

Housing Supply Overview

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



March 2014

Market-wide numbers are well and good, but they don't always tell the full story. Breaking down the data to show activity by price range, property type or construction status can often lead to more meaningful insights. For the 12-month period spanning April 2013 through March 2014, Closed Sales in the Fort Wayne region were up 5.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 23.1 percent.

The overall Median Sales Price was up 2.8 percent to \$107,900. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 7.4 percent to \$131,000. The overall Percent of Original List Price Received at Sale was up 1.1 percent to 92.9.

Market-wide, inventory levels were down 0.3 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 0.3 percent. That amounts to 5.0 months supply for Single-Family homes and 5.3 months supply for Condos.

Quick Facts

+ 23.1%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 6.4%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 12.7%

Property Type with
Strongest Closed Sales:

Condo

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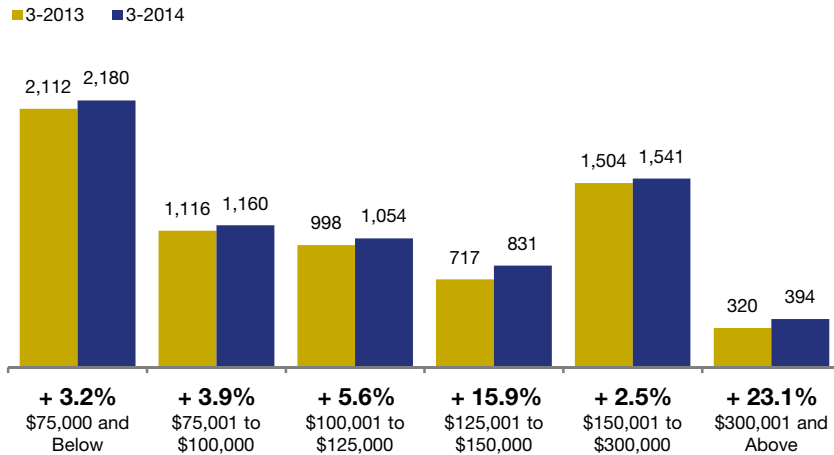
[Click on desired metric to jump to that page.](#)

Closed Sales

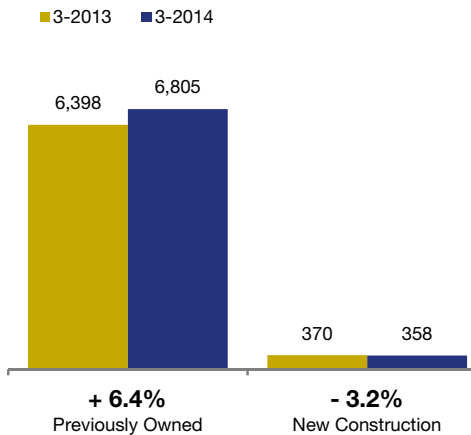
A count of the actual sales that closed. Based on a rolling 12-month total.



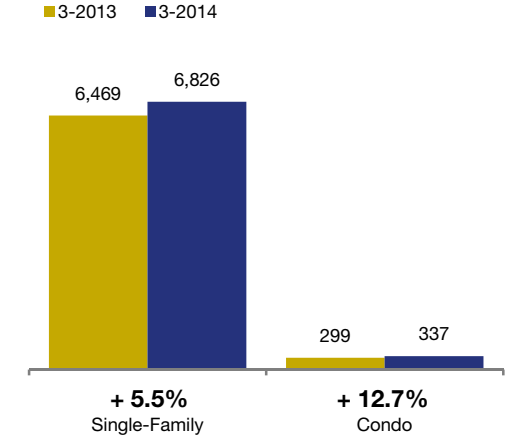
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	3-2013	3-2014	Change
\$75,000 and Below	2,112	2,180	+ 3.2%
\$75,001 to \$100,000	1,116	1,160	+ 3.9%
\$100,001 to \$125,000	998	1,054	+ 5.6%
\$125,001 to \$150,000	717	831	+ 15.9%
\$150,001 to \$300,000	1,504	1,541	+ 2.5%
\$300,001 and Above	320	394	+ 23.1%
All Price Ranges	6,768	7,163	+ 5.8%

