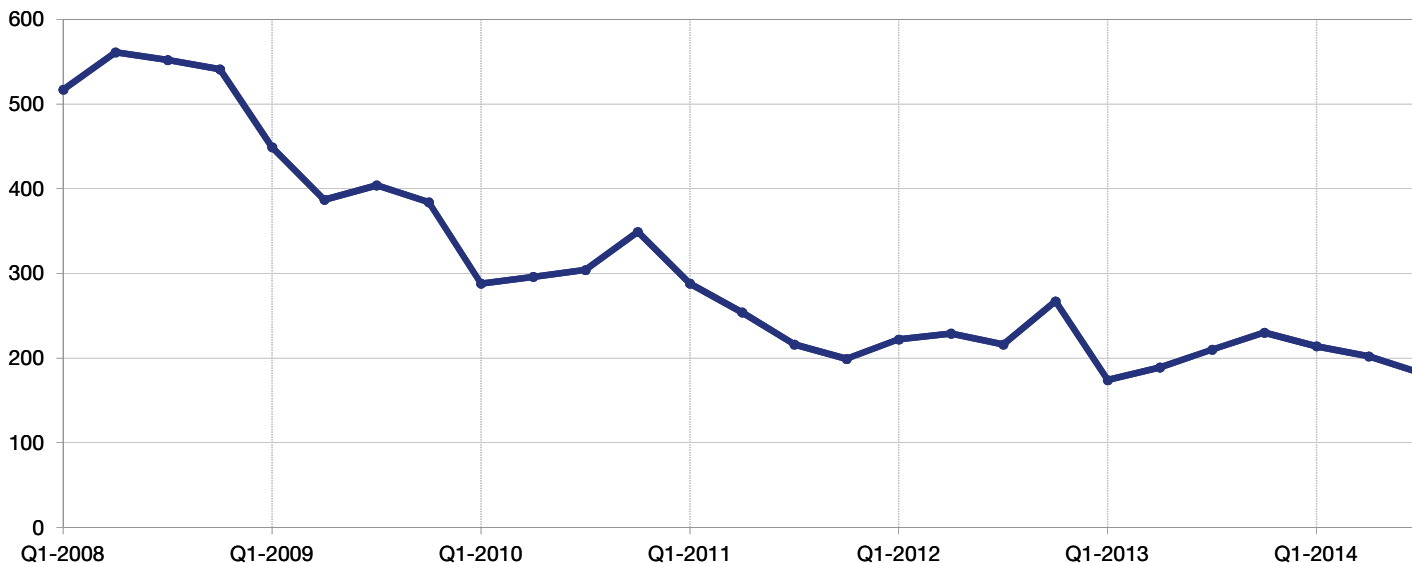


# Foreclosure Report

A QUARTERLY UPDATE ON THE ROLE OF FORECLOSURES IN THE REGION –  
PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE



## Number of Available Foreclosures for Sale



## Q3-2014 Update

New Listings in the Fort Wayne region increased 9.8 percent to 3,037.

- Traditional New Listings increased 13.9 percent to 2,759.
- Foreclosure New Listings decreased 19.0 percent to 278.
- Share of all New Listings that were foreclosures fell to 9.2 percent.

Closed Sales were up 14.9 percent to 2,115.

- Traditional Closed Sales were up 24.1 percent to 1,919.
- Foreclosure Closed Sales were down 33.6 percent to 196.
- Share of all Closed Sales that were foreclosures fell to 9.3 percent.

The Median Sales Price rose 6.0 percent to \$116,625.

- The traditional Median Sales Price rose 0.4 percent to \$122,500.
- The foreclosure Median Sales Price declined 2.9 percent to \$40,000.

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

## Explanation of Methodology

To provide a detailed look at the foreclosure phenomenon and its effect on our local housing market, we have harnessed the data available in the Upstate Alliance of REALTORS® MLS. Whenever the field called "REO" is listed as "Yes" we have separated that property from those that don't contain this marker. This gives us the ability to view the housing market as two distinct segments: foreclosure and traditional. Note: the "Foreclosure" field was not required before 2007, so the data prior to that point is less reliable.

