

Housing Supply Overview

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



January 2014

With 2013 in the rearview mirror, a new year is upon us. Most are expecting the ongoing recovery to continue in 2014, though the pace could moderate as the market normalizes and returns to a healthy state. For the 12-month period spanning February 2013 through January 2014, Closed Sales in the Fort Wayne region were up 8.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 16.5 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 0.8 percent to 92.7.

Market-wide, inventory levels were up 1.9 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 5.6 percent. That amounts to 4.8 months supply for Single-Family homes and 5.4 months supply for Condos.

Quick Facts

+ 16.5%	+ 9.6%	+ 10.3%
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
Price Per Square Foot	6
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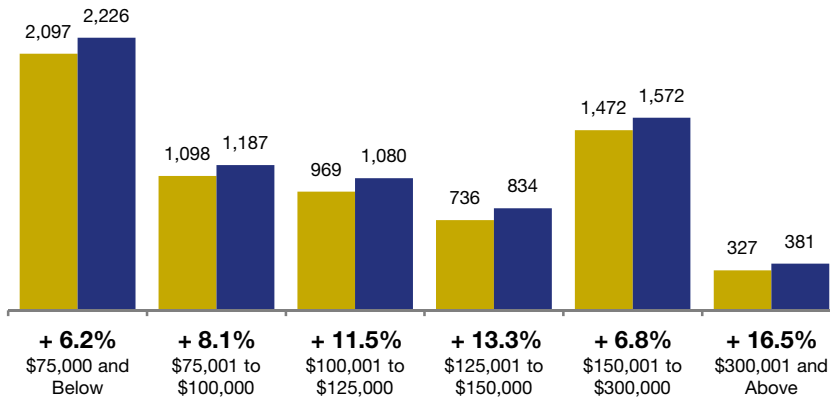
Closed Sales

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



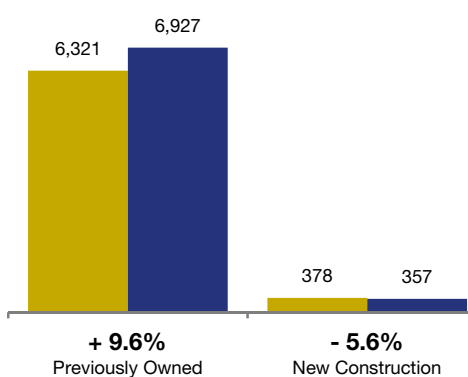
By Price Range

■ 1-2013 ■ 1-2014



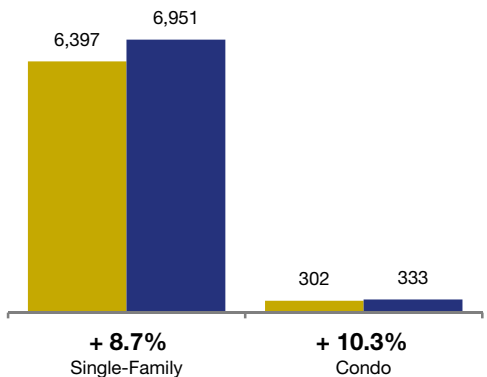
By Construction Type

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$75,000 and Below	2,097	2,226	+ 6.2%
\$75,001 to \$100,000	1,098	1,187	+ 8.1%
\$100,001 to \$125,000	969	1,080	+ 11.5%
\$125,001 to \$150,000	736	834	+ 13.3%
\$150,001 to \$300,000	1,472	1,572	+ 6.8%
\$300,001 and Above	327	381	+ 16.5%
All Price Ranges	6,699	7,284	+ 8.7%

Single-Family

	1-2013	1-2014	Change
\$75,000 and Below	2,048	2,182	+ 6.5%
\$75,001 to \$100,000	1,054	1,135	+ 7.7%
\$100,001 to \$125,000	905	1,020	+ 12.7%
\$125,001 to \$150,000	701	771	+ 10.0%
\$150,001 to \$300,000	1,370	1,482	+ 8.2%
\$300,001 and Above	319	357	+ 11.9%
All Price Ranges	6,397	6,951	+ 8.7%

Condo

	1-2013	1-2014	Change
\$75,000 and Below	49	44	- 10.2%
\$75,001 to \$100,000	44	52	+ 18.2%
\$100,001 to \$125,000	64	60	- 6.3%
\$125,001 to \$150,000	35	63	+ 80.0%
\$150,001 to \$300,000	102	90	- 11.8%
\$300,001 and Above	8	24	+ 200.0%
All Price Ranges	302	333	+ 10.3%

