

Housing Supply Overview

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



December 2013

Another year has come and gone and there is a mountain of data before us. It shows that buyers were active throughout 2013, prices were higher in most areas, and inventory levels and absorption rates remained tightened. For the 12-month period spanning January 2013 through December 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 19.2 percent.

The overall Median Sales Price was up 1.4 percent to \$107,000. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 3.3 percent to \$129,000. The overall Percent of Original List Price Received at Sale was up 0.6 percent to 92.6.

Market-wide, inventory levels were up 4.4 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 11.4 percent. That amounts to 5.0 months supply for Single-Family homes and 5.9 months supply for Condos.

Quick Facts

+ 19.2%	+ 11.2%	+ 17.2%
Price Range with Strongest Closed Sales:	Construction Status with Strongest Closed Sales:	Property Type with Strongest Closed Sales:
\$300,001 and Above	Previously Owned	Condo

Closed Sales	2
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Median Sales Price	4
Percent of Original List Price Received	5
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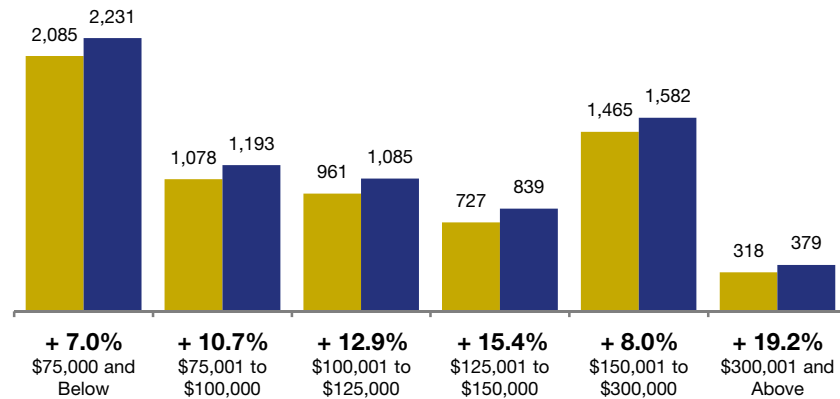
Closed Sales

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



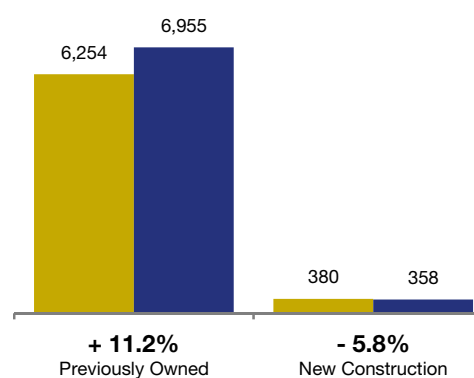
By Price Range

■ 12-2012 ■ 12-2013



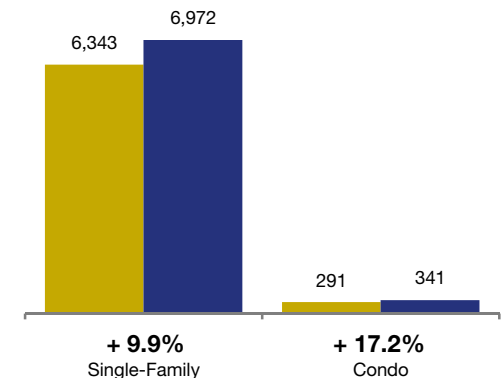
By Construction Type

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	2,085	2,231	+ 7.0%
\$75,001 to \$100,000	1,078	1,193	+ 10.7%
\$100,001 to \$125,000	961	1,085	+ 12.9%
\$125,001 to \$150,000	727	839	+ 15.4%
\$150,001 to \$300,000	1,465	1,582	+ 8.0%
\$300,001 and Above	318	379	+ 19.2%
All Price Ranges	6,634	7,313	+ 10.2%

Single-Family

	12-2012	12-2013	Change
\$75,000 and Below	2,040	2,184	+ 7.1%
\$75,001 to \$100,000	1,036	1,143	+ 10.3%
\$100,001 to \$125,000	897	1,024	+ 14.2%
\$125,001 to \$150,000	695	773	+ 11.2%
\$150,001 to \$300,000	1,364	1,490	+ 9.2%
\$300,001 and Above	311	354	+ 13.8%
All Price Ranges	6,343	6,972	+ 9.9%