Single-Family

3-2013	3-2014	Change	3-2013	3-2014	Change
2,059	2,134	+ 3.6%	53	46	- 13.2%
1,075	1,109	+ 3.2%	41	51	+ 24.4%
931	1,000	+ 7.4%	67	54	- 19.4%
680	767	+ 12.8%	37	64	+ 73.0%
1,413	1,442	+ 2.1%	91	99	+ 8.8%
310	371	+ 19.7%	10	23	+ 130.0%
6,469	6,826	+ 5.5%	299	337	+ 12.7%

Condo

By Construction Type	3-2013	3-2014	Change
Previously Owned	6,398	6,805	+ 6.4%
New Construction	370	358	- 3.2%
All Construction Types	6,768	7,163	+ 5.8%

3-2013	3-2014	Change	3-2013	3-2014	Change
6,136	6,511	+ 6.1%	262	294	+ 12.2%
333	315	- 5.4%	37	43	+ 16.2%
6,469	6,826	+ 5.5%	299	337	+ 12.7%

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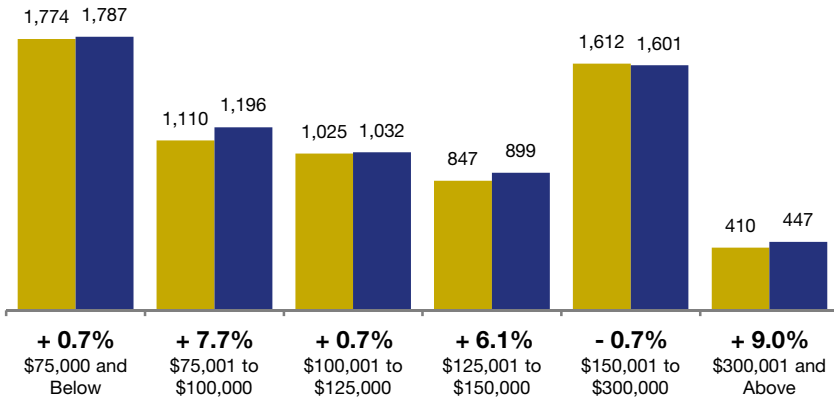
Pending Sales

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



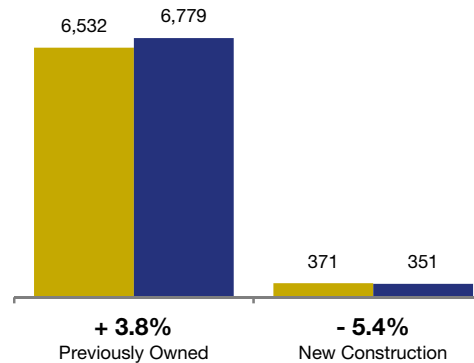
By Price Range

■ 3-2013 ■ 3-2014



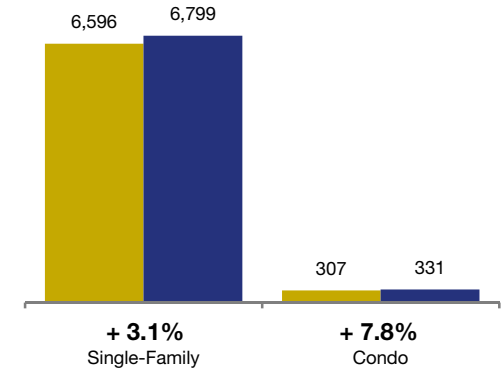
By Construction Type

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

	3-2013	3-2014	Change
\$75,000 and Below	1,774	1,787	+ 0.7%
\$75,001 to \$100,000	1,110	1,196	+ 7.7%
\$100,001 to \$125,000	1,025	1,032	+ 0.7%
\$125,001 to \$150,000	847	899	+ 6.1%
\$150,001 to \$300,000	1,612	1,601	- 0.7%
\$300,001 and Above	410	447	+ 9.0%
All Price Ranges	6,903	7,130	+ 3.3%

Single-Family

	3-2013	3-2014	Change
\$75,000 and Below	1,740	1,751	+ 0.6%
\$75,001 to \$100,000	1,066	1,149	+ 7.8%
\$100,001 to \$125,000	974	976	+ 0.2%
\$125,001 to \$150,000	792	833	+ 5.2%
\$150,001 to \$300,000	1,512	1,506	- 0.4%
\$300,001 and Above	388	420	+ 8.2%
All Price Ranges	6,596	6,799	+ 3.1%

