

Housing Supply Overview

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



September 2014

As recovery returns to most local markets after a brief soft patch, the Commerce Department released data showing new home sales surging to a six-year high. For the 12-month period spanning October 2013 through September 2014, Closed Sales in the Fort Wayne region were down 3.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 6.6 percent.

The overall Median Sales Price was up 0.9 percent to \$108,900. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 2.9 percent to \$130,643. The overall Percent of Original List Price Received at Sale was up 0.7 percent to 93.1.

Market-wide, inventory levels were down 6.5 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 0.6 percent. That amounts to 5.7 months supply for Single-Family homes and 5.7 months supply for Condos.

Quick Facts

+ 6.6%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 3.5%

Construction Status with
Strongest Closed Sales:

Previously Owned

- 3.8%

Property Type with
Strongest Closed Sales:

Single-Family

Closed Sales	2
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Median Sales Price	4
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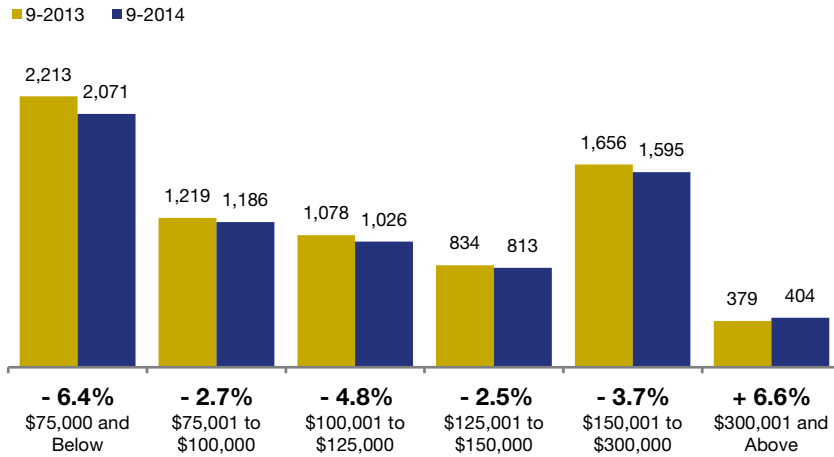
[Click on desired metric to jump to that page.](#)

Closed Sales

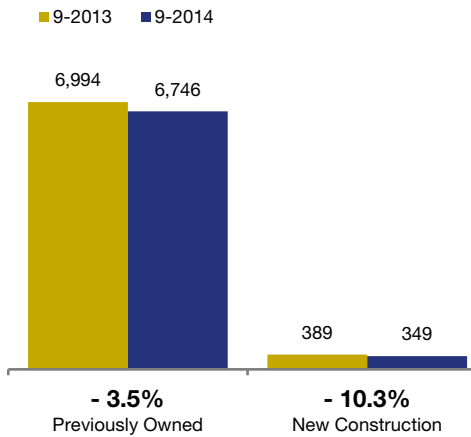
A count of the actual sales that closed. Based on a rolling 12-month total.



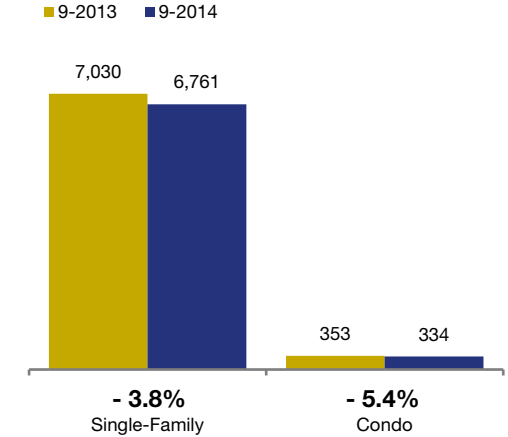
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	9-2013	9-2014	Change
\$75,000 and Below	2,213	2,071	- 6.4%
\$75,001 to \$100,000	1,219	1,186	- 2.7%
\$100,001 to \$125,000	1,078	1,026	- 4.8%
\$125,001 to \$150,000	834	813	- 2.5%
\$150,001 to \$300,000	1,656	1,595	- 3.7%
\$300,001 and Above	379	404	+ 6.6%
All Price Ranges	7,383	7,095	- 3.9%