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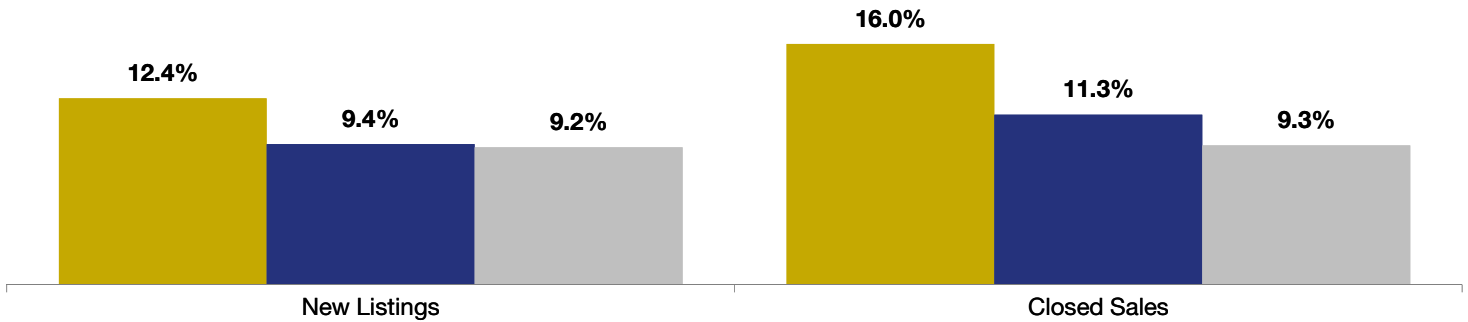


## New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014
New Listings	343	300	278	- 19.0%	2,422	2,905	2,759	+ 13.9%	2,765	3,205	3,037	+ 9.8%	12.4%	9.4%	9.2%
Closed Sales	295	245	196	- 33.6%	1,546	1,919	1,919	+ 24.1%	1,841	2,164	2,115	+ 14.9%	16.0%	11.3%	9.3%

