

Housing Supply Overview

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



April 2014

With housing recovery now maturing into the next phase, expect to see signs of stability and ongoing health. It's also a critical time to dig beneath the headlines and assess market activity by segment. For the 12-month period spanning May 2013 through April 2014, Closed Sales in the Fort Wayne region were up 3.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 15.2 percent.

The overall Median Sales Price was up 1.4 percent to \$107,500. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 6.8 percent to \$131,143. The overall Percent of Original List Price Received at Sale was up 0.9 percent to 92.9.

Market-wide, inventory levels were up 1.5 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 2.1 percent. That amounts to 5.3 months supply for Single-Family homes and 5.4 months supply for Condos.

Quick Facts

+ 15.2%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 3.5%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 11.3%

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 |

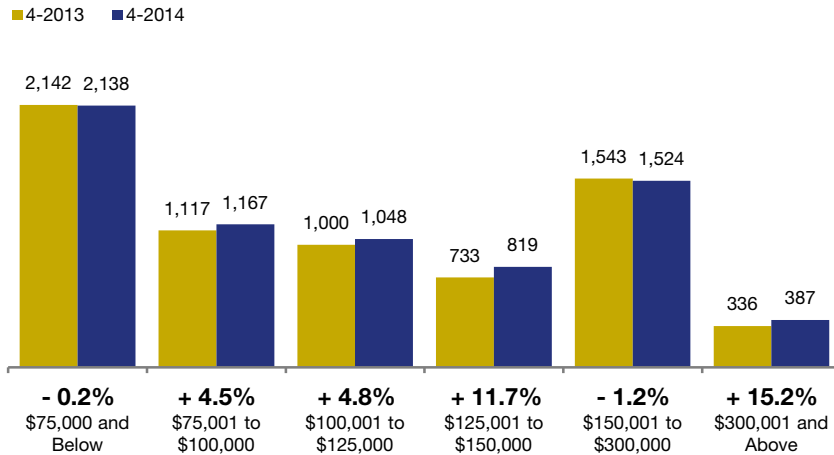
[Click on desired metric to jump to that page.](#)

Closed Sales

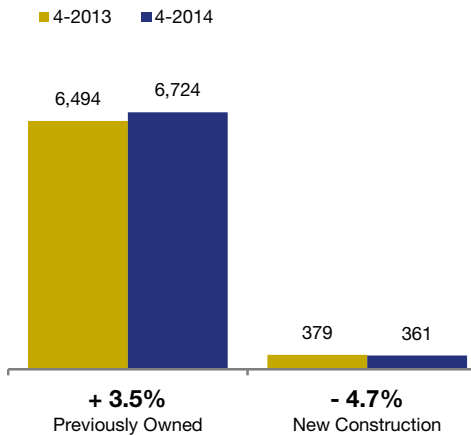
A count of the actual sales that closed. Based on a rolling 12-month total.



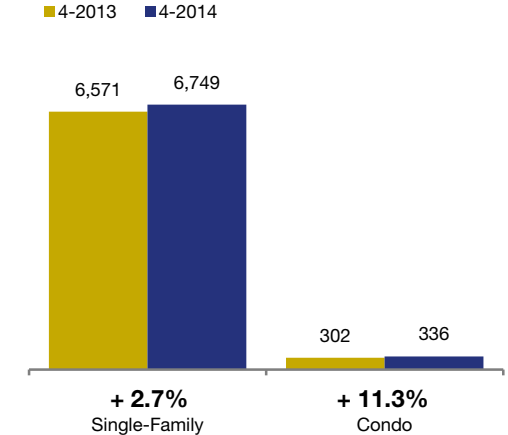
By Price Range



By Construction Type



By Property Type



All Properties

| By Price Range | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 2,142 | 2,138 | - 0.2% |
| \$75,001 to \$100,000 | 1,117 | 1,167 | + 4.5% |
| \$100,001 to \$125,000 | 1,000 | 1,048 | + 4.8% |
| \$125,001 to \$150,000 | 733 | 819 | + 11.7% |
| \$150,001 to \$300,000 | 1,543 | 1,524 | - 1.2% |
| \$300,001 and Above | 336 | 387 | + 15.2% |
| All Price Ranges | 6,873 | 7,085 | + 3.1% |