Condo

	12-2012	12-2013	Change
\$75,000 and Below	45	47	+ 4.4%
\$75,001 to \$100,000	42	50	+ 19.0%
\$100,001 to \$125,000	64	61	- 4.7%
\$125,001 to \$150,000	32	66	+ 106.3%
\$150,001 to \$300,000	101	92	- 8.9%
\$300,001 and Above	7	25	+ 257.1%
All Price Ranges	291	341	+ 17.2%

By Construction Type

	12-2012	12-2013	Change
Previously Owned	6,254	6,955	+ 11.2%
New Construction	380	358	- 5.8%
All Construction Types	6,634	7,313	+ 10.2%

	12-2012	12-2013	Change
Previously Owned	5,999	6,657	+ 11.0%
New Construction	344	315	- 8.4%
All Construction Types	6,343	6,972	+ 9.9%

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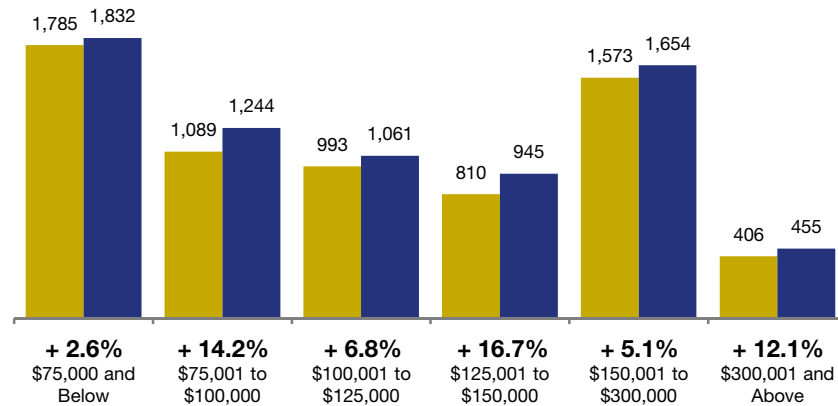
Pending Sales

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



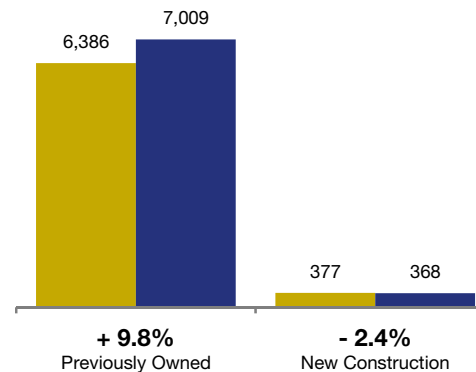
By Price Range

■ 12-2012 ■ 12-2013



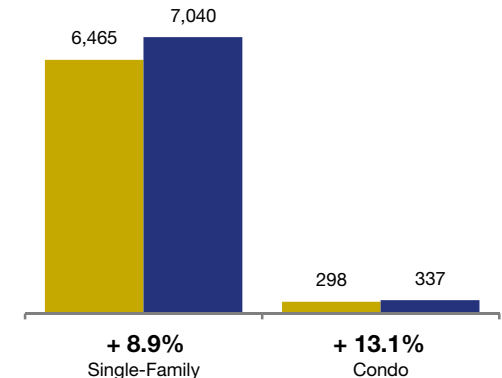
By Construction Type

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	1,785	1,832	+ 2.6%
\$75,001 to \$100,000	1,089	1,244	+ 14.2%
\$100,001 to \$125,000	993	1,061	+ 6.8%
\$125,001 to \$150,000	810	945	+ 16.7%
\$150,001 to \$300,000	1,573	1,654	+ 5.1%
\$300,001 and Above	406	455	+ 12.1%
All Price Ranges	6,763	7,377	+ 9.1%

Single-Family

	12-2012	12-2013	Change
\$75,000 and Below	1,748	1,802	+ 3.1%
\$75,001 to \$100,000	1,047	1,191	+ 13.8%
\$100,001 to \$125,000	948	1,007	+ 6.2%
\$125,001 to \$150,000	758	874	+ 15.3%
\$150,001 to \$300,000	1,469	1,559	+ 6.1%
\$300,001 and Above	391	424	+ 8.4%
All Price Ranges	6,465	7,040	+ 8.9%

