

Housing Supply Overview

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



August 2014

Housing had a slow start to the year but ongoing market improvements across various areas and segments continue. Nowadays, it's important to assess market performance by price point. Also watch for long-awaited and yet still-uneven inventory gains. For the 12-month period spanning September 2013 through August 2014, Closed Sales in the Fort Wayne region were down 2.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 7.0 percent.

The overall Median Sales Price was down 0.1 percent to \$107,900. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 3.2 percent to \$130,000. The overall Percent of Original List Price Received at Sale was up 0.7 percent to 93.1.

Market-wide, inventory levels were down 2.7 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 9.4 percent. That amounts to 5.8 months supply for Single-Family homes and 6.0 months supply for Condos.

Quick Facts

+ 7.0%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 2.4%

Construction Status with
Strongest Closed Sales:

Previously Owned

- 2.5%

Property Type with
Strongest Closed Sales:

Single-Family

Closed Sales	2
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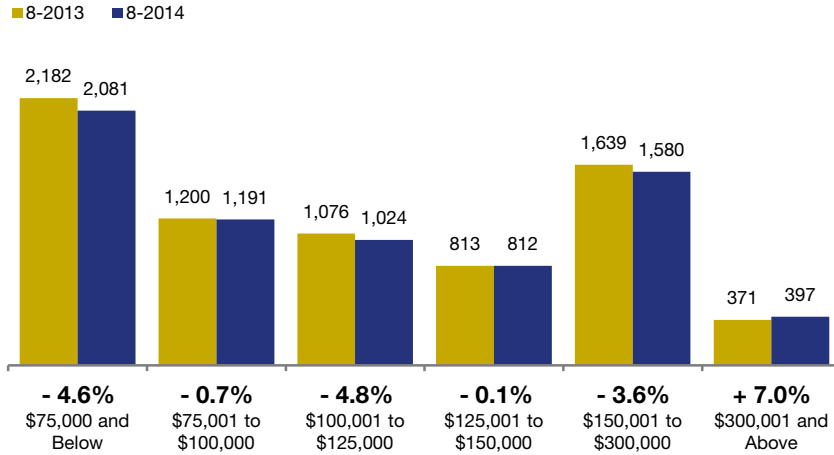
[Click on desired metric to jump to that page.](#)

Closed Sales

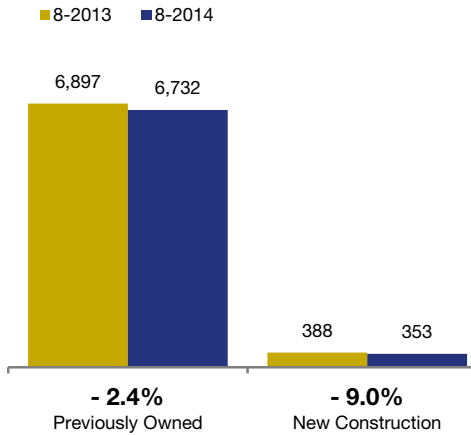
A count of the actual sales that closed. Based on a rolling 12-month total.



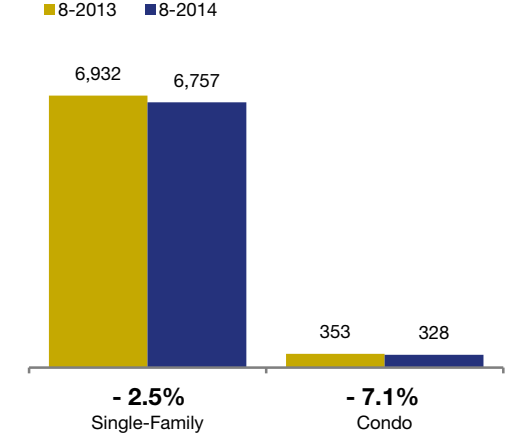
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range

	8-2013	8-2014	Change
\$75,000 and Below	2,182	2,081	- 4.6%
\$75,001 to \$100,000	1,200	1,191	- 0.7%
\$100,001 to \$125,000	1,076	1,024	- 4.8%
\$125,001 to \$150,000	813	812	- 0.1%
\$150,001 to \$300,000	1,639	1,580	- 3.6%
\$300,001 and Above	371	397	+ 7.0%
All Price Ranges	7,285	7,085	- 2.7%