Single-Family

| 4-2013 | 4-2014 | Change |
|--------------|--------------|---------------|
| 2,088 | 2,095 | + 0.3% |
| 1,076 | 1,115 | + 3.6% |
| 935 | 992 | + 6.1% |
| 696 | 756 | + 8.6% |
| 1,452 | 1,422 | - 2.1% |
| 322 | 367 | + 14.0% |
| 6,571 | 6,749 | + 2.7% |

Condo

| 4-2013 | 4-2014 | Change |
|------------|------------|----------------|
| 54 | 43 | - 20.4% |
| 41 | 52 | + 26.8% |
| 65 | 56 | - 13.8% |
| 37 | 63 | + 70.3% |
| 91 | 102 | + 12.1% |
| 14 | 20 | + 42.9% |
| 302 | 336 | + 11.3% |

| By Construction Type | 4-2013 | 4-2014 | Change |
|-------------------------------|--------------|--------------|---------------|
| Previously Owned | 6,494 | 6,724 | + 3.5% |
| New Construction | 379 | 361 | - 4.7% |
| All Construction Types | 6,873 | 7,085 | + 3.1% |

| 4-2013 | 4-2014 | Change | 4-2013 | 4-2014 | Change |
|--------------|--------------|---------------|------------|------------|----------------|
| 6,232 | 6,429 | + 3.2% | 262 | 295 | + 12.6% |
| 339 | 320 | - 5.6% | 40 | 41 | + 2.5% |
| 6,571 | 6,749 | + 2.7% | 302 | 336 | + 11.3% |

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 coverage area of UPSTAR MLS, which includes the counties of 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 market.

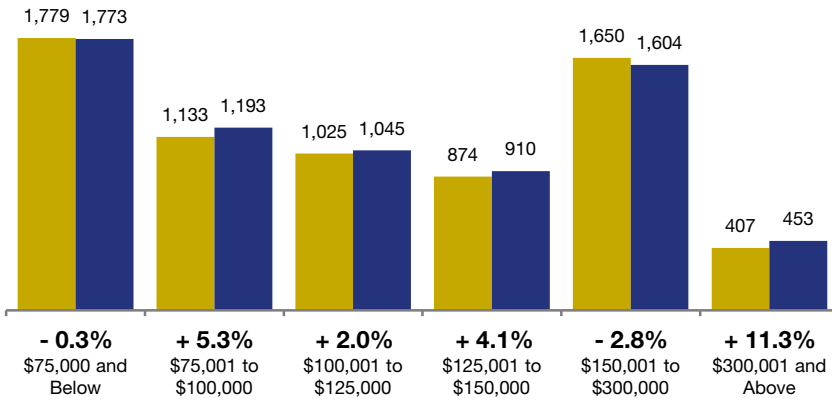
Pending Sales

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



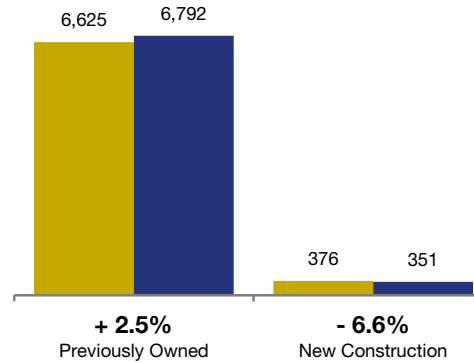
By Price Range

■ 4-2013 ■ 4-2014



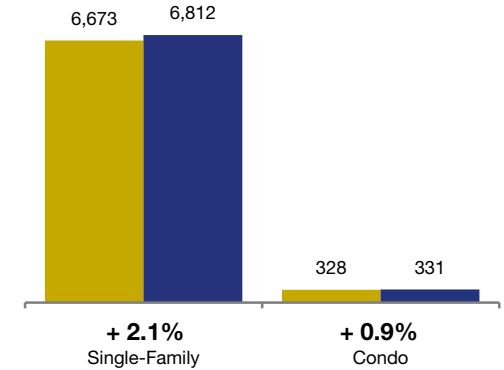
By Construction Type

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

| | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 1,779 | 1,773 | - 0.3% |
| \$75,001 to \$100,000 | 1,133 | 1,193 | + 5.3% |
| \$100,001 to \$125,000 | 1,025 | 1,045 | + 2.0% |
| \$125,001 to \$150,000 | 874 | 910 | + 4.1% |
| \$150,001 to \$300,000 | 1,650 | 1,604 | - 2.8% |
| \$300,001 and Above | 407 | 453 | + 11.3% |
| All Price Ranges | 7,001 | 7,143 | + 2.0% |