Single-Family

9-2013	9-2014	Change
2,165	2,017	- 6.8%
1,163	1,135	- 2.4%
1,011	973	- 3.8%
769	768	- 0.1%
1,561	1,486	- 4.8%
357	382	+ 7.0%
7,030	6,761	- 3.8%

Condo

9-2013	9-2014	Change
48	54	+ 12.5%
56	51	- 8.9%
67	53	- 20.9%
65	45	- 30.8%
95	109	+ 14.7%
22	22	0.0%
353	334	- 5.4%

By Construction Type	9-2013	9-2014	Change
Previously Owned	6,994	6,746	- 3.5%
New Construction	389	349	- 10.3%
All Construction Types	7,383	7,095	- 3.9%

9-2013	9-2014	Change
6,685	6,458	- 3.4%
345	303	- 12.2%
7,030	6,761	- 3.8%

9-2013	9-2014	Change
309	288	- 6.8%
44	46	+ 4.5%
353	334	- 5.4%

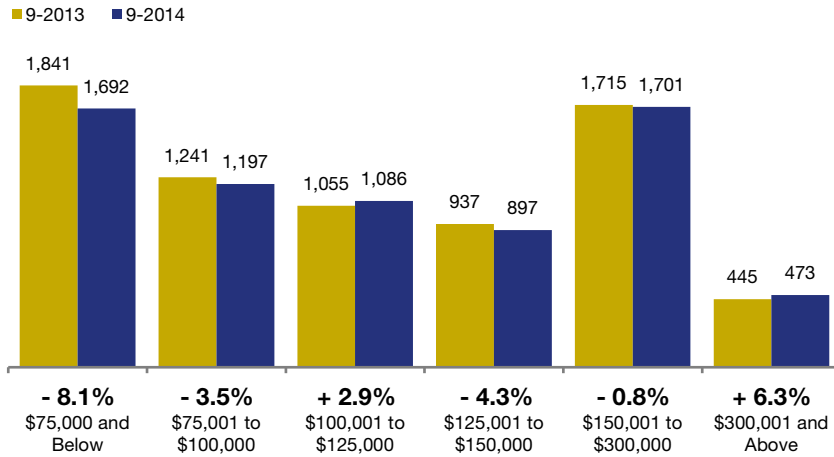
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Pending Sales

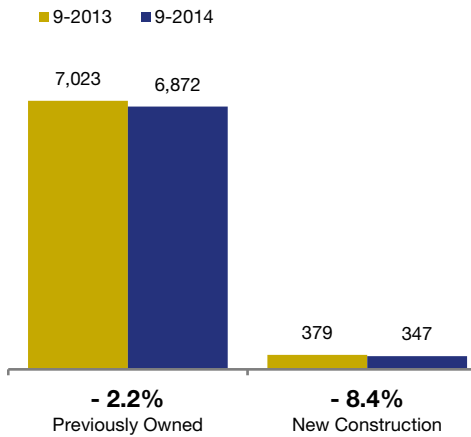
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



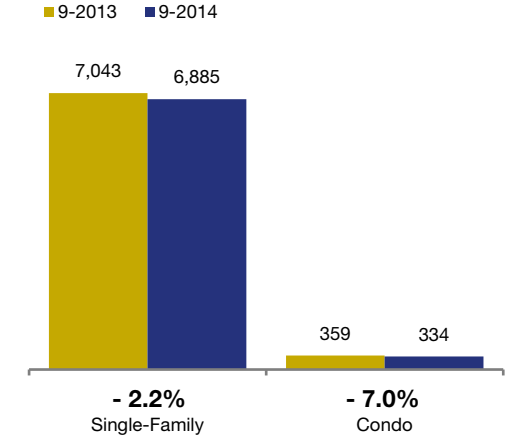
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	9-2013	9-2014	Change
\$75,000 and Below	1,841	1,692	- 8.1%
\$75,001 to \$100,000	1,241	1,197	- 3.5%
\$100,001 to \$125,000	1,055	1,086	+ 2.9%
\$125,001 to \$150,000	937	897	- 4.3%
\$150,001 to \$300,000	1,715	1,701	- 0.8%
\$300,001 and Above	445	473	+ 6.3%
All Price Ranges	7,402	7,219	- 2.5%

Single-Family

9-2013	9-2014	Change
1,806	1,648	- 8.7%
1,182	1,153	- 2.5%
1,002	1,028	+ 2.6%
861	846	- 1.7%
1,614	1,594	- 1.2%
414	446	+ 7.7%
7,043	6,885	- 2.2%