Condo

	12-2012	12-2013	Change
\$75,000 and Below	37	30	- 18.9%
\$75,001 to \$100,000	42	53	+ 26.2%
\$100,001 to \$125,000	45	54	+ 20.0%
\$125,001 to \$150,000	52	71	+ 36.5%
\$150,001 to \$300,000	104	95	- 8.7%
\$300,001 and Above	15	31	+ 106.7%
All Price Ranges	298	337	+ 13.1%

By Construction Type

	12-2012	12-2013	Change
Previously Owned	6,386	7,009	+ 9.8%
New Construction	377	368	- 2.4%
All Construction Types	6,763	7,377	+ 9.1%

	12-2012	12-2013	Change
Previously Owned	6,125	6,716	+ 9.6%
New Construction	340	324	- 4.7%
All Construction Types	6,465	7,040	+ 8.9%

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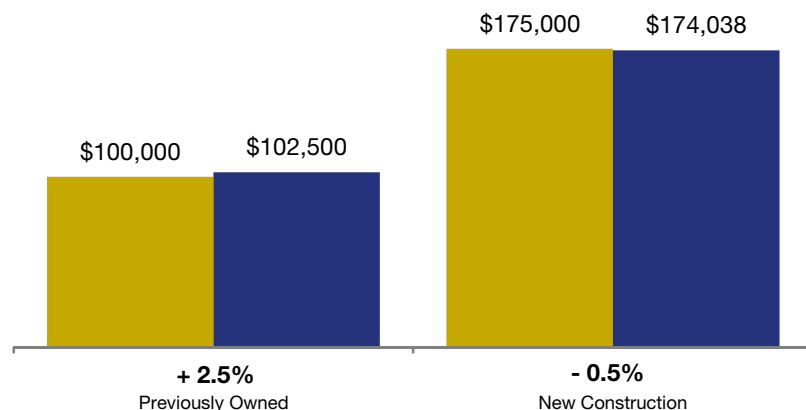
Median Sales Price

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



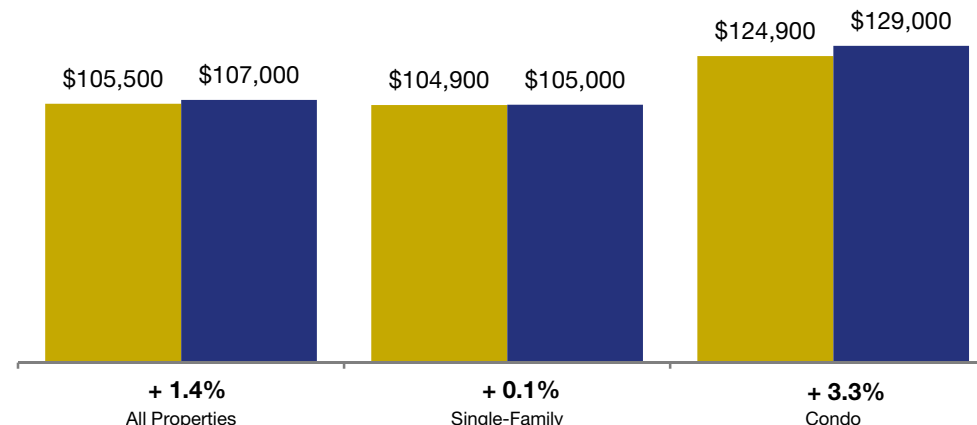
By Construction Type

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



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	All Properties			Single-Family			Condo		
By Construction Type	12-2012	12-2013	Change	12-2012	12-2013	Change	12-2012	12-2013	Change
Previously Owned	\$100,000	\$102,500	+ 2.5%	\$99,900	\$101,000	+ 1.1%	\$120,500	\$123,000	+ 2.1%
New Construction	\$175,000	\$174,038	- 0.5%	\$175,232	\$174,675	- 0.3%	\$171,678	\$169,543	- 1.2%
All Construction Types	\$105,500	\$107,000	+ 1.4%	\$104,900	\$105,000	+ 0.1%	\$124,900	\$129,000	+ 3.3%