Single-Family

| | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 1,743 | 1,730 | - 0.7% |
| \$75,001 to \$100,000 | 1,079 | 1,151 | + 6.7% |
| \$100,001 to \$125,000 | 968 | 997 | + 3.0% |
| \$125,001 to \$150,000 | 813 | 848 | + 4.3% |
| \$150,001 to \$300,000 | 1,551 | 1,502 | - 3.2% |
| \$300,001 and Above | 387 | 424 | + 9.6% |
| All Price Ranges | 6,673 | 6,812 | + 2.1% |

Condo

| | 4-2013 | 4-2014 | Change |
|-------------------------|------------|------------|---------------|
| \$75,000 and Below | 36 | 43 | + 19.4% |
| \$75,001 to \$100,000 | 54 | 42 | - 22.2% |
| \$100,001 to \$125,000 | 57 | 48 | - 15.8% |
| \$125,001 to \$150,000 | 61 | 62 | + 1.6% |
| \$150,001 to \$300,000 | 99 | 102 | + 3.0% |
| \$300,001 and Above | 20 | 29 | + 45.0% |
| All Price Ranges | 328 | 331 | + 0.9% |

By Construction Type

| | 4-2013 | 4-2014 | Change |
|-------------------------------|--------------|--------------|---------------|
| Previously Owned | 6,625 | 6,792 | + 2.5% |
| New Construction | 376 | 351 | - 6.6% |
| All Construction Types | 7,001 | 7,143 | + 2.0% |

| | 4-2013 | 4-2014 | Change |
|-------------------------------|--------------|--------------|---------------|
| Previously Owned | 6,341 | 6,498 | + 2.5% |
| New Construction | 332 | 314 | - 5.4% |
| All Construction Types | 6,673 | 6,812 | + 2.1% |

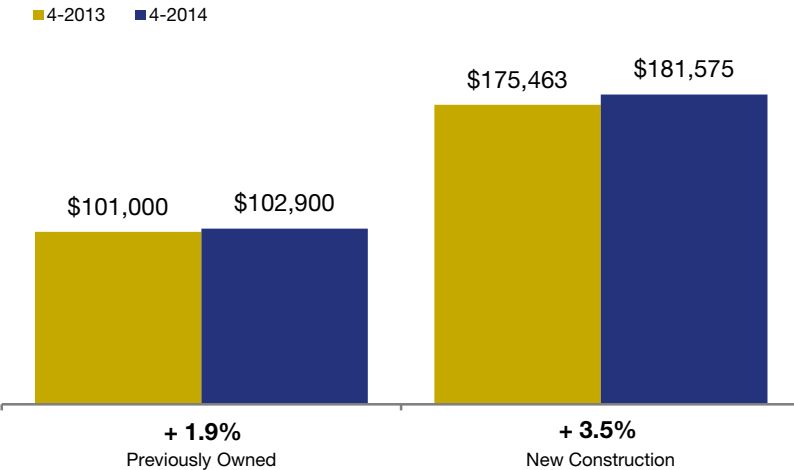
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Median Sales Price

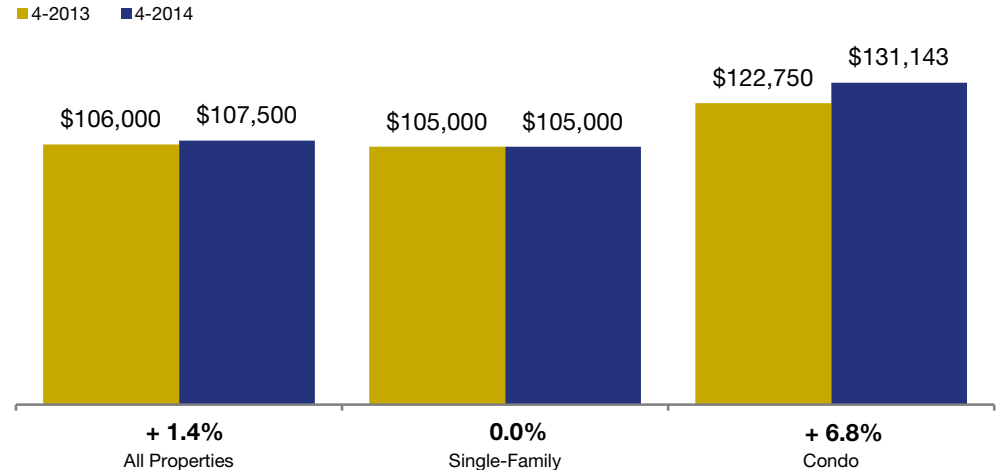
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



