

# Housing Supply Overview

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



## November 2013

There was a lot to be thankful for this November. Home buyers were thankful for still-low mortgage rates, affordable prices and a recovering economy. Home sellers were thankful for rising prices, quick market times, multiple offers and low supply levels. For the 12-month period spanning December 2012 through November 2013, Closed Sales in the Fort Wayne region were up 10.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 16.0 percent.

The overall Median Sales Price was up 2.3 percent to \$107,900. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 6.1 percent to \$129,950. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 92.6.

Market-wide, inventory levels were up 0.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 0.9 percent. That amounts to 5.3 months supply for Single-Family homes and 5.7 months supply for Condos.

## Quick Facts

+ 16.0%	+ 10.9%	+ 19.4%
Price Range with Strongest Closed Sales:	Construction Status with Strongest Closed Sales:	Property Type with Strongest Closed Sales:
<b>\$300,001 and Above</b>	<b>Previously Owned</b>	<b>Condo</b>

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.](#)

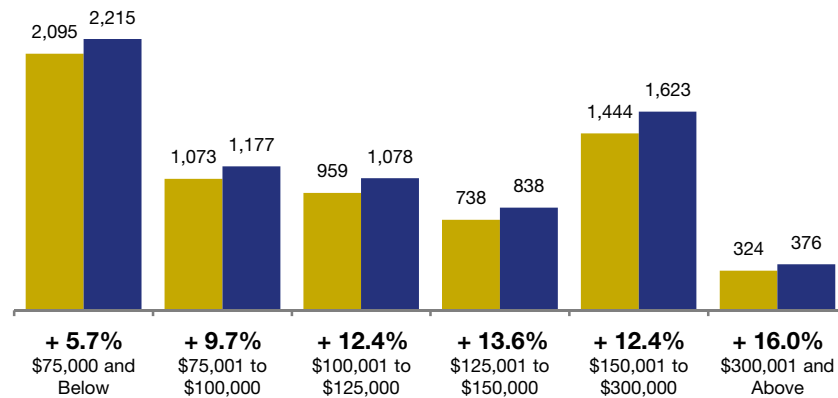
# Closed Sales

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



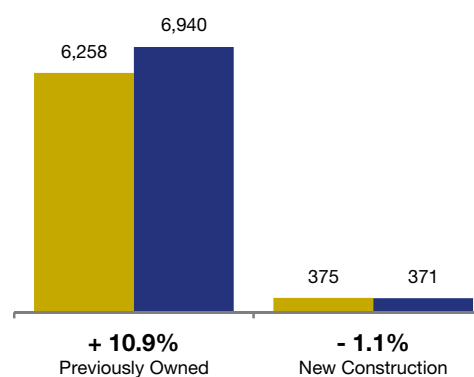
## By Price Range

■ 11-2012 ■ 11-2013



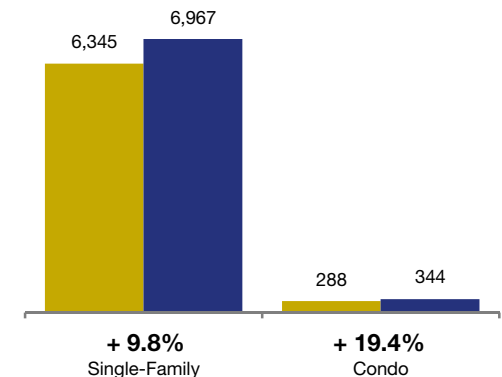
## By Construction Type

■ 11-2012 ■ 11-2013



## By Property Type

■ 11-2012 ■ 11-2013



## All Properties

### By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	2,095	2,215	+ 5.7%
\$75,001 to \$100,000	1,073	1,177	+ 9.7%
\$100,001 to \$125,000	959	1,078	+ 12.4%
\$125,001 to \$150,000	738	838	+ 13.6%
\$150,001 to \$300,000	1,444	1,623	+ 12.4%
\$300,001 and Above	324	376	+ 16.0%
<b>All Price Ranges</b>	<b>6,633</b>	<b>7,311</b>	<b>+ 10.2%</b>

