

# Housing Supply Overview

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



## January 2015

The prevailing trend for 2015 still appears to be more sales and rising prices – not of the headline-grabbing variety but enough to keep the wider economy bullish on housing. With improved inventory, things will only get better. For the 12-month period spanning February 2014 through January 2015, Closed Sales in the Fort Wayne region were down 1.0 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 7.8 percent.

The overall Median Sales Price was up 3.7 percent to \$111,000. The property type with the largest price gain was the Single-Family segment, where prices increased 4.8 percent to \$110,000. The overall Percent of Original List Price Received at Sale was up 0.7 percent to 93.3.

Market-wide, inventory levels were down 12.5 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it remained flat. That amounts to 4.3 months supply for Single-Family homes and 5.0 months supply for Condos.

## Quick Facts

**+ 7.8%**

Price Range with  
Strongest Closed Sales:

**\$150,001 to \$300,000**

**- 1.0%**

Construction Status with  
Strongest Closed Sales:

**Previously Owned**

**+ 8.7%**

Property Type with  
Strongest Closed Sales:

**Condo**

Closed Sales	2
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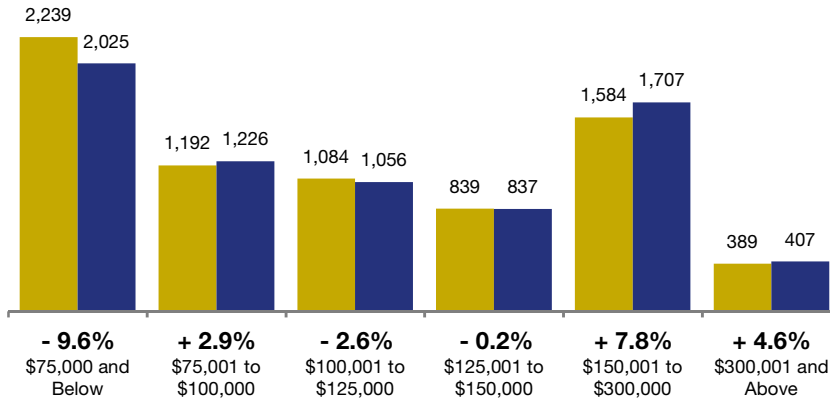
# Closed Sales

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



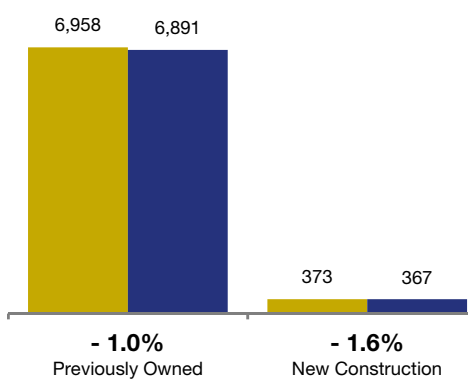
## By Price Range

■ 1-2014 ■ 1-2015



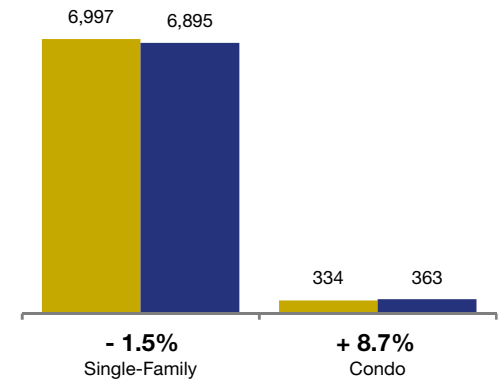
## By Construction Type

■ 1-2014 ■ 1-2015



## By Property Type

■ 1-2014 ■ 1-2015



## All Properties

### By Price Range

	1-2014	1-2015	Change
\$75,000 and Below	2,239	2,025	- 9.6%
\$75,001 to \$100,000	1,192	1,226	+ 2.9%
\$100,001 to \$125,000	1,084	1,056	- 2.6%
\$125,001 to \$150,000	839	837	- 0.2%
\$150,001 to \$300,000	1,584	1,707	+ 7.8%
\$300,001 and Above	389	407	+ 4.6%
<b>All Price Ranges</b>	<b>7,331</b>	<b>7,258</b>	<b>- 1.0%</b>