| By Construction Type | All Properties | | | Single-Family | | | Condo | | |
|-------------------------------|------------------|------------------|---------------|------------------|------------------|-------------|------------------|------------------|---------------|
| | 4-2013 | 4-2014 | Change | 4-2013 | 4-2014 | Change | 4-2013 | 4-2014 | Change |
| Previously Owned | \$101,000 | \$102,900 | + 1.9% | \$100,000 | \$101,000 | + 1.0% | \$116,000 | \$126,000 | + 8.6% |
| New Construction | \$175,463 | \$181,575 | + 3.5% | \$175,463 | \$182,949 | + 4.3% | \$176,600 | \$179,900 | + 1.9% |
| All Construction Types | \$106,000 | \$107,500 | + 1.4% | \$105,000 | \$105,000 | 0.0% | \$122,750 | \$131,143 | + 6.8% |

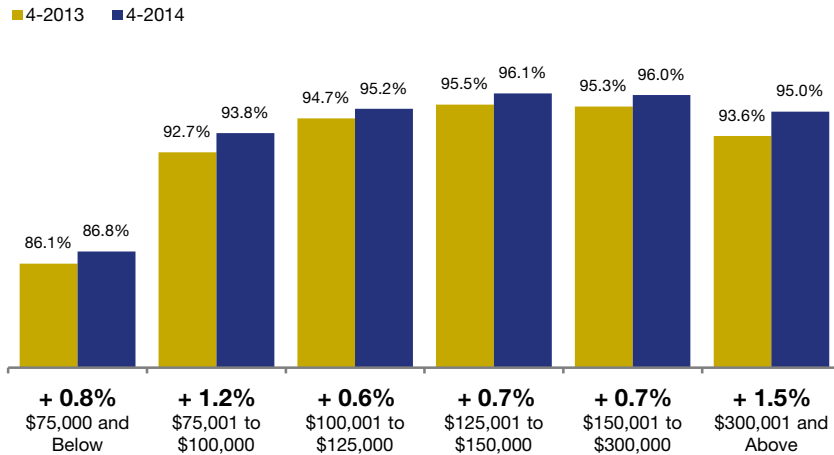
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Percent of Original List Price Received