## Single-Family

	11-2012	11-2013	Change
\$75,000 and Below	2,049	2,169	+ 5.9%
\$75,001 to \$100,000	1,025	1,130	+ 10.2%
\$100,001 to \$125,000	893	1,015	+ 13.7%
\$125,001 to \$150,000	706	771	+ 9.2%
\$150,001 to \$300,000	1,356	1,526	+ 12.5%
\$300,001 and Above	316	352	+ 11.4%
<b>All Price Ranges</b>	<b>6,345</b>	<b>6,967</b>	<b>+ 9.8%</b>

## Condo

	11-2012	11-2013	Change
\$75,000 and Below	46	46	0.0%
\$75,001 to \$100,000	48	47	- 2.1%
\$100,001 to \$125,000	66	63	- 4.5%
\$125,001 to \$150,000	32	67	+ 109.4%
\$150,001 to \$300,000	88	97	+ 10.2%
\$300,001 and Above	8	24	+ 200.0%
<b>All Price Ranges</b>	<b>288</b>	<b>344</b>	<b>+ 19.4%</b>

### By Construction Type

	11-2012	11-2013	Change
Previously Owned	6,258	6,940	+ 10.9%
New Construction	375	371	- 1.1%
<b>All Construction Types</b>	<b>6,633</b>	<b>7,311</b>	<b>+ 10.2%</b>

	11-2012	11-2013	Change
Previously Owned	5,999	6,646	+ 10.8%
New Construction	346	321	- 7.2%
<b>All Construction Types</b>	<b>6,345</b>	<b>6,967</b>	<b>+ 9.8%</b>

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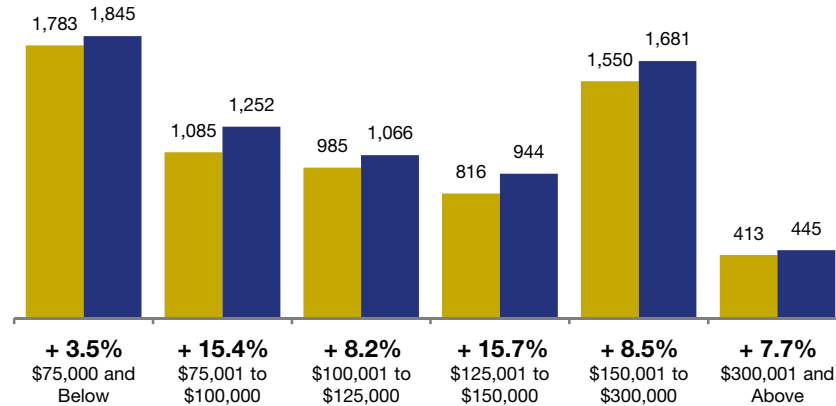
# Pending Sales

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



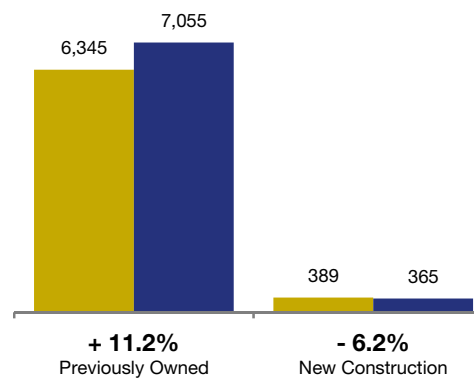
## By Price Range

■ 11-2012 ■ 11-2013



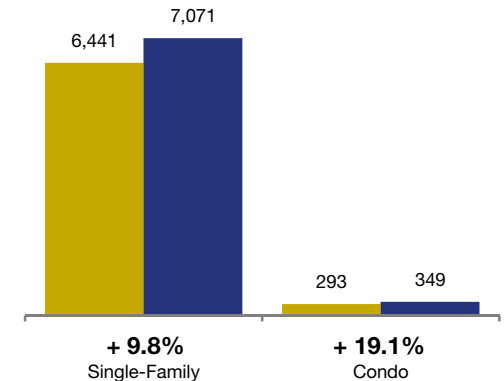
## By Construction Type

■ 11-2012 ■ 11-2013



## By Property Type

■ 11-2012 ■ 11-2013



## All Properties

### By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	1,783	1,845	+ 3.5%
\$75,001 to \$100,000	1,085	1,252	+ 15.4%
\$100,001 to \$125,000	985	1,066	+ 8.2%
\$125,001 to \$150,000	816	944	+ 15.7%
\$150,001 to \$300,000	1,550	1,681	+ 8.5%
\$300,001 and Above	413	445	+ 7.7%
<b>All Price Ranges</b>	<b>6,734</b>	<b>7,420</b>	<b>+ 10.2%</b>

