

Housing Supply Overview

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



November 2014

With the peak selling season behind us, current numbers show a normal seasonal slow-down in most market segments and neighborhoods. Metrics to watch include prices, inventory and demand indicators. For the 12-month period spanning December 2013 through November 2014, Closed Sales in the Fort Wayne region were down 2.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 6.9 percent.

The overall Median Sales Price was up 1.4 percent to \$109,400. The property type with the largest price gain was the Single-Family segment, where prices increased 2.3 percent to \$107,900. The overall Percent of Original List Price Received at Sale was up 0.6 percent to 93.2.

Market-wide, inventory levels were down 10.6 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 8.5 percent. That amounts to 4.9 months supply for Single-Family homes and 5.2 months supply for Condos.

Quick Facts

+ 6.9%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 1.9%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 1.5%

Property Type with
Strongest Closed Sales:

Condo

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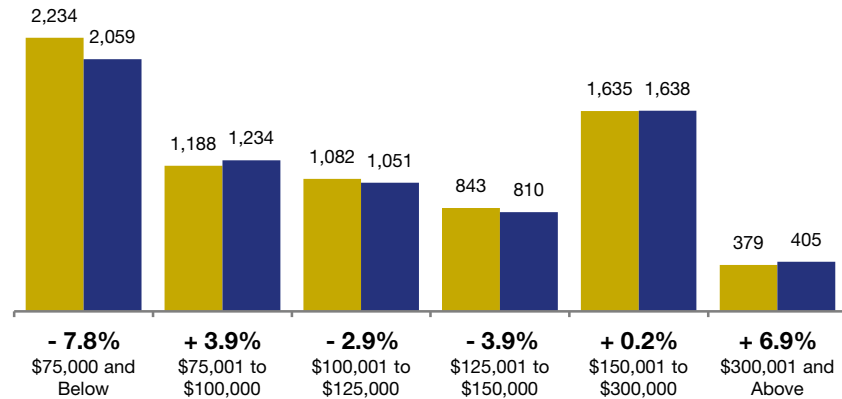
Closed Sales

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



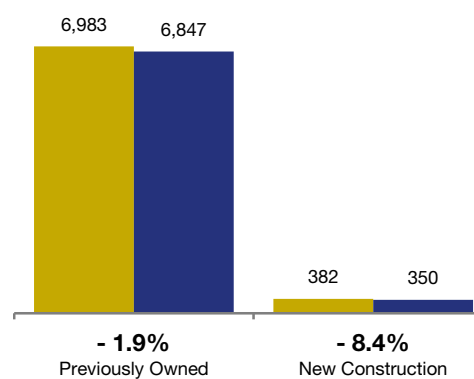
By Price Range

■ 11-2013 ■ 11-2014



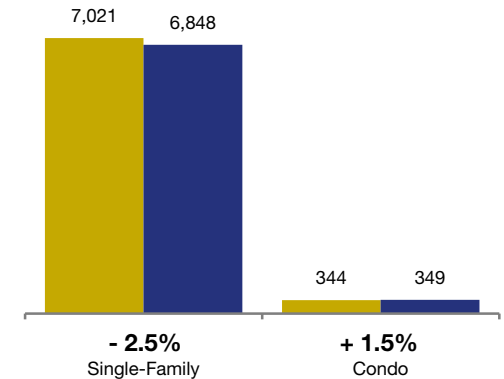
By Construction Type

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$75,000 and Below	2,234	2,059	- 7.8%
\$75,001 to \$100,000	1,188	1,234	+ 3.9%
\$100,001 to \$125,000	1,082	1,051	- 2.9%
\$125,001 to \$150,000	843	810	- 3.9%
\$150,001 to \$300,000	1,635	1,638	+ 0.2%
\$300,001 and Above	379	405	+ 6.9%
All Price Ranges	7,365	7,197	- 2.3%

Single-Family

	11-2013	11-2014	Change
\$75,000 and Below	2,188	1,997	- 8.7%
\$75,001 to \$100,000	1,141	1,182	+ 3.6%
\$100,001 to \$125,000	1,019	993	- 2.6%
\$125,001 to \$150,000	776	762	- 1.8%
\$150,001 to \$300,000	1,538	1,530	- 0.5%
\$300,001 and Above	355	384	+ 8.2%
All Price Ranges	7,021	6,848	- 2.5%