Single-Family

	8-2013	8-2014	Change
\$75,000 and Below	2,134	2,027	- 5.0%
\$75,001 to \$100,000	1,146	1,141	- 0.4%
\$100,001 to \$125,000	1,004	971	- 3.3%
\$125,001 to \$150,000	751	766	+ 2.0%
\$150,001 to \$300,000	1,542	1,479	- 4.1%
\$300,001 and Above	351	373	+ 6.3%
All Price Ranges	6,932	6,757	- 2.5%

Condo

	8-2013	8-2014	Change
\$75,000 and Below	48	54	+ 12.5%
\$75,001 to \$100,000	54	50	- 7.4%
\$100,001 to \$125,000	72	53	- 26.4%
\$125,001 to \$150,000	62	46	- 25.8%
\$150,001 to \$300,000	97	101	+ 4.1%
\$300,001 and Above	20	24	+ 20.0%
All Price Ranges	353	328	- 7.1%

By Construction Type

	8-2013	8-2014	Change
Previously Owned	6,897	6,732	- 2.4%
New Construction	388	353	- 9.0%
All Construction Types	7,285	7,085	- 2.7%

	8-2013	8-2014	Change
Previously Owned	6,588	6,447	- 2.1%
New Construction	344	310	- 9.9%
All Construction Types	6,932	6,757	- 2.5%

	8-2013	8-2014	Change
Previously Owned	309	285	- 7.8%
New Construction	44	43	- 2.3%
All Construction Types	353	328	- 7.1%

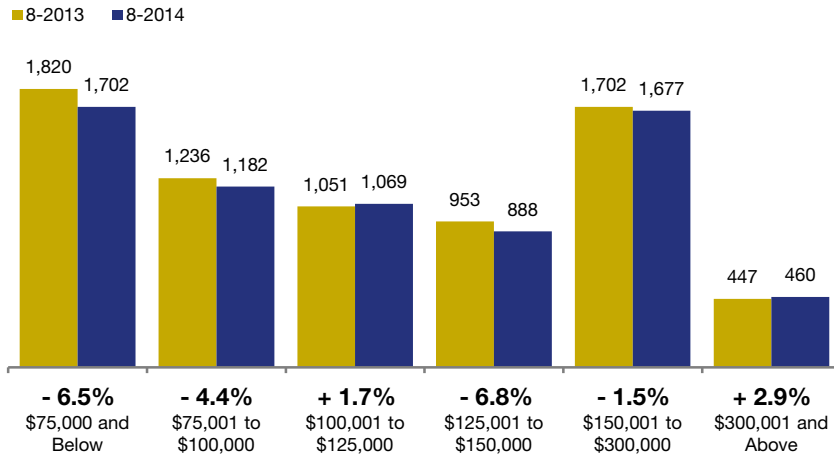
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Pending Sales

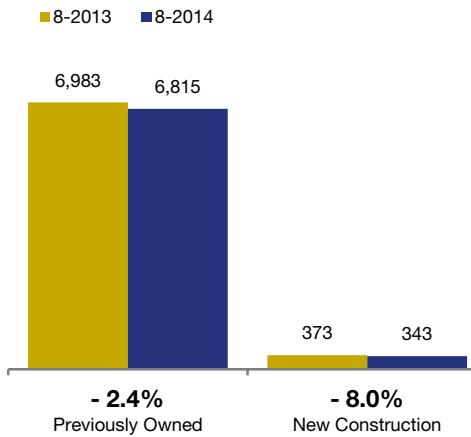
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



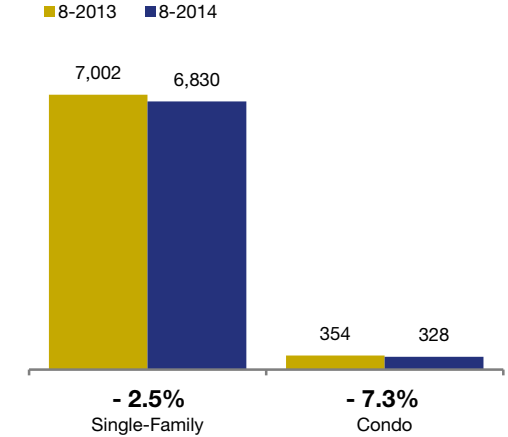
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	8-2013	8-2014	Change
\$75,000 and Below	1,820	1,702	- 6.5%
\$75,001 to \$100,000	1,236	1,182	- 4.4%
\$100,001 to \$125,000	1,051	1,069	+ 1.7%
\$125,001 to \$150,000	953	888	- 6.8%
\$150,001 to \$300,000	1,702	1,677	- 1.5%
\$300,001 and Above	447	460	+ 2.9%
All Price Ranges	7,356	7,158	- 2.7%