## Single-Family

	11-2012	11-2013	Change
\$75,000 and Below	1,747	1,813	+ 3.8%
\$75,001 to \$100,000	1,044	1,200	+ 14.9%
\$100,001 to \$125,000	936	1,011	+ 8.0%
\$125,001 to \$150,000	768	870	+ 13.3%
\$150,001 to \$300,000	1,449	1,580	+ 9.0%
\$300,001 and Above	397	414	+ 4.3%
<b>All Price Ranges</b>	<b>6,441</b>	<b>7,071</b>	<b>+ 9.8%</b>

## Condo

	11-2012	11-2013	Change
\$75,000 and Below	36	32	- 11.1%
\$75,001 to \$100,000	41	52	+ 26.8%
\$100,001 to \$125,000	49	55	+ 12.2%
\$125,001 to \$150,000	48	74	+ 54.2%
\$150,001 to \$300,000	101	101	0.0%
\$300,001 and Above	16	31	+ 93.8%
<b>All Price Ranges</b>	<b>293</b>	<b>349</b>	<b>+ 19.1%</b>

### By Construction Type

	11-2012	11-2013	Change
Previously Owned	6,345	7,055	+ 11.2%
New Construction	389	365	- 6.2%
<b>All Construction Types</b>	<b>6,734</b>	<b>7,420</b>	<b>+ 10.2%</b>

	11-2012	11-2013	Change
Previously Owned	6,084	6,756	+ 11.0%
New Construction	357	315	- 11.8%
<b>All Construction Types</b>	<b>6,441</b>	<b>7,071</b>	<b>+ 9.8%</b>

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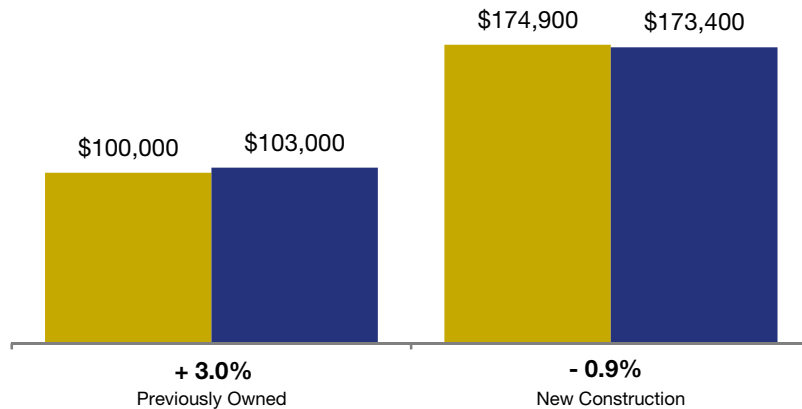
# Median Sales Price

