

Housing Supply Overview

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



May 2014

So how's the market? We've all heard it, but it's difficult to answer succinctly. The best answer may be "It depends." It's contingent upon area, market segment, time period, baseline period, which measures and more. For the 12-month period spanning June 2013 through May 2014, Closed Sales in the Fort Wayne region were up 1.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.5 percent.

The overall Median Sales Price remained flat 0.0 percent to \$106,950. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 5.3 percent to \$130,536. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 92.9.

Market-wide, inventory levels were down 0.3 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 9.0 percent. That amounts to 5.4 months supply for Single-Family homes and 5.7 months supply for Condos.

Quick Facts

+ 19.5%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 2.4%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 1.9%

Property Type with
Strongest Closed Sales:

Single-Family

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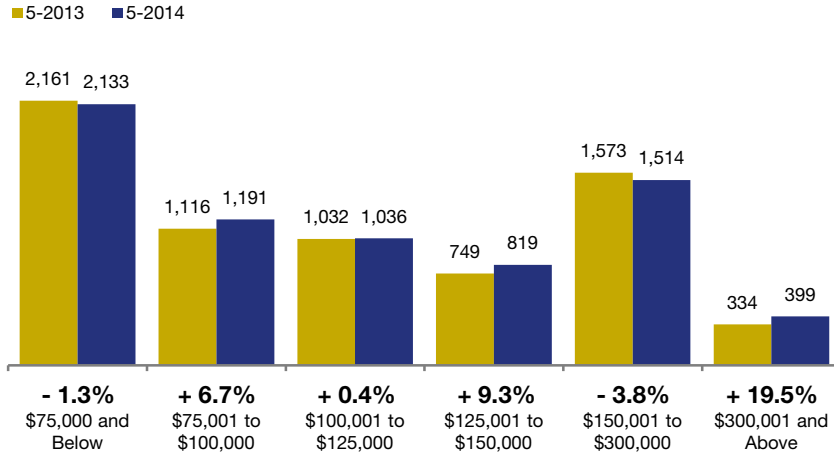
[Click on desired metric to jump to that page.](#)

Closed Sales

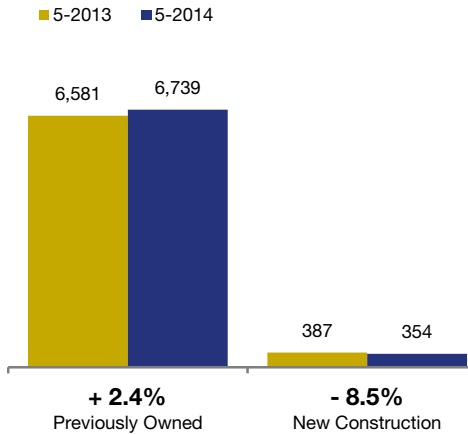
A count of the actual sales that closed. Based on a rolling 12-month total.



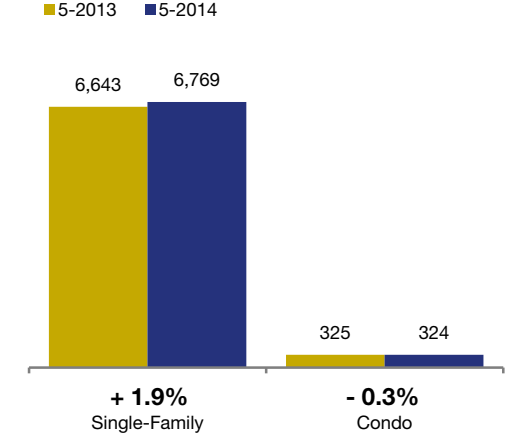
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	5-2013	5-2014	Change
\$75,000 and Below	2,161	2,133	- 1.3%
\$75,001 to \$100,000	1,116	1,191	+ 6.7%
\$100,001 to \$125,000	1,032	1,036	+ 0.4%
\$125,001 to \$150,000	749	819	+ 9.3%
\$150,001 to \$300,000	1,573	1,514	- 3.8%
\$300,001 and Above	334	399	+ 19.5%
All Price Ranges	6,968	7,093	+ 1.8%