## Single-Family

	1-2014	1-2015	Change
\$75,000 and Below	2,195	1,958	- 10.8%
\$75,001 to \$100,000	1,140	1,175	+ 3.1%
\$100,001 to \$125,000	1,024	1,001	- 2.2%
\$125,001 to \$150,000	776	786	+ 1.3%
\$150,001 to \$300,000	1,493	1,590	+ 6.5%
\$300,001 and Above	365	385	+ 5.5%
<b>All Price Ranges</b>	<b>6,997</b>	<b>6,895</b>	<b>- 1.5%</b>

## Condo

	1-2014	1-2015	Change
\$75,000 and Below	44	67	+ 52.3%
\$75,001 to \$100,000	52	51	- 1.9%
\$100,001 to \$125,000	60	55	- 8.3%
\$125,001 to \$150,000	63	51	- 19.0%
\$150,001 to \$300,000	91	117	+ 28.6%
\$300,001 and Above	24	22	- 8.3%
<b>All Price Ranges</b>	<b>334</b>	<b>363</b>	<b>+ 8.7%</b>

### By Construction Type

	1-2014	1-2015	Change
Previously Owned	6,958	6,891	- 1.0%
New Construction	373	367	- 1.6%
<b>All Construction Types</b>	<b>7,331</b>	<b>7,258</b>	<b>- 1.0%</b>

	1-2014	1-2015	Change
Previously Owned	6,665	6,586	- 1.2%
New Construction	332	309	- 6.9%
<b>All Construction Types</b>	<b>6,997</b>	<b>6,895</b>	<b>- 1.5%</b>

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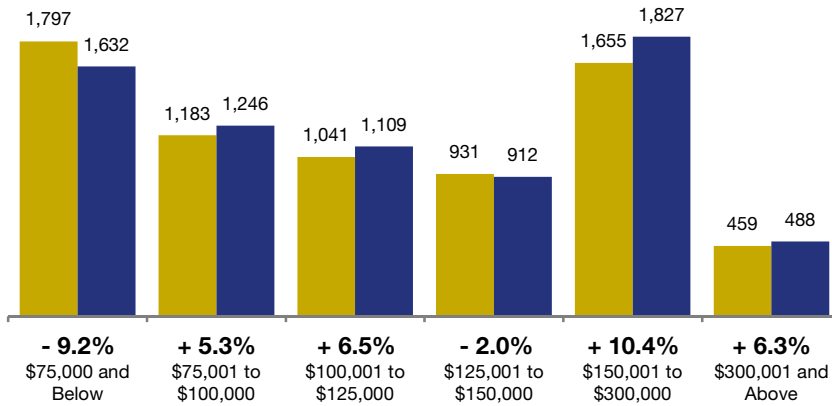
# Pending Sales

