

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE **UPSTAR ALLIANCE OF REALTORS® MLS**



October 2014

With the election cycle behind us and 2015 well within sight, it's a good time to start assessing how the market is shaping up. Inventory levels are finally rising in many areas and demand is still strong in most segments. For the 12-month period spanning November 2013 through October 2014, Closed Sales in the Fort Wayne region were down 2.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 8.2 percent.

The overall Median Sales Price was up 2.7 percent to \$109,900. The property type with the largest price gain was the Single-Family segment, where prices increased 2.9 percent to \$108,000. The overall Percent of Original List Price Received at Sale was up 0.6 percent to 93.1.

Market-wide, inventory levels were down 7.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 6.9 percent. That amounts to 5.4 months supply for Single-Family homes and 5.0 months supply for Condos.

Quick Facts

+ 8.2%	- 2.8%	- 2.8%
Price Range with Strongest Closed Sales:	Construction Status with Strongest Closed Sales:	Property Type with Strongest Closed Sales:
\$300,001 and Above	Previously Owned	Single-Family

Closed Sales	2
Pending Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Price Per Square Foot	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

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

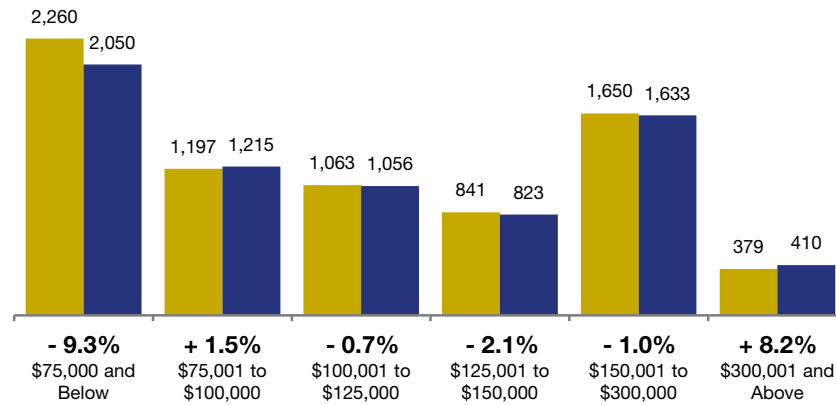
Closed Sales

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



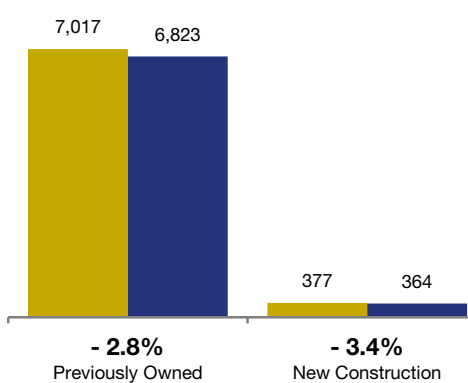
By Price Range

■ 10-2013 ■ 10-2014



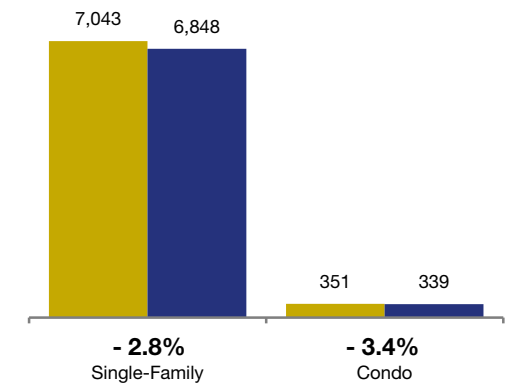
By Construction Type

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$75,000 and Below	2,260	2,050	- 9.3%
\$75,001 to \$100,000	1,197	1,215	+ 1.5%
\$100,001 to \$125,000	1,063	1,056	- 0.7%
\$125,001 to \$150,000	841	823	- 2.1%
\$150,001 to \$300,000	1,650	1,633	- 1.0%
\$300,001 and Above	379	410	+ 8.2%
All Price Ranges	7,394	7,187	- 2.8%