Single-Family

5-2013	5-2014	Change
2,105	2,084	- 1.0%
1,073	1,141	+ 6.3%
962	987	+ 2.6%
706	764	+ 8.2%
1,474	1,416	- 3.9%
320	376	+ 17.5%
6,643	6,769	+ 1.9%

Condo

5-2013	5-2014	Change
56	49	- 12.5%
43	50	+ 16.3%
70	49	- 30.0%
43	55	+ 27.9%
99	98	- 1.0%
14	23	+ 64.3%
325	324	- 0.3%

By Construction Type	5-2013	5-2014	Change
Previously Owned	6,581	6,739	+ 2.4%
New Construction	387	354	- 8.5%
All Construction Types	6,968	7,093	+ 1.8%

5-2013	5-2014	Change
6,302	6,448	+ 2.3%
341	321	- 5.9%
6,643	6,769	+ 1.9%

5-2013	5-2014	Change
279	291	+ 4.3%
46	33	- 28.3%
325	324	- 0.3%

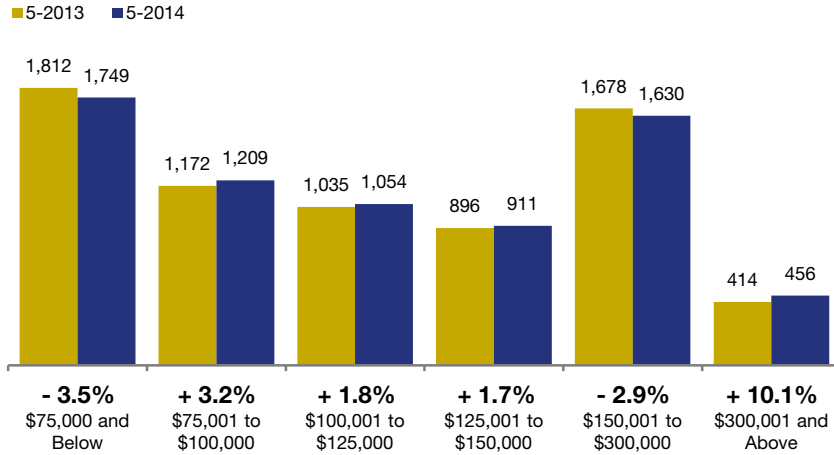
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Pending Sales

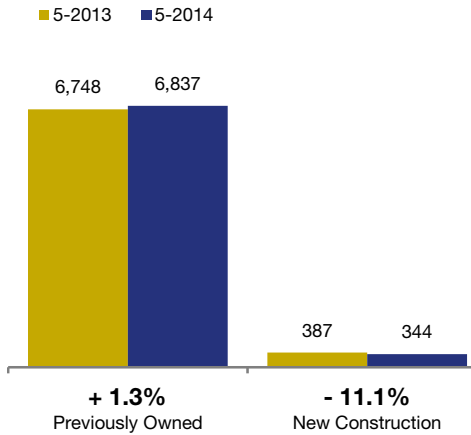
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



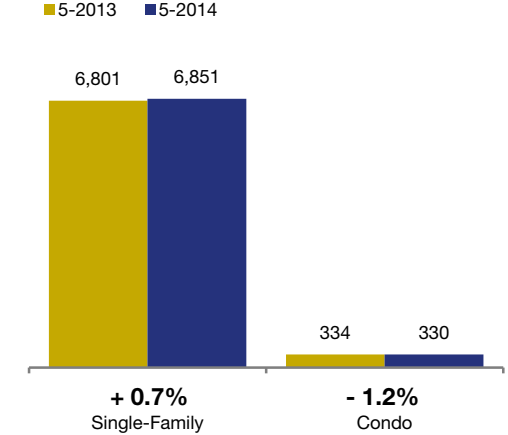
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	5-2013	5-2014	Change
\$75,000 and Below	1,812	1,749	- 3.5%
\$75,001 to \$100,000	1,172	1,209	+ 3.2%
\$100,001 to \$125,000	1,035	1,054	+ 1.8%
\$125,001 to \$150,000	896	911	+ 1.7%
\$150,001 to \$300,000	1,678	1,630	- 2.9%
\$300,001 and Above	414	456	+ 10.1%
All Price Ranges	7,135	7,181	+ 0.6%