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



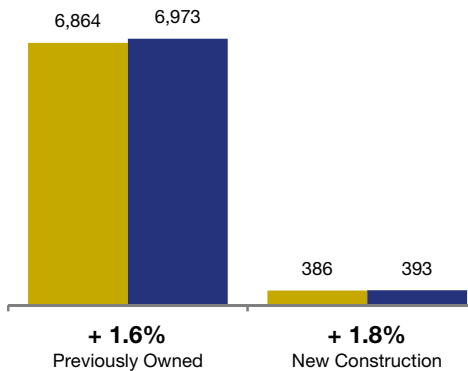
## By Price Range

■ 1-2014 ■ 1-2015



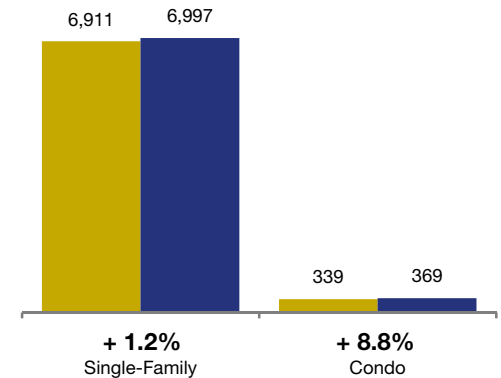
## By Construction Type

■ 1-2014 ■ 1-2015



## By Property Type

■ 1-2014 ■ 1-2015



## All Properties

### By Price Range

	1-2014	1-2015	Change
\$75,000 and Below	1,797	1,632	- 9.2%
\$75,001 to \$100,000	1,183	1,246	+ 5.3%
\$100,001 to \$125,000	1,041	1,109	+ 6.5%
\$125,001 to \$150,000	931	912	- 2.0%
\$150,001 to \$300,000	1,655	1,827	+ 10.4%
\$300,001 and Above	459	488	+ 6.3%
<b>All Price Ranges</b>	<b>7,250</b>	<b>7,366</b>	<b>+ 1.6%</b>

## Single-Family

	1-2014	1-2015	Change
\$75,000 and Below	1,764	1,576	- 10.7%
\$75,001 to \$100,000	1,134	1,201	+ 5.9%
\$100,001 to \$125,000	987	1,056	+ 7.0%
\$125,001 to \$150,000	863	852	- 1.3%
\$150,001 to \$300,000	1,557	1,703	+ 9.4%
\$300,001 and Above	426	459	+ 7.7%
<b>All Price Ranges</b>	<b>6,911</b>	<b>6,997</b>	<b>+ 1.2%</b>

## Condo

	1-2014	1-2015	Change
\$75,000 and Below	33	56	+ 69.7%
\$75,001 to \$100,000	49	45	- 8.2%
\$100,001 to \$125,000	54	53	- 1.9%
\$125,001 to \$150,000	68	60	- 11.8%
\$150,001 to \$300,000	98	124	+ 26.5%
\$300,001 and Above	33	29	- 12.1%
<b>All Price Ranges</b>	<b>339</b>	<b>369</b>	<b>+ 8.8%</b>

### By Construction Type

	1-2014	1-2015	Change
Previously Owned	6,864	6,973	+ 1.6%
New Construction	386	393	+ 1.8%
<b>All Construction Types</b>	<b>7,250</b>	<b>7,366</b>	<b>+ 1.6%</b>

	1-2014	1-2015	Change
Previously Owned	6,569	6,661	+ 1.4%
New Construction	342	336	- 1.8%
<b>All Construction Types</b>	<b>6,911</b>	<b>6,997</b>	<b>+ 1.2%</b>

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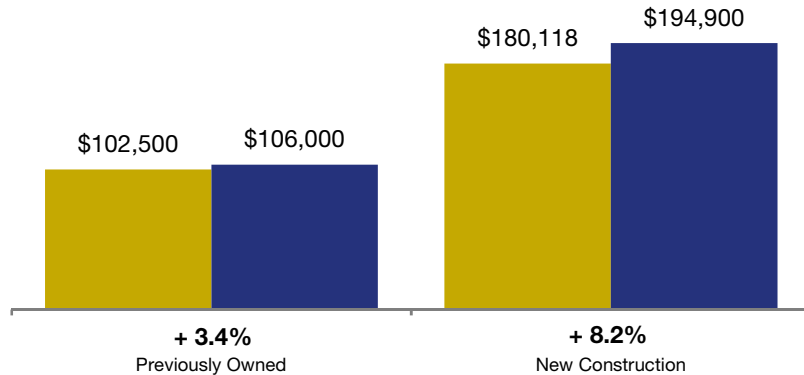
# Median Sales Price