Single-Family

	10-2013	10-2014	Change
\$75,000 and Below	2,214	1,993	- 10.0%
\$75,001 to \$100,000	1,144	1,166	+ 1.9%
\$100,001 to \$125,000	999	1,001	+ 0.2%
\$125,001 to \$150,000	773	778	+ 0.6%
\$150,001 to \$300,000	1,554	1,522	- 2.1%
\$300,001 and Above	355	388	+ 9.3%
All Price Ranges	7,043	6,848	- 2.8%

Condo

	10-2013	10-2014	Change
\$75,000 and Below	46	57	+ 23.9%
\$75,001 to \$100,000	53	49	- 7.5%
\$100,001 to \$125,000	64	55	- 14.1%
\$125,001 to \$150,000	68	45	- 33.8%
\$150,001 to \$300,000	96	111	+ 15.6%
\$300,001 and Above	24	22	- 8.3%
All Price Ranges	351	339	- 3.4%

By Construction Type

	10-2013	10-2014	Change
Previously Owned	7,017	6,823	- 2.8%
New Construction	377	364	- 3.4%
All Construction Types	7,394	7,187	- 2.8%

	10-2013	10-2014	Change
Previously Owned	6,711	6,536	- 2.6%
New Construction	332	312	- 6.0%
All Construction Types	7,043	6,848	- 2.8%

The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes the counties of Allen, Whitley, Huntington, Adams, Wells, DeKalb and Noble. However, listings from other surrounding counties may also be entered for UPSTAR MLS and therefore are included in the MLS-wide statistics. The data may not reflect all real estate activity in the market.