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



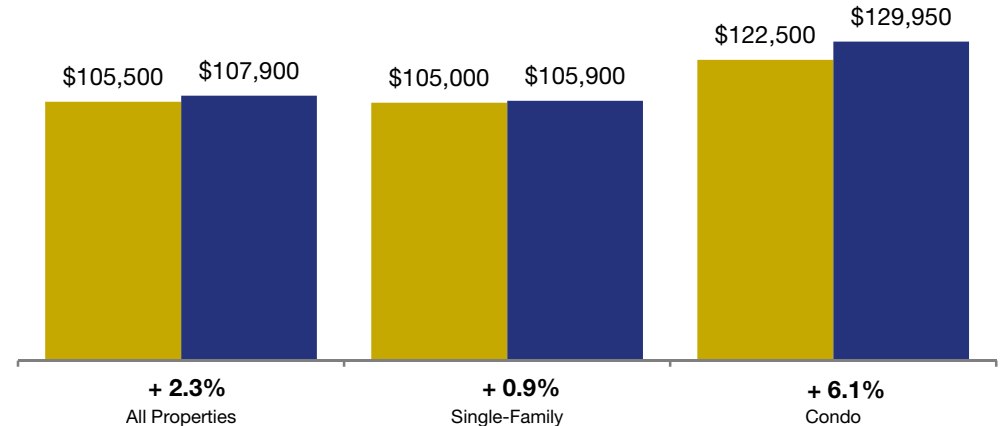
## By Construction Type

■ 11-2012 ■ 11-2013



## By Property Type

■ 11-2012 ■ 11-2013



	All Properties			Single-Family			Condo		
By Construction Type	11-2012	11-2013	Change	11-2012	11-2013	Change	11-2012	11-2013	Change
Previously Owned	\$100,000	\$103,000	+ 3.0%	\$99,900	\$102,000	+ 2.1%	\$117,250	\$123,000	+ 4.9%
New Construction	\$174,900	\$173,400	- 0.9%	\$175,232	\$173,400	- 1.0%	\$166,000	\$171,872	+ 3.5%
<b>All Construction Types</b>	<b>\$105,500</b>	<b>\$107,900</b>	<b>+ 2.3%</b>	<b>\$105,000</b>	<b>\$105,900</b>	<b>+ 0.9%</b>	<b>\$122,500</b>	<b>\$129,950</b>	<b>+ 6.1%</b>

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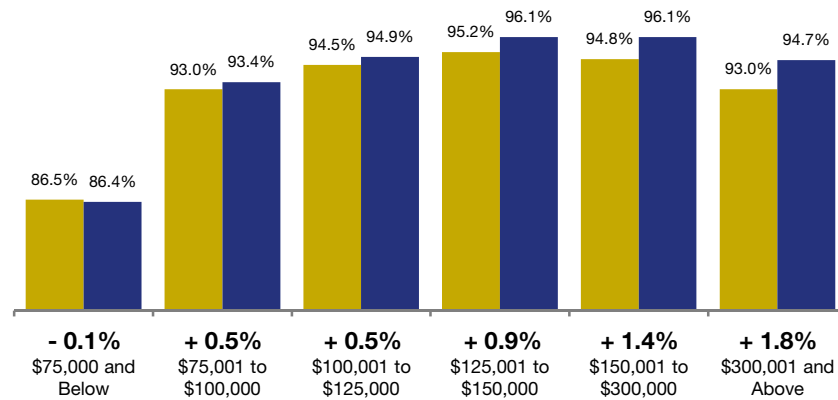
# Percent of Original List Price Received

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.**



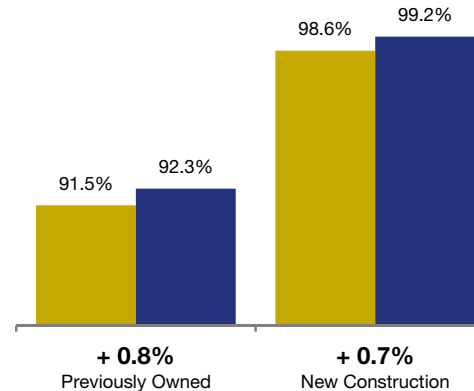
## By Price Range

■ 11-2012 ■ 11-2013



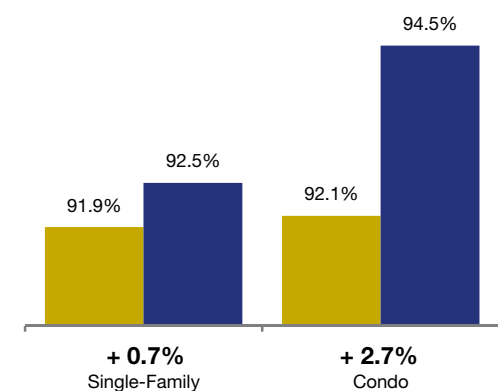
## By Construction Type

■ 11-2012 ■ 11-2013



## By Property Type

■ 11-2012 ■ 11-2013



## All Properties

### By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	86.5%	86.4%	- 0.1%
\$75,001 to \$100,000	93.0%	93.4%	+ 0.5%
\$100,001 to \$125,000	94.5%	94.9%	+ 0.5%
\$125,001 to \$150,000	95.2%	96.1%	+ 0.9%
\$150,001 to \$300,000	94.8%	96.1%	+ 1.4%
\$300,001 and Above	93.0%	94.7%	+ 1.8%
<b>All Price Ranges</b>	<b>91.9%</b>	<b>92.6%</b>	<b>+ 0.8%</b>

