

Housing Supply Overview

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



June 2014

The astute observer will note that headline figures can sometimes mask the truth. The truth hides within the various areas and sub-markets. Watch closely for signs of changing supply and demand dynamics in certain price ranges and other segments. For the 12-month period spanning July 2013 through June 2014, Closed Sales in the Fort Wayne region were up 0.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 17.6 percent.

The overall Median Sales Price remained flat at \$107,500. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 9.3 percent to \$134,450. The overall Percent of Original List Price Received at Sale was up 1.0 percent to 93.1.

Market-wide, inventory levels were down 0.4 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 4.1 percent. That amounts to 5.7 months supply for Single-Family homes and 5.6 months supply for Condos.

Quick Facts

+ 17.6%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 1.2%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 0.7%

Property Type with
Strongest Closed Sales:

Single-Family

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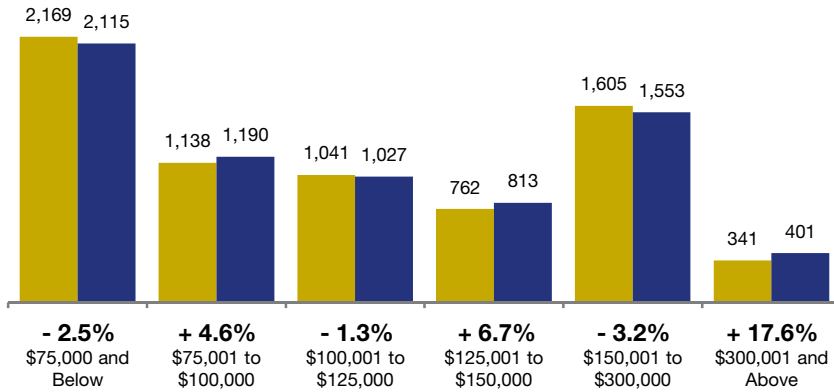
Closed Sales

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



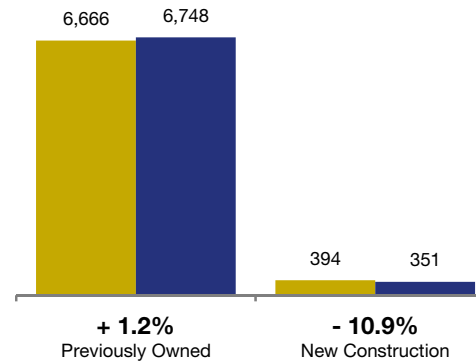
By Price Range

■ 6-2013 ■ 6-2014



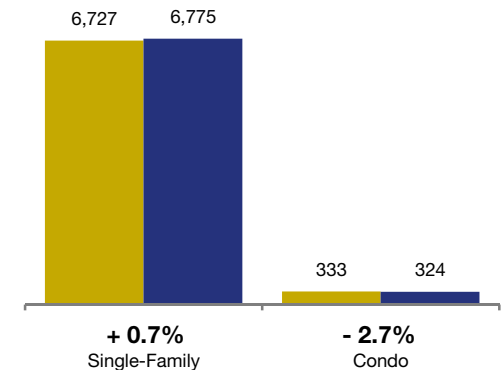
By Construction Type

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range

	6-2013	6-2014	Change
\$75,000 and Below	2,169	2,115	- 2.5%
\$75,001 to \$100,000	1,138	1,190	+ 4.6%
\$100,001 to \$125,000	1,041	1,027	- 1.3%
\$125,001 to \$150,000	762	813	+ 6.7%
\$150,001 to \$300,000	1,605	1,553	- 3.2%
\$300,001 and Above	341	401	+ 17.6%
All Price Ranges	7,060	7,099	+ 0.6%

Single-Family

	6-2013	6-2014	Change
\$75,000 and Below	2,116	2,066	- 2.4%
\$75,001 to \$100,000	1,089	1,142	+ 4.9%
\$100,001 to \$125,000	968	981	+ 1.3%
\$125,001 to \$150,000	713	759	+ 6.5%
\$150,001 to \$300,000	1,511	1,450	- 4.0%
\$300,001 and Above	326	377	+ 15.6%
All Single-Family	6,727	6,775	+ 0.7%