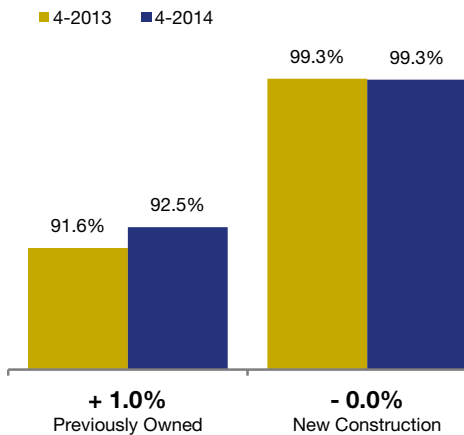


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

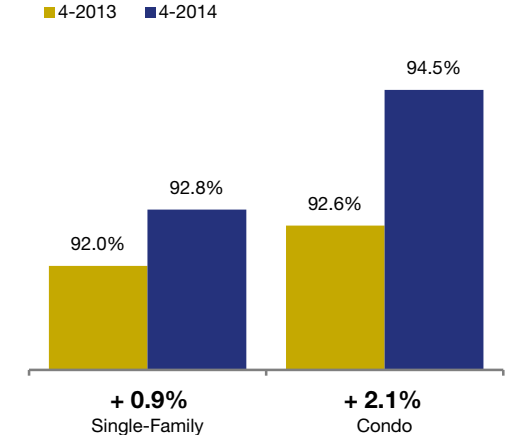
By Price Range



By Construction Type



By Property Type



All Properties

| By Price Range | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 86.1% | 86.8% | + 0.8% |
| \$75,001 to \$100,000 | 92.7% | 93.8% | + 1.2% |
| \$100,001 to \$125,000 | 94.7% | 95.2% | + 0.6% |
| \$125,001 to \$150,000 | 95.5% | 96.1% | + 0.7% |
| \$150,001 to \$300,000 | 95.3% | 96.0% | + 0.7% |
| \$300,001 and Above | 93.6% | 95.0% | + 1.5% |
| All Price Ranges | 92.0% | 92.9% | + 0.9% |

Single-Family

| 4-2013 | 4-2014 | Change |
|--------------|--------------|---------------|
| 86.1% | 86.8% | + 0.8% |
| 92.7% | 93.8% | + 1.2% |
| 94.8% | 95.2% | + 0.5% |
| 95.5% | 96.1% | + 0.6% |
| 95.4% | 96.1% | + 0.7% |
| 93.5% | 95.0% | + 1.6% |
| 92.0% | 92.8% | + 0.9% |

Condo

| 4-2013 | 4-2014 | Change |
|--------------|--------------|---------------|
| 86.8% | 88.9% | + 2.4% |
| 92.2% | 93.6% | + 1.5% |
| 93.1% | 95.0% | + 2.0% |
| 94.5% | 96.4% | + 2.0% |
| 94.6% | 95.6% | + 1.1% |
| 95.3% | 95.5% | + 0.2% |
| 92.6% | 94.5% | + 2.1% |

By Construction Type

| 4-2013 | 4-2014 | Change |
|--------------|--------------|---------------|
| 91.6% | 92.5% | + 1.0% |
| 99.3% | 99.3% | - 0.0% |
| 92.0% | 92.9% | + 0.9% |

| 4-2013 | 4-2014 | Change |
|--------------|--------------|---------------|
| 91.6% | 92.5% | + 1.0% |
| 99.2% | 99.1% | - 0.1% |
| 92.0% | 92.8% | + 0.9% |

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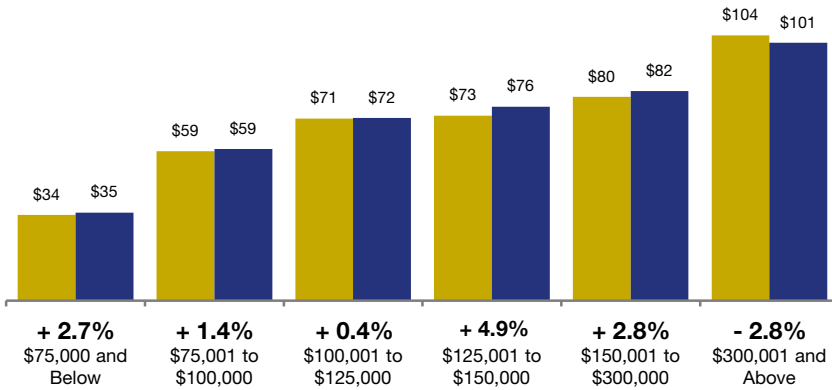
Price Per Square Foot