## Single-Family

	11-2012	11-2013	Change
\$75,000 and Below	86.5%	86.4%	- 0.2%
\$75,001 to \$100,000	93.1%	93.4%	+ 0.4%
\$100,001 to \$125,000	94.6%	95.0%	+ 0.4%
\$125,001 to \$150,000	95.2%	96.1%	+ 0.9%
\$150,001 to \$300,000	94.9%	96.1%	+ 1.3%
\$300,001 and Above	93.1%	94.7%	+ 1.7%
<b>All Price Ranges</b>	<b>91.9%</b>	<b>92.5%</b>	<b>+ 0.7%</b>

## Condo

	11-2012	11-2013	Change
\$75,000 and Below	86.3%	87.8%	+ 1.7%
\$75,001 to \$100,000	91.9%	94.5%	+ 2.8%
\$100,001 to \$125,000	93.1%	94.2%	+ 1.2%
\$125,001 to \$150,000	94.4%	96.3%	+ 2.0%
\$150,001 to \$300,000	93.7%	96.5%	+ 2.9%
\$300,001 and Above	89.4%	95.5%	+ 6.8%
<b>All Price Ranges</b>	<b>92.1%</b>	<b>94.5%</b>	<b>+ 2.7%</b>

### By Construction Type

	11-2012	11-2013	Change
Previously Owned	91.5%	92.3%	+ 0.8%
New Construction	98.6%	99.2%	+ 0.7%
<b>All Construction Types</b>	<b>91.9%</b>	<b>92.6%</b>	<b>+ 0.8%</b>

	11-2012	11-2013	Change
Previously Owned	91.5%	92.2%	+ 0.8%
New Construction	98.5%	99.0%	+ 0.5%
<b>All Construction Types</b>	<b>91.9%</b>	<b>92.5%</b>	<b>+ 0.7%</b>

	11-2012	11-2013	Change
Previously Owned	91.3%	93.5%	+ 2.4%
New Construction	99.1%	100.6%	+ 1.5%
<b>All Construction Types</b>	<b>92.1%</b>	<b>94.5%</b>	<b>+ 2.7%</b>

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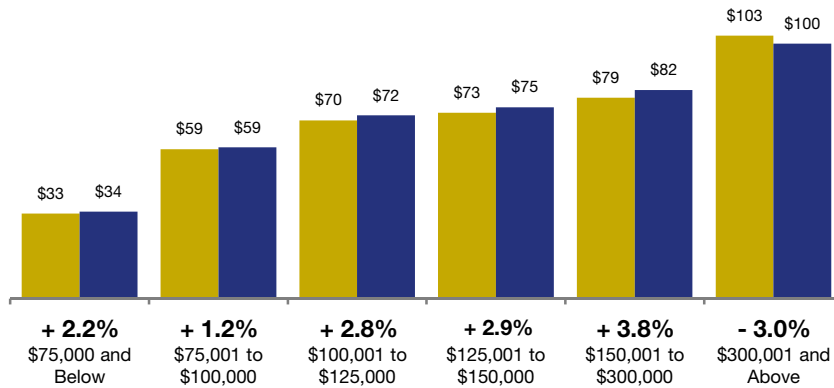
# Price Per Square Foot

