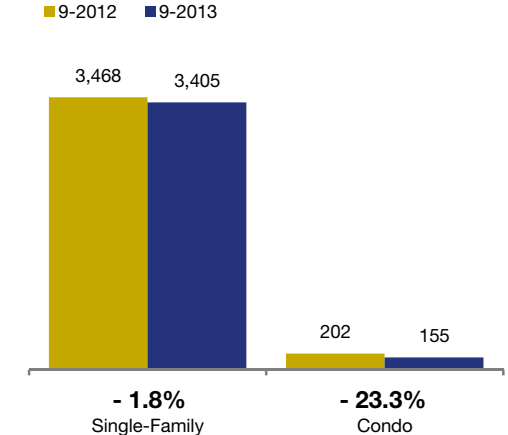
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	9-2012	9-2013	Change
\$75,000 and Below	1,018	927	- 8.9%
\$75,001 to \$100,000	713	649	- 9.0%
\$100,001 to \$125,000	497	480	- 3.4%
\$125,001 to \$150,000	402	394	- 2.0%
\$150,001 to \$300,000	696	729	+ 4.7%
\$300,001 and Above	321	357	+ 11.2%
All Price Ranges	3,670	3,560	- 3.0%

Single-Family

9-2012	9-2013	Change
978	897	- 8.3%
672	629	- 6.4%
468	456	- 2.6%
364	370	+ 1.6%
659	693	+ 5.2%
304	336	+ 10.5%
3,468	3,405	- 1.8%

Condo

9-2012	9-2013	Change
40	30	- 25.0%
41	20	- 51.2%
29	24	- 17.2%
38	24	- 36.8%
37	36	- 2.7%
17	21	+ 23.5%
202	155	- 23.3%

By Construction Type

9-2012	9-2013	Change
3,516	3,432	- 2.4%
154	128	- 16.9%
3,670	3,560	- 3.0%

9-2012	9-2013	Change
3,337	3,294	- 1.3%
131	111	- 15.3%
3,468	3,405	- 1.8%

9-2012	9-2013	Change
179	138	- 22.9%
23	17	- 26.1%
202	155	- 23.3%

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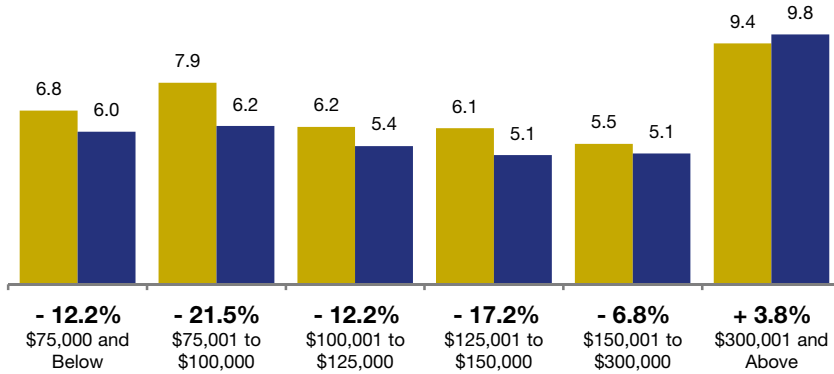
Months Supply of Inventory



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.

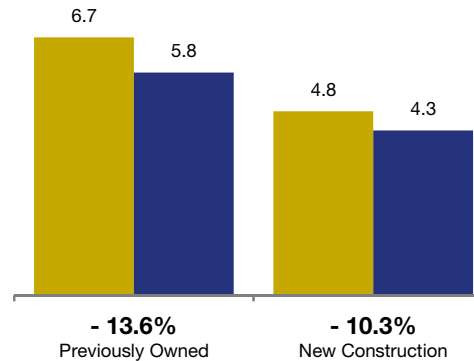
By Price Range

■ 9-2012 ■ 9-2013



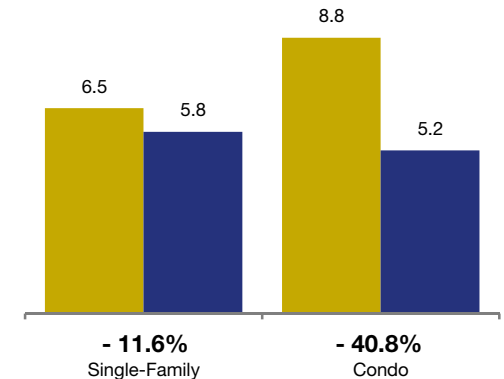
By Construction Type

■ 9-2012 ■ 9-2013



By Property Type

■ 9-2012 ■ 9-2013



All Properties

By Price Range	9-2012	9-2013	Change
\$75,000 and Below	6.8	6.0	- 12.2%
\$75,001 to \$100,000	7.9	6.2	- 21.5%
\$100,001 to \$125,000	6.2	5.4	- 12.2%
\$125,001 to \$150,000	6.1	5.1	- 17.2%
\$150,001 to \$300,000	5.5	5.1	- 6.8%
\$300,001 and Above	9.4	9.8	+ 3.8%
All Price Ranges	6.6	5.8	- 12.1%

Single-Family

9-2012	9-2013	Change	9-2012	9-2013	Change
6.7	5.9	- 11.7%	11.1	10.6	- 4.7%
7.7	6.3	- 18.5%	11.7	4.1	- 65.3%
6.1	5.4	- 11.7%	6.1	5.4	- 11.4%
5.8	5.2	- 11.5%	10.0	3.8	- 61.9%
5.5	5.2	- 6.4%	4.5	4.3	- 5.4%
9.2	9.9	+ 7.8%	9.9	7.5	- 24.9%
6.5	5.8	- 11.6%	8.8	5.2	- 40.8%

Condo

By Construction Type	9-2012	9-2013	Change
Previously Owned	6.7	5.8	- 13.6%
New Construction	4.8	4.3	- 10.3%
All Construction Types	6.6	5.8	- 12.1%

9-2012	9-2013	Change	9-2012	9-2013	Change
6.7	5.9	- 12.1%	8.8	5.3	- 39.8%
4.5	4.3	- 4.1%	8.9	4.3	- 52.3%
6.5	5.8	- 11.6%	8.8	5.2	- 40.8%

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