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

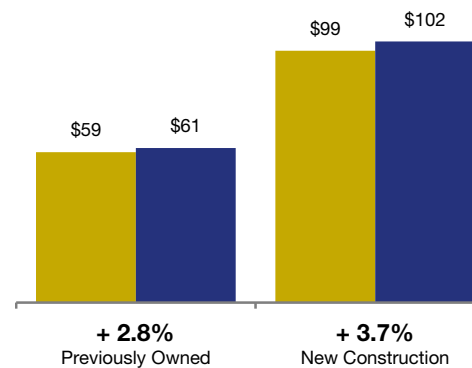
By Price Range

■ 4-2013 ■ 4-2014



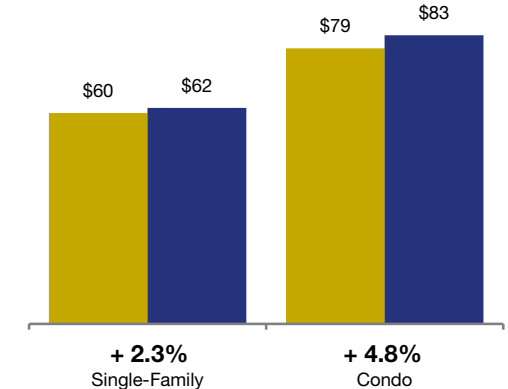
By Construction Type

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

By Price Range

| | 4-2013 | 4-2014 | Change |
|-------------------------|-------------|-------------|---------------|
| \$75,000 and Below | \$34 | \$35 | + 2.7% |
| \$75,001 to \$100,000 | \$59 | \$59 | + 1.4% |
| \$100,001 to \$125,000 | \$71 | \$72 | + 0.4% |
| \$125,001 to \$150,000 | \$73 | \$76 | + 4.9% |
| \$150,001 to \$300,000 | \$80 | \$82 | + 2.8% |
| \$300,001 and Above | \$104 | \$101 | - 2.8% |
| All Price Ranges | \$61 | \$63 | + 2.6% |

Single-Family

| | 4-2013 | 4-2014 | Change |
|-------------------------|-------------|-------------|---------------|
| \$75,000 and Below | \$33 | \$34 | + 3.2% |
| \$75,001 to \$100,000 | \$58 | \$59 | + 1.2% |
| \$100,001 to \$125,000 | \$71 | \$71 | + 0.6% |
| \$125,001 to \$150,000 | \$72 | \$75 | + 4.6% |
| \$150,001 to \$300,000 | \$79 | \$81 | + 2.5% |
| \$300,001 and Above | \$104 | \$101 | - 3.0% |
| All Price Ranges | \$60 | \$62 | + 2.3% |

Condo

| | 4-2013 | 4-2014 | Change |
|-------------------------|-------------|-------------|---------------|
| \$75,000 and Below | \$51 | \$50 | - 2.7% |
| \$75,001 to \$100,000 | \$63 | \$67 | + 5.9% |
| \$100,001 to \$125,000 | \$80 | \$80 | - 0.0% |
| \$125,001 to \$150,000 | \$84 | \$86 | + 2.4% |
| \$150,001 to \$300,000 | \$96 | \$100 | + 4.2% |
| \$300,001 and Above | \$105 | \$106 | + 0.6% |
| All Price Ranges | \$79 | \$83 | + 4.8% |

By Construction Type

| | 4-2013 | 4-2014 | Change |
|-------------------------------|-------------|-------------|---------------|
| Previously Owned | \$59 | \$61 | + 2.8% |
| New Construction | \$99 | \$102 | + 3.7% |
| All Construction Types | \$61 | \$63 | + 2.6% |

| | 4-2013 | 4-2014 | Change |
|-------------------------------|-------------|-------------|---------------|
| Previously Owned | \$58 | \$60 | + 2.5% |
| New Construction | \$98 | \$101 | + 3.6% |
| All Construction Types | \$60 | \$62 | + 2.3% |

| | 4-2013 | 4-2014 | Change |
|-------------------------------|-------------|-------------|---------------|
| Previously Owned | \$75 | \$79 | + 5.7% |
| New Construction | \$108 | \$112 | + 3.2% |
| All Construction Types | \$79 | \$83 | + 4.8% |

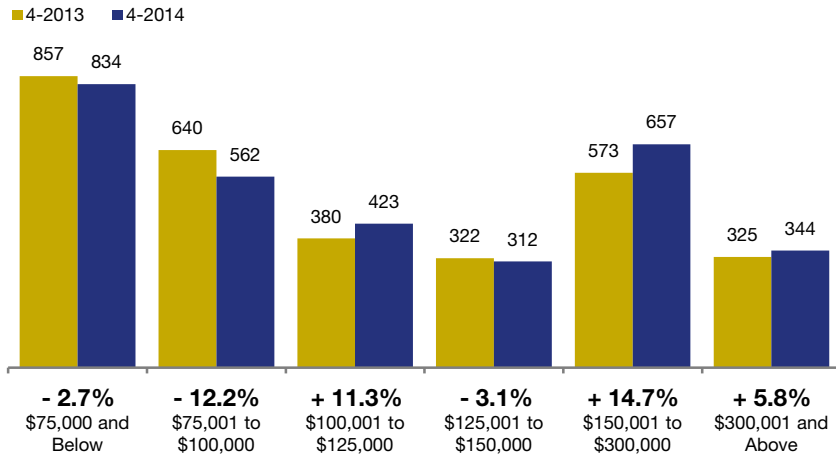
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Inventory of Homes for Sale