Condo

	11-2013	11-2014	Change
\$75,000 and Below	46	62	+ 34.8%
\$75,001 to \$100,000	47	52	+ 10.6%
\$100,001 to \$125,000	63	58	- 7.9%
\$125,001 to \$150,000	67	48	- 28.4%
\$150,001 to \$300,000	97	108	+ 11.3%
\$300,001 and Above	24	21	- 12.5%
All Price Ranges	344	349	+ 1.5%

By Construction Type

	11-2013	11-2014	Change
Previously Owned	6,983	6,847	- 1.9%
New Construction	382	350	- 8.4%
All Construction Types	7,365	7,197	- 2.3%

	11-2013	11-2014	Change
Previously Owned	6,689	6,545	- 2.2%
New Construction	332	303	- 8.7%
All Construction Types	7,021	6,848	- 2.5%

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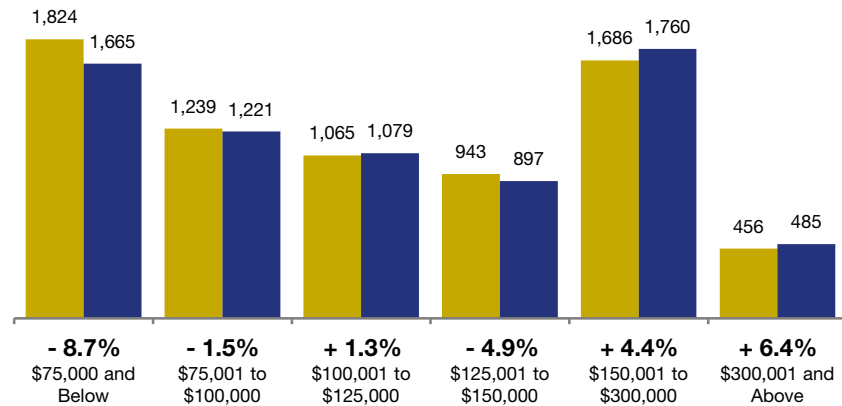
Pending Sales

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



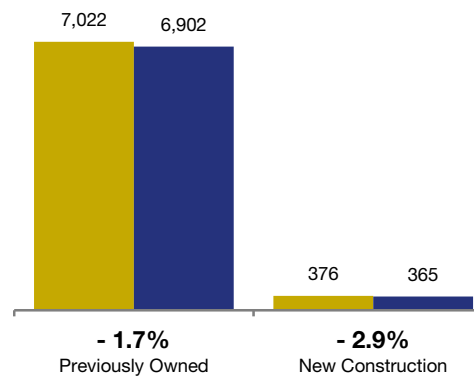
By Price Range

■ 11-2013 ■ 11-2014



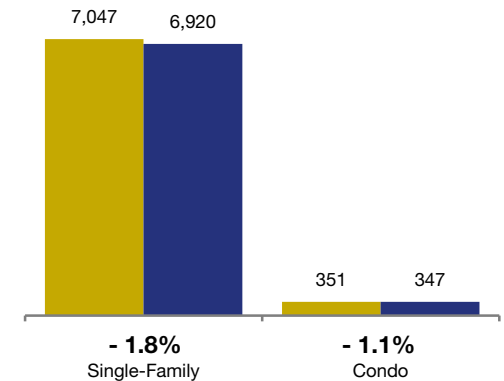
By Construction Type

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$75,000 and Below	1,824	1,665	- 8.7%
\$75,001 to \$100,000	1,239	1,221	- 1.5%
\$100,001 to \$125,000	1,065	1,079	+ 1.3%
\$125,001 to \$150,000	943	897	- 4.9%
\$150,001 to \$300,000	1,686	1,760	+ 4.4%
\$300,001 and Above	456	485	+ 6.4%
All Price Ranges	7,398	7,267	- 1.8%