Condo

9-2013	9-2014	Change
35	44	+ 25.7%
59	44	- 25.4%
53	58	+ 9.4%
76	51	- 32.9%
101	107	+ 5.9%
31	27	- 12.9%
359	334	- 7.0%

By Construction Type

9-2013	9-2014	Change
7,023	6,872	- 2.2%
379	347	- 8.4%
7,402	7,219	- 2.5%

9-2013	9-2014	Change
6,708	6,587	- 1.8%
335	298	- 11.0%
7,043	6,885	- 2.2%

9-2013	9-2014	Change
315	285	- 9.5%
44	49	+ 11.4%
359	334	- 7.0%

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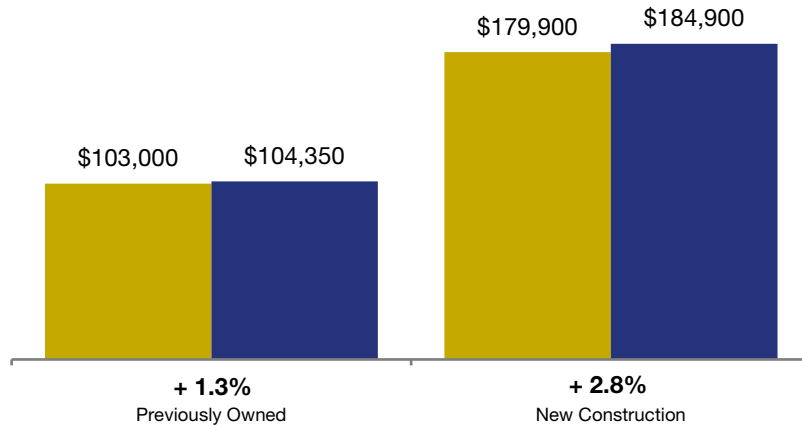
Median Sales Price

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



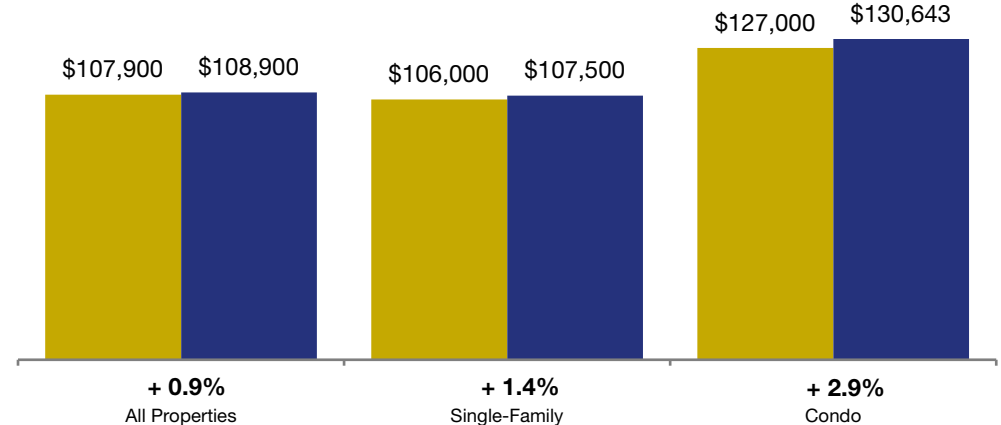
By Construction Type

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



By Construction Type	All Properties			Single-Family			Condo		
	9-2013	9-2014	Change	9-2013	9-2014	Change	9-2013	9-2014	Change
Previously Owned	\$103,000	\$104,350	+ 1.3%	\$102,000	\$103,000	+ 1.0%	\$122,000	\$120,000	- 1.6%
New Construction	\$179,900	\$184,900	+ 2.8%	\$175,625	\$184,900	+ 5.3%	\$186,740	\$188,588	+ 1.0%
All Construction Types	\$107,900	\$108,900	+ 0.9%	\$106,000	\$107,500	+ 1.4%	\$127,000	\$130,643	+ 2.9%