Condo

	6-2013	6-2014	Change
\$75,000 and Below	53	49	- 7.5%
\$75,001 to \$100,000	49	48	- 2.0%
\$100,001 to \$125,000	73	46	- 37.0%
\$125,001 to \$150,000	49	54	+ 10.2%
\$150,001 to \$300,000	94	103	+ 9.6%
\$300,001 and Above	15	24	+ 60.0%
All Condo	333	324	- 2.7%

By Construction Type

	6-2013	6-2014	Change
Previously Owned	6,666	6,748	+ 1.2%
New Construction	394	351	- 10.9%
All Construction Types	7,060	7,099	+ 0.6%

	6-2013	6-2014	Change
Previously Owned	6,377	6,462	+ 1.3%
New Construction	350	313	- 10.6%
All Single-Family	6,727	6,775	+ 0.7%

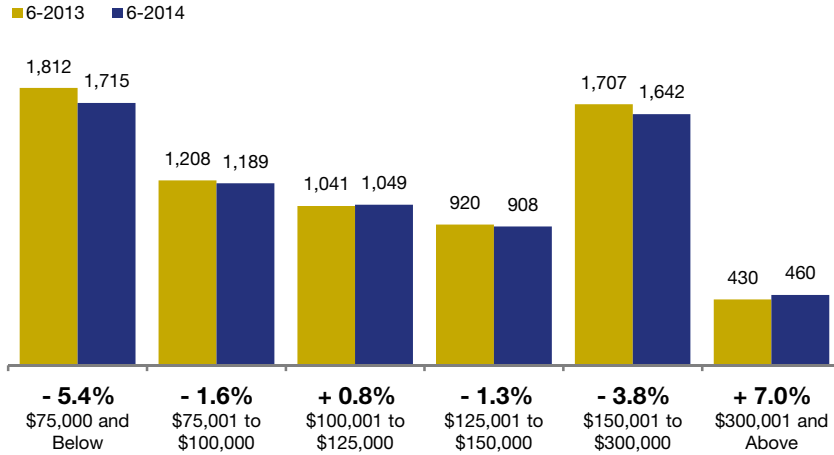
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Pending Sales

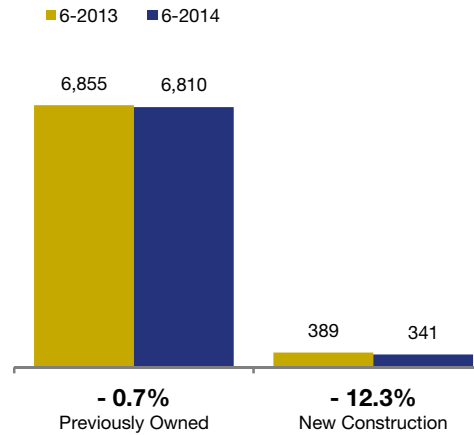
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



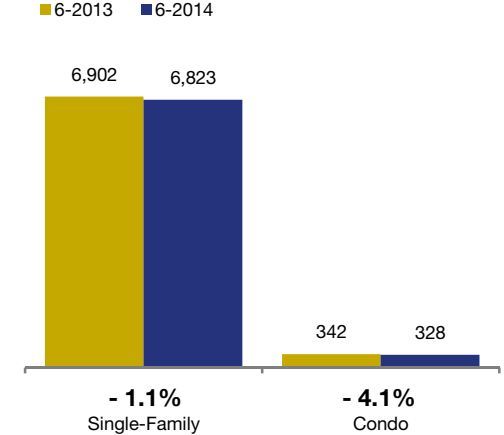
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	6-2013	6-2014	Change
\$75,000 and Below	1,812	1,715	- 5.4%
\$75,001 to \$100,000	1,208	1,189	- 1.6%
\$100,001 to \$125,000	1,041	1,049	+ 0.8%
\$125,001 to \$150,000	920	908	- 1.3%
\$150,001 to \$300,000	1,707	1,642	- 3.8%
\$300,001 and Above	430	460	+ 7.0%
All Price Ranges	7,244	7,151	- 1.3%

Single-Family

6-2013	6-2014	Change
1,781	1,673	- 6.1%
1,155	1,146	- 0.8%
982	999	+ 1.7%
848	854	+ 0.7%
1,606	1,538	- 4.2%
406	430	+ 5.9%
6,902	6,823	- 1.1%