Condo

	3-2013	3-2014	Change
\$75,000 and Below	34	36	+ 5.9%
\$75,001 to \$100,000	44	47	+ 6.8%
\$100,001 to \$125,000	51	56	+ 9.8%
\$125,001 to \$150,000	55	66	+ 20.0%
\$150,001 to \$300,000	100	95	- 5.0%
\$300,001 and Above	22	27	+ 22.7%
All Price Ranges	307	331	+ 7.8%

By Construction Type

	3-2013	3-2014	Change
Previously Owned	6,532	6,779	+ 3.8%
New Construction	371	351	- 5.4%
All Construction Types	6,903	7,130	+ 3.3%

	3-2013	3-2014	Change
Previously Owned	6,266	6,488	+ 3.5%
New Construction	330	311	- 5.8%
All Construction Types	6,596	6,799	+ 3.1%

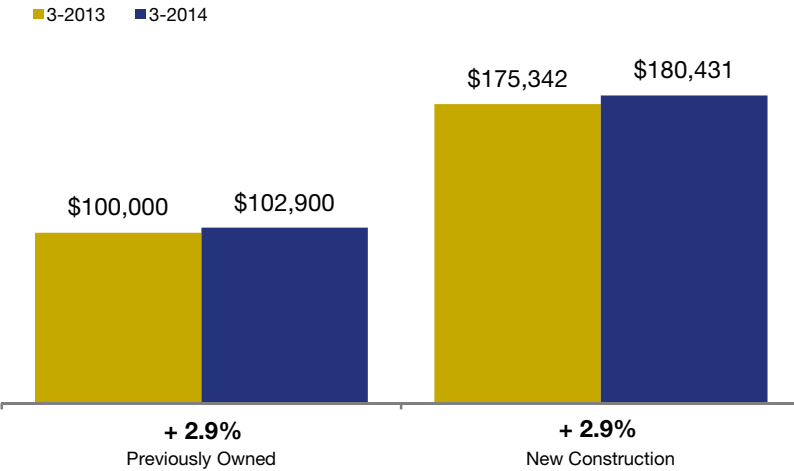
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Median Sales Price

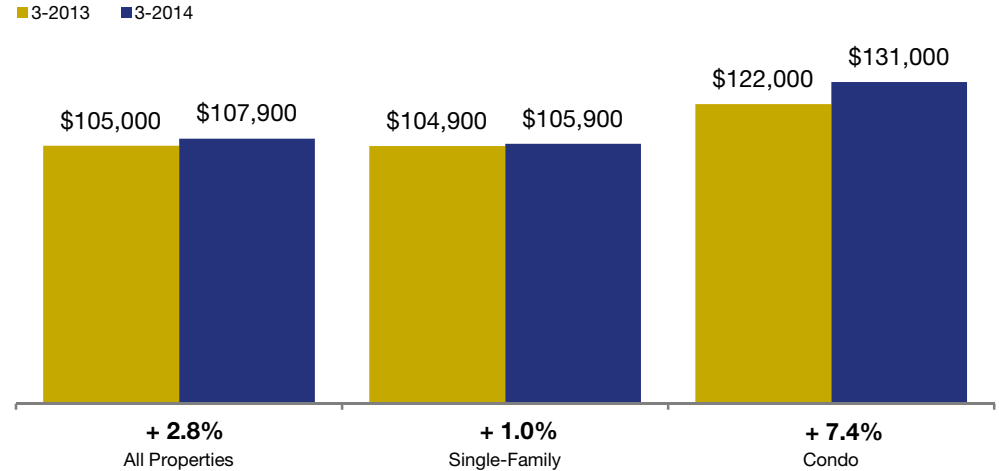
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	3-2013	3-2014	Change	3-2013	3-2014	Change	3-2013	3-2014	Change
Previously Owned	\$100,000	\$102,900	+ 2.9%	\$100,000	\$101,300	+ 1.3%	\$115,300	\$125,750	+ 9.1%
New Construction	\$175,342	\$180,431	+ 2.9%	\$175,463	\$180,819	+ 3.1%	\$175,220	\$169,543	- 3.2%
All Construction Types	\$105,000	\$107,900	+ 2.8%	\$104,900	\$105,900	+ 1.0%	\$122,000	\$131,000	+ 7.4%