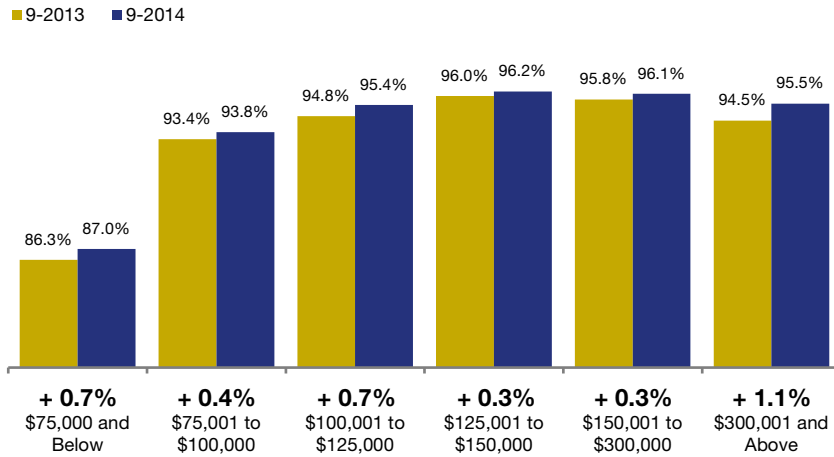
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Percent of Original List Price Received

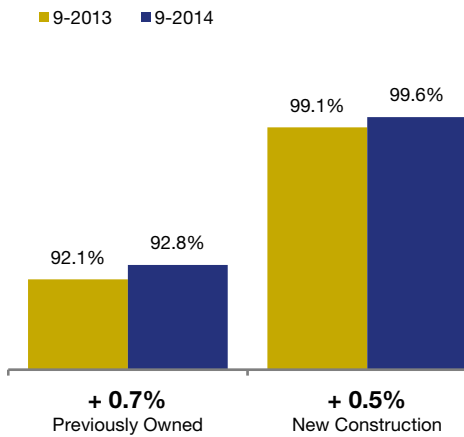


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

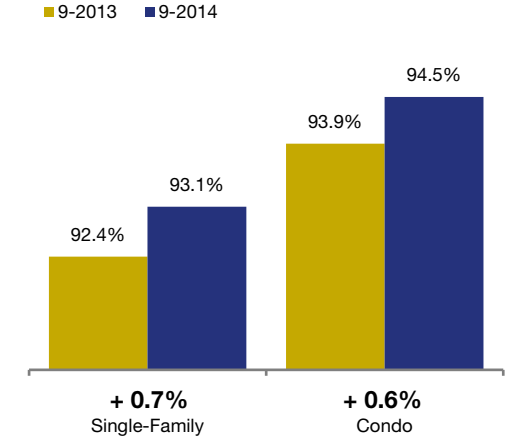
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	9-2013	9-2014	Change
\$75,000 and Below	86.3%	87.0%	+ 0.7%
\$75,001 to \$100,000	93.4%	93.8%	+ 0.4%
\$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	94.5%	95.5%	+ 1.1%
All Price Ranges	92.5%	93.1%	+ 0.7%

Single-Family

By Price Range	9-2013	9-2014	Change
\$75,000 and Below	86.3%	86.9%	+ 0.7%
\$75,001 to \$100,000	93.4%	93.9%	+ 0.5%
\$100,001 to \$125,000	94.8%	95.5%	+ 0.7%
\$125,001 to \$150,000	96.0%	96.3%	+ 0.3%
\$150,001 to \$300,000	95.8%	96.1%	+ 0.4%
\$300,001 and Above	94.5%	95.5%	+ 1.0%
All Price Ranges	92.4%	93.1%	+ 0.7%

Condo

By Price Range	9-2013	9-2014	Change
\$75,000 and Below	87.2%	90.2%	+ 3.4%
\$75,001 to \$100,000	94.1%	93.5%	- 0.7%
\$100,001 to \$125,000	94.1%	95.1%	+ 1.1%
\$125,001 to \$150,000	95.6%	95.9%	+ 0.3%
\$150,001 to \$300,000	95.5%	95.6%	+ 0.0%
\$300,001 and Above	95.1%	96.8%	+ 1.7%
All Price Ranges	93.9%	94.5%	+ 0.6%

By Construction Type

By Construction Type	9-2013	9-2014	Change
Previously Owned	92.1%	92.8%	+ 0.7%
New Construction	99.1%	99.6%	+ 0.5%
All Construction Types	92.5%	93.1%	+ 0.7%