Condo

6-2013	6-2014	Change
31	42	+ 35.5%
53	43	- 18.9%
59	50	- 15.3%
72	54	- 25.0%
101	104	+ 3.0%
24	30	+ 25.0%
342	328	- 4.1%

By Construction Type

6-2013	6-2014	Change
6,855	6,810	- 0.7%
389	341	- 12.3%
7,244	7,151	- 1.3%

6-2013	6-2014	Change
6,557	6,526	- 0.5%
345	297	- 13.9%
6,902	6,823	- 1.1%

6-2013	6-2014	Change
298	284	- 4.7%
44	44	0.0%
342	328	- 4.1%

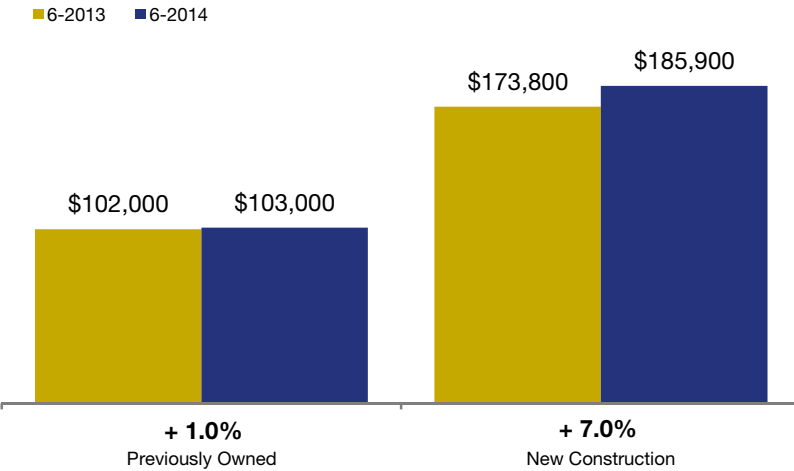
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Median Sales Price

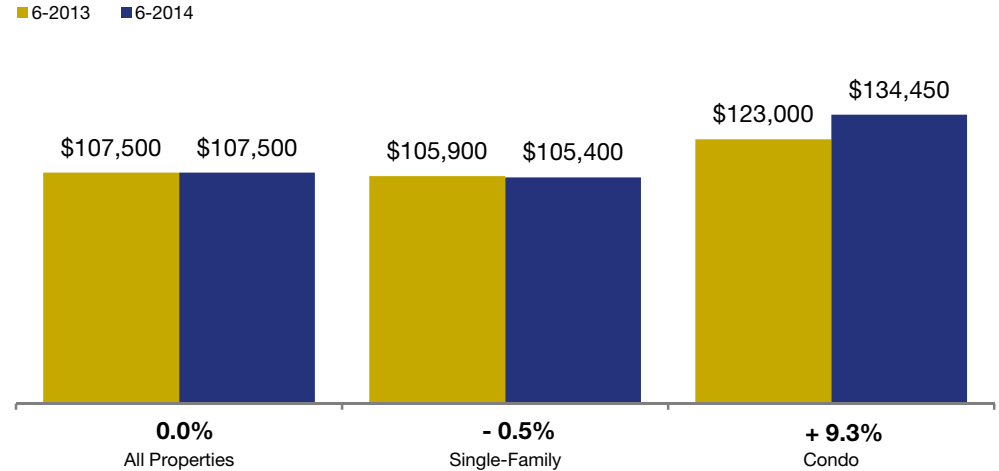
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	6-2013	6-2014	Change	6-2013	6-2014	Change	6-2013	6-2014	Change
Previously Owned	\$102,000	\$103,000	+ 1.0%	\$100,273	\$102,000	+ 1.7%	\$117,500	\$127,500	+ 8.5%
New Construction	\$173,800	\$185,900	+ 7.0%	\$172,700	\$186,940	+ 8.2%	\$185,095	\$180,238	- 2.6%
All Construction Types	\$107,500	\$107,500	0.0%	\$105,900	\$105,400	- 0.5%	\$123,000	\$134,450	+ 9.3%