Single-Family

11-2013	11-2014	Change	11-2013	11-2014	Change
1,791	1,611	- 10.1%	33	54	+ 63.6%
1,187	1,172	- 1.3%	52	49	- 5.8%
1,009	1,029	+ 2.0%	56	50	- 10.7%
869	844	- 2.9%	74	53	- 28.4%
1,585	1,653	+ 4.3%	101	107	+ 5.9%
425	454	+ 6.8%	31	31	0.0%
7,047	6,920	- 1.8%	351	347	- 1.1%

Condo

By Construction Type	11-2013	11-2014	Change
Previously Owned	7,022	6,902	- 1.7%
New Construction	376	365	- 2.9%
All Construction Types	7,398	7,267	- 1.8%

11-2013	11-2014	Change	11-2013	11-2014	Change
6,721	6,602	- 1.8%	301	300	- 0.3%
326	318	- 2.5%	50	47	- 6.0%
7,047	6,920	- 1.8%	351	347	- 1.1%

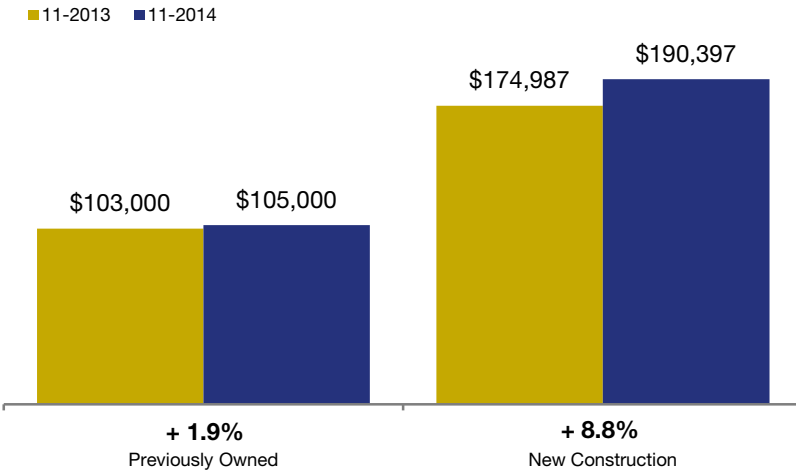
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Median Sales Price

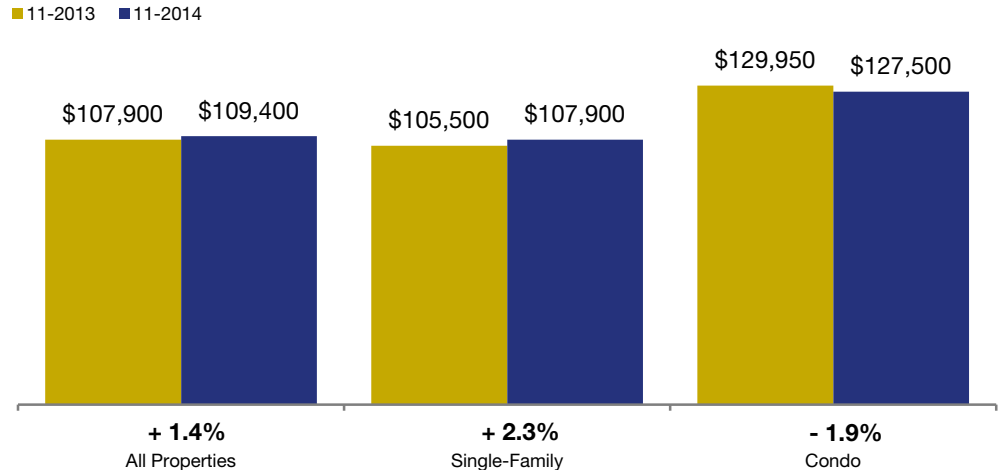
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



By Construction Type	All Properties			Single-Family			Condo		
	11-2013	11-2014	Change	11-2013	11-2014	Change	11-2013	11-2014	Change
Previously Owned	\$103,000	\$105,000	+ 1.9%	\$101,900	\$104,000	+ 2.1%	\$123,000	\$119,250	- 3.0%
New Construction	\$174,987	\$190,397	+ 8.8%	\$175,316	\$189,900	+ 8.3%	\$171,872	\$215,433	+ 25.3%
All Construction Types	\$107,900	\$109,400	+ 1.4%	\$105,500	\$107,900	+ 2.3%	\$129,950	\$127,500	- 1.9%