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



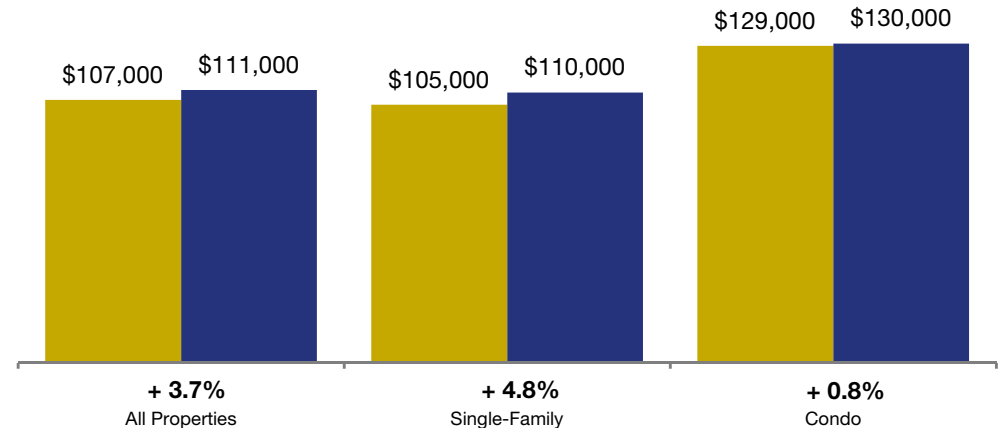
## By Construction Type

■ 1-2014 ■ 1-2015



## By Property Type

■ 1-2014 ■ 1-2015



	All Properties			Single-Family			Condo		
By Construction Type	1-2014	1-2015	Change	1-2014	1-2015	Change	1-2014	1-2015	Change
Previously Owned	\$102,500	\$106,000	+ 3.4%	\$100,850	\$105,000	+ 4.1%	\$122,000	\$120,000	- 1.6%
New Construction	\$180,118	\$194,900	+ 8.2%	\$180,009	\$194,388	+ 8.0%	\$180,575	\$196,414	+ 8.8%
<b>All Construction Types</b>	<b>\$107,000</b>	<b>\$111,000</b>	<b>+ 3.7%</b>	<b>\$105,000</b>	<b>\$110,000</b>	<b>+ 4.8%</b>	<b>\$129,000</b>	<b>\$130,000</b>	<b>+ 0.8%</b>

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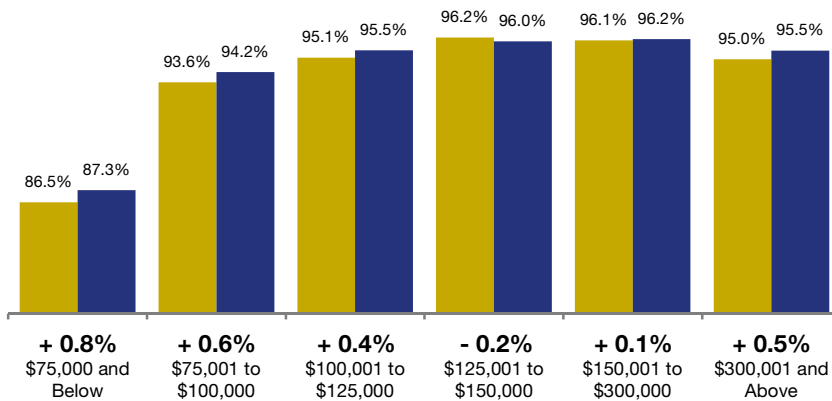
# Percent of Original List Price Received



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.**

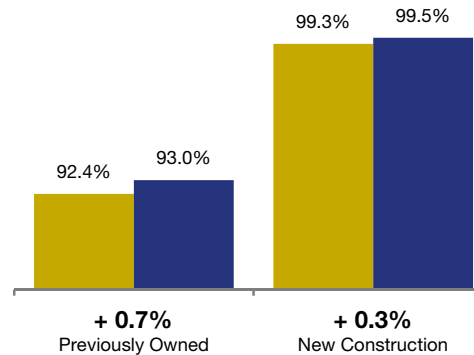
## By Price Range

■ 1-2014 ■ 1-2015



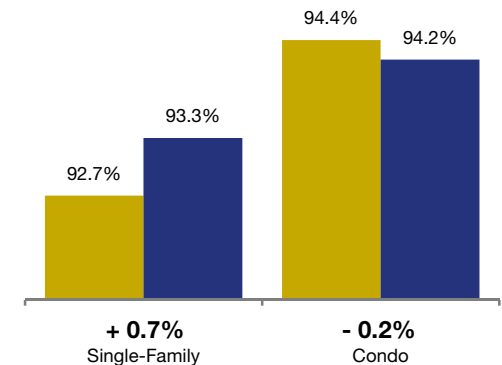
## By Construction Type

■ 1-2014 ■ 1-2015



## By Property Type

■ 1-2014 ■ 1-2015



## All Properties

### By Price Range

	1-2014	1-2015	Change
\$75,000 and Below	86.5%	87.3%	+ 0.8%
\$75,001 to \$100,000	93.6%	94.2%	+ 0.6%
\$100,001 to \$125,000	95.1%	95.5%	+ 0.4%
\$125,001 to \$150,000	96.2%	96.0%	- 0.2%
\$150,001 to \$300,000	96.1%	96.2%	+ 0.1%
\$300,001 and Above	95.0%	95.5%	+ 0.5%
<b>All Price Ranges</b>	<b>92.7%</b>	<b>93.3%</b>	<b>+ 0.7%</b>