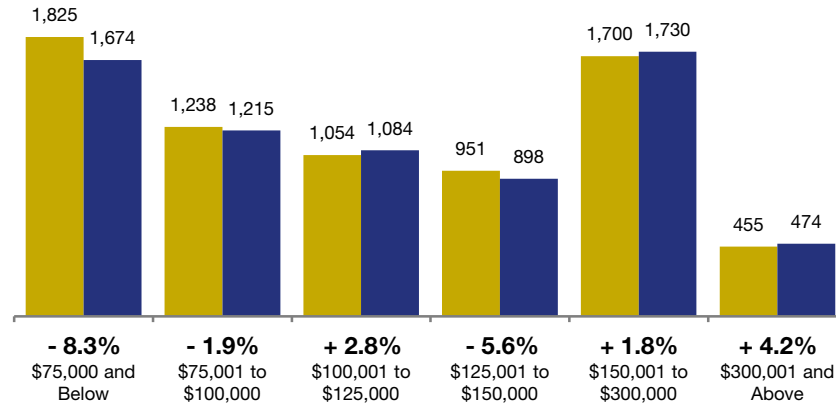
Pending Sales

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



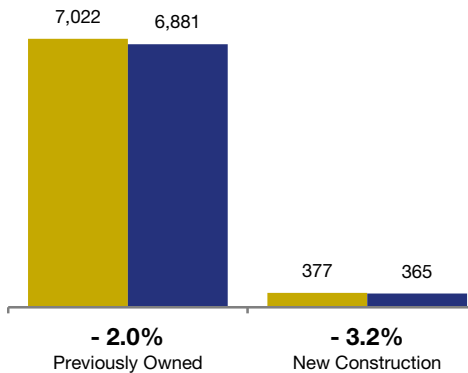
By Price Range

■ 10-2013 ■ 10-2014



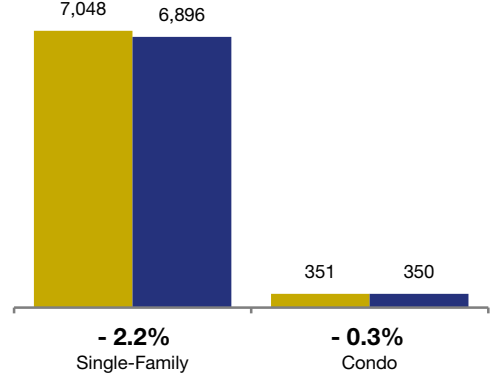
By Construction Type

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$75,000 and Below	1,825	1,674	- 8.3%
\$75,001 to \$100,000	1,238	1,215	- 1.9%
\$100,001 to \$125,000	1,054	1,084	+ 2.8%
\$125,001 to \$150,000	951	898	- 5.6%
\$150,001 to \$300,000	1,700	1,730	+ 1.8%
\$300,001 and Above	455	474	+ 4.2%
All Price Ranges	7,399	7,246	- 2.1%

Single-Family

	10-2013	10-2014	Change
\$75,000 and Below	1,791	1,624	- 9.3%
\$75,001 to \$100,000	1,185	1,168	- 1.4%
\$100,001 to \$125,000	1,001	1,028	+ 2.7%
\$125,001 to \$150,000	874	844	- 3.4%
\$150,001 to \$300,000	1,600	1,618	+ 1.1%
\$300,001 and Above	425	446	+ 4.9%
All Price Ranges	7,048	6,896	- 2.2%

Condo

	10-2013	10-2014	Change
\$75,000 and Below	34	50	+ 47.1%
\$75,001 to \$100,000	53	47	- 11.3%
\$100,001 to \$125,000	53	56	+ 5.7%
\$125,001 to \$150,000	77	54	- 29.9%
\$150,001 to \$300,000	100	112	+ 12.0%
\$300,001 and Above	30	28	- 6.7%
All Price Ranges	351	350	- 0.3%

By Construction Type

	10-2013	10-2014	Change
Previously Owned	7,022	6,881	- 2.0%
New Construction	377	365	- 3.2%
All Construction Types	7,399	7,246	- 2.1%

	10-2013	10-2014	Change
Previously Owned	6,720	6,579	- 2.1%
New Construction	328	317	- 3.4%
All Construction Types	7,048	6,896	- 2.2%

The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes the counties of Allen, Whitley, Huntington, Adams, Wells, DeKalb and Noble. However, listings from other surrounding counties may also be entered for UPSTAR MLS and therefore are included in the MLS-wide statistics. The data may not reflect all real estate activity in the market.