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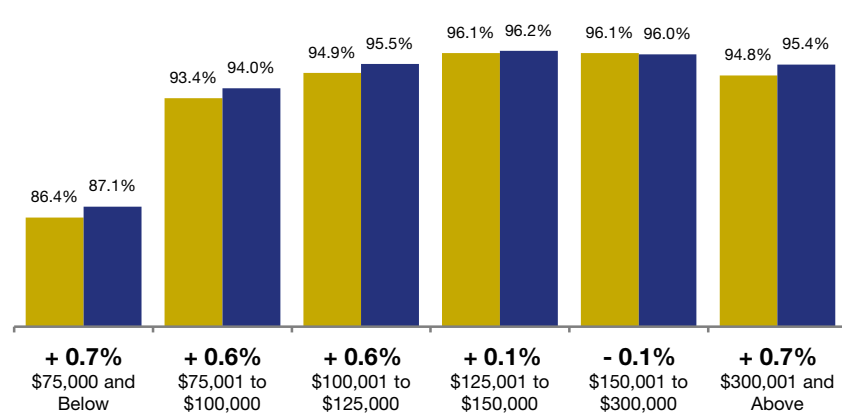
Percent of Original List Price Received



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.**

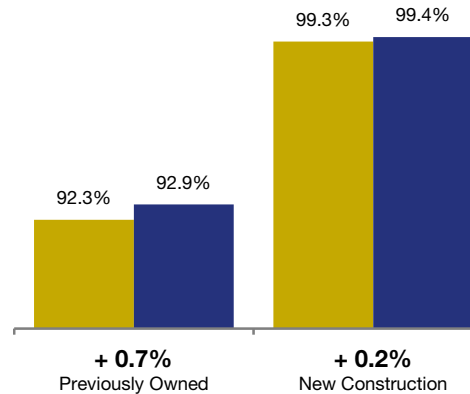
By Price Range

■ 11-2013 ■ 11-2014



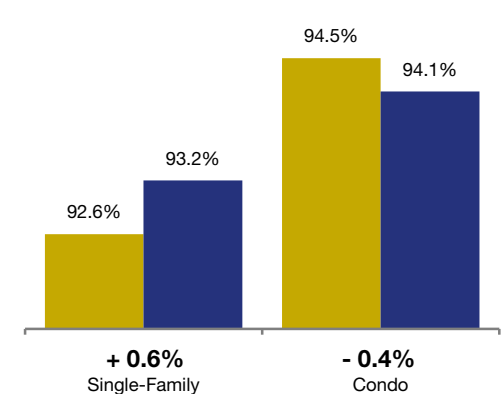
By Construction Type

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$75,000 and Below	86.4%	87.1%	+ 0.7%
\$75,001 to \$100,000	93.4%	94.0%	+ 0.6%
\$100,001 to \$125,000	94.9%	95.5%	+ 0.6%
\$125,001 to \$150,000	96.1%	96.2%	+ 0.1%
\$150,001 to \$300,000	96.1%	96.0%	- 0.1%
\$300,001 and Above	94.8%	95.4%	+ 0.7%
All Price Ranges	92.6%	93.2%	+ 0.6%

Single-Family

11-2013	11-2014	Change
86.4%	87.0%	+ 0.7%
93.4%	94.1%	+ 0.7%
95.0%	95.5%	+ 0.5%
96.1%	96.3%	+ 0.2%
96.1%	96.1%	- 0.0%
94.7%	95.4%	+ 0.7%
92.6%	93.2%	+ 0.6%

Condo

11-2013	11-2014	Change
87.8%	90.3%	+ 2.8%
94.5%	93.3%	- 1.3%
94.2%	95.0%	+ 0.9%
96.3%	95.2%	- 1.1%
96.5%	95.5%	- 1.0%
95.5%	95.7%	+ 0.3%
94.5%	94.1%	- 0.4%