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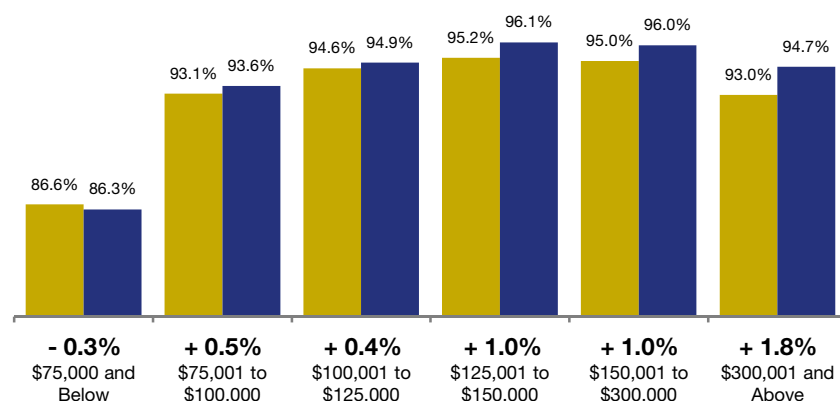
Percent of Original List Price Received

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.**



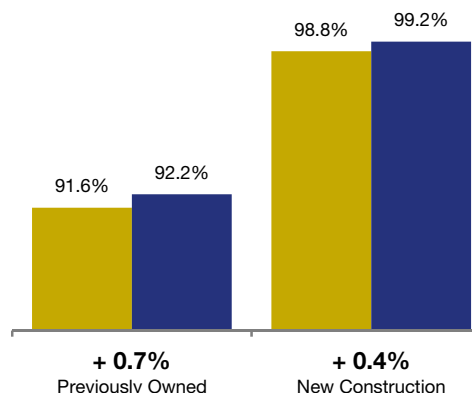
By Price Range

■ 12-2012 ■ 12-2013



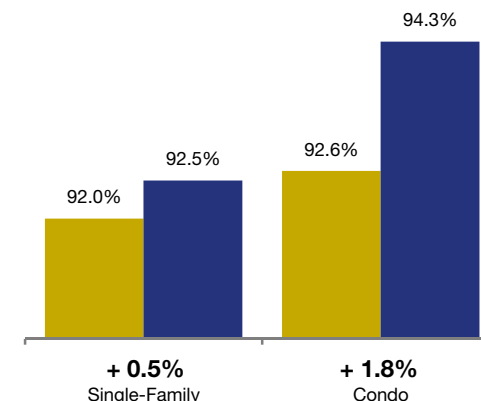
By Construction Type

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	86.6%	86.3%	- 0.3%
\$75,001 to \$100,000	93.1%	93.6%	+ 0.5%
\$100,001 to \$125,000	94.6%	94.9%	+ 0.4%
\$125,001 to \$150,000	95.2%	96.1%	+ 1.0%
\$150,001 to \$300,000	95.0%	96.0%	+ 1.0%
\$300,001 and Above	93.0%	94.7%	+ 1.8%
All Price Ranges	92.1%	92.6%	+ 0.6%

Single-Family

	12-2012	12-2013	Change
\$75,000 and Below	86.6%	86.3%	- 0.4%
\$75,001 to \$100,000	93.1%	93.5%	+ 0.4%
\$100,001 to \$125,000	94.7%	95.0%	+ 0.3%
\$125,001 to \$150,000	95.2%	96.1%	+ 0.9%
\$150,001 to \$300,000	95.1%	96.0%	+ 0.9%
\$300,001 and Above	93.1%	94.6%	+ 1.6%
All Price Ranges	92.0%	92.5%	+ 0.5%

Condo

	12-2012	12-2013	Change
\$75,000 and Below	87.1%	87.8%	+ 0.8%
\$75,001 to \$100,000	92.6%	94.5%	+ 2.0%
\$100,001 to \$125,000	93.2%	94.1%	+ 1.0%
\$125,001 to \$150,000	94.9%	96.4%	+ 1.6%
\$150,001 to \$300,000	94.3%	95.8%	+ 1.7%
\$300,001 and Above	89.7%	95.3%	+ 6.2%
All Price Ranges	92.6%	94.3%	+ 1.8%

By Construction Type

	12-2012	12-2013	Change
Previously Owned	91.6%	92.2%	+ 0.7%
New Construction	98.8%	99.2%	+ 0.4%
All Construction Types	92.1%	92.6%	+ 0.6%

	12-2012	12-2013	Change
Previously Owned	91.6%	92.2%	+ 0.6%
New Construction	98.7%	99.0%	+ 0.4%
All Construction Types	92.0%	92.5%	+ 0.5%