By Construction Type	9-2013	9-2014	Change
Previously Owned	92.1%	92.8%	+ 0.7%
New Construction	98.9%	99.5%	+ 0.6%
All Construction Types	92.4%	93.1%	+ 0.7%

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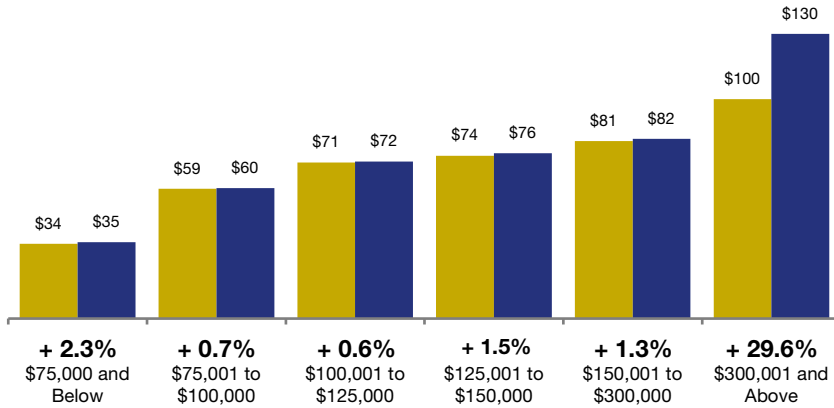
Price Per Square Foot

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



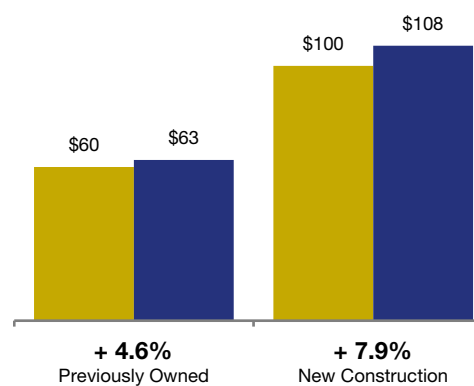
By Price Range

■ 9-2013 ■ 9-2014



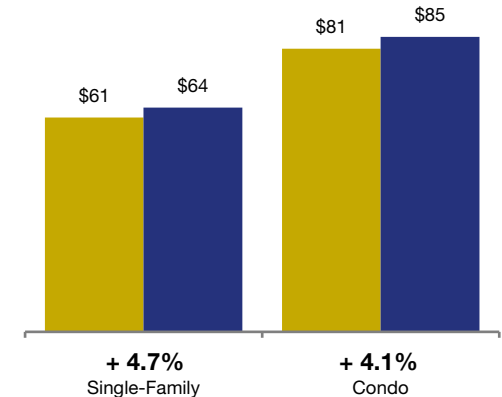
By Construction Type

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$75,000 and Below	\$34	\$35	+ 2.3%
\$75,001 to \$100,000	\$59	\$60	+ 0.7%
\$100,001 to \$125,000	\$71	\$72	+ 0.6%
\$125,001 to \$150,000	\$74	\$76	+ 1.5%
\$150,001 to \$300,000	\$81	\$82	+ 1.3%
\$300,001 and Above	\$100	\$130	+ 29.6%
All Price Ranges	\$62	\$65	+ 4.6%

Single-Family

	9-2013	9-2014	Change
\$75,000 and Below	\$34	\$35	+ 2.3%
\$75,001 to \$100,000	\$59	\$59	+ 0.0%
\$100,001 to \$125,000	\$71	\$71	+ 0.6%
\$125,001 to \$150,000	\$74	\$75	+ 1.9%
\$150,001 to \$300,000	\$80	\$81	+ 1.0%
\$300,001 and Above	\$100	\$131	+ 30.7%
All Price Ranges	\$61	\$64	+ 4.7%

Condo

	9-2013	9-2014	Change
\$75,000 and Below	\$51	\$49	- 5.3%
\$75,001 to \$100,000	\$63	\$73	+ 14.8%
\$100,001 to \$125,000	\$80	\$82	+ 2.8%
\$125,001 to \$150,000	\$85	\$86	+ 1.0%
\$150,001 to \$300,000	\$100	\$102	+ 2.0%
\$300,001 and Above	\$105	\$118	+ 13.0%
All Price Ranges	\$81	\$85	+ 4.1%