Single-Family

8-2013	8-2014	Change
1,787	1,654	- 7.4%
1,182	1,137	- 3.8%
995	1,014	+ 1.9%
876	841	- 4.0%
1,601	1,574	- 1.7%
417	434	+ 4.1%
7,002	6,830	- 2.5%

Condo

8-2013	8-2014	Change
33	48	+ 45.5%
54	45	- 16.7%
56	55	- 1.8%
77	47	- 39.0%
101	103	+ 2.0%
30	26	- 13.3%
354	328	- 7.3%

By Construction Type	8-2013	8-2014	Change
Previously Owned	6,983	6,815	- 2.4%
New Construction	373	343	- 8.0%
All Construction Types	7,356	7,158	- 2.7%

8-2013	8-2014	Change
6,674	6,529	- 2.2%
328	301	- 8.2%
7,002	6,830	- 2.5%

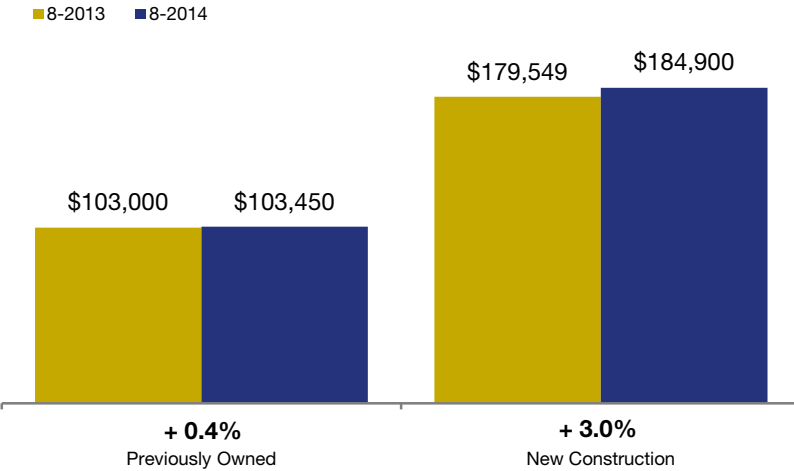
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Median Sales Price

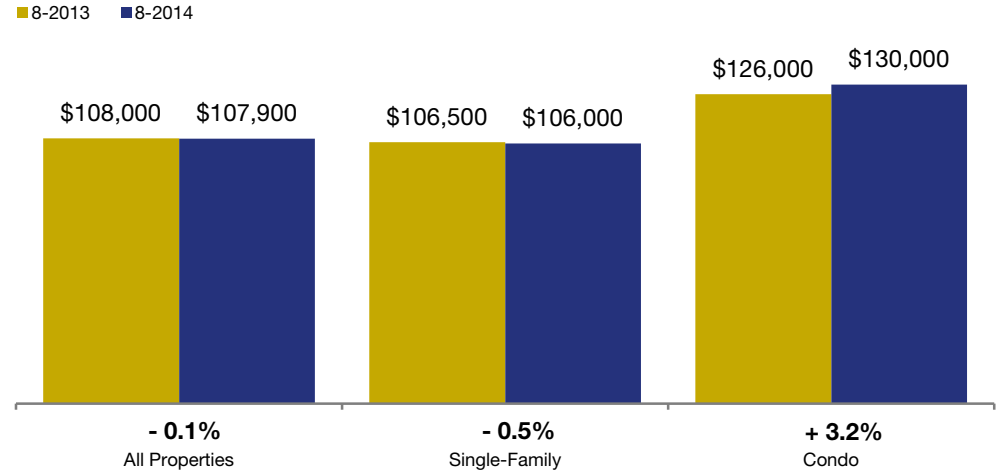
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	8-2013	8-2014	Change	8-2013	8-2014	Change	8-2013	8-2014	Change
Previously Owned	\$103,000	\$103,450	+ 0.4%	\$102,000	\$102,500	+ 0.5%	\$122,000	\$118,000	- 3.3%
New Construction	\$179,549	\$184,900	+ 3.0%	\$178,449	\$185,850	+ 4.1%	\$185,095	\$180,575	- 2.4%
All Construction Types	\$108,000	\$107,900	- 0.1%	\$106,500	\$106,000	- 0.5%	\$126,000	\$130,000	+ 3.2%