By Construction Type

11-2013	11-2014	Change
92.3%	92.9%	+ 0.7%
99.3%	99.4%	+ 0.2%
92.6%	93.2%	+ 0.6%

11-2013	11-2014	Change
92.2%	92.9%	+ 0.7%
99.1%	99.4%	+ 0.3%
92.6%	93.2%	+ 0.6%

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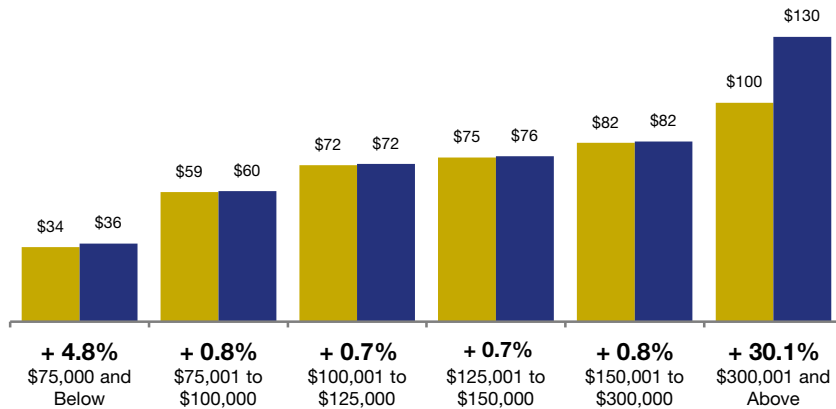
Price Per Square Foot

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



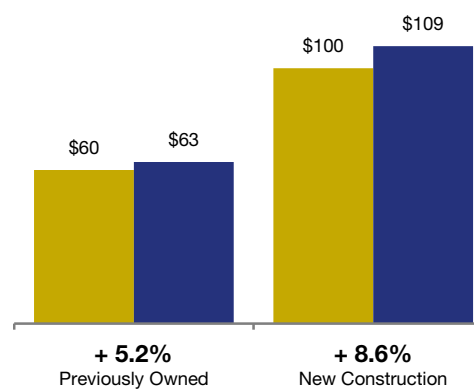
By Price Range

■ 11-2013 ■ 11-2014



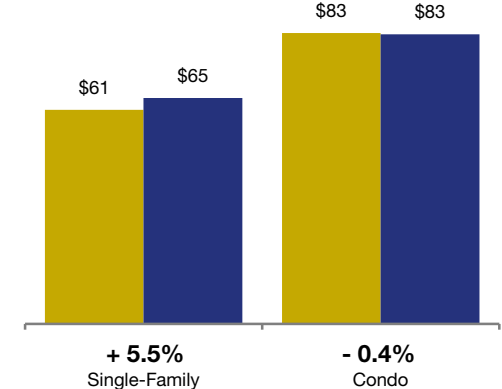
By Construction Type

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$75,000 and Below	\$34	\$36	+ 4.8%
\$75,001 to \$100,000	\$59	\$60	+ 0.8%
\$100,001 to \$125,000	\$72	\$72	+ 0.7%
\$125,001 to \$150,000	\$75	\$76	+ 0.7%
\$150,001 to \$300,000	\$82	\$82	+ 0.8%
\$300,001 and Above	\$100	\$130	+ 30.1%
All Price Ranges	\$62	\$66	+ 5.2%

Single-Family

11-2013	11-2014	Change	11-2013	11-2014	Change
\$34	\$35	+ 4.7%	\$52	\$49	- 4.9%
\$59	\$59	+ 0.2%	\$63	\$72	+ 13.9%
\$71	\$72	+ 0.7%	\$80	\$81	+ 2.0%
\$74	\$75	+ 1.3%	\$86	\$84	- 2.5%
\$80	\$81	+ 0.8%	\$103	\$101	- 1.6%
\$100	\$131	+ 31.3%	\$106	\$119	+ 12.2%
\$61	\$65	+ 5.5%	\$83	\$83	- 0.4%

Condo

By Construction Type	11-2013	11-2014	Change
Previously Owned	\$60	\$63	+ 5.2%
New Construction	\$100	\$109	+ 8.6%
All Construction Types	\$62	\$66	+ 5.2%

11-2013	11-2014	Change	11-2013	11-2014	Change
\$60	\$63	+ 5.6%	\$79	\$77	- 2.2%
\$99	\$107	+ 8.3%	\$110	\$122	+ 10.2%
\$61	\$65	+ 5.5%	\$83	\$83	- 0.4%