By Construction Type

	9-2013	9-2014	Change
Previously Owned	\$60	\$63	+ 4.6%
New Construction	\$100	\$108	+ 7.9%
All Construction Types	\$62	\$65	+ 4.6%

	9-2013	9-2014	Change
Previously Owned	\$59	\$62	+ 4.7%
New Construction	\$98	\$106	+ 7.9%
All Construction Types	\$61	\$64	+ 4.7%

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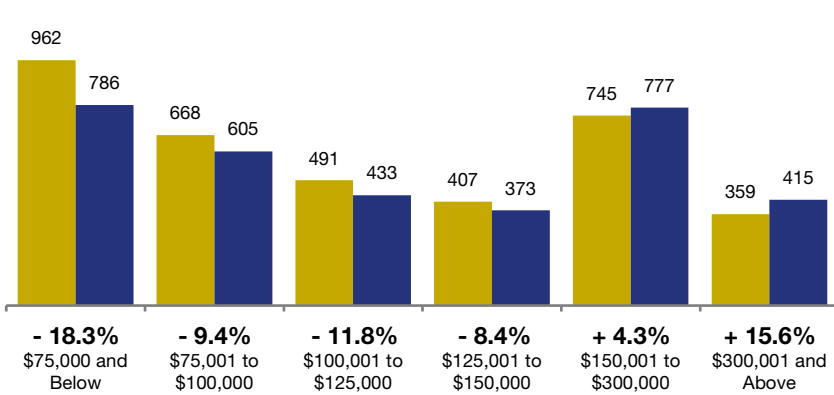
Inventory of Homes for Sale

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



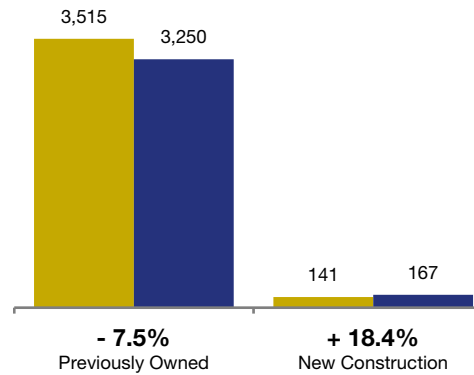
By Price Range

■ 9-2013 ■ 9-2014



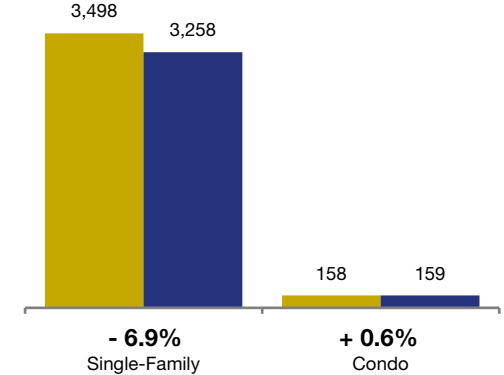
By Construction Type

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$75,000 and Below	962	786	- 18.3%
\$75,001 to \$100,000	668	605	- 9.4%
\$100,001 to \$125,000	491	433	- 11.8%
\$125,001 to \$150,000	407	373	- 8.4%
\$150,001 to \$300,000	745	777	+ 4.3%
\$300,001 and Above	359	415	+ 15.6%
All Price Ranges	3,656	3,417	- 6.5%

Single-Family

	9-2013	9-2014	Change
Previously Owned	3,515	3,250	- 7.5%
New Construction	141	167	+ 18.4%
All Single-Family	3,498	3,258	- 6.9%

Condo

	9-2013	9-2014	Change
Single-Family	3,498	3,258	- 6.9%
Condo	158	159	+ 0.6%
All Properties	3,656	3,417	- 6.5%

By Construction Type

	9-2013	9-2014	Change
Previously Owned	3,515	3,250	- 7.5%
New Construction	141	167	+ 18.4%
All Construction Types	3,656	3,417	- 6.5%

	9-2013	9-2014	Change
Previously Owned	3,373	3,115	- 7.6%
New Construction	125	143	+ 14.4%
All Single-Family	3,498	3,258	- 6.9%

	9-2013	9-2014	Change
Single-Family	3,498	3,258	- 6.9%
Condo	158	159	+ 0.6%
All Properties	3,656	3,417	- 6.5%