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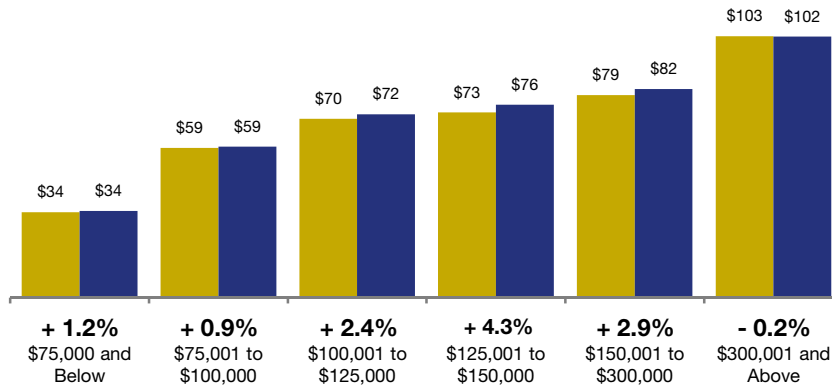
Price Per Square Foot

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



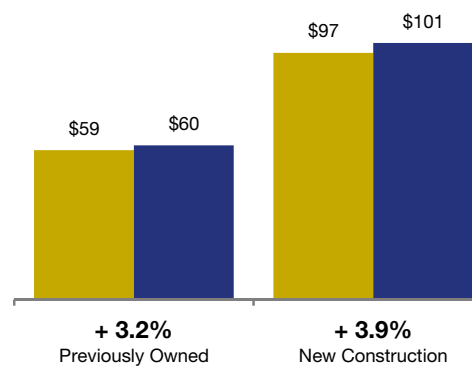
By Price Range

■ 12-2012 ■ 12-2013



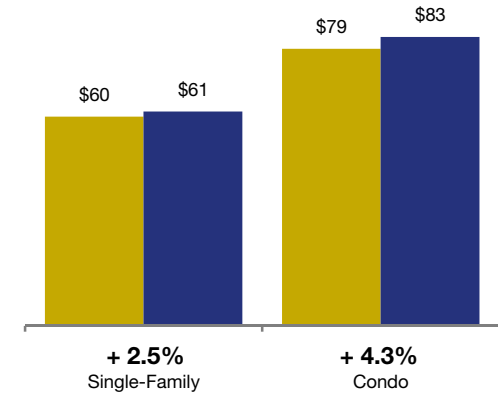
By Construction Type

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	\$34	\$34	+ 1.2%
\$75,001 to \$100,000	\$59	\$59	+ 0.9%
\$100,001 to \$125,000	\$70	\$72	+ 2.4%
\$125,001 to \$150,000	\$73	\$76	+ 4.3%
\$150,001 to \$300,000	\$79	\$82	+ 2.9%
\$300,001 and Above	\$103	\$102	- 0.2%
All Price Ranges	\$61	\$62	+ 2.7%

Single-Family

12-2012	12-2013	Change	12-2012	12-2013	Change
\$33	\$34	+ 1.2%	\$50	\$51	+ 3.0%
\$58	\$59	+ 1.1%	\$68	\$64	- 5.7%
\$69	\$71	+ 2.7%	\$79	\$80	+ 0.9%
\$72	\$75	+ 3.6%	\$83	\$87	+ 5.0%
\$78	\$81	+ 2.9%	\$95	\$102	+ 6.6%
\$103	\$102	- 0.7%	\$92	\$107	+ 15.5%
\$60	\$61	+ 2.5%	\$79	\$83	+ 4.3%

Condo

12-2012	12-2013	Change
\$50	\$51	+ 3.0%
\$68	\$64	- 5.7%
\$79	\$80	+ 0.9%
\$83	\$87	+ 5.0%
\$95	\$102	+ 6.6%
\$92	\$107	+ 15.5%
\$79	\$83	+ 4.3%

By Construction Type

	12-2012	12-2013	Change
Previously Owned	\$59	\$60	+ 3.2%
New Construction	\$97	\$101	+ 3.9%
All Construction Types	\$61	\$62	+ 2.7%

12-2012	12-2013	Change	12-2012	12-2013	Change
\$58	\$60	+ 3.1%	\$76	\$79	+ 4.1%
\$96	\$99	+ 3.5%	\$106	\$111	+ 5.0%
\$60	\$61	+ 2.5%	\$79	\$83	+ 4.3%