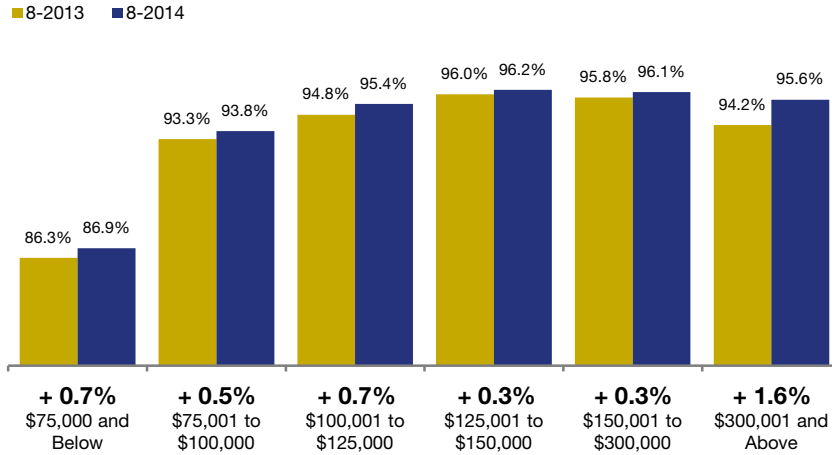
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Percent of Original List Price Received

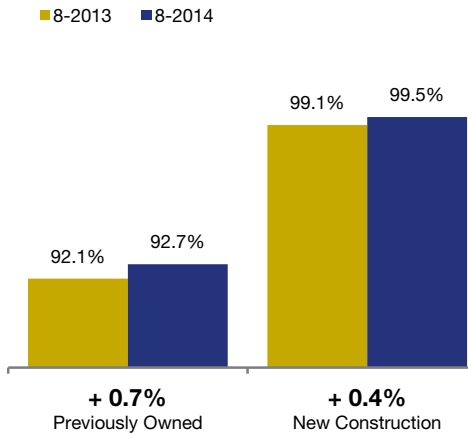


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

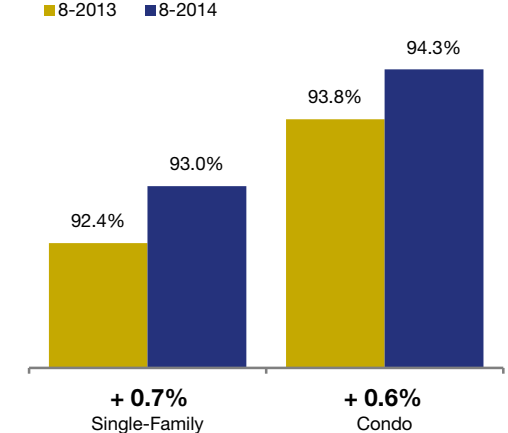
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	8-2013	8-2014	Change
\$75,000 and Below	86.3%	86.9%	+ 0.7%
\$75,001 to \$100,000	93.3%	93.8%	+ 0.5%
\$100,001 to \$125,000	94.8%	95.4%	+ 0.7%
\$125,001 to \$150,000	96.0%	96.2%	+ 0.3%
\$150,001 to \$300,000	95.8%	96.1%	+ 0.3%
\$300,001 and Above	94.2%	95.6%	+ 1.6%
All Price Ranges	92.5%	93.1%	+ 0.7%

Single-Family

8-2013	8-2014	Change
86.3%	86.8%	+ 0.6%
93.3%	93.8%	+ 0.6%
94.8%	95.4%	+ 0.6%
96.0%	96.2%	+ 0.2%
95.8%	96.1%	+ 0.4%
94.1%	95.6%	+ 1.6%
92.4%	93.0%	+ 0.7%