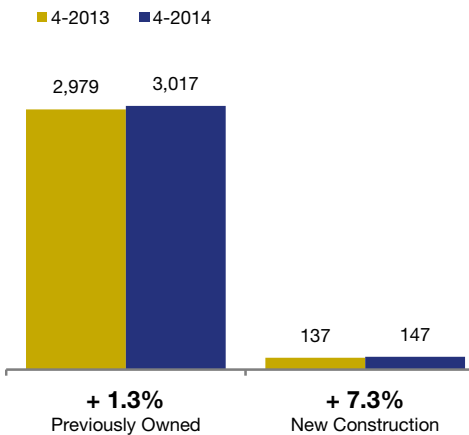


The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

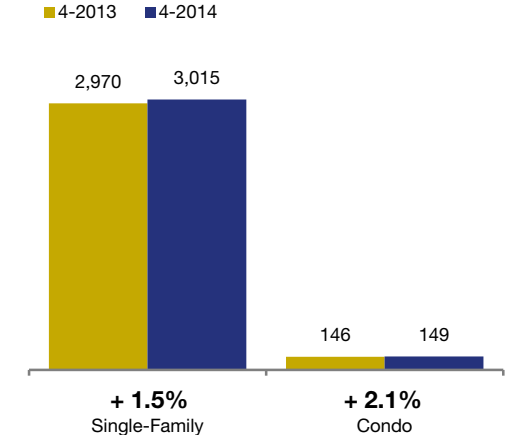
By Price Range



By Construction Type



By Property Type



All Properties

| By Price Range | 4-2013 | 4-2014 | Change |
|-------------------------|--------------|--------------|---------------|
| \$75,000 and Below | 857 | 834 | - 2.7% |
| \$75,001 to \$100,000 | 640 | 562 | - 12.2% |
| \$100,001 to \$125,000 | 380 | 423 | + 11.3% |
| \$125,001 to \$150,000 | 322 | 312 | - 3.1% |
| \$150,001 to \$300,000 | 573 | 657 | + 14.7% |
| \$300,001 and Above | 325 | 344 | + 5.8% |
| All Price Ranges | 3,116 | 3,164 | + 1.5% |

Single-Family

| 4-2013 | 4-2014 | Change | 4-2013 | 4-2014 | Change |
|--------------|--------------|---------------|------------|------------|---------------|
| 827 | 801 | - 3.1% | 30 | 33 | + 10.0% |
| 621 | 539 | - 13.2% | 19 | 23 | + 21.1% |
| 364 | 405 | + 11.3% | 16 | 18 | + 12.5% |
| 294 | 294 | 0.0% | 28 | 18 | - 35.7% |
| 543 | 615 | + 13.3% | 30 | 42 | + 40.0% |
| 303 | 330 | + 8.9% | 22 | 14 | - 36.4% |
| 2,970 | 3,015 | + 1.5% | 146 | 149 | + 2.1% |

Condo

| By Construction Type | 4-2013 | 4-2014 | Change |
|-------------------------------|--------------|--------------|---------------|
| Previously Owned | 2,979 | 3,017 | + 1.3% |
| New Construction | 137 | 147 | + 7.3% |
| All Construction Types | 3,116 | 3,164 | + 1.5% |

| 4-2013 | 4-2014 | Change | 4-2013 | 4-2014 | Change |
|--------------|--------------|---------------|------------|------------|---------------|
| 2,849 | 2,892 | + 1.5% | 130 | 125 | - 3.8% |
| 121 | 123 | + 1.7% | 16 | 24 | + 50.0% |
| 2,970 | 3,015 | + 1.5% | 146 | 149 | + 2.1% |