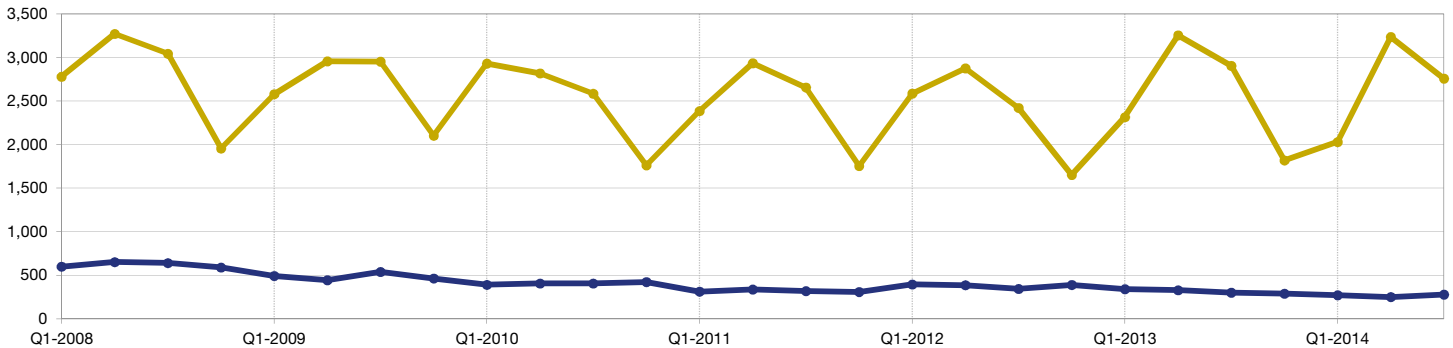
### Market Share of Foreclosures

■ Q3-2012 ■ Q3-2013 ■ Q3-2014



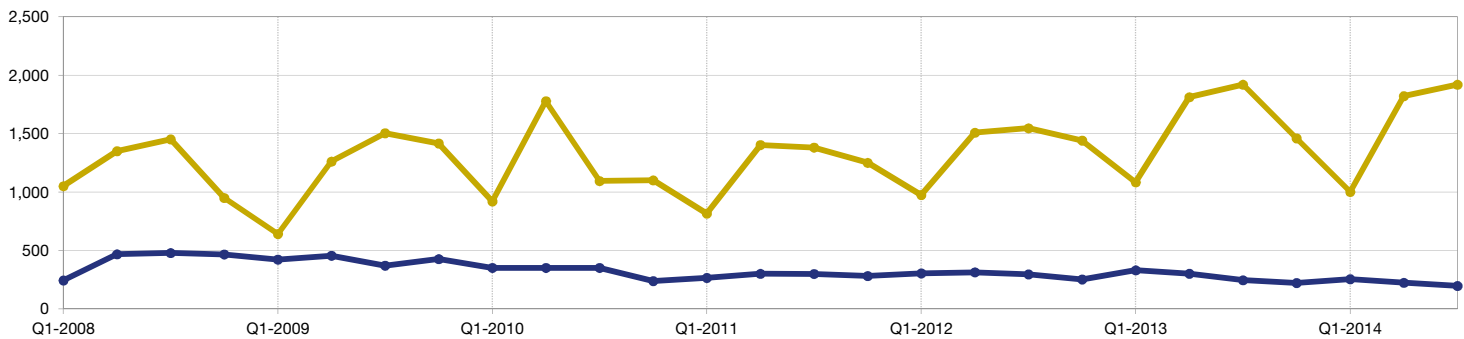
### Historical New Listing Activity

— Traditional — Foreclosures



### Historical Closed Sales Activity

— Traditional — Foreclosures



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## Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014
Single-Family	215	207	180	- 16.3%	3,256	3,291	3,078	- 5.5%	3,471	3,498	3,258	- 6.1%	6.2%	5.9%	5.5%
Townhouse-Condo	1	3	2	+ 100.0%	201	155	157	- 21.9%	202	158	159	- 21.3%	0.5%	1.9%	1.3%
All Properties	216	210	182	- 15.7%	3,457	3,446	3,235	- 6.4%	3,673	3,656	3,417	- 7.0%	5.9%	5.7%	5.3%