By Construction Type

	1-2013	1-2014	Change
Previously Owned	6,321	6,927	+ 9.6%
New Construction	378	357	- 5.6%
All Construction Types	6,699	7,284	+ 8.7%

	1-2013	1-2014	Change
Previously Owned	6,057	6,634	+ 9.5%
New Construction	340	317	- 6.8%
All Construction Types	6,397	6,951	+ 8.7%

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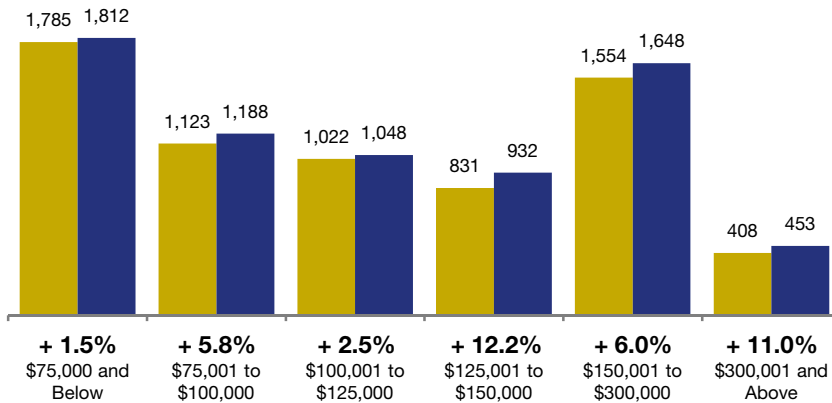
Pending Sales

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



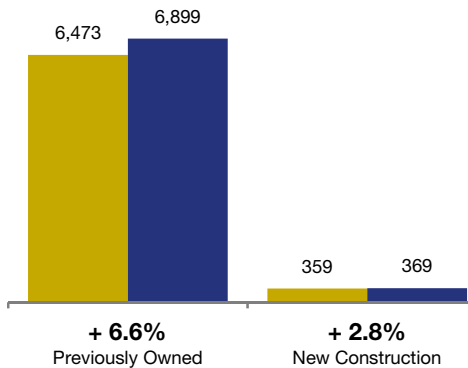
By Price Range

■ 1-2013 ■ 1-2014



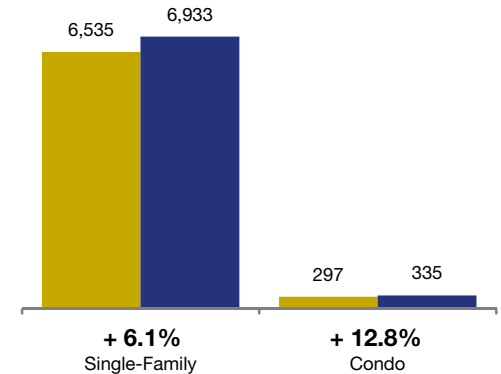
By Construction Type

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$75,000 and Below	1,785	1,812	+ 1.5%
\$75,001 to \$100,000	1,123	1,188	+ 5.8%
\$100,001 to \$125,000	1,022	1,048	+ 2.5%
\$125,001 to \$150,000	831	932	+ 12.2%
\$150,001 to \$300,000	1,554	1,648	+ 6.0%
\$300,001 and Above	408	453	+ 11.0%
All Price Ranges	6,832	7,268	+ 6.4%

Single-Family

	1-2013	1-2014	Change
\$75,000 and Below	1,750	1,780	+ 1.7%
\$75,001 to \$100,000	1,081	1,139	+ 5.4%
\$100,001 to \$125,000	974	995	+ 2.2%
\$125,001 to \$150,000	777	864	+ 11.2%
\$150,001 to \$300,000	1,455	1,552	+ 6.7%
\$300,001 and Above	392	420	+ 7.1%
All Price Ranges	6,535	6,933	+ 6.1%

Condo

	1-2013	1-2014	Change
\$75,000 and Below	35	32	- 8.6%
\$75,001 to \$100,000	42	49	+ 16.7%
\$100,001 to \$125,000	48	53	+ 10.4%
\$125,001 to \$150,000	54	68	+ 25.9%
\$150,001 to \$300,000	99	96	- 3.0%
\$300,001 and Above	16	33	+ 106.3%
All Price Ranges	297	335	+ 12.8%