Condo

8-2013	8-2014	Change
87.2%	90.0%	+ 3.2%
94.0%	93.5%	- 0.4%
94.0%	95.0%	+ 1.0%
95.5%	95.8%	+ 0.3%
95.4%	95.4%	- 0.0%
95.1%	96.3%	+ 1.3%
93.8%	94.3%	+ 0.6%

By Construction Type

8-2013	8-2014	Change
92.1%	92.7%	+ 0.7%
99.1%	99.5%	+ 0.4%
92.5%	93.1%	+ 0.7%

8-2013	8-2014	Change
92.0%	92.7%	+ 0.7%
98.9%	99.4%	+ 0.5%
92.4%	93.0%	+ 0.7%

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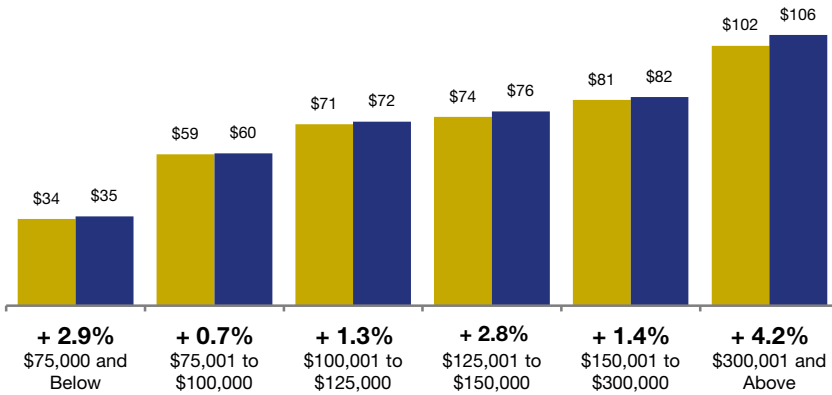
Price Per Square Foot



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

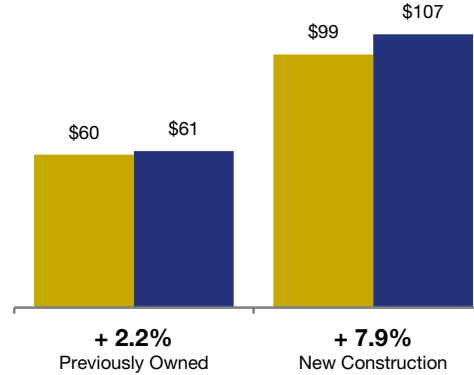
By Price Range

■ 8-2013 ■ 8-2014



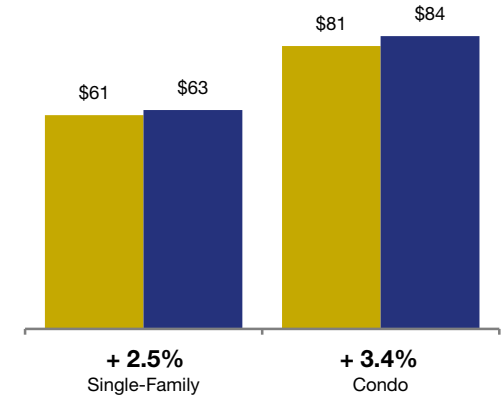
By Construction Type

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

	8-2013	8-2014	Change
\$75,000 and Below	\$34	\$35	+ 2.9%
\$75,001 to \$100,000	\$59	\$60	+ 0.7%
\$100,001 to \$125,000	\$71	\$72	+ 1.3%
\$125,001 to \$150,000	\$74	\$76	+ 2.8%
\$150,001 to \$300,000	\$81	\$82	+ 1.4%
\$300,001 and Above	\$102	\$106	+ 4.2%
All Price Ranges	\$62	\$64	+ 2.5%

Single-Family

	8-2013	8-2014	Change
\$75,000 and Below	\$34	\$35	+ 2.9%
\$75,001 to \$100,000	\$59	\$59	+ 0.1%
\$100,001 to \$125,000	\$71	\$72	+ 1.5%
\$125,001 to \$150,000	\$73	\$76	+ 3.3%
\$150,001 to \$300,000	\$79	\$81	+ 1.3%
\$300,001 and Above	\$102	\$105	+ 3.4%
All Price Ranges	\$61	\$63	+ 2.5%