Single-Family

5-2013	5-2014	Change	5-2013	5-2014	Change
1,777	1,706	- 4.0%	35	43	+ 22.9%
1,117	1,168	+ 4.6%	55	41	- 25.5%
978	1,007	+ 3.0%	57	47	- 17.5%
828	855	+ 3.3%	68	56	- 17.6%
1,582	1,522	- 3.8%	96	108	+ 12.5%
393	426	+ 8.4%	21	30	+ 42.9%
6,801	6,851	+ 0.7%	334	330	- 1.2%

Condo

By Construction Type	5-2013	5-2014	Change
Previously Owned	6,748	6,837	+ 1.3%
New Construction	387	344	- 11.1%
All Construction Types	7,135	7,181	+ 0.6%

5-2013	5-2014	Change	5-2013	5-2014	Change
6,457	6,547	+ 1.4%	291	290	- 0.3%
344	304	- 11.6%	43	40	- 7.0%
6,801	6,851	+ 0.7%	334	330	- 1.2%

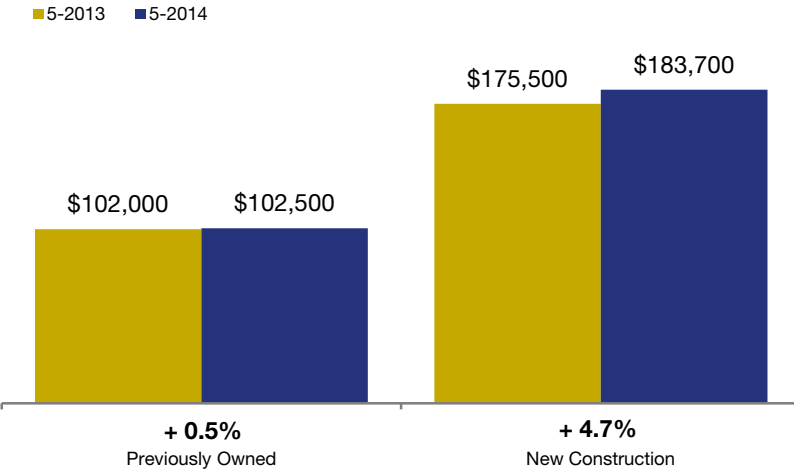
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Median Sales Price

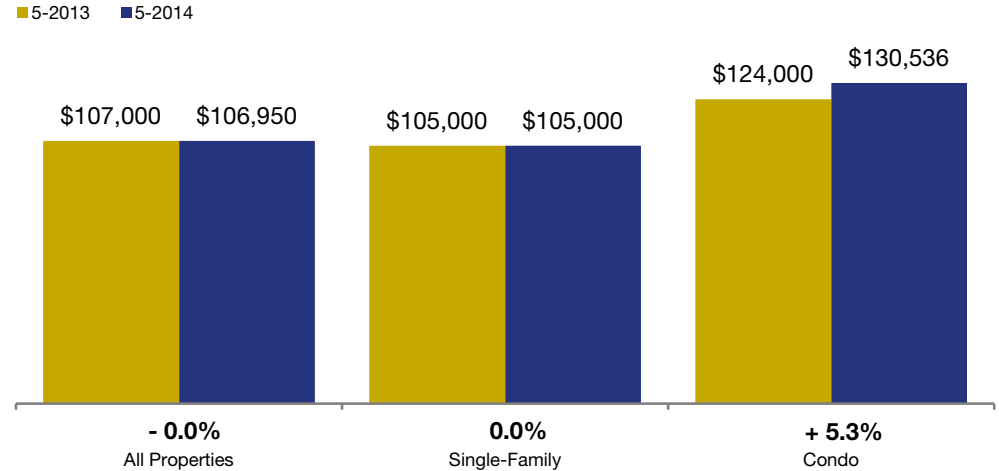
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	5-2013	5-2014	Change	5-2013	5-2014	Change	5-2013	5-2014	Change
Previously Owned	\$102,000	\$102,500	+ 0.5%	\$100,000	\$100,800	+ 0.8%	\$117,500	\$125,500	+ 6.8%
New Construction	\$175,500	\$183,700	+ 4.7%	\$174,967	\$184,900	+ 5.7%	\$182,320	\$179,900	- 1.3%
All Construction Types	\$107,000	\$106,950	- 0.0%	\$105,000	\$105,000	0.0%	\$124,000	\$130,536	+ 5.3%