By Construction Type

	1-2013	1-2014	Change
Previously Owned	6,473	6,899	+ 6.6%
New Construction	359	369	+ 2.8%
All Construction Types	6,832	7,268	+ 6.4%

	1-2013	1-2014	Change
Previously Owned	6,213	6,606	+ 6.3%
New Construction	322	327	+ 1.6%
All Construction Types	6,535	6,933	+ 6.1%

	1-2013	1-2014	Change
Previously Owned	260	293	+ 12.7%
New Construction	37	42	+ 13.5%
All Construction Types	297	335	+ 12.8%

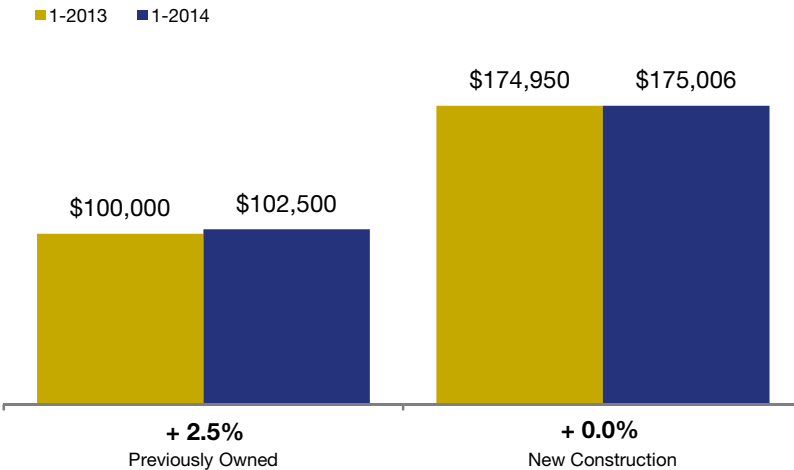
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Median Sales Price

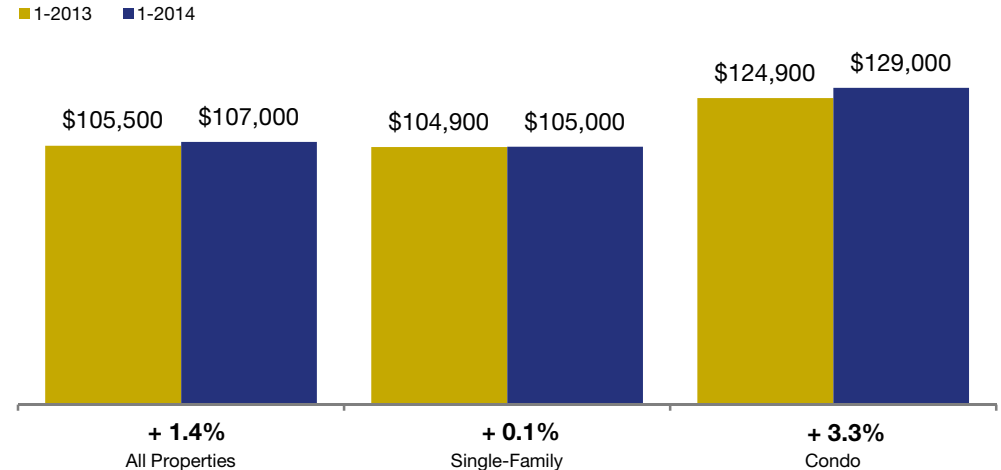
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