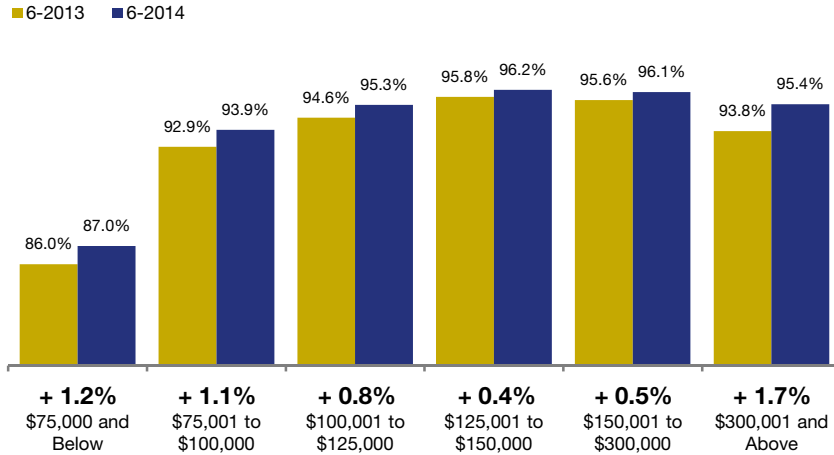
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Percent of Original List Price Received

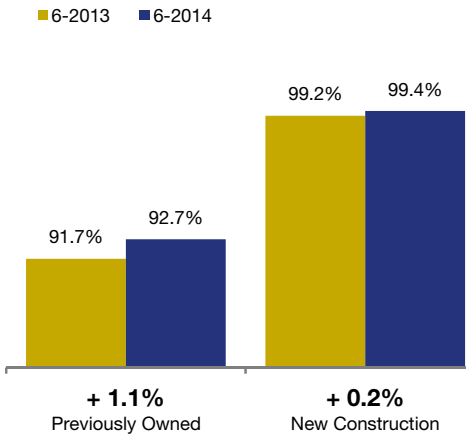


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

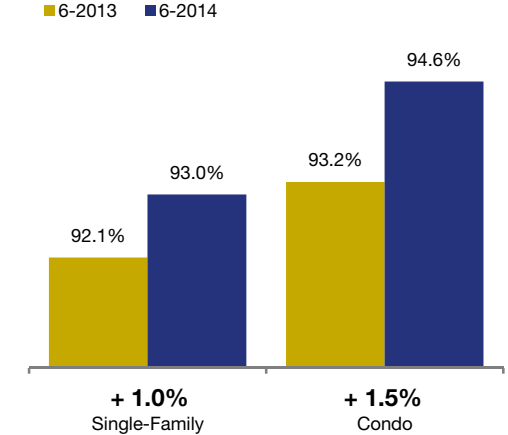
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	6-2013	6-2014	Change
\$75,000 and Below	86.0%	87.0%	+ 1.2%
\$75,001 to \$100,000	92.9%	93.9%	+ 1.1%
\$100,001 to \$125,000	94.6%	95.3%	+ 0.8%
\$125,001 to \$150,000	95.8%	96.2%	+ 0.4%
\$150,001 to \$300,000	95.6%	96.1%	+ 0.5%
\$300,001 and Above	93.8%	95.4%	+ 1.7%
All Price Ranges	92.1%	93.1%	+ 1.0%

Single-Family

6-2013	6-2014	Change
85.9%	86.9%	+ 1.2%
92.8%	93.9%	+ 1.1%
94.7%	95.4%	+ 0.7%
95.9%	96.2%	+ 0.3%
95.6%	96.1%	+ 0.5%
93.7%	95.4%	+ 1.7%
92.1%	93.0%	+ 1.0%

Condo

6-2013	6-2014	Change
87.6%	90.7%	+ 3.5%
93.4%	92.9%	- 0.5%
93.4%	94.8%	+ 1.5%
94.5%	96.5%	+ 2.2%
95.1%	95.7%	+ 0.7%
94.9%	95.7%	+ 0.8%
93.2%	94.6%	+ 1.5%