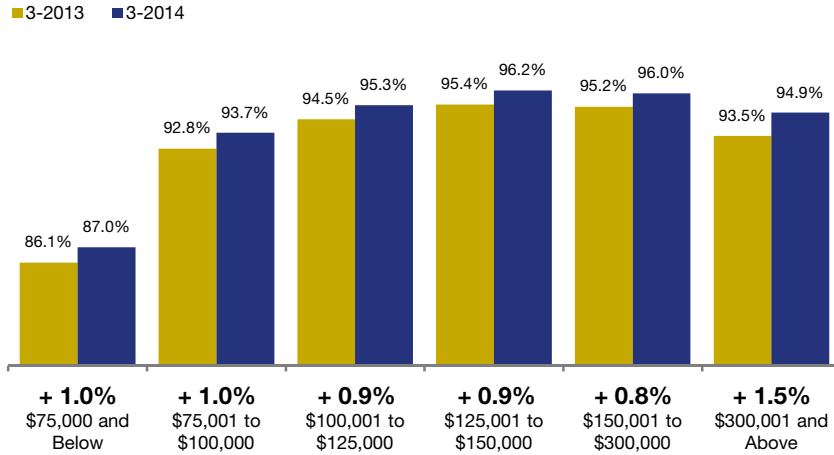
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Percent of Original List Price Received

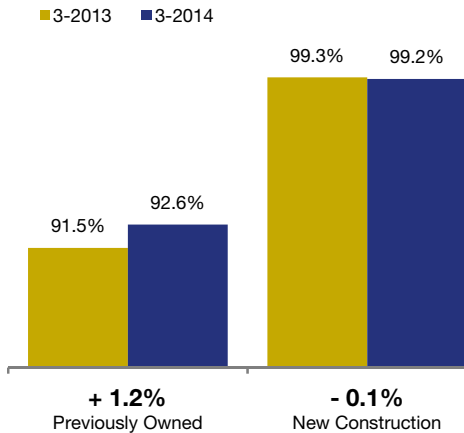


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

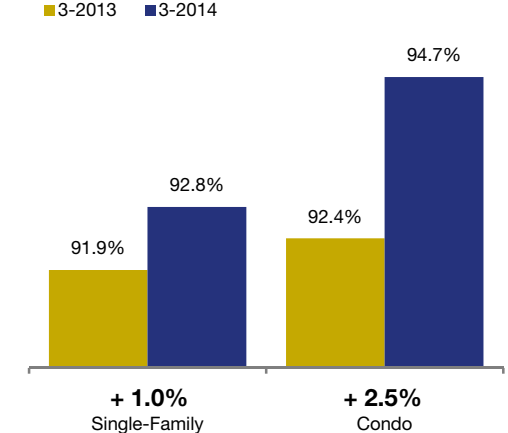
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	3-2013	3-2014	Change
\$75,000 and Below	86.1%	87.0%	+ 1.0%
\$75,001 to \$100,000	92.8%	93.7%	+ 1.0%
\$100,001 to \$125,000	94.5%	95.3%	+ 0.9%
\$125,001 to \$150,000	95.4%	96.2%	+ 0.9%
\$150,001 to \$300,000	95.2%	96.0%	+ 0.8%
\$300,001 and Above	93.5%	94.9%	+ 1.5%
All Price Ranges	91.9%	92.9%	+ 1.1%

Single-Family

3-2013	3-2014	Change
86.0%	86.9%	+ 1.0%
92.8%	93.7%	+ 1.0%
94.6%	95.3%	+ 0.8%
95.4%	96.1%	+ 0.8%
95.3%	96.0%	+ 0.8%
93.5%	94.8%	+ 1.3%
91.9%	92.8%	+ 1.0%

Condo

3-2013	3-2014	Change
86.8%	89.4%	+ 3.0%
92.3%	93.7%	+ 1.5%
92.9%	94.9%	+ 2.1%
94.9%	96.7%	+ 1.9%
94.1%	95.6%	+ 1.6%
93.6%	96.8%	+ 3.5%
92.4%	94.7%	+ 2.5%