### Foreclosure Inventory by Property Type

■ Q3-2012 ■ Q3-2013 ■ Q3-2014

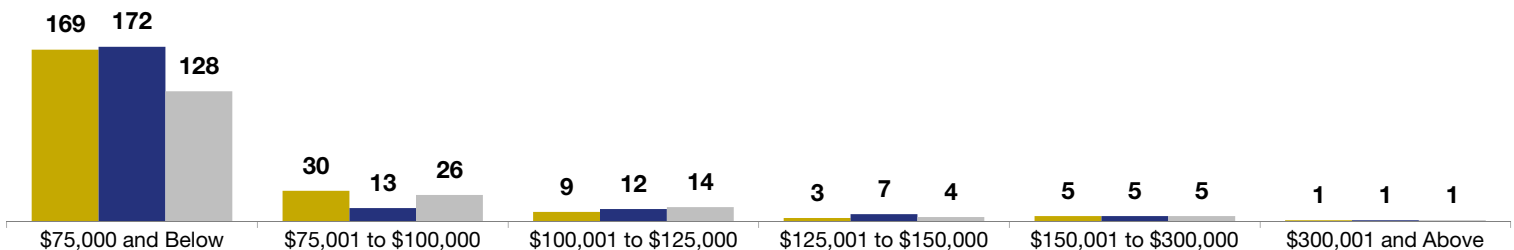


## Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014
\$75,000 and Below	169	172	128	- 24.3%	1,010	968	753	- 25.4%	1,179	1,140	881	- 25.3%	14.3%	15.1%	14.5%
\$75,001 to \$100,000	30	13	26	- 13.3%	674	620	561	- 16.8%	704	633	587	- 16.6%	4.3%	2.1%	4.4%
\$100,001 to \$125,000	9	12	14	+ 55.6%	452	460	398	- 11.9%	461	472	412	- 10.6%	2.0%	2.5%	3.4%
\$125,001 to \$150,000	3	7	4	+ 33.3%	352	363	355	+ 0.9%	355	370	359	+ 1.1%	0.8%	1.9%	1.1%
\$150,001 to \$300,000	5	5	5	0.0%	675	708	761	+ 12.7%	680	713	766	+ 12.6%	0.7%	0.7%	0.7%
\$300,001 and Above	1	1	1	0.0%	289	324	391	+ 35.3%	290	325	392	+ 35.2%	0.3%	0.3%	0.3%
All Prices	216	210	182	- 15.7%	3,457	3,446	3,235	- 6.4%	3,673	3,656	3,417	- 7.0%	5.9%	5.7%	5.3%

### Foreclosure Inventory by Price Range

■ Q3-2012 ■ Q3-2013 ■ Q3-2014



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## Median Sales Price

### Foreclosures

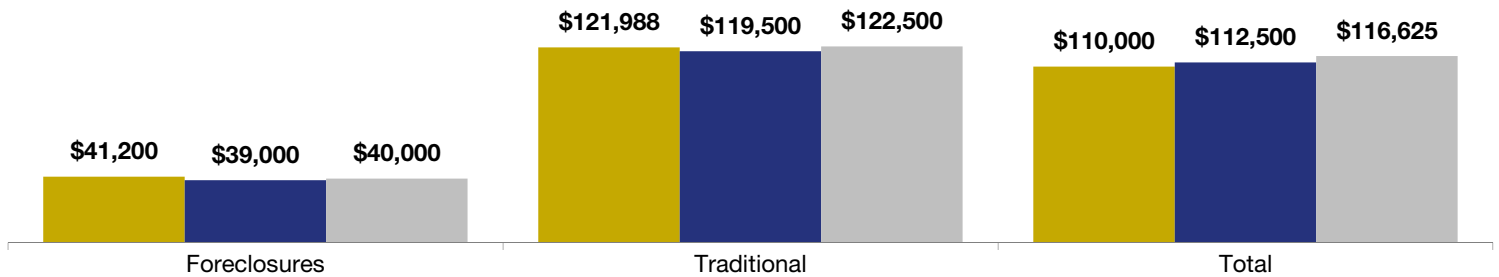
### Traditional

### Total

	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg
Single-Family	\$40,100	\$39,000	\$40,000	- 0.2%	\$121,400	\$118,500	\$122,000	+ 0.5%	\$110,000	\$110,500	\$116,000	+ 5.5%
Condo-Townhome	\$80,000	\$0	\$46,514	- 41.9%	\$124,000	\$129,950	\$126,450	+ 2.0%	\$123,250	\$129,950	\$125,000	+ 1.4%
All Properties	\$41,200	\$39,000	\$40,000	- 2.9%	\$121,988	\$119,500	\$122,500	+ 0.4%	\$110,000	\$112,500	\$116,625	+ 6.0%