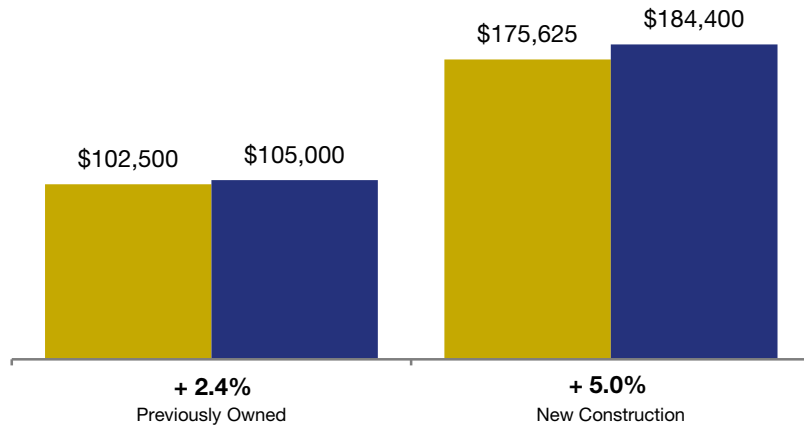
Median Sales Price

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



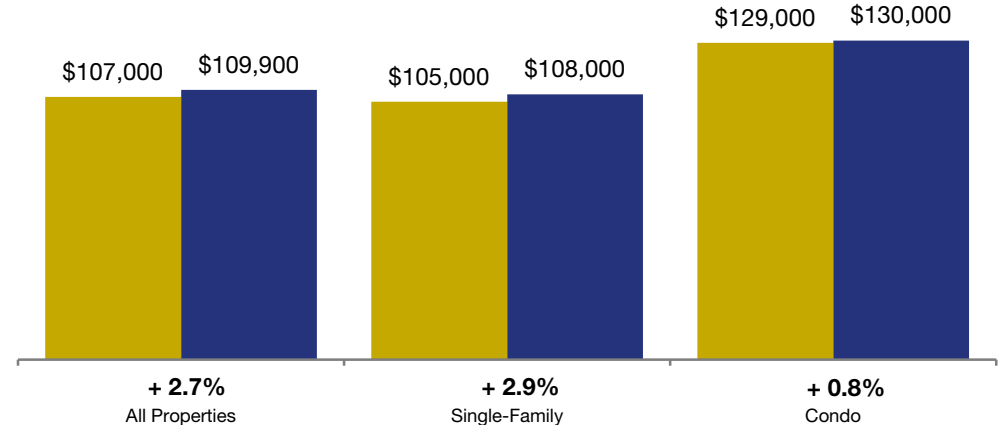
By Construction Type

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



	All Properties			Single-Family			Condo		
By Construction Type	10-2013	10-2014	Change	10-2013	10-2014	Change	10-2013	10-2014	Change
Previously Owned	\$102,500	\$105,000	+ 2.4%	\$101,000	\$104,500	+ 3.5%	\$123,000	\$118,500	- 3.7%
New Construction	\$175,625	\$184,400	+ 5.0%	\$175,313	\$183,250	+ 4.5%	\$180,575	\$205,517	+ 13.8%
All Construction Types	\$107,000	\$109,900	+ 2.7%	\$105,000	\$108,000	+ 2.9%	\$129,000	\$130,000	+ 0.8%

The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes the counties of Allen, Whitley, Huntington, Adams, Wells, DeKalb and Noble. However, listings from other surrounding counties may also be entered for UPSTAR MLS and therefore are included in the MLS-wide statistics. The data may not reflect all real estate activity in the market.