12-2012	12-2013	Change
\$76	\$79	+ 4.1%
\$106	\$111	+ 5.0%
\$79	\$83	+ 4.3%

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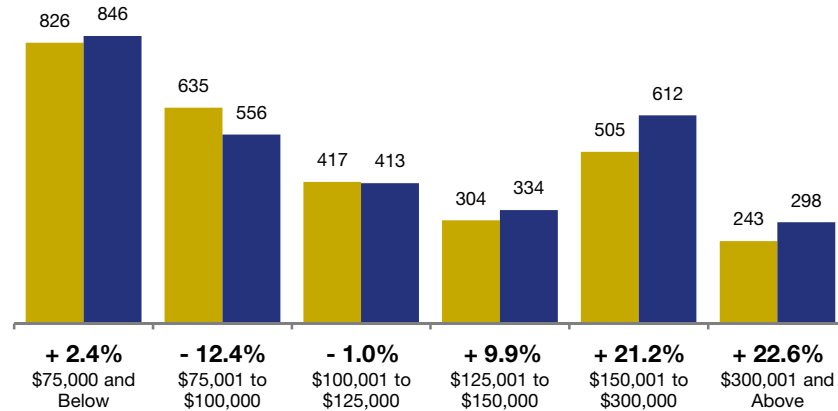
Inventory of Homes for Sale

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



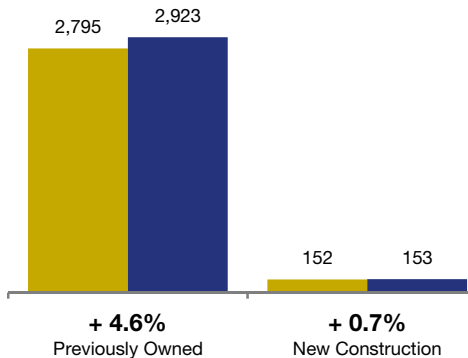
By Price Range

■ 12-2012 ■ 12-2013



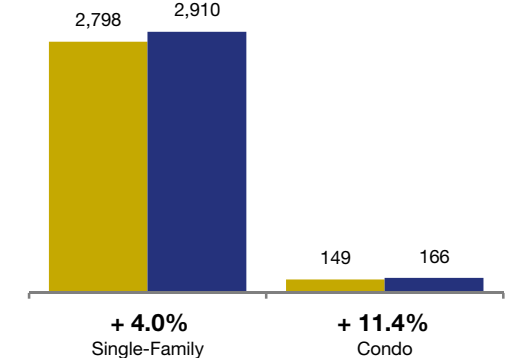
By Construction Type

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	826	846	+ 2.4%
\$75,001 to \$100,000	635	556	- 12.4%
\$100,001 to \$125,000	417	413	- 1.0%
\$125,001 to \$150,000	304	334	+ 9.9%
\$150,001 to \$300,000	505	612	+ 21.2%
\$300,001 and Above	243	298	+ 22.6%
All Price Ranges	2,947	3,076	+ 4.4%

Single-Family

12-2012	12-2013	Change	12-2012	12-2013	Change
802	806	+ 0.5%	24	40	+ 66.7%
600	536	- 10.7%	35	20	- 42.9%
394	389	- 1.3%	23	24	+ 4.3%
273	304	+ 11.4%	31	30	- 3.2%
479	578	+ 20.7%	26	34	+ 30.8%
233	282	+ 21.0%	10	16	+ 60.0%
2,798	2,910	+ 4.0%	149	166	+ 11.4%

Condo

12-2012	12-2013	Change
24	40	+ 66.7%
35	20	- 42.9%
23	24	+ 4.3%
31	30	- 3.2%
26	34	+ 30.8%
10	16	+ 60.0%
149	166	+ 11.4%

By Construction Type

	12-2012	12-2013	Change
Previously Owned	2,795	2,923	+ 4.6%
New Construction	152	153	+ 0.7%
All Construction Types	2,947	3,076	+ 4.4%

12-2012	12-2013	Change	12-2012	12-2013	Change
2,668	2,781	+ 4.2%	127	142	+ 11.8%
130	129	- 0.8%	22	24	+ 9.1%
2,798	2,910	+ 4.0%	149	166	+ 11.4%