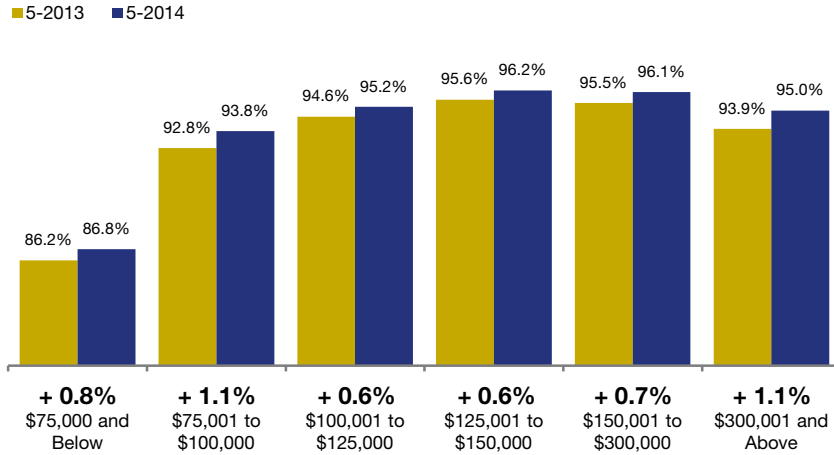
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Percent of Original List Price Received

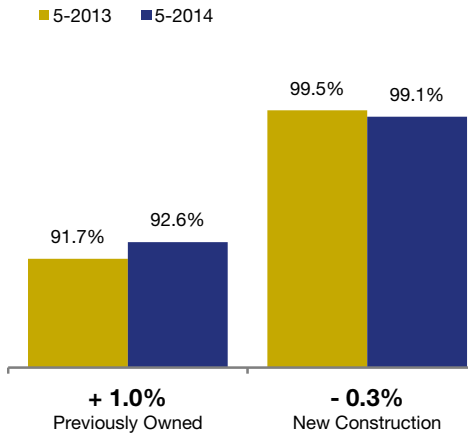


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

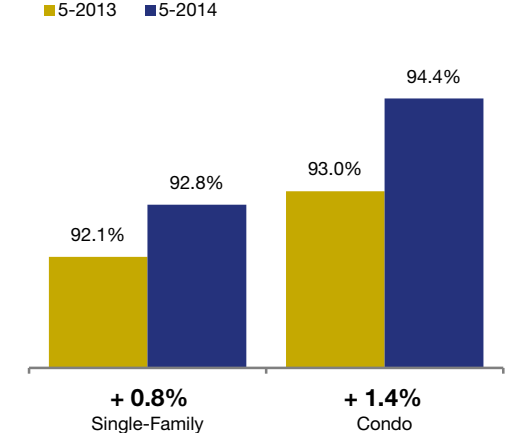
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	5-2013	5-2014	Change
\$75,000 and Below	86.2%	86.8%	+ 0.8%
\$75,001 to \$100,000	92.8%	93.8%	+ 1.1%
\$100,001 to \$125,000	94.6%	95.2%	+ 0.6%
\$125,001 to \$150,000	95.6%	96.2%	+ 0.6%
\$150,001 to \$300,000	95.5%	96.1%	+ 0.7%
\$300,001 and Above	93.9%	95.0%	+ 1.1%
All Price Ranges	92.1%	92.9%	+ 0.8%

Single-Family

5-2013	5-2014	Change
86.2%	86.7%	+ 0.7%
92.8%	93.8%	+ 1.1%
94.7%	95.2%	+ 0.6%
95.7%	96.2%	+ 0.5%
95.5%	96.1%	+ 0.7%
93.9%	95.0%	+ 1.2%
92.1%	92.8%	+ 0.8%

Condo

5-2013	5-2014	Change
87.2%	90.5%	+ 3.8%
92.9%	93.2%	+ 0.4%
93.5%	94.6%	+ 1.2%
94.7%	96.4%	+ 1.8%
95.2%	95.3%	+ 0.1%
94.9%	95.3%	+ 0.4%
93.0%	94.4%	+ 1.4%