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



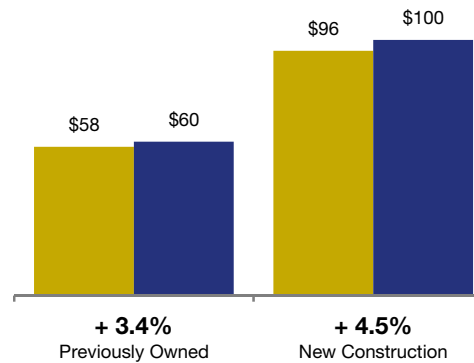
## By Price Range

■ 11-2012 ■ 11-2013



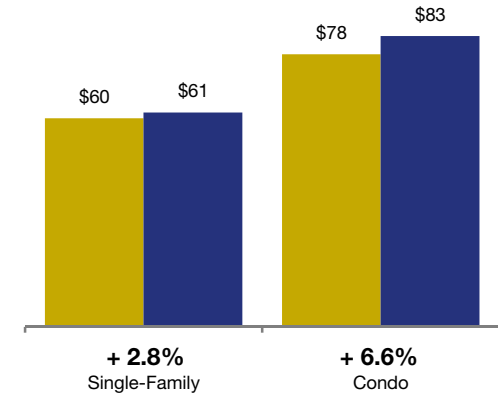
## By Construction Type

■ 11-2012 ■ 11-2013



## By Property Type

■ 11-2012 ■ 11-2013



## All Properties

### By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	\$33	\$34	+ 2.2%
\$75,001 to \$100,000	\$59	\$59	+ 1.2%
\$100,001 to \$125,000	\$70	\$72	+ 2.8%
\$125,001 to \$150,000	\$73	\$75	+ 2.9%
\$150,001 to \$300,000	\$79	\$82	+ 3.8%
\$300,001 and Above	\$103	\$100	- 3.0%
<b>All Price Ranges</b>	<b>\$61</b>	<b>\$62</b>	<b>+ 3.1%</b>

## Single-Family

	11-2012	11-2013	Change
\$75,000 and Below	\$33	\$34	+ 2.2%
\$75,001 to \$100,000	\$58	\$59	+ 1.7%
\$100,001 to \$125,000	\$69	\$71	+ 3.1%
\$125,001 to \$150,000	\$72	\$74	+ 2.3%
\$150,001 to \$300,000	\$78	\$80	+ 3.3%
\$300,001 and Above	\$103	\$100	- 3.7%
<b>All Price Ranges</b>	<b>\$60</b>	<b>\$61</b>	<b>+ 2.8%</b>

## Condo

	11-2012	11-2013	Change
\$75,000 and Below	\$51	\$52	+ 2.0%
\$75,001 to \$100,000	\$67	\$63	- 5.9%
\$100,001 to \$125,000	\$79	\$80	+ 0.4%
\$125,001 to \$150,000	\$84	\$86	+ 2.1%
\$150,001 to \$300,000	\$93	\$103	+ 10.0%
\$300,001 and Above	\$94	\$106	+ 12.4%
<b>All Price Ranges</b>	<b>\$78</b>	<b>\$83</b>	<b>+ 6.6%</b>

### By Construction Type

	11-2012	11-2013	Change
Previously Owned	\$58	\$60	+ 3.4%
New Construction	\$96	\$100	+ 4.5%
<b>All Construction Types</b>	<b>\$61</b>	<b>\$62</b>	<b>+ 3.1%</b>

	11-2012	11-2013	Change
Previously Owned	\$58	\$60	+ 3.3%
New Construction	\$95	\$99	+ 3.6%
<b>All Construction Types</b>	<b>\$60</b>	<b>\$61</b>	<b>+ 2.8%</b>

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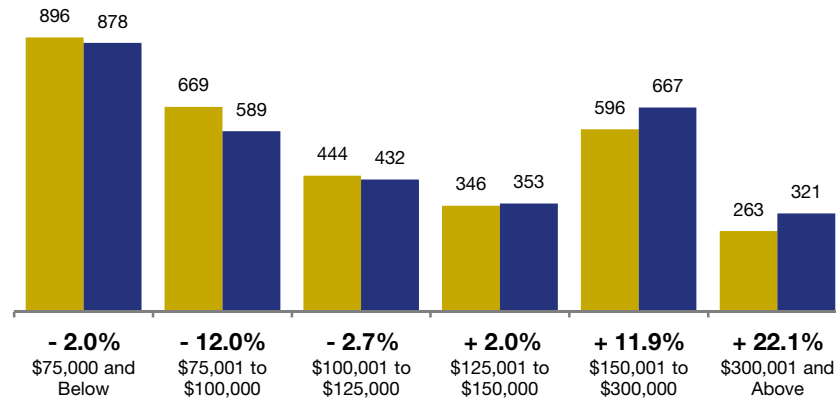
# Inventory of Homes for Sale