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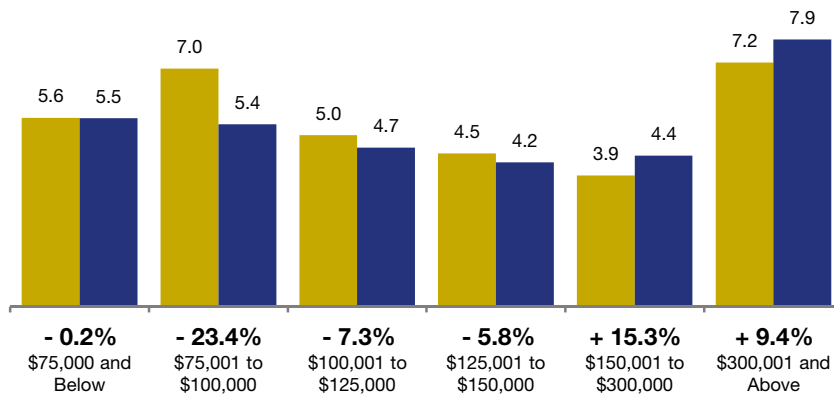
Months Supply of Inventory



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.

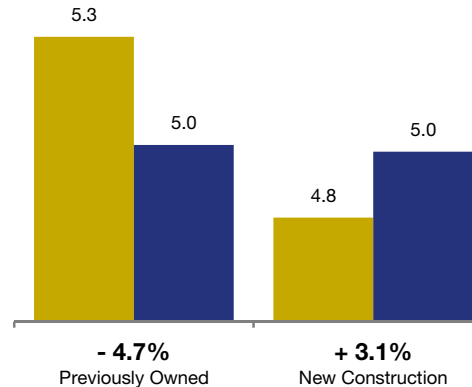
By Price Range

■ 12-2012 ■ 12-2013



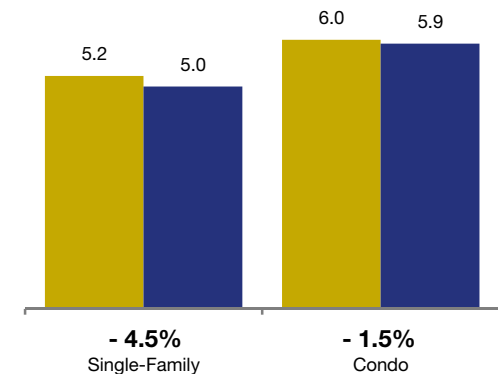
By Construction Type

■ 12-2012 ■ 12-2013



By Property Type

■ 12-2012 ■ 12-2013



All Properties

By Price Range

	12-2012	12-2013	Change
\$75,000 and Below	5.6	5.5	- 0.2%
\$75,001 to \$100,000	7.0	5.4	- 23.4%
\$100,001 to \$125,000	5.0	4.7	- 7.3%
\$125,001 to \$150,000	4.5	4.2	- 5.8%
\$150,001 to \$300,000	3.9	4.4	+ 15.3%
\$300,001 and Above	7.2	7.9	+ 9.4%
All Price Ranges	5.2	5.0	- 3.8%

Single-Family

	12-2012	12-2013	Change
\$75,000 and Below	5.5	5.4	- 2.5%
\$75,001 to \$100,000	6.9	5.4	- 21.5%
\$100,001 to \$125,000	5.0	4.6	- 7.1%
\$125,001 to \$150,000	4.3	4.2	- 3.4%
\$150,001 to \$300,000	3.9	4.4	+ 13.7%
\$300,001 and Above	7.2	8.0	+ 11.6%
All Price Ranges	5.2	5.0	- 4.5%

Condo

	12-2012	12-2013	Change
\$75,000 and Below	6.5	16.0	+ 146.7%
\$75,001 to \$100,000	10.0	4.5	- 54.7%
\$100,001 to \$125,000	5.6	5.3	- 5.1%
\$125,001 to \$150,000	7.2	5.1	- 29.1%
\$150,001 to \$300,000	3.0	4.3	+ 43.2%
\$300,001 and Above	5.3	6.2	+ 16.1%
All Price Ranges	6.0	5.9	- 1.5%

By Construction Type

	12-2012	12-2013	Change
Previously Owned	5.3	5.0	- 4.7%
New Construction	4.8	5.0	+ 3.1%
All Construction Types	5.2	5.0	- 3.8%

	12-2012	12-2013	Change
Previously Owned	5.2	5.0	- 4.9%
New Construction	4.6	4.8	+ 4.1%
All Construction Types	5.2	5.0	- 4.5%

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