By Construction Type

5-2013	5-2014	Change
91.7%	92.6%	+ 1.0%
99.5%	99.1%	- 0.3%
92.1%	92.9%	+ 0.8%

5-2013	5-2014	Change
91.7%	92.5%	+ 0.9%
99.3%	99.0%	- 0.3%
92.1%	92.8%	+ 0.8%

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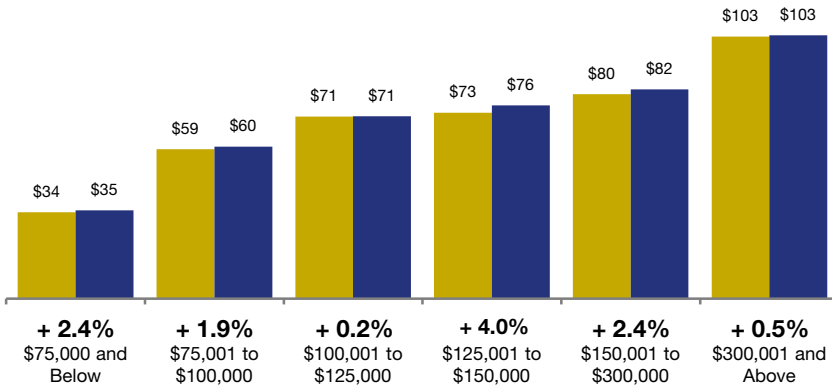
Price Per Square Foot



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

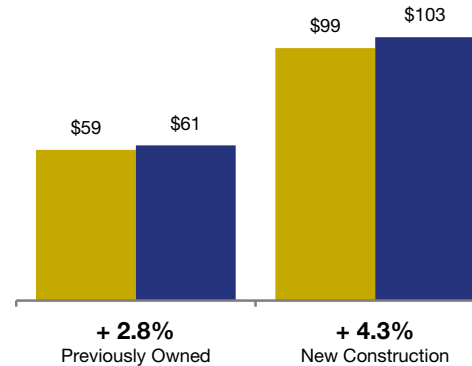
By Price Range

■ 5-2013 ■ 5-2014



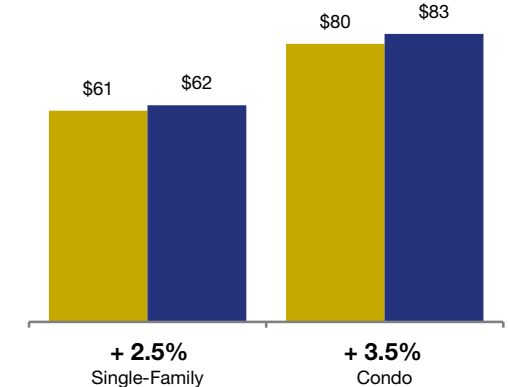
By Construction Type

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

	5-2013	5-2014	Change
\$75,000 and Below	\$34	\$35	+ 2.4%
\$75,001 to \$100,000	\$59	\$60	+ 1.9%
\$100,001 to \$125,000	\$71	\$71	+ 0.2%
\$125,001 to \$150,000	\$73	\$76	+ 4.0%
\$150,001 to \$300,000	\$80	\$82	+ 2.4%
\$300,001 and Above	\$103	\$103	+ 0.5%
All Price Ranges	\$61	\$63	+ 2.5%

Single-Family

	5-2013	5-2014	Change
\$75,000 and Below	\$33	\$34	+ 2.7%
\$75,001 to \$100,000	\$58	\$59	+ 1.7%
\$100,001 to \$125,000	\$71	\$71	+ 0.6%
\$125,001 to \$150,000	\$72	\$75	+ 4.0%
\$150,001 to \$300,000	\$79	\$81	+ 2.4%
\$300,001 and Above	\$103	\$103	+ 0.0%
All Price Ranges	\$61	\$62	+ 2.5%

Condo

	5-2013	5-2014	Change
\$75,000 and Below	\$51	\$51	+ 0.3%
\$75,001 to \$100,000	\$64	\$66	+ 3.9%
\$100,001 to \$125,000	\$80	\$79	- 1.3%
\$125,001 to \$150,000	\$84	\$86	+ 2.1%
\$150,001 to \$300,000	\$98	\$100	+ 2.4%
\$300,001 and Above	\$102	\$110	+ 8.4%
All Price Ranges	\$80	\$83	+ 3.5%