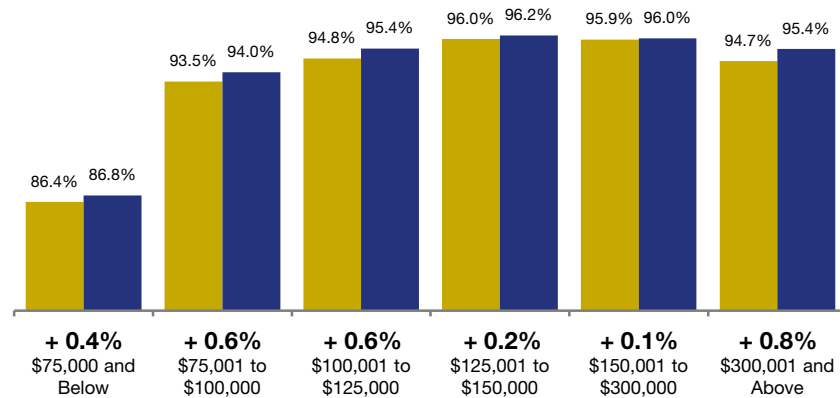
Percent of Original List Price Received



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.**

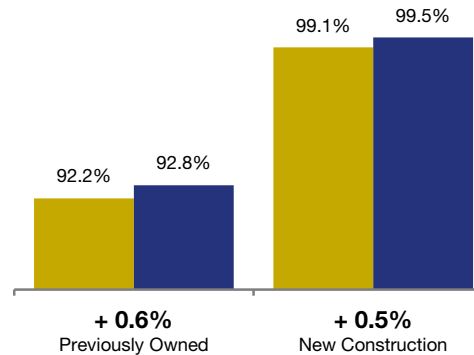
By Price Range

■ 10-2013 ■ 10-2014



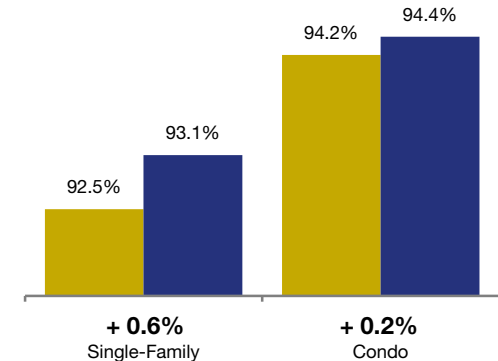
By Construction Type

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$75,000 and Below	86.4%	86.8%	+ 0.4%
\$75,001 to \$100,000	93.5%	94.0%	+ 0.6%
\$100,001 to \$125,000	94.8%	95.4%	+ 0.6%
\$125,001 to \$150,000	96.0%	96.2%	+ 0.2%
\$150,001 to \$300,000	95.9%	96.0%	+ 0.1%
\$300,001 and Above	94.7%	95.4%	+ 0.8%
All Price Ranges	92.5%	93.1%	+ 0.6%

Single-Family

	10-2013	10-2014	Change
\$75,000 and Below	86.4%	86.7%	+ 0.3%
\$75,001 to \$100,000	93.4%	94.0%	+ 0.7%
\$100,001 to \$125,000	94.9%	95.4%	+ 0.6%
\$125,001 to \$150,000	96.0%	96.2%	+ 0.2%
\$150,001 to \$300,000	96.0%	96.1%	+ 0.1%
\$300,001 and Above	94.7%	95.3%	+ 0.7%
All Price Ranges	92.5%	93.1%	+ 0.6%

Condo

	10-2013	10-2014	Change
\$75,000 and Below	87.7%	89.9%	+ 2.5%
\$75,001 to \$100,000	94.8%	93.4%	- 1.5%
\$100,001 to \$125,000	94.0%	95.2%	+ 1.4%
\$125,001 to \$150,000	95.7%	96.0%	+ 0.3%
\$150,001 to \$300,000	95.8%	95.6%	- 0.3%
\$300,001 and Above	94.9%	96.5%	+ 1.7%
All Price Ranges	94.2%	94.4%	+ 0.2%

By Construction Type

	10-2013	10-2014	Change
Previously Owned	92.2%	92.8%	+ 0.6%
New Construction	99.1%	99.5%	+ 0.5%
All Construction Types	92.5%	93.1%	+ 0.6%

	10-2013	10-2014	Change
Previously Owned	92.1%	92.8%	+ 0.7%
New Construction	98.9%	99.4%	+ 0.5%
All Construction Types	92.5%	93.1%	+ 0.6%

The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes the counties of Allen, Whitley, Huntington, Adams, Wells, DeKalb and Noble. However, listings from other surrounding counties may also be entered for UPSTAR MLS and therefore are included in the MLS-wide statistics. The data may not reflect all real estate activity in the market.