Condo

	8-2013	8-2014	Change
\$75,000 and Below	\$52	\$49	- 4.7%
\$75,001 to \$100,000	\$63	\$71	+ 13.4%
\$100,001 to \$125,000	\$80	\$82	+ 1.8%
\$125,001 to \$150,000	\$85	\$85	+ 0.5%
\$150,001 to \$300,000	\$100	\$101	+ 1.2%
\$300,001 and Above	\$102	\$118	+ 15.6%
All Price Ranges	\$81	\$84	+ 3.4%

By Construction Type

	8-2013	8-2014	Change
Previously Owned	\$60	\$61	+ 2.2%
New Construction	\$99	\$107	+ 7.9%
All Construction Types	\$62	\$64	+ 2.5%

	8-2013	8-2014	Change
Previously Owned	\$59	\$61	+ 2.3%
New Construction	\$98	\$106	+ 8.3%
All Construction Types	\$61	\$63	+ 2.5%

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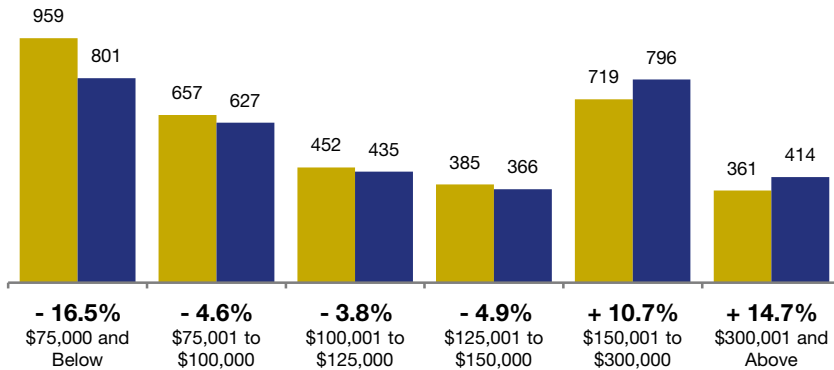
Inventory of Homes for Sale



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

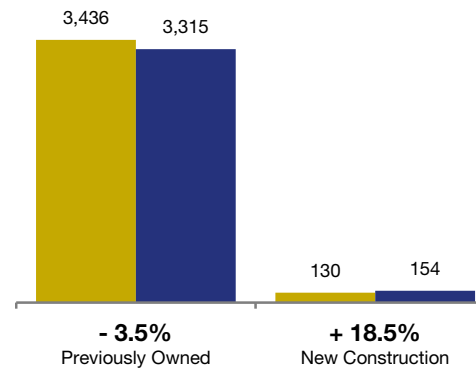
By Price Range

■ 8-2013 ■ 8-2014



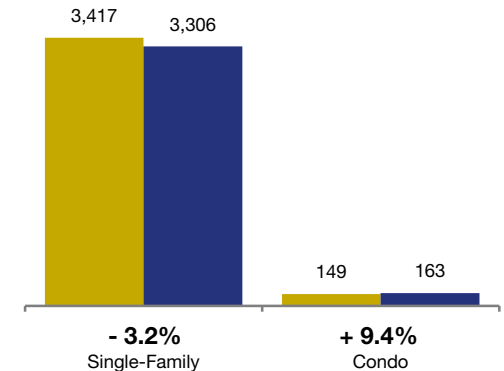
By Construction Type

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range	8-2013	8-2014	Change
\$75,000 and Below	959	801	- 16.5%
\$75,001 to \$100,000	657	627	- 4.6%
\$100,001 to \$125,000	452	435	- 3.8%
\$125,001 to \$150,000	385	366	- 4.9%
\$150,001 to \$300,000	719	796	+ 10.7%
\$300,001 and Above	361	414	+ 14.7%
All Price Ranges	3,566	3,469	- 2.7%

Single-Family

8-2013	8-2014	Change
925	774	- 16.3%
638	599	- 6.1%
432	416	- 3.7%
366	341	- 6.8%
682	747	+ 9.5%
341	399	+ 17.0%
3,417	3,306	- 3.2%

Condo

8-2013	8-2014	Change
34	27	- 20.6%
19	28	+ 47.4%
20	19	- 5.0%
19	25	+ 31.6%
37	49	+ 32.4%
20	15	- 25.0%
149	163	+ 9.4%