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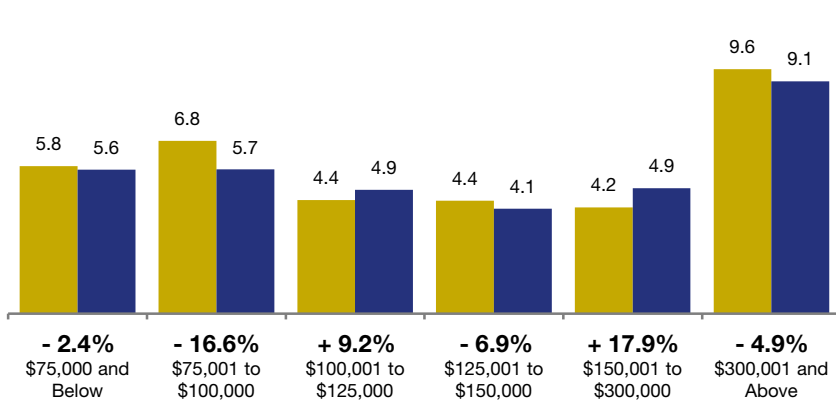
Months Supply of Inventory



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.

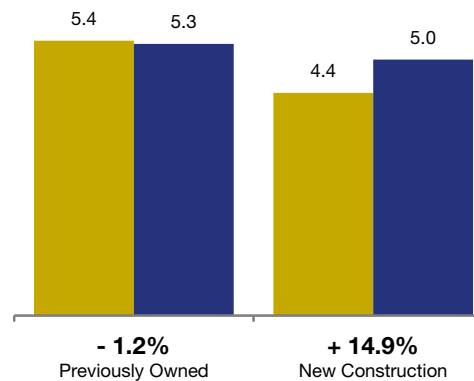
By Price Range

■ 4-2013 ■ 4-2014



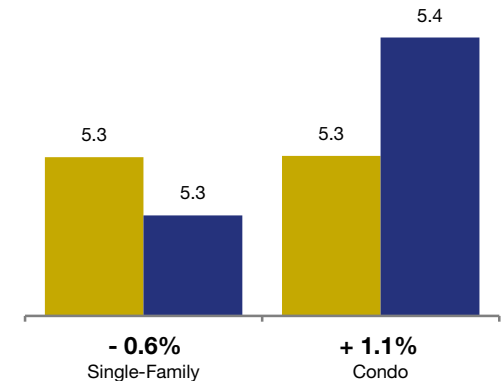
By Construction Type

■ 4-2013 ■ 4-2014



By Property Type

■ 4-2013 ■ 4-2014



All Properties

| By Price Range | 4-2013 | 4-2014 | Change |
|-------------------------|------------|------------|-------------|
| \$75,000 and Below | 5.8 | 5.6 | - 2.4% |
| \$75,001 to \$100,000 | 6.8 | 5.7 | - 16.6% |
| \$100,001 to \$125,000 | 4.4 | 4.9 | + 9.2% |
| \$125,001 to \$150,000 | 4.4 | 4.1 | - 6.9% |
| \$150,001 to \$300,000 | 4.2 | 4.9 | + 17.9% |
| \$300,001 and Above | 9.6 | 9.1 | - 4.9% |
| All Price Ranges | 5.3 | 5.3 | 0.0% |

Single-Family

| 4-2013 | 4-2014 | Change |
|------------|------------|---------------|
| 5.7 | 5.6 | - 2.4% |
| 6.9 | 5.6 | - 18.6% |
| 4.5 | 4.9 | + 8.0% |
| 4.3 | 4.2 | - 4.1% |
| 4.2 | 4.9 | + 17.0% |
| 9.4 | 9.3 | - 0.6% |
| 5.3 | 5.3 | - 0.6% |

Condo

| 4-2013 | 4-2014 | Change |
|------------|------------|---------------|
| 8.3 | 9.2 | + 10.5% |
| 4.2 | 6.6 | + 55.6% |
| 3.4 | 4.5 | + 33.6% |
| 5.5 | 3.5 | - 36.8% |
| 3.6 | 4.9 | + 35.9% |
| 9.9 | 5.8 | - 41.5% |
| 5.3 | 5.4 | + 1.1% |

By Construction Type

| 4-2013 | 4-2014 | Change |
|------------|------------|-------------|
| 5.4 | 5.3 | - 1.2% |
| 4.4 | 5.0 | + 14.9% |
| 5.3 | 5.3 | 0.0% |

| 4-2013 | 4-2014 | Change |
|------------|------------|---------------|
| 5.4 | 5.3 | - 0.9% |
| 4.4 | 4.7 | + 7.5% |
| 5.3 | 5.3 | - 0.6% |

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