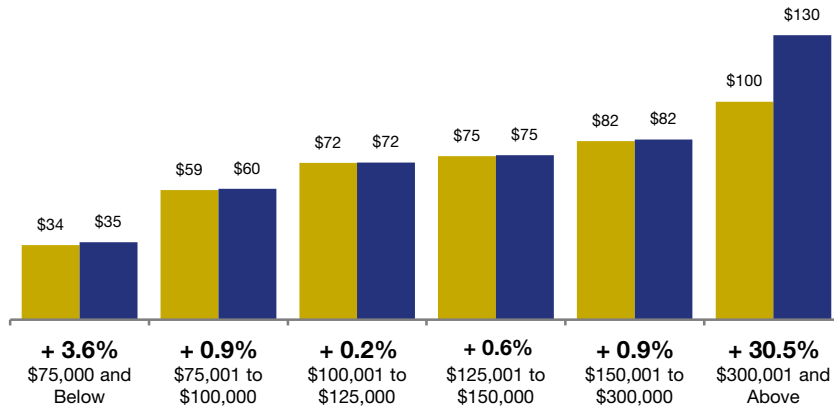
Price Per Square Foot

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



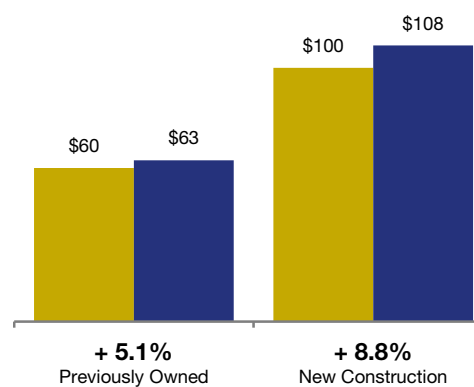
By Price Range

■ 10-2013 ■ 10-2014



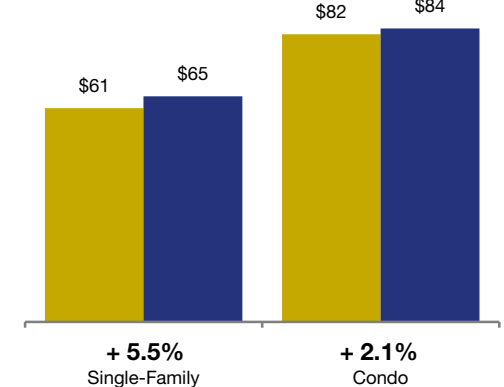
By Construction Type

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$75,000 and Below	\$34	\$35	+ 3.6%
\$75,001 to \$100,000	\$59	\$60	+ 0.9%
\$100,001 to \$125,000	\$72	\$72	+ 0.2%
\$125,001 to \$150,000	\$75	\$75	+ 0.6%
\$150,001 to \$300,000	\$82	\$82	+ 0.9%
\$300,001 and Above	\$100	\$130	+ 30.5%
All Price Ranges	\$62	\$66	+ 5.3%

Single-Family

	10-2013	10-2014	Change
\$75,000 and Below	\$34	\$35	+ 3.6%
\$75,001 to \$100,000	\$59	\$59	+ 0.3%
\$100,001 to \$125,000	\$71	\$71	+ 0.3%
\$125,001 to \$150,000	\$74	\$75	+ 1.1%
\$150,001 to \$300,000	\$80	\$81	+ 0.7%
\$300,001 and Above	\$100	\$131	+ 31.3%
All Price Ranges	\$61	\$65	+ 5.5%

Condo

	10-2013	10-2014	Change
\$75,000 and Below	\$52	\$49	- 7.0%
\$75,001 to \$100,000	\$64	\$72	+ 13.8%
\$100,001 to \$125,000	\$81	\$81	+ 0.6%
\$125,001 to \$150,000	\$85	\$85	- 0.8%
\$150,001 to \$300,000	\$101	\$101	+ 0.1%
\$300,001 and Above	\$103	\$122	+ 17.9%
All Price Ranges	\$82	\$84	+ 2.1%

By Construction Type

	10-2013	10-2014	Change
Previously Owned	\$60	\$63	+ 5.1%
New Construction	\$100	\$108	+ 8.8%
All Construction Types	\$62	\$66	+ 5.3%

	10-2013	10-2014	Change
Previously Owned	\$59	\$63	+ 5.4%
New Construction	\$98	\$106	+ 8.7%
All Construction Types	\$61	\$65	+ 5.5%

The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes the counties of Allen, Whitley, Huntington, Adams, Wells, DeKalb and Noble. However, listings from other surrounding counties may also be entered for UPSTAR MLS and therefore are included in the MLS-wide statistics. The data may not reflect all real estate activity in the market.