	All Properties			Single-Family			Condo		
By Construction Type	1-2013	1-2014	Change	1-2013	1-2014	Change	1-2013	1-2014	Change
Previously Owned	\$100,000	\$102,500	+ 2.5%	\$100,000	\$101,000	+ 1.0%	\$120,250	\$122,000	+ 1.5%
New Construction	\$174,950	\$175,006	+ 0.0%	\$175,000	\$175,006	+ 0.0%	\$171,678	\$175,059	+ 2.0%
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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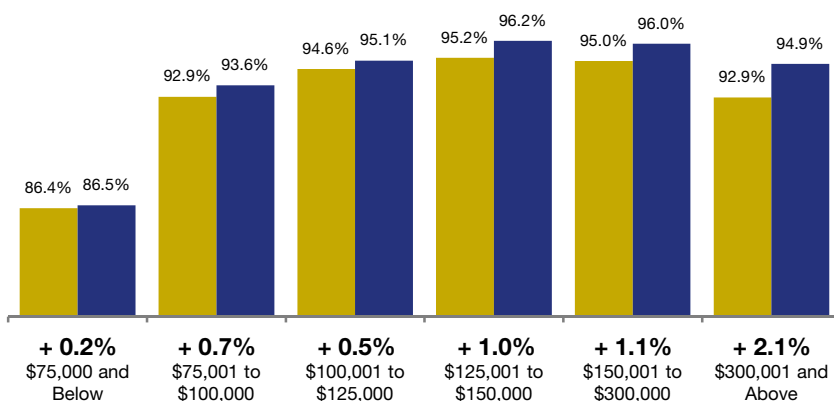
Percent of Original List Price Received

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.**



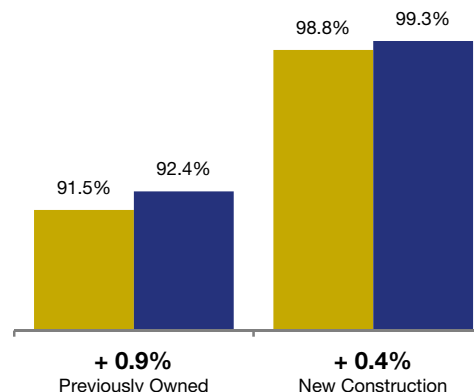
By Price Range

■ 1-2013 ■ 1-2014



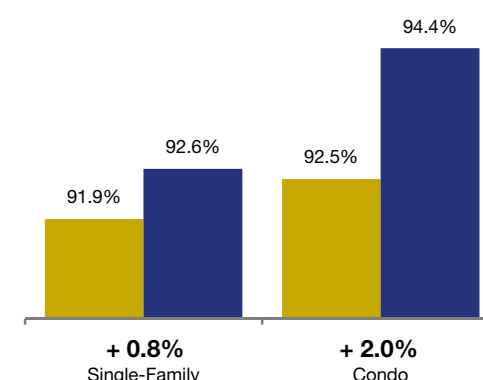
By Construction Type

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$75,000 and Below	86.4%	86.5%	+ 0.2%
\$75,001 to \$100,000	92.9%	93.6%	+ 0.7%
\$100,001 to \$125,000	94.6%	95.1%	+ 0.5%
\$125,001 to \$150,000	95.2%	96.2%	+ 1.0%
\$150,001 to \$300,000	95.0%	96.0%	+ 1.1%
\$300,001 and Above	92.9%	94.9%	+ 2.1%
All Price Ranges	92.0%	92.7%	+ 0.8%

Single-Family

	1-2013	1-2014	Change
\$75,000 and Below	86.4%	86.5%	+ 0.1%
\$75,001 to \$100,000	92.9%	93.6%	+ 0.7%
\$100,001 to \$125,000	94.7%	95.1%	+ 0.5%
\$125,001 to \$150,000	95.2%	96.2%	+ 1.0%
\$150,001 to \$300,000	95.1%	96.0%	+ 1.0%
\$300,001 and Above	92.9%	94.9%	+ 2.1%
All Price Ranges	91.9%	92.6%	+ 0.8%

Condo

	1-2013	1-2014	Change
\$75,000 and Below	86.5%	88.9%	+ 2.7%
\$75,001 to \$100,000	92.9%	93.7%	+ 0.9%
\$100,001 to \$125,000	93.0%	93.8%	+ 0.9%
\$125,001 to \$150,000	94.9%	96.5%	+ 1.7%
\$150,001 to \$300,000	94.1%	96.1%	+ 2.2%
\$300,001 and Above	91.8%	95.0%	+ 3.5%
All Price Ranges	92.5%	94.4%	+ 2.0%

By Construction Type

	1-2013	1-2014	Change
Previously Owned	91.5%	92.4%	+ 0.9%
New Construction	98.8%	99.3%	+ 0.4%
All Construction Types	92.0%	92.7%	+ 0.8%

	1-2013	1-2014	Change
Previously Owned	91.5%	92.3%	+ 0.9%
New Construction	98.8%	99.1%	+ 0.3%
All Construction Types	91.9%	92.6%	+ 0.8%