By Construction Type

	5-2013	5-2014	Change
Previously Owned	\$59	\$61	+ 2.8%
New Construction	\$99	\$103	+ 4.3%
All Construction Types	\$61	\$63	+ 2.5%

	5-2013	5-2014	Change
Previously Owned	\$59	\$60	+ 2.6%
New Construction	\$98	\$102	+ 4.9%
All Construction Types	\$61	\$62	+ 2.5%

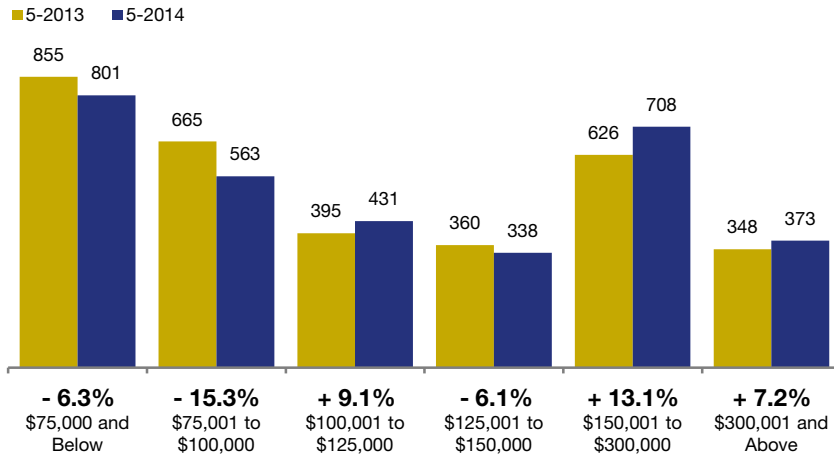
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Inventory of Homes for Sale

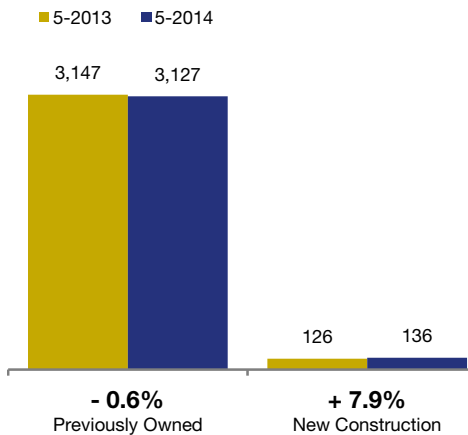


The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

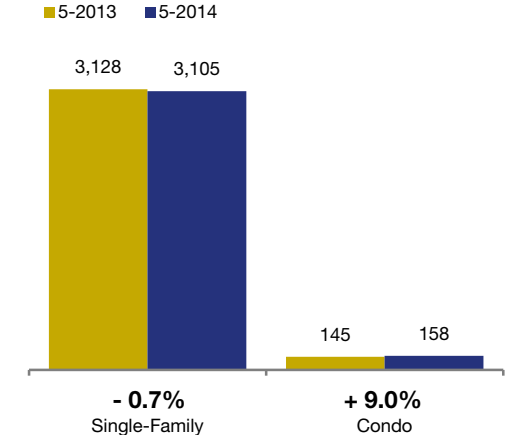
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	5-2013	5-2014	Change
\$75,000 and Below	855	801	- 6.3%
\$75,001 to \$100,000	665	563	- 15.3%
\$100,001 to \$125,000	395	431	+ 9.1%
\$125,001 to \$150,000	360	338	- 6.1%
\$150,001 to \$300,000	626	708	+ 13.1%
\$300,001 and Above	348	373	+ 7.2%
All Price Ranges	3,273	3,263	- 0.3%

Single-Family

5-2013	5-2014	Change
825	770	- 6.7%
644	538	- 16.5%
382	411	+ 7.6%
335	311	- 7.2%
594	668	+ 12.5%
324	358	+ 10.5%
3,128	3,105	- 0.7%

Condo

5-2013	5-2014	Change
30	31	+ 3.3%
21	25	+ 19.0%
13	20	+ 53.8%
25	27	+ 8.0%
32	40	+ 25.0%
24	15	- 37.5%
145	158	+ 9.0%