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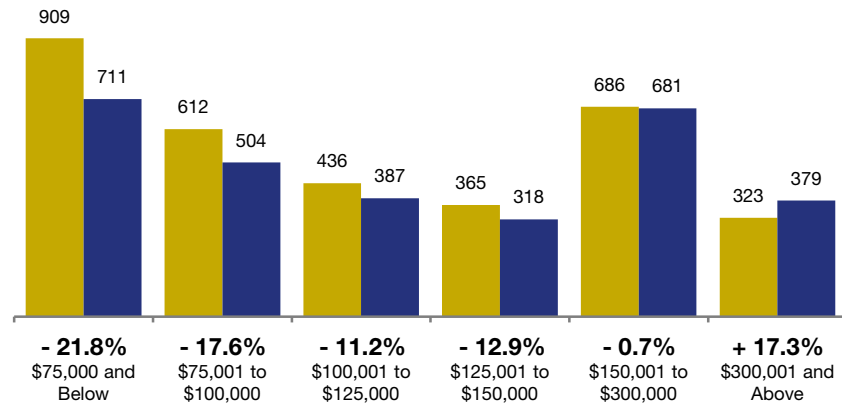
Inventory of Homes for Sale

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



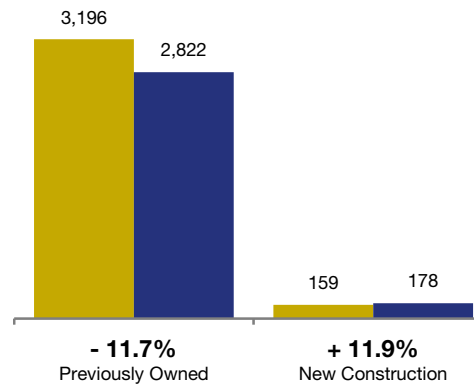
By Price Range

■ 11-2013 ■ 11-2014



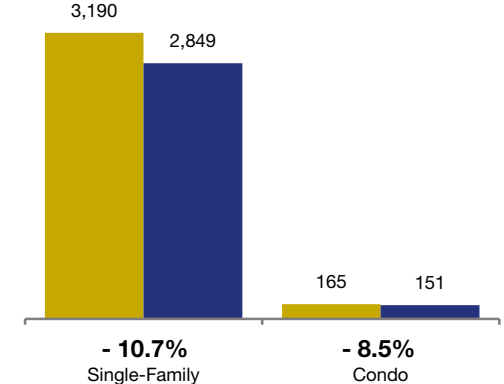
By Construction Type

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$75,000 and Below	909	711	- 21.8%
\$75,001 to \$100,000	612	504	- 17.6%
\$100,001 to \$125,000	436	387	- 11.2%
\$125,001 to \$150,000	365	318	- 12.9%
\$150,001 to \$300,000	686	681	- 0.7%
\$300,001 and Above	323	379	+ 17.3%
All Price Ranges	3,355	3,000	- 10.6%

Single-Family

	11-2013	11-2014	Change
Previously Owned	870	680	- 21.8%
New Construction	159	178	+ 11.9%
All Single-Family	3,190	2,849	- 10.7%

Condo

	11-2013	11-2014	Change
Single-Family	39	31	- 20.5%
Condo	20	19	- 5.0%
All Condo	165	151	- 8.5%

By Construction Type

	11-2013	11-2014	Change
Previously Owned	3,196	2,822	- 11.7%
New Construction	159	178	+ 11.9%
All Construction Types	3,355	3,000	- 10.6%

	11-2013	11-2014	Change
Previously Owned	3,051	2,697	- 11.6%
New Construction	139	152	+ 9.4%
All Single-Family	3,190	2,849	- 10.7%

	11-2013	11-2014	Change
Single-Family	145	125	- 13.8%
Condo	20	26	+ 30.0%
All Condo	165	151	- 8.5%