## Single-Family

	1-2014	1-2015	Change
\$75,000 and Below	86.5%	87.2%	+ 0.8%
\$75,001 to \$100,000	93.6%	94.2%	+ 0.7%
\$100,001 to \$125,000	95.1%	95.5%	+ 0.4%
\$125,001 to \$150,000	96.2%	96.1%	- 0.1%
\$150,001 to \$300,000	96.1%	96.2%	+ 0.1%
\$300,001 and Above	95.0%	95.5%	+ 0.5%
<b>All Price Ranges</b>	<b>92.7%</b>	<b>93.3%</b>	<b>+ 0.7%</b>

## Condo

	1-2014	1-2015	Change
\$75,000 and Below	88.9%	89.4%	+ 0.6%
\$75,001 to \$100,000	93.7%	93.6%	- 0.1%
\$100,001 to \$125,000	93.8%	95.3%	+ 1.6%
\$125,001 to \$150,000	96.5%	95.1%	- 1.5%
\$150,001 to \$300,000	96.2%	95.9%	- 0.3%
\$300,001 and Above	95.0%	95.5%	+ 0.6%
<b>All Price Ranges</b>	<b>94.4%</b>	<b>94.2%</b>	<b>- 0.2%</b>

### By Construction Type

	1-2014	1-2015	Change
Previously Owned	92.4%	93.0%	+ 0.7%
New Construction	99.3%	99.5%	+ 0.3%
<b>All Construction Types</b>	<b>92.7%</b>	<b>93.3%</b>	<b>+ 0.7%</b>

	1-2014	1-2015	Change
Previously Owned	92.3%	93.0%	+ 0.7%
New Construction	99.1%	99.5%	+ 0.4%
<b>All Construction Types</b>	<b>92.7%</b>	<b>93.3%</b>	<b>+ 0.7%</b>

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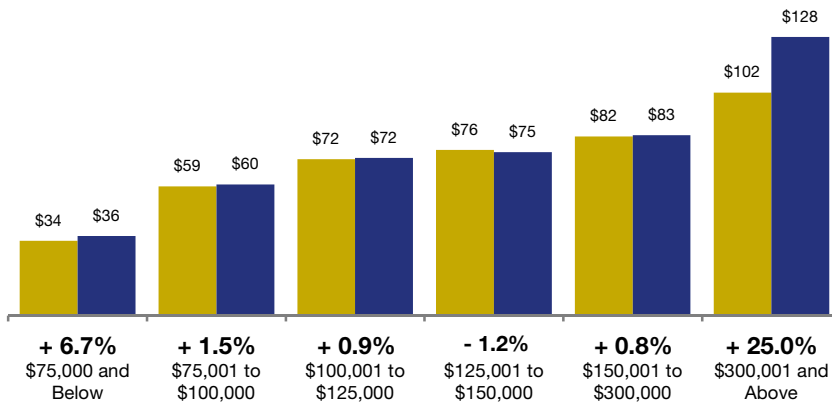
# Price Per Square Foot