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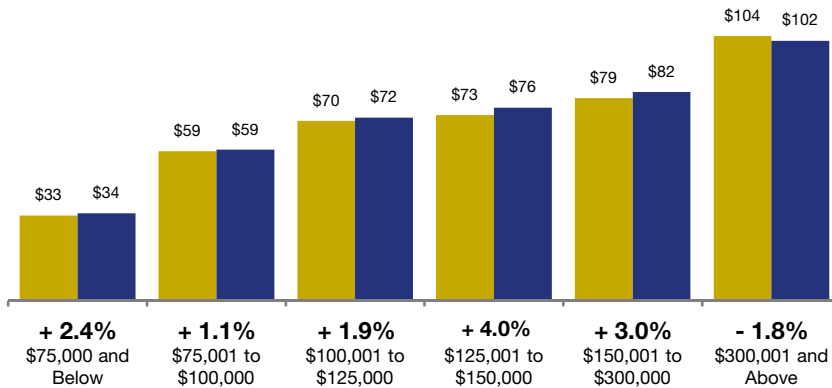
Price Per Square Foot

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



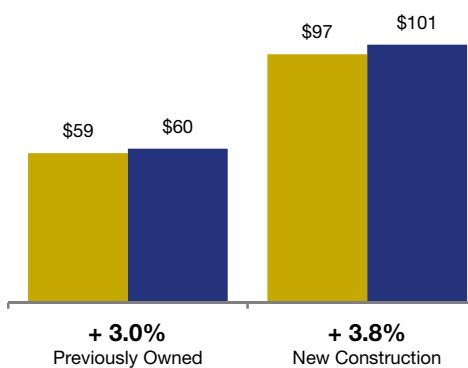
By Price Range

■ 1-2013 ■ 1-2014



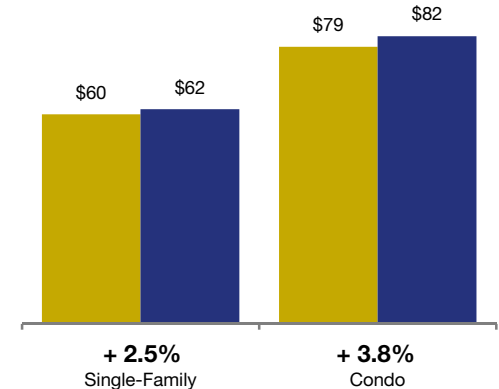
By Construction Type

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$75,000 and Below	\$33	\$34	+ 2.4%
\$75,001 to \$100,000	\$59	\$59	+ 1.1%
\$100,001 to \$125,000	\$70	\$72	+ 1.9%
\$125,001 to \$150,000	\$73	\$76	+ 4.0%
\$150,001 to \$300,000	\$79	\$82	+ 3.0%
\$300,001 and Above	\$104	\$102	- 1.8%
All Price Ranges	\$61	\$62	+ 2.6%

Single-Family

	1-2013	1-2014	Change
\$75,000 and Below	\$33	\$34	+ 2.6%
\$75,001 to \$100,000	\$58	\$59	+ 1.3%
\$100,001 to \$125,000	\$70	\$71	+ 2.3%
\$125,001 to \$150,000	\$72	\$75	+ 3.7%
\$150,001 to \$300,000	\$78	\$81	+ 3.0%
\$300,001 and Above	\$104	\$102	- 2.2%
All Price Ranges	\$60	\$62	+ 2.5%

Condo

	1-2013	1-2014	Change
\$75,000 and Below	\$50	\$52	+ 3.4%
\$75,001 to \$100,000	\$67	\$65	- 3.5%
\$100,001 to \$125,000	\$80	\$79	- 1.3%
\$125,001 to \$150,000	\$85	\$86	+ 1.0%
\$150,001 to \$300,000	\$95	\$101	+ 6.5%
\$300,001 and Above	\$98	\$106	+ 8.5%
All Price Ranges	\$79	\$82	+ 3.8%

By Construction Type

	1-2013	1-2014	Change
Previously Owned	\$59	\$60	+ 3.0%
New Construction	\$97	\$101	+ 3.8%
All Construction Types	\$61	\$62	+ 2.6%

	1-2013	1-2014	Change
Previously Owned	\$58	\$60	+ 2.9%
New Construction	\$97	\$100	+ 3.5%
All Construction Types	\$60	\$62	+ 2.5%