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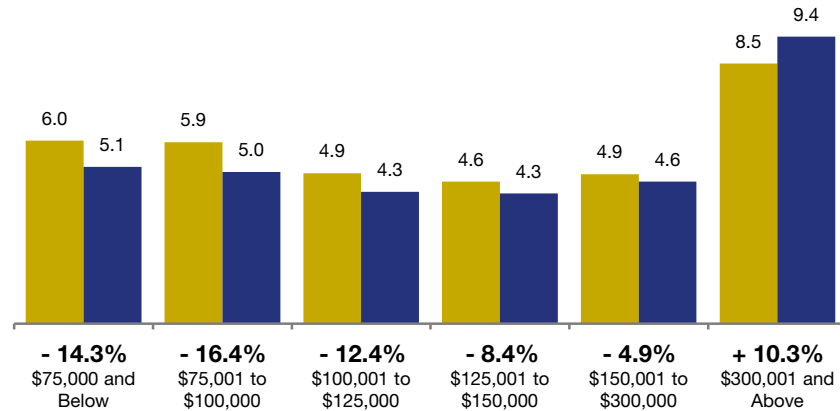
Months Supply of Inventory



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.

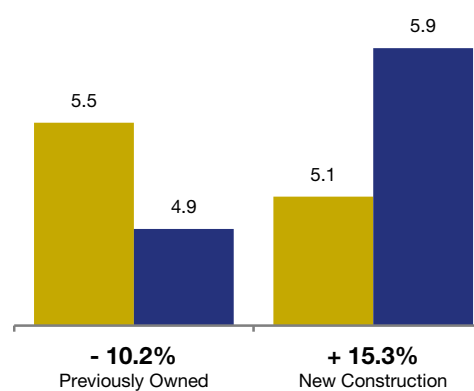
By Price Range

■ 11-2013 ■ 11-2014



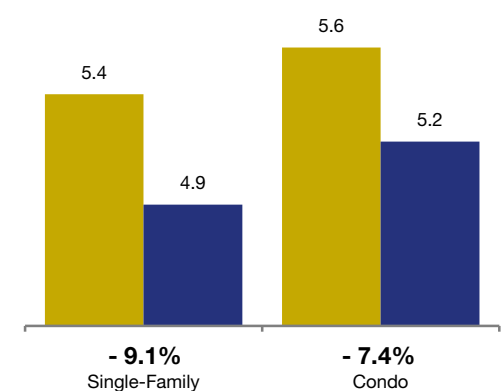
By Construction Type

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$75,000 and Below	6.0	5.1	- 14.3%
\$75,001 to \$100,000	5.9	5.0	- 16.4%
\$100,001 to \$125,000	4.9	4.3	- 12.4%
\$125,001 to \$150,000	4.6	4.3	- 8.4%
\$150,001 to \$300,000	4.9	4.6	- 4.9%
\$300,001 and Above	8.5	9.4	+ 10.3%
All Price Ranges	5.4	5.0	- 7.4%

Single-Family

	11-2013	11-2014	Change
Single-Family	5.8	5.1	- 13.1%
Single-Family	6.0	5.0	- 17.0%
Single-Family	4.9	4.3	- 11.9%
Single-Family	4.6	4.1	- 10.6%
Single-Family	4.9	4.6	- 5.9%
Single-Family	8.6	9.6	+ 11.4%
All Single-Family	5.4	4.9	- 9.1%

Condo

	11-2013	11-2014	Change
Condo	13.0	6.9	- 47.0%
Condo	4.6	4.7	+ 0.8%
Condo	4.9	3.5	- 28.6%
Condo	5.2	6.6	+ 26.5%
Condo	4.0	4.6	+ 13.8%
Condo	6.6	5.3	- 19.1%
All Condo	5.6	5.2	- 7.4%

By Construction Type

	11-2013	11-2014	Change
Previously Owned	5.5	4.9	- 10.2%
New Construction	5.1	5.9	+ 15.3%
All Construction Types	5.4	5.0	- 7.4%

	11-2013	11-2014	Change
Single-Family	5.4	4.9	- 10.0%
Single-Family	5.1	5.7	+ 12.1%
All Single-Family	5.4	4.9	- 9.1%
Condo	5.8	5.0	- 13.5%
Condo	4.4	6.1	+ 38.3%
All Condo	5.6	5.2	- 7.4%

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