By Construction Type

6-2013	6-2014	Change
91.7%	92.7%	+ 1.1%
99.2%	99.4%	+ 0.2%
92.1%	93.1%	+ 1.0%

6-2013	6-2014	Change
91.7%	92.7%	+ 1.1%
99.0%	99.3%	+ 0.3%
92.1%	93.0%	+ 1.0%

6-2013	6-2014	Change
92.0%	93.8%	+ 1.9%
100.6%	100.5%	- 0.1%
93.2%	94.6%	+ 1.5%

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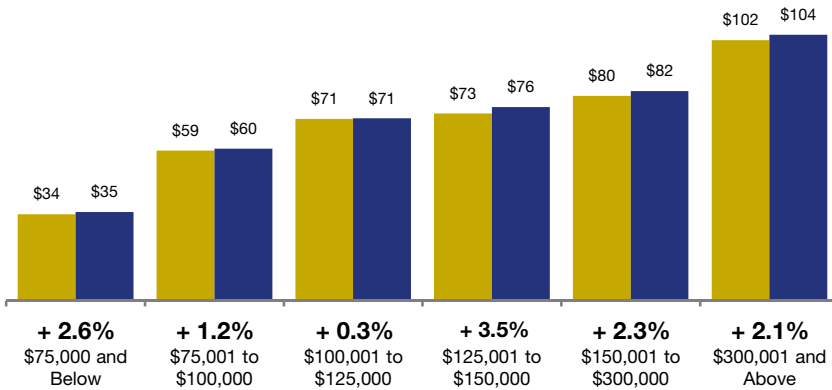
Price Per Square Foot



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

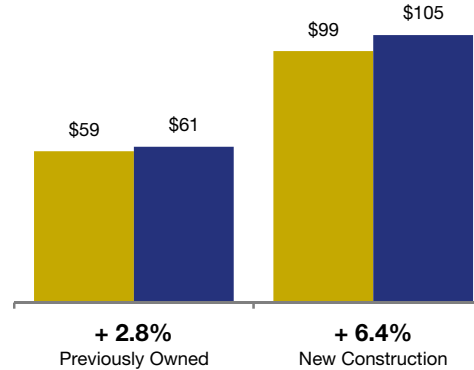
By Price Range

■ 6-2013 ■ 6-2014



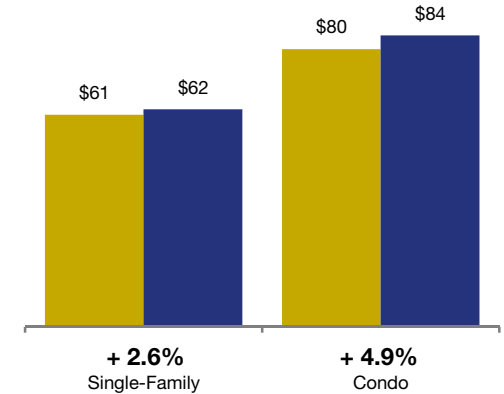
By Construction Type

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range	6-2013	6-2014	Change
\$75,000 and Below	\$34	\$35	+ 2.6%
\$75,001 to \$100,000	\$59	\$60	+ 1.2%
\$100,001 to \$125,000	\$71	\$71	+ 0.3%
\$125,001 to \$150,000	\$73	\$76	+ 3.5%
\$150,001 to \$300,000	\$80	\$82	+ 2.3%
\$300,001 and Above	\$102	\$104	+ 2.1%
All Price Ranges	\$62	\$63	+ 2.6%

Single-Family

6-2013	6-2014	Change
\$33	\$34	+ 2.7%
\$59	\$59	+ 0.8%
\$71	\$71	+ 0.7%
\$73	\$75	+ 3.5%
\$79	\$81	+ 2.1%
\$102	\$104	+ 1.7%
\$61	\$62	+ 2.6%

Condo

6-2013	6-2014	Change
\$52	\$52	+ 1.2%
\$63	\$68	+ 8.6%
\$80	\$80	- 0.8%
\$84	\$86	+ 2.5%
\$98	\$100	+ 1.5%
\$102	\$112	+ 9.2%
\$80	\$84	+ 4.9%

By Construction Type

6-2013	6-2014	Change
\$59	\$61	+ 2.8%
\$99	\$105	+ 6.4%
\$62	\$63	+ 2.6%

6-2013	6-2014	Change	6-2013	6-2014	Change
\$59	\$60	+ 2.6%	\$75	\$80	+ 6.1%
\$97	\$104	+ 6.9%	\$110	\$114	+ 2.9%
\$61	\$62	+ 2.6%	\$80	\$84	+ 4.9%