By Construction Type

8-2013	8-2014	Change
3,436	3,315	- 3.5%
130	154	+ 18.5%
3,566	3,469	- 2.7%

8-2013	8-2014	Change
3,300	3,178	- 3.7%
117	128	+ 9.4%
3,417	3,306	- 3.2%

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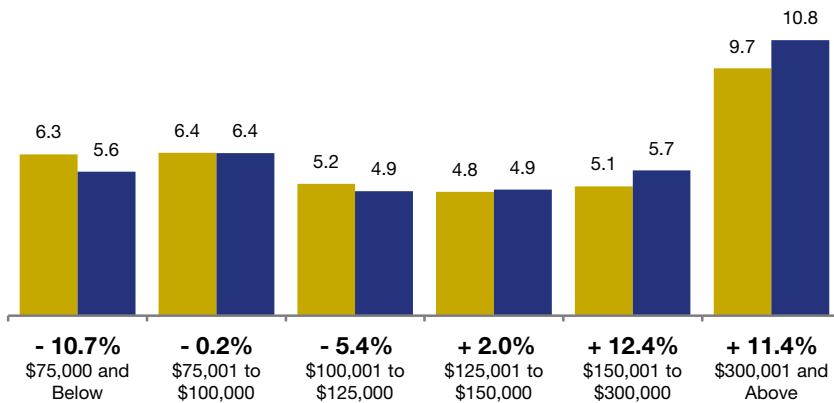
Months Supply of Inventory



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.

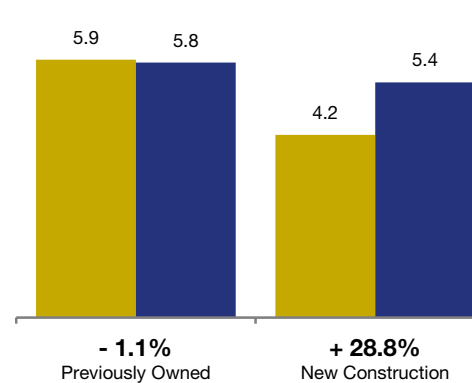
By Price Range

■ 8-2013 ■ 8-2014



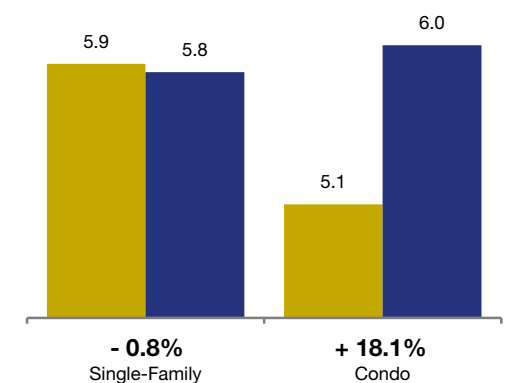
By Construction Type

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range	8-2013	8-2014	Change
\$75,000 and Below	6.3	5.6	- 10.7%
\$75,001 to \$100,000	6.4	6.4	- 0.2%
\$100,001 to \$125,000	5.2	4.9	- 5.4%
\$125,001 to \$150,000	4.8	4.9	+ 2.0%
\$150,001 to \$300,000	5.1	5.7	+ 12.4%
\$300,001 and Above	9.7	10.8	+ 11.4%
All Price Ranges	5.8	5.8	0.0%

Single-Family

8-2013	8-2014	Change
6.2	5.6	- 9.6%
6.5	6.3	- 2.4%
5.2	4.9	- 5.5%
5.0	4.9	- 3.0%
5.1	5.7	+ 11.4%
9.8	11.0	+ 12.4%
5.9	5.8	- 0.8%

Condo

8-2013	8-2014	Change
11.3	6.8	- 40.4%
4.2	7.5	+ 76.8%
4.3	4.1	- 3.3%
3.0	6.4	+ 115.6%
4.4	5.7	+ 29.9%
7.3	6.3	- 13.5%
5.1	6.0	+ 18.1%

By Construction Type

8-2013	8-2014	Change
5.9	5.8	- 1.1%
4.2	5.4	+ 28.8%
5.8	5.8	0.0%

8-2013	8-2014	Change
5.9	5.8	- 1.6%
4.3	5.1	+ 19.2%
5.9	5.8	- 0.8%

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