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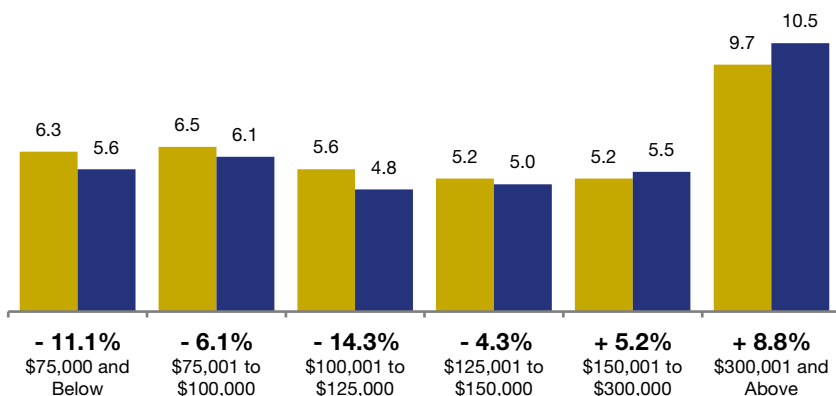
Months Supply of Inventory



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.

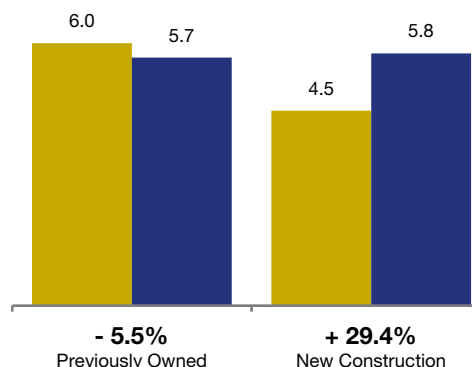
By Price Range

■ 9-2013 ■ 9-2014



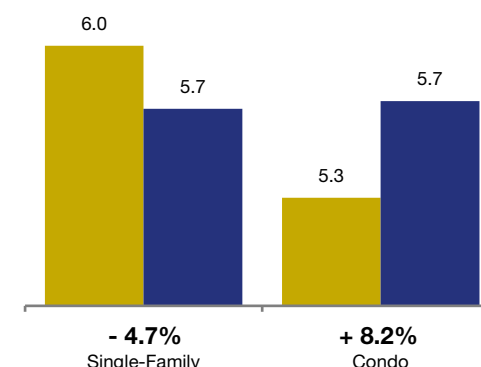
By Construction Type

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$75,000 and Below	6.3	5.6	- 11.1%
\$75,001 to \$100,000	6.5	6.1	- 6.1%
\$100,001 to \$125,000	5.6	4.8	- 14.3%
\$125,001 to \$150,000	5.2	5.0	- 4.3%
\$150,001 to \$300,000	5.2	5.5	+ 5.2%
\$300,001 and Above	9.7	10.5	+ 8.8%
All Price Ranges	5.9	5.7	- 3.4%

Single-Family

	9-2013	9-2014	Change
\$75,000 and Below	6.2	5.5	- 10.8%
\$75,001 to \$100,000	6.6	6.0	- 8.7%
\$100,001 to \$125,000	5.6	4.9	- 12.6%
\$125,001 to \$150,000	5.3	5.0	- 7.3%
\$150,001 to \$300,000	5.3	5.5	+ 4.3%
\$300,001 and Above	9.8	10.7	+ 9.6%
All Price Ranges	6.0	5.7	- 4.7%

Condo

	9-2013	9-2014	Change
\$75,000 and Below	10.1	7.9	- 21.4%
\$75,001 to \$100,000	3.9	7.4	+ 90.6%
\$100,001 to \$125,000	5.7	3.1	- 45.2%
\$125,001 to \$150,000	3.8	5.6	+ 49.0%
\$150,001 to \$300,000	4.4	5.4	+ 22.5%
\$300,001 and Above	7.5	6.5	- 12.5%
All Price Ranges	5.3	5.7	+ 8.2%

By Construction Type

	9-2013	9-2014	Change
Previously Owned	6.0	5.7	- 5.5%
New Construction	4.5	5.8	+ 29.4%
All Construction Types	5.9	5.7	- 3.4%

	9-2013	9-2014	Change
Previously Owned	6.0	5.7	- 6.0%
New Construction	4.5	5.8	+ 28.6%
All Construction Types	6.0	5.7	- 4.7%

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