By Construction Type

3-2013	3-2014	Change
91.5%	92.6%	+ 1.2%
99.3%	99.2%	- 0.1%
91.9%	92.9%	+ 1.1%

3-2013	3-2014	Change
91.5%	92.5%	+ 1.1%
99.2%	98.9%	- 0.3%
91.9%	92.8%	+ 1.0%

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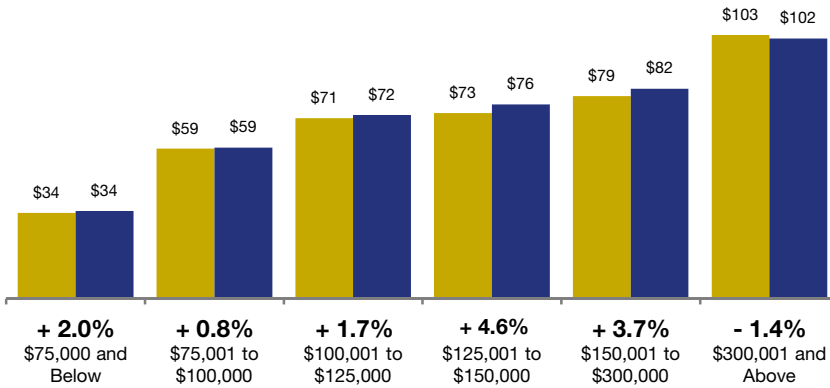
Price Per Square Foot



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

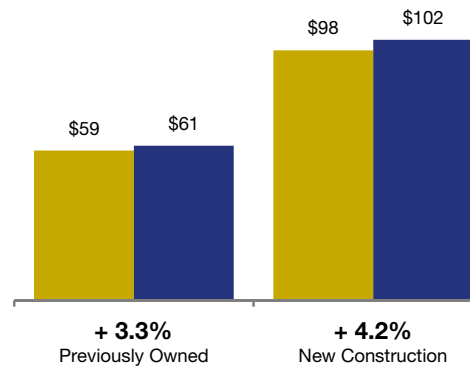
By Price Range

■ 3-2013 ■ 3-2014



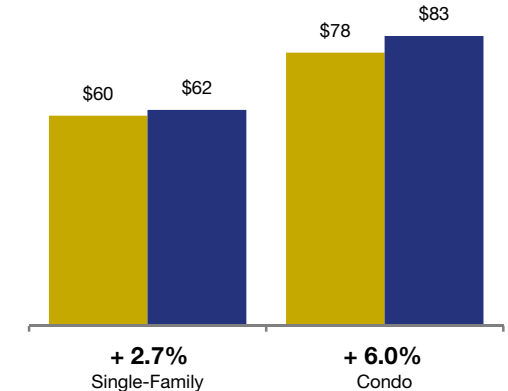
By Construction Type

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range

	3-2013	3-2014	Change
\$75,000 and Below	\$34	\$34	+ 2.0%
\$75,001 to \$100,000	\$59	\$59	+ 0.8%
\$100,001 to \$125,000	\$71	\$72	+ 1.7%
\$125,001 to \$150,000	\$73	\$76	+ 4.6%
\$150,001 to \$300,000	\$79	\$82	+ 3.7%
\$300,001 and Above	\$103	\$102	- 1.4%
All Price Ranges	\$61	\$63	+ 3.0%

Single-Family

	3-2013	3-2014	Change
\$75,000 and Below	\$33	\$34	+ 2.4%
\$75,001 to \$100,000	\$59	\$59	+ 0.6%
\$100,001 to \$125,000	\$70	\$72	+ 2.1%
\$125,001 to \$150,000	\$72	\$75	+ 4.3%
\$150,001 to \$300,000	\$78	\$81	+ 3.4%
\$300,001 and Above	\$103	\$102	- 1.9%
All Price Ranges	\$60	\$62	+ 2.7%

Condo

	3-2013	3-2014	Change
\$75,000 and Below	\$51	\$50	- 1.1%
\$75,001 to \$100,000	\$63	\$66	+ 4.5%
\$100,001 to \$125,000	\$80	\$80	+ 0.3%
\$125,001 to \$150,000	\$84	\$86	+ 2.2%
\$150,001 to \$300,000	\$95	\$101	+ 5.8%
\$300,001 and Above	\$101	\$109	+ 7.3%
All Price Ranges	\$78	\$83	+ 6.0%

By Construction Type

	3-2013	3-2014	Change
Previously Owned	\$59	\$61	+ 3.3%
New Construction	\$98	\$102	+ 4.2%
All Construction Types	\$61	\$63	+ 3.0%