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



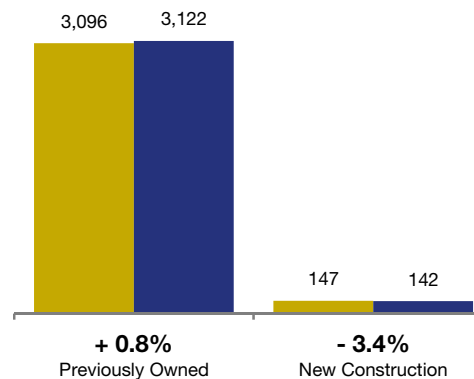
## By Price Range

■ 11-2012 ■ 11-2013



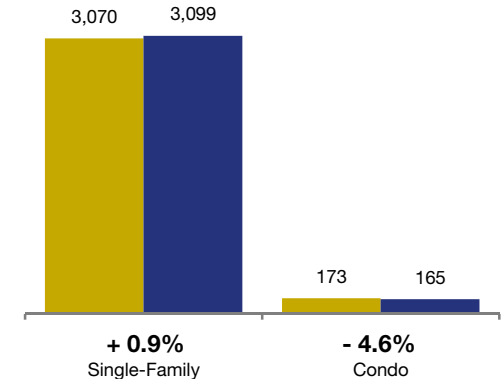
## By Construction Type

■ 11-2012 ■ 11-2013



## By Property Type

■ 11-2012 ■ 11-2013



## All Properties

### By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	896	878	- 2.0%
\$75,001 to \$100,000	669	589	- 12.0%
\$100,001 to \$125,000	444	432	- 2.7%
\$125,001 to \$150,000	346	353	+ 2.0%
\$150,001 to \$300,000	596	667	+ 11.9%
\$300,001 and Above	263	321	+ 22.1%
<b>All Price Ranges</b>	<b>3,243</b>	<b>3,264</b>	<b>+ 0.6%</b>

## Single-Family

	11-2012	11-2013	Change
\$75,000 and Below	863	840	- 2.7%
\$75,001 to \$100,000	633	568	- 10.3%
\$100,001 to \$125,000	419	409	- 2.4%
\$125,001 to \$150,000	312	321	+ 2.9%
\$150,001 to \$300,000	565	633	+ 12.0%
\$300,001 and Above	250	304	+ 21.6%
<b>All Price Ranges</b>	<b>3,070</b>	<b>3,099</b>	<b>+ 0.9%</b>

## Condo

	11-2012	11-2013	Change
\$75,000 and Below	33	38	+ 15.2%
\$75,001 to \$100,000	36	21	- 41.7%
\$100,001 to \$125,000	25	23	- 8.0%
\$125,001 to \$150,000	34	32	- 5.9%
\$150,001 to \$300,000	31	34	+ 9.7%
\$300,001 and Above	13	17	+ 30.8%
<b>All Price Ranges</b>	<b>173</b>	<b>165</b>	<b>- 4.6%</b>

### By Construction Type

	11-2012	11-2013	Change
Previously Owned	3,096	3,122	+ 0.8%
New Construction	147	142	- 3.4%
<b>All Construction Types</b>	<b>3,243</b>	<b>3,264</b>	<b>+ 0.6%</b>

	11-2012	11-2013	Change
Previously Owned	2,945	2,977	+ 1.1%
New Construction	125	122	- 2.4%
<b>All Construction Types</b>	<b>3,070</b>	<b>3,099</b>	<b>+ 0.9%</b>

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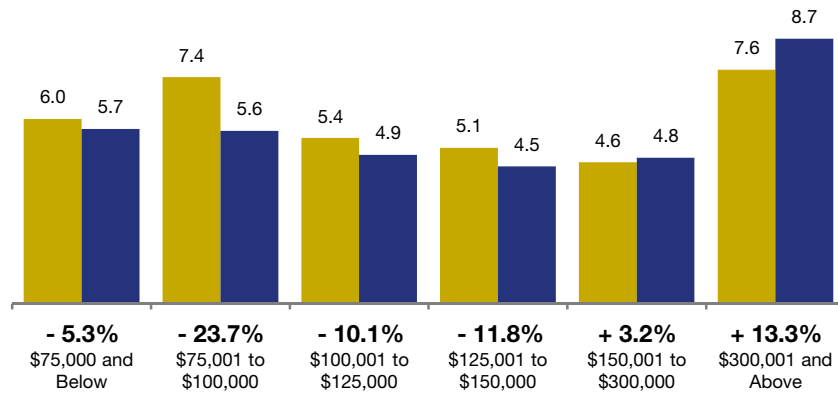
# Months Supply of Inventory



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.