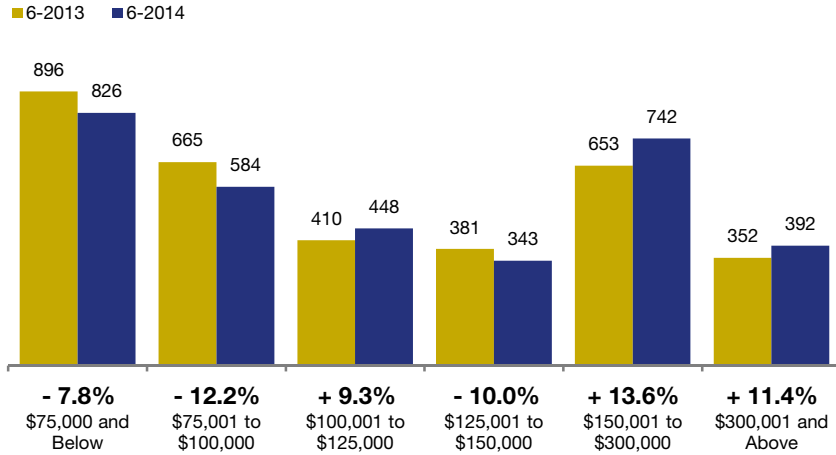
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Inventory of Homes for Sale

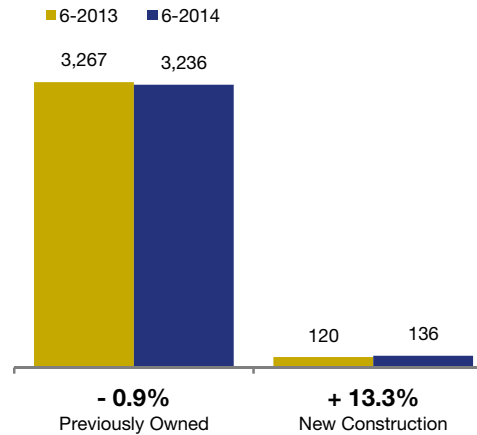


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

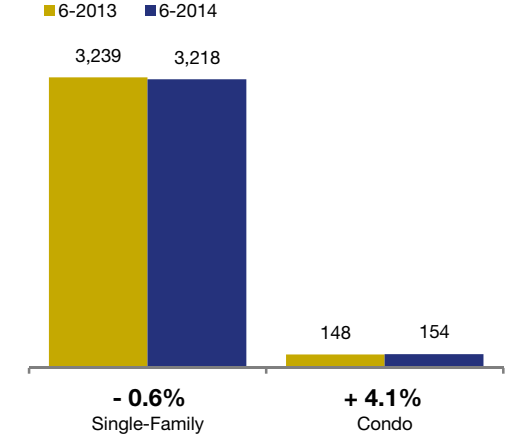
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	6-2013	6-2014	Change
\$75,000 and Below	896	826	- 7.8%
\$75,001 to \$100,000	665	584	- 12.2%
\$100,001 to \$125,000	410	448	+ 9.3%
\$125,001 to \$150,000	381	343	- 10.0%
\$150,001 to \$300,000	653	742	+ 13.6%
\$300,001 and Above	352	392	+ 11.4%
All Price Ranges	3,387	3,372	- 0.4%

Single-Family

6-2013	6-2014	Change
865	795	- 8.1%
646	558	- 13.6%
395	426	+ 7.8%
359	321	- 10.6%
618	704	+ 13.9%
327	377	+ 15.3%
3,239	3,218	- 0.6%

Condo

6-2013	6-2014	Change
31	31	0.0%
19	26	+ 36.8%
15	22	+ 46.7%
22	22	0.0%
35	38	+ 8.6%
25	15	- 40.0%
148	154	+ 4.1%

By Construction Type

6-2013	6-2014	Change
3,267	3,236	- 0.9%
120	136	+ 13.3%
3,387	3,372	- 0.4%

6-2013	6-2014	Change	6-2013	6-2014	Change
3,139	3,102	- 1.2%	128	134	+ 4.7%
100	116	+ 16.0%	20	20	0.0%
3,239	3,218	- 0.6%	148	154	+ 4.1%