By Construction Type	5-2013	5-2014	Change
Previously Owned	3,147	3,127	- 0.6%
New Construction	126	136	+ 7.9%
All Construction Types	3,273	3,263	- 0.3%

5-2013	5-2014	Change
3,021	2,991	- 1.0%
107	114	+ 6.5%
3,128	3,105	- 0.7%

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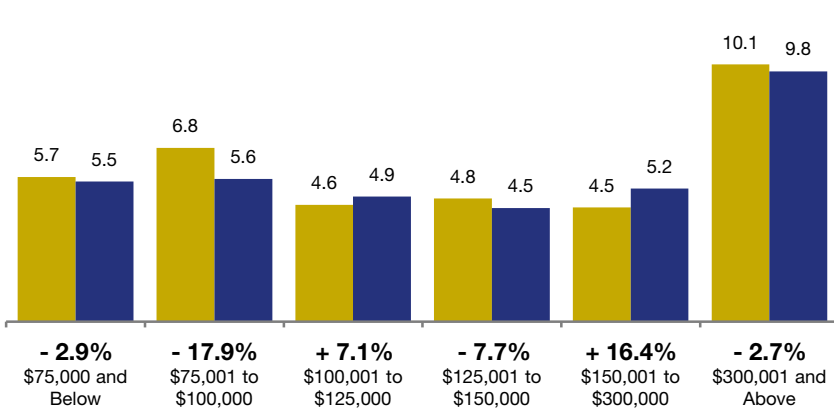
Months Supply of Inventory



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.

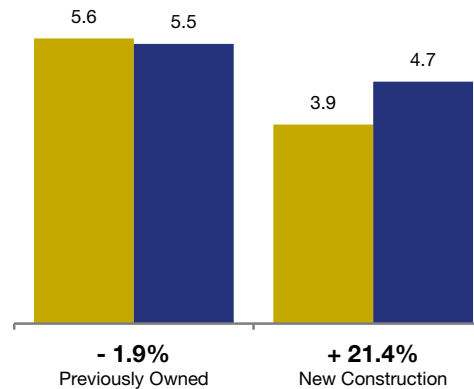
By Price Range

■ 5-2013 ■ 5-2014



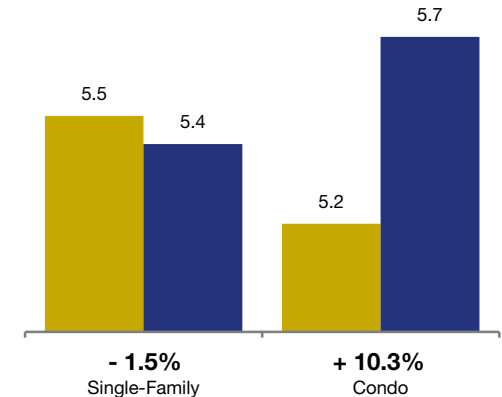
By Construction Type

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range	5-2013	5-2014	Change
\$75,000 and Below	5.7	5.5	- 2.9%
\$75,001 to \$100,000	6.8	5.6	- 17.9%
\$100,001 to \$125,000	4.6	4.9	+ 7.1%
\$125,001 to \$150,000	4.8	4.5	- 7.7%
\$150,001 to \$300,000	4.5	5.2	+ 16.4%
\$300,001 and Above	10.1	9.8	- 2.7%
All Price Ranges	5.5	5.5	0.0%

Single-Family

5-2013	5-2014	Change
5.6	5.4	- 2.8%
6.9	5.5	- 20.1%
4.7	4.9	+ 4.5%
4.9	4.4	- 10.1%
4.5	5.3	+ 16.9%
9.9	10.1	+ 1.9%
5.5	5.4	- 1.5%

Condo

5-2013	5-2014	Change
8.6	8.7	+ 0.9%
4.6	7.3	+ 59.7%
2.7	5.1	+ 86.6%
4.4	5.8	+ 31.1%
4.0	4.4	+ 11.1%
11.4	6.0	- 47.5%
5.2	5.7	+ 10.3%

By Construction Type

5-2013	5-2014	Change
5.6	5.5	- 1.9%
3.9	4.7	+ 21.4%
5.5	5.5	0.0%

5-2013	5-2014	Change
5.6	5.5	- 2.4%
3.7	4.5	+ 20.6%
5.5	5.4	- 1.5%

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