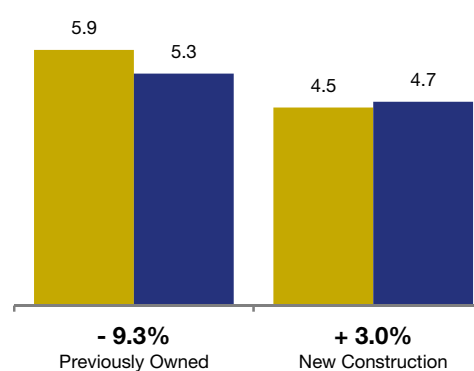
## By Price Range

■ 11-2012 ■ 11-2013



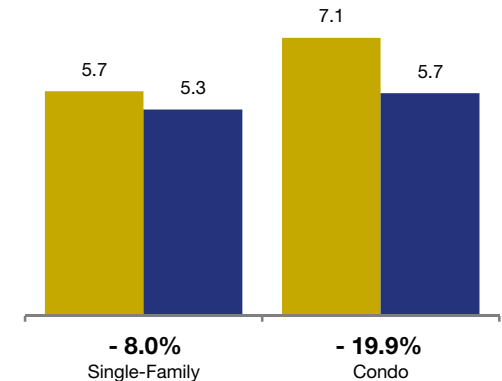
## By Construction Type

■ 11-2012 ■ 11-2013



## By Property Type

■ 11-2012 ■ 11-2013



## All Properties

### By Price Range

	11-2012	11-2013	Change
\$75,000 and Below	6.0	5.7	- 5.3%
\$75,001 to \$100,000	7.4	5.6	- 23.7%
\$100,001 to \$125,000	5.4	4.9	- 10.1%
\$125,001 to \$150,000	5.1	4.5	- 11.8%
\$150,001 to \$300,000	4.6	4.8	+ 3.2%
\$300,001 and Above	7.6	8.7	+ 13.3%
<b>All Price Ranges</b>	<b>5.8</b>	<b>5.3</b>	<b>- 8.6%</b>

## Single-Family

	11-2012	11-2013	Change
\$75,000 and Below	5.9	5.6	- 6.2%
\$75,001 to \$100,000	7.3	5.7	- 21.9%
\$100,001 to \$125,000	5.4	4.9	- 9.6%
\$125,001 to \$150,000	4.9	4.4	- 9.2%
\$150,001 to \$300,000	4.7	4.8	+ 2.7%
\$300,001 and Above	7.6	8.8	+ 16.6%
<b>All Price Ranges</b>	<b>5.7</b>	<b>5.3</b>	<b>- 8.0%</b>

## Condo

	11-2012	11-2013	Change
\$75,000 and Below	9.2	14.3	+ 55.5%
\$75,001 to \$100,000	10.5	4.8	- 54.0%
\$100,001 to \$125,000	5.6	5.0	- 10.6%
\$125,001 to \$150,000	7.8	5.2	- 33.4%
\$150,001 to \$300,000	3.7	4.0	+ 9.7%
\$300,001 and Above	6.5	6.6	+ 1.2%
<b>All Price Ranges</b>	<b>7.1</b>	<b>5.7</b>	<b>- 19.9%</b>

### By Construction Type

	11-2012	11-2013	Change
Previously Owned	5.9	5.3	- 9.3%
New Construction	4.5	4.7	+ 3.0%
<b>All Construction Types</b>	<b>5.8</b>	<b>5.3</b>	<b>- 8.6%</b>

	11-2012	11-2013	Change
Previously Owned	5.8	5.3	- 9.0%
New Construction	4.2	4.6	+ 10.6%
<b>All Construction Types</b>	<b>5.7</b>	<b>5.3</b>	<b>- 8.0%</b>

The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary Allen, Whitley, Huntington, Adams, Wells, DeKalb and Noble. However, listings from other surrounding counties may also be entered for UPSTAR MLS and therefore are included in the MLS-wide statistics. The data may not reflect all real estate activity in the