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



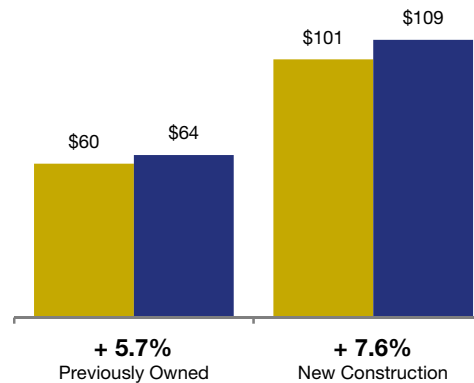
## By Price Range

■ 1-2014 ■ 1-2015



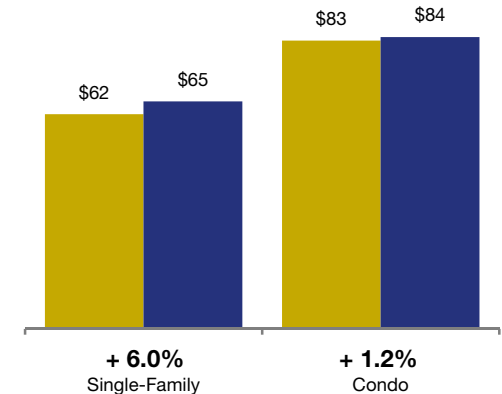
## By Construction Type

■ 1-2014 ■ 1-2015



## By Property Type

■ 1-2014 ■ 1-2015



## All Properties

### By Price Range

	1-2014	1-2015	Change
\$75,000 and Below	\$34	\$36	+ 6.7%
\$75,001 to \$100,000	\$59	\$60	+ 1.5%
\$100,001 to \$125,000	\$72	\$72	+ 0.9%
\$125,001 to \$150,000	\$76	\$75	- 1.2%
\$150,001 to \$300,000	\$82	\$83	+ 0.8%
\$300,001 and Above	\$102	\$128	+ 25.0%
<b>All Price Ranges</b>	<b>\$62</b>	<b>\$66</b>	<b>+ 5.8%</b>

## Single-Family

	1-2014	1-2015	Change
\$75,000 and Below	\$34	\$36	+ 6.5%
\$75,001 to \$100,000	\$59	\$60	+ 1.2%
\$100,001 to \$125,000	\$71	\$72	+ 0.7%
\$125,001 to \$150,000	\$75	\$74	- 0.8%
\$150,001 to \$300,000	\$81	\$81	+ 0.5%
\$300,001 and Above	\$102	\$128	+ 25.9%
<b>All Price Ranges</b>	<b>\$62</b>	<b>\$65</b>	<b>+ 6.0%</b>

## Condo

	1-2014	1-2015	Change
\$75,000 and Below	\$52	\$50	- 3.6%
\$75,001 to \$100,000	\$65	\$71	+ 9.0%
\$100,001 to \$125,000	\$79	\$83	+ 4.9%
\$125,001 to \$150,000	\$86	\$83	- 3.1%
\$150,001 to \$300,000	\$102	\$103	+ 1.3%
\$300,001 and Above	\$106	\$117	+ 10.0%
<b>All Price Ranges</b>	<b>\$83</b>	<b>\$84</b>	<b>+ 1.2%</b>

### By Construction Type

	1-2014	1-2015	Change
Previously Owned	\$60	\$64	+ 5.7%
New Construction	\$101	\$109	+ 7.6%
<b>All Construction Types</b>	<b>\$62</b>	<b>\$66</b>	<b>+ 5.8%</b>

	1-2014	1-2015	Change
Previously Owned	\$60	\$63	+ 6.1%
New Construction	\$100	\$107	+ 6.8%
<b>All Construction Types</b>	<b>\$62</b>	<b>\$65</b>	<b>+ 6.0%</b>

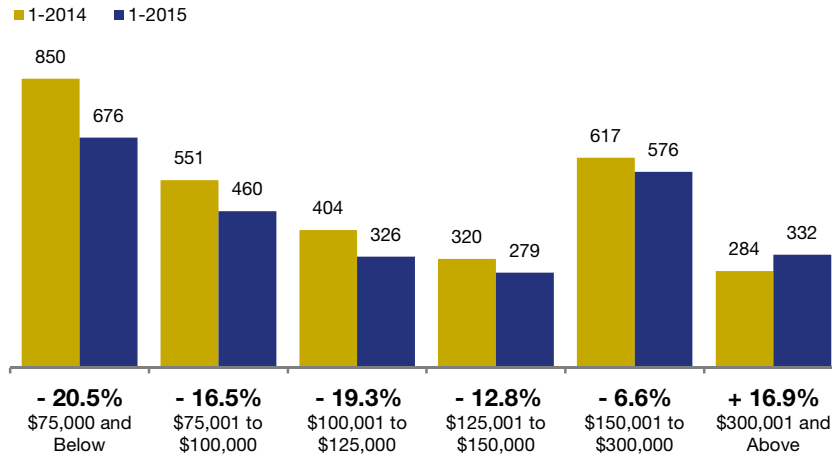
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# Inventory of Homes for Sale