	3-2013	3-2014	Change
Previously Owned	\$58	\$60	+ 3.0%
New Construction	\$97	\$101	+ 4.0%
All Construction Types	\$60	\$62	+ 2.7%

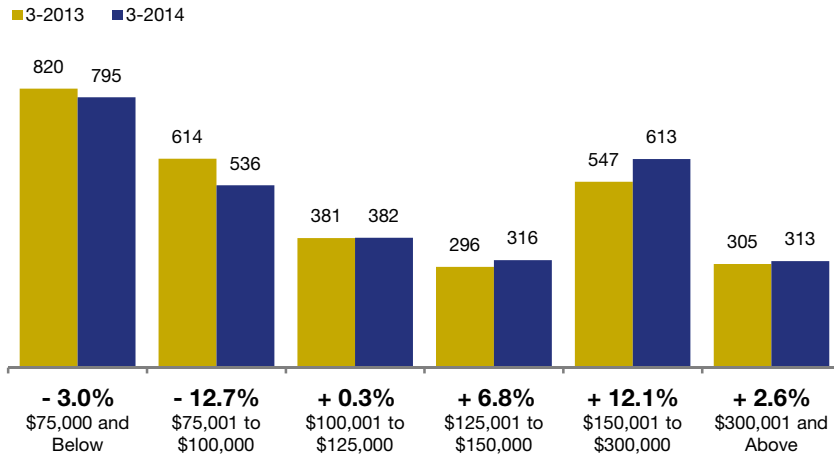
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Inventory of Homes for Sale

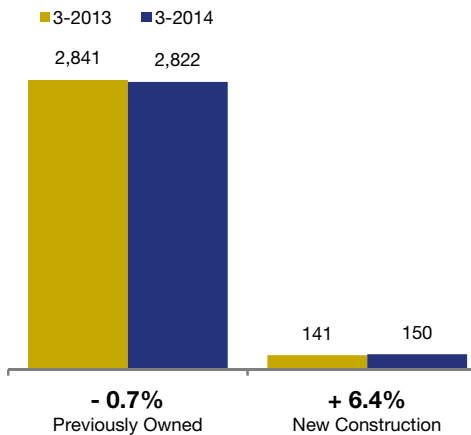


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

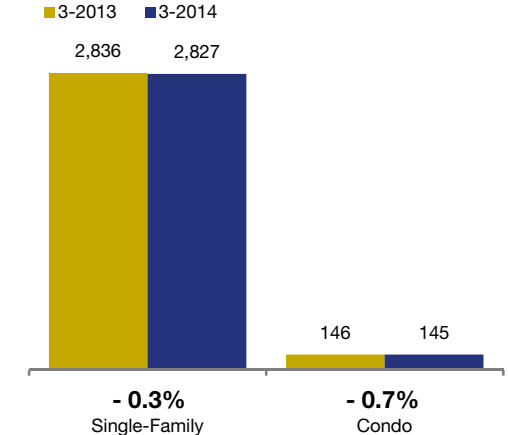
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	3-2013	3-2014	Change
\$75,000 and Below	820	795	- 3.0%
\$75,001 to \$100,000	614	536	- 12.7%
\$100,001 to \$125,000	381	382	+ 0.3%
\$125,001 to \$150,000	296	316	+ 6.8%
\$150,001 to \$300,000	547	613	+ 12.1%
\$300,001 and Above	305	313	+ 2.6%
All Price Ranges	2,982	2,972	- 0.3%

Single-Family

3-2013	3-2014	Change	3-2013	3-2014	Change
795	761	- 4.3%	25	34	+ 36.0%
586	515	- 12.1%	28	21	- 25.0%
362	362	0.0%	19	20	+ 5.3%
267	299	+ 12.0%	29	17	- 41.4%
519	575	+ 10.8%	28	38	+ 35.7%
288	299	+ 3.8%	17	14	- 17.6%
2,836	2,827	- 0.3%	146	145	- 0.7%

Condo

By Construction Type	3-2013	3-2014	Change
Previously Owned	2,841	2,822	- 0.7%
New Construction	141	150	+ 6.4%
All Construction Types	2,982	2,972	- 0.3%