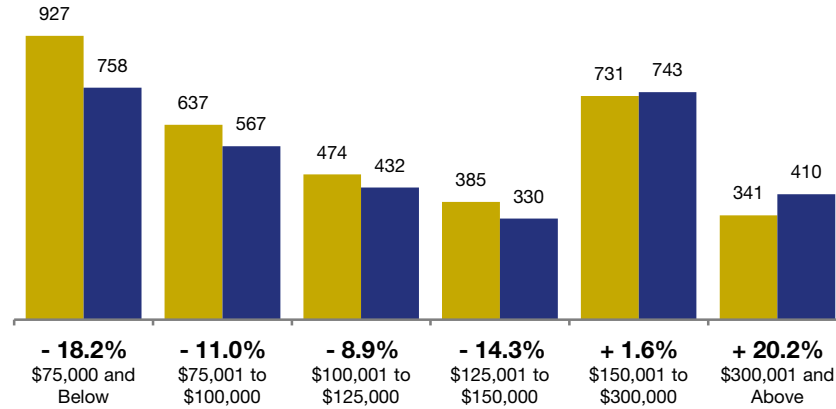
Inventory of Homes for Sale

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



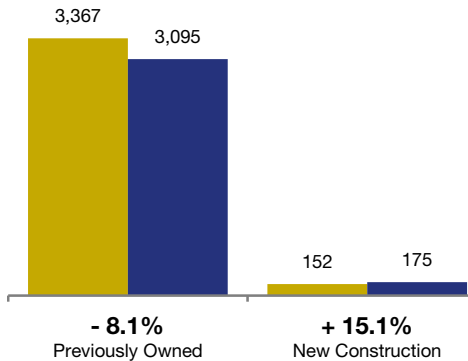
By Price Range

■ 10-2013 ■ 10-2014



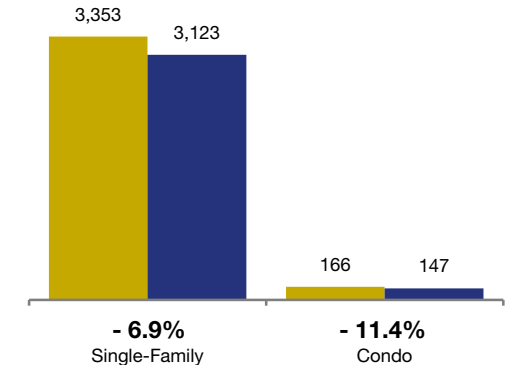
By Construction Type

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$75,000 and Below	927	758	- 18.2%
\$75,001 to \$100,000	637	567	- 11.0%
\$100,001 to \$125,000	474	432	- 8.9%
\$125,001 to \$150,000	385	330	- 14.3%
\$150,001 to \$300,000	731	743	+ 1.6%
\$300,001 and Above	341	410	+ 20.2%
All Price Ranges	3,519	3,270	- 7.1%

Single-Family

10-2013	10-2014	Change	10-2013	10-2014	Change
892	727	- 18.5%	35	31	- 11.4%
616	545	- 11.5%	21	22	+ 4.8%
447	419	- 6.3%	27	13	- 51.9%
356	308	- 13.5%	29	22	- 24.1%
694	701	+ 1.0%	37	42	+ 13.5%
324	393	+ 21.3%	17	17	0.0%
3,353	3,123	- 6.9%	166	147	- 11.4%

Condo

10-2013	10-2014	Change
35	31	- 11.4%
21	22	+ 4.8%
27	13	- 51.9%
29	22	- 24.1%
37	42	+ 13.5%
17	17	0.0%
166	147	- 11.4%

By Construction Type

	10-2013	10-2014	Change
Previously Owned	3,367	3,095	- 8.1%
New Construction	152	175	+ 15.1%
All Construction Types	3,519	3,270	- 7.1%

10-2013	10-2014	Change	10-2013	10-2014	Change
3,215	2,971	- 7.6%	152	124	- 18.4%
138	152	+ 10.1%	14	23	+ 64.3%
3,353	3,123	- 6.9%	166	147	- 11.4%

The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes the counties of Allen, Whitley, Huntington, Adams, Wells, DeKalb and Noble. However, listings from other surrounding counties may also be entered for UPSTAR MLS and therefore are included in the MLS-wide statistics. The data may not reflect all real estate activity in the market.