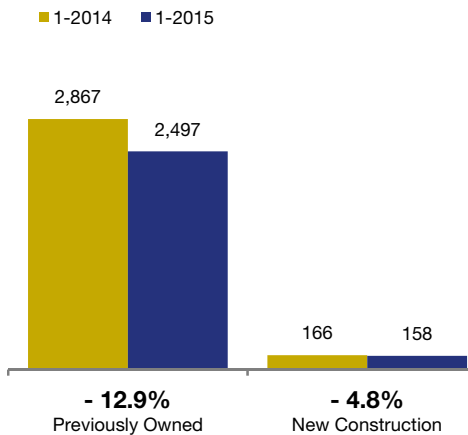
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



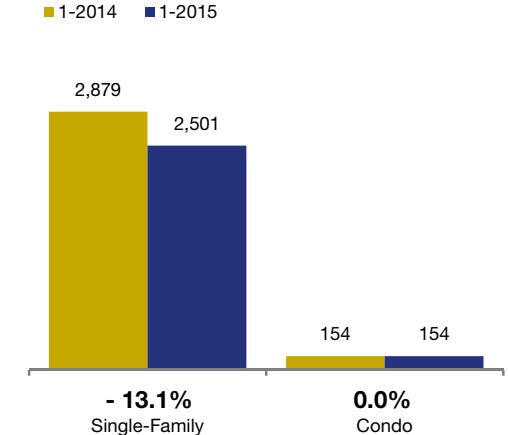
## By Price Range



## By Construction Type



## By Property Type



### All Properties

By Price Range	1-2014	1-2015	Change
\$75,000 and Below	850	676	- 20.5%
\$75,001 to \$100,000	551	460	- 16.5%
\$100,001 to \$125,000	404	326	- 19.3%
\$125,001 to \$150,000	320	279	- 12.8%
\$150,001 to \$300,000	617	576	- 6.6%
\$300,001 and Above	284	332	+ 16.9%
<b>All Price Ranges</b>	<b>3,033</b>	<b>2,655</b>	<b>- 12.5%</b>

### Single-Family

	1-2014	1-2015	Change	1-2014	1-2015	Change
	814	646	- 20.6%	36	30	- 16.7%
	529	439	- 17.0%	22	21	- 4.5%
	380	310	- 18.4%	24	16	- 33.3%
	299	252	- 15.7%	21	27	+ 28.6%
	583	532	- 8.7%	34	44	+ 29.4%
	268	316	+ 17.9%	16	16	0.0%
	<b>2,879</b>	<b>2,501</b>	<b>- 13.1%</b>	<b>154</b>	<b>154</b>	<b>0.0%</b>

### Condo

By Construction Type	1-2014	1-2015	Change
Previously Owned	2,867	2,497	- 12.9%
New Construction	166	158	- 4.8%
<b>All Construction Types</b>	<b>3,033</b>	<b>2,655</b>	<b>- 12.5%</b>

	1-2014	1-2015	Change	1-2014	1-2015	Change
	2,739	2,373	- 13.4%	128	124	- 3.1%
	140	128	- 8.6%	26	30	+ 15.4%
	<b>2,879</b>	<b>2,501</b>	<b>- 13.1%</b>	<b>154</b>	<b>154</b>	<b>0.0%</b>

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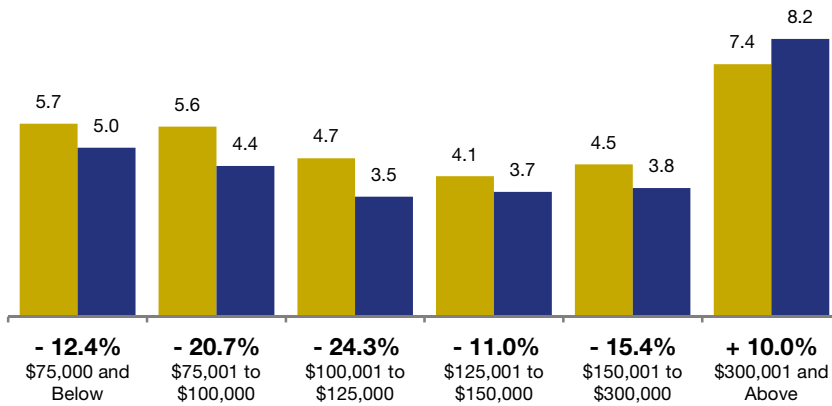
# Months Supply of Inventory

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.