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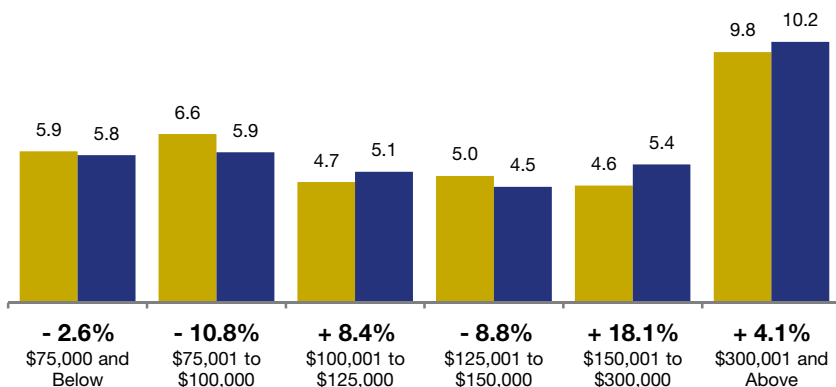
Months Supply of Inventory



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.

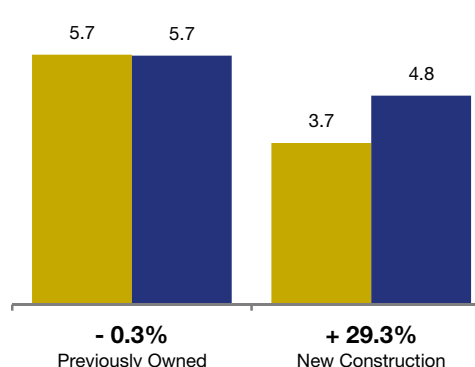
By Price Range

■ 6-2013 ■ 6-2014



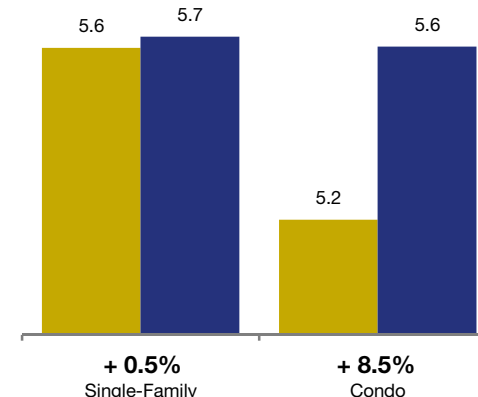
By Construction Type

■ 6-2013 ■ 6-2014



By Property Type

■ 6-2013 ■ 6-2014



All Properties

By Price Range

	6-2013	6-2014	Change
\$75,000 and Below	5.9	5.8	- 2.6%
\$75,001 to \$100,000	6.6	5.9	- 10.8%
\$100,001 to \$125,000	4.7	5.1	+ 8.4%
\$125,001 to \$150,000	5.0	4.5	- 8.8%
\$150,001 to \$300,000	4.6	5.4	+ 18.1%
\$300,001 and Above	9.8	10.2	+ 4.1%
All Price Ranges	5.6	5.7	+ 1.8%

Single-Family

	6-2013	6-2014	Change
Previously Owned	5.8	5.7	- 2.2%
New Construction	6.7	5.8	- 12.9%
Single-Family	4.8	5.1	+ 6.0%
Condo	5.1	4.5	- 11.2%
Single-Family	4.6	5.5	+ 19.0%
Condo	9.7	10.5	+ 8.9%
All Single-Family	5.6	5.7	+ 0.5%

Condo

	6-2013	6-2014	Change
Single-Family	10.0	8.9	- 11.4%
Condo	4.3	7.3	+ 68.7%
Single-Family	3.1	5.3	+ 73.1%
Condo	3.7	4.9	+ 33.3%
Single-Family	4.2	4.4	+ 5.4%
Condo	11.5	6.0	- 47.6%
All Condo	5.2	5.6	+ 8.5%

By Construction Type

	6-2013	6-2014	Change
Previously Owned	5.7	5.7	- 0.3%
New Construction	3.7	4.8	+ 29.3%
All Construction Types	5.6	5.7	+ 1.8%

	6-2013	6-2014	Change
Previously Owned	5.7	5.7	- 0.7%
New Construction	3.5	4.7	+ 34.7%
All Single-Family	5.6	5.7	+ 0.5%

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