3-2013	3-2014	Change	3-2013	3-2014	Change
2,713	2,702	- 0.4%	128	120	- 6.3%
123	125	+ 1.6%	18	25	+ 38.9%
2,836	2,827	- 0.3%	146	145	- 0.7%

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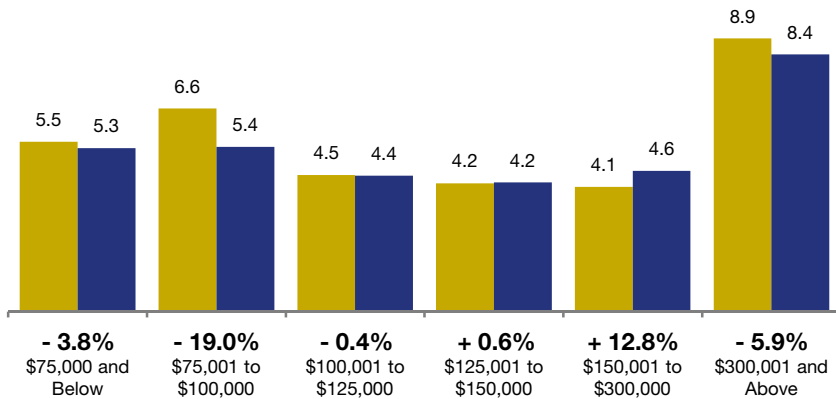
Months Supply of Inventory



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.

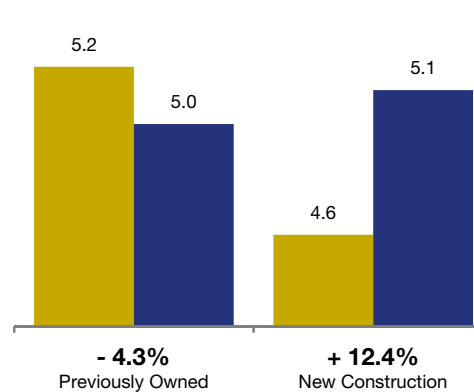
By Price Range

■ 3-2013 ■ 3-2014



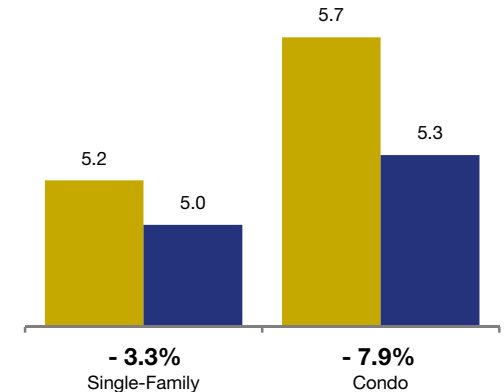
By Construction Type

■ 3-2013 ■ 3-2014



By Property Type

■ 3-2013 ■ 3-2014



All Properties

By Price Range	3-2013	3-2014	Change
\$75,000 and Below	5.5	5.3	- 3.8%
\$75,001 to \$100,000	6.6	5.4	- 19.0%
\$100,001 to \$125,000	4.5	4.4	- 0.4%
\$125,001 to \$150,000	4.2	4.2	+ 0.6%
\$150,001 to \$300,000	4.1	4.6	+ 12.8%
\$300,001 and Above	8.9	8.4	- 5.9%
All Price Ranges	5.2	5.0	- 3.8%

Single-Family

3-2013	3-2014	Change
5.5	5.2	- 4.9%
6.6	5.4	- 18.5%
4.5	4.5	- 0.2%
4.0	4.3	+ 6.5%
4.1	4.6	+ 11.2%
8.9	8.5	- 4.1%
5.2	5.0	- 3.3%

Condo

3-2013	3-2014	Change
6.6	11.3	+ 71.3%
7.6	5.4	- 29.8%
4.5	4.3	- 4.1%
6.3	3.1	- 51.1%
3.4	4.8	+ 42.9%
7.0	6.2	- 10.5%
5.7	5.3	- 7.9%

By Construction Type

3-2013	3-2014	Change
5.2	5.0	- 4.3%
4.6	5.1	+ 12.4%
5.2	5.0	- 3.8%

3-2013	3-2014	Change
5.2	5.0	- 3.8%
4.5	4.8	+ 7.8%
5.2	5.0	- 3.3%

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