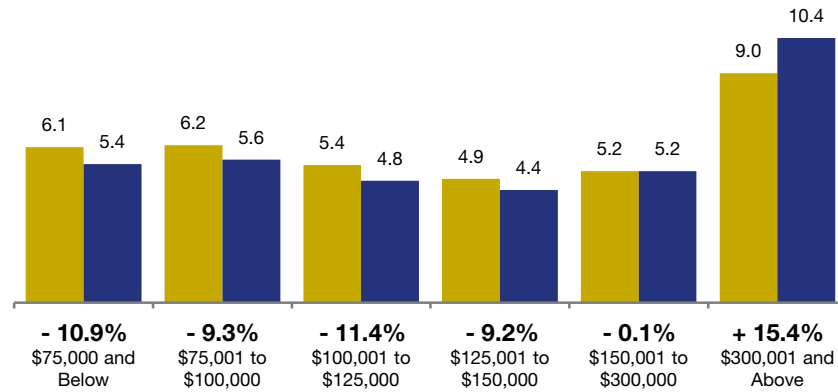
Months Supply of Inventory

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.



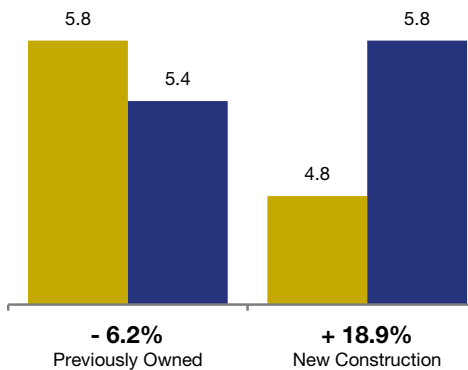
By Price Range

■ 10-2013 ■ 10-2014



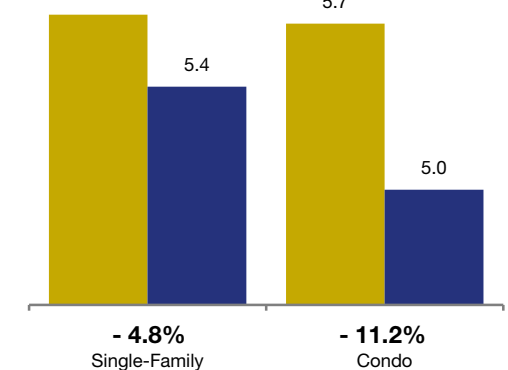
By Construction Type

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range	10-2013	10-2014	Change
\$75,000 and Below	6.1	5.4	- 10.9%
\$75,001 to \$100,000	6.2	5.6	- 9.3%
\$100,001 to \$125,000	5.4	4.8	- 11.4%
\$125,001 to \$150,000	4.9	4.4	- 9.2%
\$150,001 to \$300,000	5.2	5.2	- 0.1%
\$300,001 and Above	9.0	10.4	+ 15.4%
All Price Ranges	5.7	5.4	- 5.3%

Single-Family

10-2013	10-2014	Change	10-2013	10-2014	Change
6.0	5.4	- 10.1%	11.3	7.4	- 34.3%
6.2	5.6	- 10.2%	4.8	5.6	+ 18.1%
5.4	4.9	- 8.7%	6.1	2.8	- 54.4%
4.9	4.4	- 10.4%	4.5	4.9	+ 8.2%
5.2	5.2	- 0.1%	4.4	4.5	+ 1.4%
9.1	10.6	+ 15.6%	6.2	6.7	+ 7.1%
5.7	5.4	- 4.8%	5.7	5.0	- 11.2%

Condo

By Construction Type	10-2013	10-2014	Change
Previously Owned	5.8	5.4	- 6.2%
New Construction	4.8	5.8	+ 18.9%
All Construction Types	5.7	5.4	- 5.3%

10-2013	10-2014	Change	10-2013	10-2014	Change
5.7	5.4	- 5.6%	6.0	4.9	- 18.4%
5.0	5.8	+ 14.0%	3.1	5.3	+ 67.7%
5.7	5.4	- 4.8%	5.7	5.0	- 11.2%

The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes the counties of Allen, Whitley, Huntington, Adams, Wells, DeKalb and Noble. However, listings from other surrounding counties may also be entered for UPSTAR MLS and therefore are included in the MLS-wide statistics. The data may not reflect all real estate activity in the market.