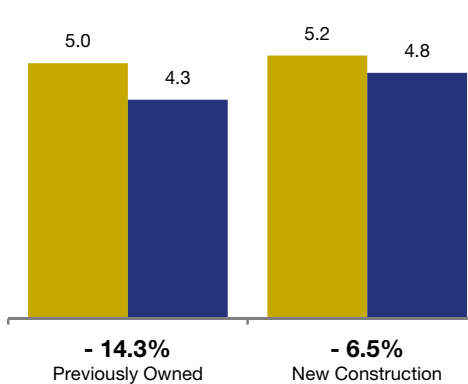
## By Price Range

■ 1-2014 ■ 1-2015



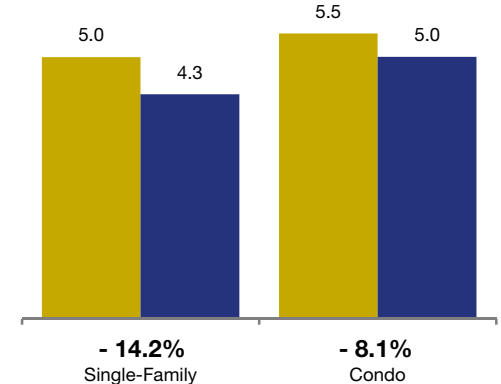
## By Construction Type

■ 1-2014 ■ 1-2015



## By Property Type

■ 1-2014 ■ 1-2015



## All Properties

### By Price Range

	1-2014	1-2015	Change
\$75,000 and Below	5.7	5.0	- 12.4%
\$75,001 to \$100,000	5.6	4.4	- 20.7%
\$100,001 to \$125,000	4.7	3.5	- 24.3%
\$125,001 to \$150,000	4.1	3.7	- 11.0%
\$150,001 to \$300,000	4.5	3.8	- 15.4%
\$300,001 and Above	7.4	8.2	+ 10.0%
<b>All Price Ranges</b>	<b>5.0</b>	<b>4.3</b>	<b>- 14.0%</b>

## Single-Family

	1-2014	1-2015	Change
\$75,000 and Below	5.5	4.9	- 11.2%
\$75,001 to \$100,000	5.6	4.4	- 21.6%
\$100,001 to \$125,000	4.6	3.5	- 23.8%
\$125,001 to \$150,000	4.2	3.5	- 14.6%
\$150,001 to \$300,000	4.5	3.7	- 16.6%
\$300,001 and Above	7.5	8.3	+ 9.4%
<b>All Price Ranges</b>	<b>5.0</b>	<b>4.3</b>	<b>- 14.2%</b>

## Condo

	1-2014	1-2015	Change
\$75,000 and Below	13.1	6.4	- 50.9%
\$75,001 to \$100,000	5.4	5.1	- 4.7%
\$100,001 to \$125,000	5.3	3.0	- 43.4%
\$125,001 to \$150,000	3.7	5.4	+ 45.7%
\$150,001 to \$300,000	4.2	4.3	+ 2.3%
\$300,001 and Above	5.8	5.5	- 5.2%
<b>All Price Ranges</b>	<b>5.5</b>	<b>5.0</b>	<b>- 8.1%</b>

### By Construction Type

	1-2014	1-2015	Change
Previously Owned	5.0	4.3	- 14.3%
New Construction	5.2	4.8	- 6.5%
<b>All Construction Types</b>	<b>5.0</b>	<b>4.3</b>	<b>- 14.0%</b>

	1-2014	1-2015	Change
Previously Owned	5.0	4.3	- 14.6%
New Construction	4.9	4.6	- 6.9%
<b>All Construction Types</b>	<b>5.0</b>	<b>4.3</b>	<b>- 14.2%</b>

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.