### Median Sales Price for All Properties

■ Q3-2012 ■ Q3-2013 ■ Q3-2014



## Percent of Original List Price Received

### Foreclosures

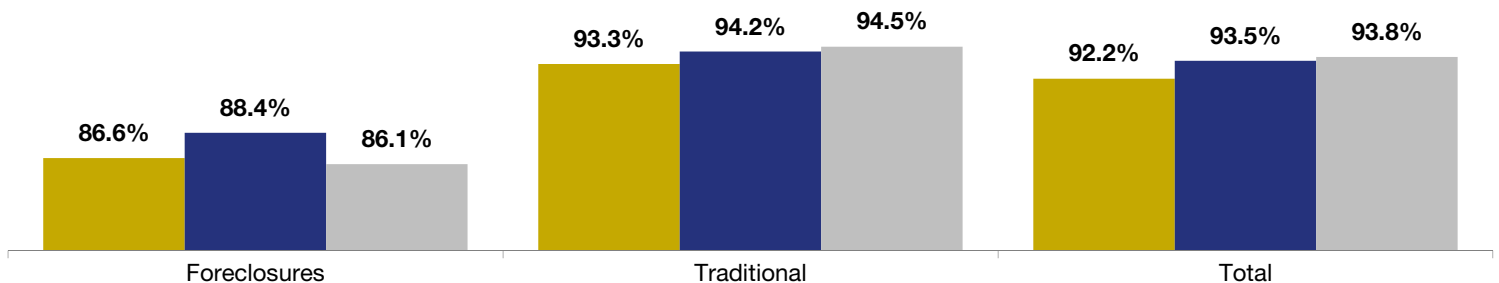
### Traditional

### Total

	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg	Q3-2012	Q3-2013	Q3-2014	2-Yr Chg
Single-Family	86.5%	88.4%	86.1%	- 0.5%	93.3%	94.1%	94.5%	+ 1.3%	92.2%	93.4%	93.7%	+ 1.7%
Condo-Townhome	88.3%	0.0%	89.2%	+ 1.1%	93.0%	95.4%	95.0%	+ 2.2%	92.7%	95.4%	94.8%	+ 2.2%
All Properties	86.6%	88.4%	86.1%	- 0.5%	93.3%	94.2%	94.5%	+ 1.3%	92.2%	93.5%	93.8%	+ 1.7%

### Percent of Original List Price Received for All Properties

■ Q3-2012 ■ Q3-2013 ■ Q3-2014



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## Inventory and Closed Sales by Area

Total represents all traditional and lender-mediated activity. Share represents the market share of lender-mediated sales for each area.

	Inventory for Q3-2014			Closed Sales for the Last 12 Months Through Q3-2014		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	46	3	6.5%	73	8	11.0%
AD02 – Adams-Kirkland, Washington, St. Marys	69	7	10.1%	124	22	17.7%
AD03 – Adams-French, Monroe, Blue Creek	17	0	0.0%	27	4	14.8%
AD04 – Adams-Hartford, Wabash, Jefferson	22	1	4.5%	55	6	10.9%
AL01 – Allen-Eel River, Lake, Perry	237	4	1.7%	745	36	4.8%
AL02 – Allen-Cedar Creek, Springfield, Scipio	82	3	3.7%	211	10	4.7%
AL03 – Allen-Washington	164	10	6.1%	445	53	11.9%
AL04 – Allen-St. Joseph	451	27	6.0%	1,148	125	10.9%
AL05 – Allen-Milan, Maumee	19	3	15.8%	53	6	11.3%
AL06 – Allen-Aboite, Lafayette	293	5	1.7%	783	32	4.1%
AL07 – Allen-Wayne, Pleasant	555	40	7.2%	1,098	231	21.0%
AL08 – Allen-Adams, Marion	143	16	11.2%	382	92	24.1%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	28	2	7.1%	40	11	27.5%
DE00 – Dekalb	225	13	5.8%	361	47	13.0%
HU01 – Huntington-Warren, Clear Creek, Jackson	30	3	10.0%	57	12	21.1%
HU02 – Huntington-Dallas, Huntington, Union	154	15	9.7%	295	61	20.7%
HU03 – Huntington-Polk, Lancaster, Rock Creek	18	1	5.6%	26	6	23.1%
HU04 – Huntington-Wayne, Jefferson, Salamonie	11	2	18.2%	25	5	20.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	2	0	0.0%	1	1	100.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	2	0	0.0%	3	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	0	0	--	1	1	100.0%
NO00 – Noble	39	2	5.1%	31	2	6.5%
WE01 – Wells-Union, Jefferson	39	3	7.7%	89	11	12.4%
WE02 – Wells-Rockcreek, Lancaster	32	1	3.1%	48	6	12.5%
WE03 – Wells-Liberty, Harrison	54	4	7.4%	133	20	15.0%
WE04 – Wells-Jackson, Chester, Nottingham	16	1	6.3%	12	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	27	2	7.4%	46	3	6.5%
WH02 – Whitley-Richland, Clevela	27	4	14.8%	34	5	14.7%
WH03 – Whitley-Columbia, Union	60	3	5.0%	199	15	7.5%
WH04 – Whitley-Washington, Jefferson	13	0	0.0%	44	3	6.8%