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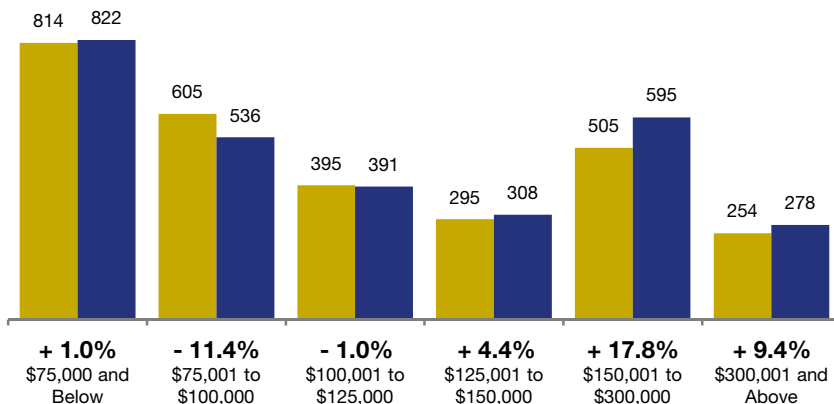
Inventory of Homes for Sale

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



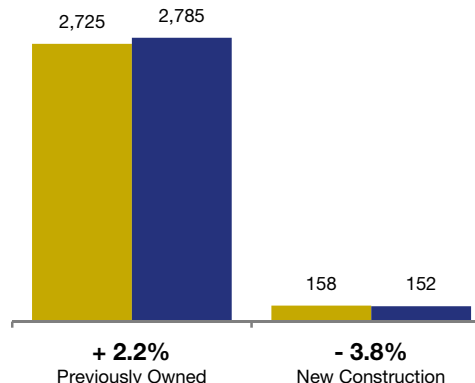
By Price Range

■ 1-2013 ■ 1-2014



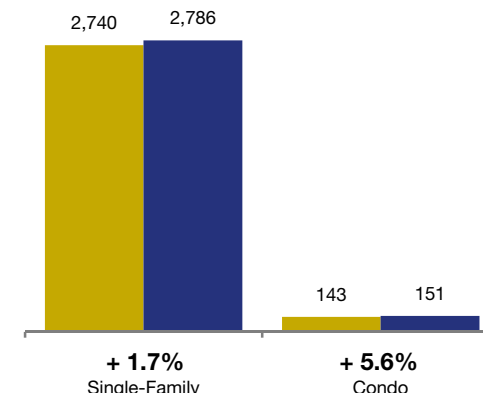
By Construction Type

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$75,000 and Below	814	822	+ 1.0%
\$75,001 to \$100,000	605	536	- 11.4%
\$100,001 to \$125,000	395	391	- 1.0%
\$125,001 to \$150,000	295	308	+ 4.4%
\$150,001 to \$300,000	505	595	+ 17.8%
\$300,001 and Above	254	278	+ 9.4%
All Price Ranges	2,883	2,937	+ 1.9%

Single-Family

1-2013	1-2014	Change	1-2013	1-2014	Change
791	787	- 0.5%	23	35	+ 52.2%
574	515	- 10.3%	31	21	- 32.3%
374	367	- 1.9%	21	24	+ 14.3%
268	287	+ 7.1%	27	21	- 22.2%
476	562	+ 18.1%	29	33	+ 13.8%
242	262	+ 8.3%	12	16	+ 33.3%
2,740	2,786	+ 1.7%	143	151	+ 5.6%

Condo

1-2013	1-2014	Change
23	35	+ 52.2%
31	21	- 32.3%
21	24	+ 14.3%
27	21	- 22.2%
29	33	+ 13.8%
12	16	+ 33.3%
143	151	+ 5.6%

By Construction Type

	1-2013	1-2014	Change
Previously Owned	2,725	2,785	+ 2.2%
New Construction	158	152	- 3.8%
All Construction Types	2,883	2,937	+ 1.9%

1-2013	1-2014	Change	1-2013	1-2014	Change
2,604	2,660	+ 2.2%	121	125	+ 3.3%
136	126	- 7.4%	22	26	+ 18.2%
2,740	2,786	+ 1.7%	143	151	+ 5.6%