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## Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q3-2013	Last 12 Months Through Q3-2014	1-Year Change	Last 12 Months Through Q3-2013	Last 12 Months Through Q3-2014	1-Year Change
AD01 – Adams-Preble, Root, Union	\$34,500	\$33,185	- 3.8%	\$100,000	\$105,000	+ 5.0%
AD02 – Adams-Kirkland, Washington, St. Marys	\$36,500	\$50,700	+ 38.9%	\$82,000	\$89,000	+ 8.5%
AD03 – Adams-French, Monroe, Blue Creek	\$28,475	\$31,500	+ 10.6%	\$90,000	\$80,000	- 11.1%
AD04 – Adams-Hartford, Wabash, Jefferson	\$33,225	\$37,150	+ 11.8%	\$81,000	\$79,950	- 1.3%
AL01 – Allen-Eel River, Lake, Perry	\$105,250	\$113,750	+ 8.1%	\$167,000	\$176,000	+ 5.4%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$73,750	\$68,600	- 7.0%	\$193,000	\$177,900	- 7.8%
AL03 – Allen-Washington	\$72,500	\$51,000	- 29.7%	\$112,450	\$110,250	- 2.0%
AL04 – Allen-St. Joseph	\$65,722	\$63,000	- 4.1%	\$107,500	\$109,000	+ 1.4%
AL05 – Allen-Milan, Maumee	\$29,250	\$30,876	+ 5.6%	\$121,250	\$122,500	+ 1.0%
AL06 – Allen-Aboite, Lafayette	\$93,500	\$113,213	+ 21.1%	\$174,900	\$177,000	+ 1.2%
AL07 – Allen-Wayne, Pleasant	\$24,250	\$24,900	+ 2.7%	\$67,800	\$68,000	+ 0.3%
AL08 – Allen-Adams, Marion	\$35,250	\$36,487	+ 3.5%	\$89,700	\$89,000	- 0.8%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$31,250	\$21,525	- 31.1%	\$114,250	\$80,000	- 30.0%
DE00 – Dekalb	\$35,000	\$54,900	+ 56.9%	\$109,000	\$115,000	+ 5.5%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$60,725	\$70,125	+ 15.5%	\$139,000	\$125,000	- 10.1%
HU02 – Huntington-Dallas, Huntington, Union	\$25,000	\$22,250	- 11.0%	\$87,500	\$80,000	- 8.6%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$36,000	\$33,200	- 7.8%	\$100,000	\$121,000	+ 21.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$24,801	\$25,000	+ 0.8%	\$92,500	\$84,200	- 9.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$7,000	--	\$80,000	\$0	- 100.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	--	\$55,000	\$116,750	+ 112.3%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$11,900	\$14,000	+ 17.6%	\$0	\$0	--
NO00 – Noble	\$49,500	\$29,025	- 41.4%	\$110,000	\$95,000	- 13.6%
WE01 – Wells-Union, Jefferson	\$47,088	\$50,000	+ 6.2%	\$114,500	\$115,500	+ 0.9%
WE02 – Wells-Rockcreek, Lancaster	\$59,751	\$91,228	+ 52.7%	\$149,000	\$172,500	+ 15.8%
WE03 – Wells-Liberty, Harrison	\$36,200	\$27,200	- 24.9%	\$86,000	\$90,000	+ 4.7%
WE04 – Wells-Jackson, Chester, Nottingham	\$30,755	\$0	- 100.0%	\$124,250	\$97,250	- 21.7%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$35,000	\$62,000	+ 77.1%	\$105,000	\$105,000	0.0%
WH02 – Whitley-Richland, Clevella	\$35,000	\$41,064	+ 17.3%	\$110,000	\$85,000	- 22.7%
WH03 – Whitley-Columbia, Union	\$37,050	\$48,500	+ 30.9%	\$114,100	\$111,200	- 2.5%
WH04 – Whitley-Washington, Jefferson	\$32,766	\$82,000	+ 150.3%	\$143,850	\$150,000	+ 4.3%

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