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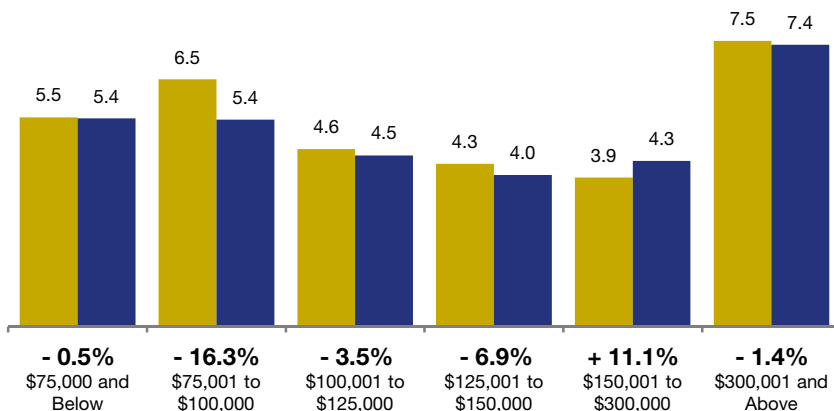
Months Supply of Inventory

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.



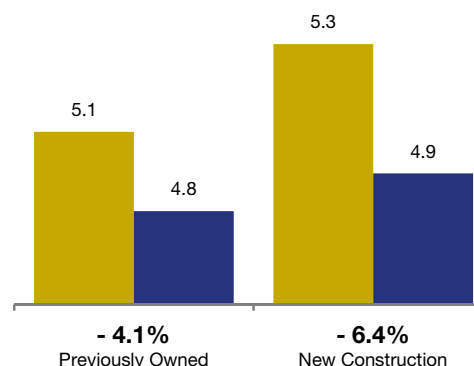
By Price Range

■ 1-2013 ■ 1-2014



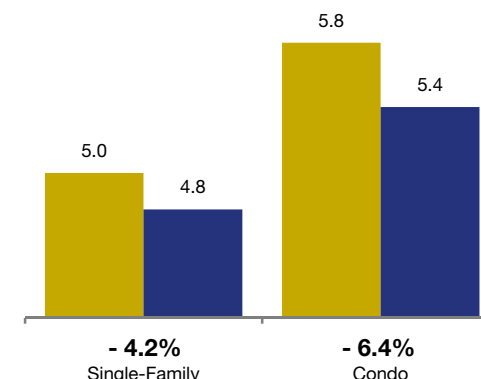
By Construction Type

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$75,000 and Below	5.5	5.4	- 0.5%
\$75,001 to \$100,000	6.5	5.4	- 16.3%
\$100,001 to \$125,000	4.6	4.5	- 3.5%
\$125,001 to \$150,000	4.3	4.0	- 6.9%
\$150,001 to \$300,000	3.9	4.3	+ 11.1%
\$300,001 and Above	7.5	7.4	- 1.4%
All Price Ranges	5.1	4.8	- 5.9%

Single-Family

	1-2013	1-2014	Change
\$75,000 and Below	5.4	5.3	- 2.2%
\$75,001 to \$100,000	6.4	5.4	- 14.8%
\$100,001 to \$125,000	4.6	4.4	- 3.9%
\$125,001 to \$150,000	4.1	4.0	- 3.7%
\$150,001 to \$300,000	3.9	4.3	+ 10.7%
\$300,001 and Above	7.4	7.5	+ 1.0%
All Price Ranges	5.0	4.8	- 4.2%

Condo

	1-2013	1-2014	Change
\$75,000 and Below	5.9	13.1	+ 121.9%
\$75,001 to \$100,000	8.9	5.1	- 41.9%
\$100,001 to \$125,000	5.3	5.4	+ 3.5%
\$125,001 to \$150,000	6.0	3.7	- 38.2%
\$150,001 to \$300,000	3.5	4.1	+ 17.3%
\$300,001 and Above	6.8	5.8	- 13.8%
All Price Ranges	5.8	5.4	- 6.4%

By Construction Type

	1-2013	1-2014	Change
Previously Owned	5.1	4.8	- 4.1%
New Construction	5.3	4.9	- 6.4%
All Construction Types	5.1	4.8	- 5.9%

	1-2013	1-2014	Change
Previously Owned	5.0	4.8	- 3.9%
New Construction	5.1	4.6	- 8.8%
All Construction Types	5.0	4.8	- 4.2%

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