

Housing Supply Overview

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



February 2015

This is the year, folks. We should all be watching for more inventory compared to last year at various price segments to give hungry buyers something more to bite on. Rates are expected to remain low enough to be easy prey. For the 12-month period spanning March 2014 through February 2015, Closed Sales in the Fort Wayne region were down 0.2 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 8.8 percent.

The overall Median Sales Price was up 3.9 percent to \$111,950. The property type with the largest price gain was the Single-Family segment, where prices increased 4.0 percent to \$110,000. The overall Percent of Original List Price Received at Sale was up 0.6 percent to 93.4.

Market-wide, inventory levels were down 16.0 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 2.0 percent. That amounts to 4.0 months supply for Single-Family homes and 4.9 months supply for Condos.

Quick Facts

+ 8.8%

Price Range with
Strongest Closed Sales:

\$150,001 to \$300,000

- 0.1%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 7.9%

Property Type with
Strongest Closed Sales:

Condo

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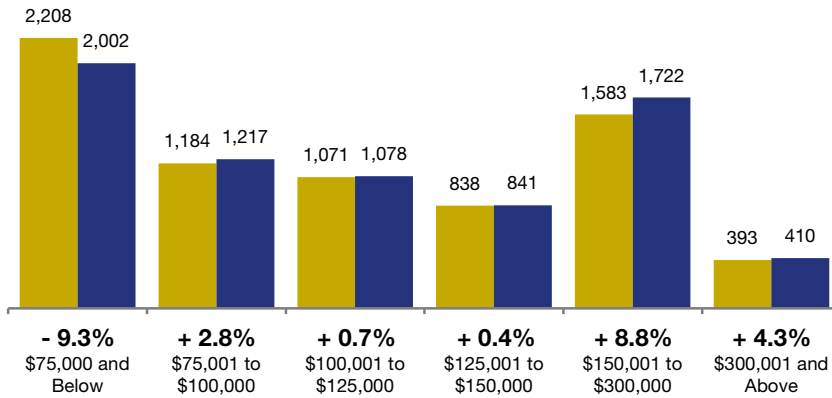
Closed Sales

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



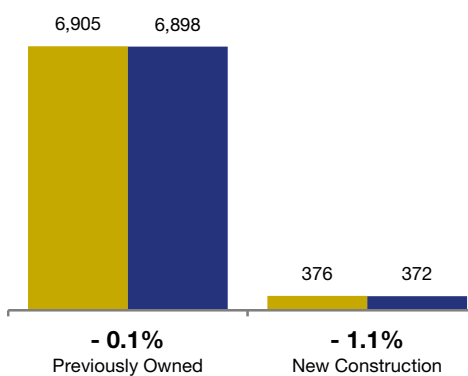
By Price Range

■ 2-2014 ■ 2-2015



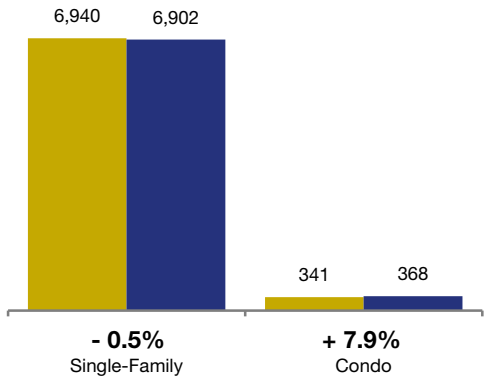
By Construction Type

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$75,000 and Below	2,208	2,002	- 9.3%
\$75,001 to \$100,000	1,184	1,217	+ 2.8%
\$100,001 to \$125,000	1,071	1,078	+ 0.7%
\$125,001 to \$150,000	838	841	+ 0.4%
\$150,001 to \$300,000	1,583	1,722	+ 8.8%
\$300,001 and Above	393	410	+ 4.3%
All Price Ranges	7,281	7,270	- 0.2%

Single-Family

	2-2014	2-2015	Change
\$75,000 and Below	2,161	1,938	- 10.3%
\$75,001 to \$100,000	1,132	1,167	+ 3.1%
\$100,001 to \$125,000	1,013	1,019	+ 0.6%
\$125,001 to \$150,000	773	791	+ 2.3%
\$150,001 to \$300,000	1,489	1,603	+ 7.7%
\$300,001 and Above	368	384	+ 4.3%
All Price Ranges	6,940	6,902	- 0.5%

Condo

	2-2014	2-2015	Change
\$75,000 and Below	47	64	+ 36.2%
\$75,001 to \$100,000	52	50	- 3.8%
\$100,001 to \$125,000	58	59	+ 1.7%
\$125,001 to \$150,000	65	50	- 23.1%
\$150,001 to \$300,000	94	119	+ 26.6%
\$300,001 and Above	25	26	+ 4.0%
All Price Ranges	341	368	+ 7.9%

By Construction Type

	2-2014	2-2015	Change
Previously Owned	6,905	6,898	- 0.1%
New Construction	376	372	- 1.1%
All Construction Types	7,281	7,270	- 0.2%

	2-2014	2-2015	Change
Previously Owned	6,607	6,590	- 0.3%
New Construction	333	312	- 6.3%
All Construction Types	6,940	6,902	- 0.5%

	2-2014	2-2015	Change
Previously Owned	298	308	+ 3.4%
New Construction	43	60	+ 39.5%
All Construction Types	341	368	+ 7.9%

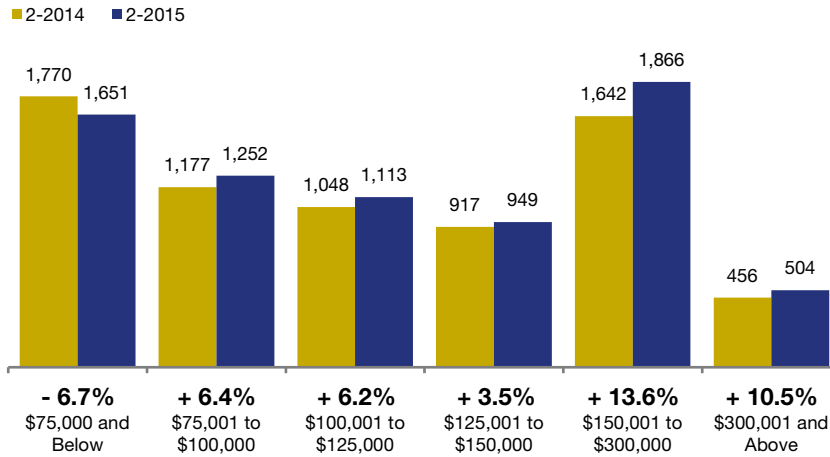
The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes 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

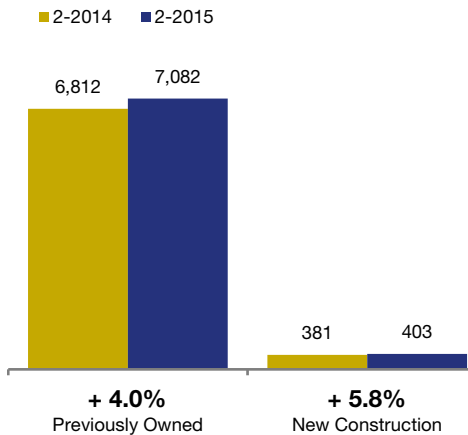
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



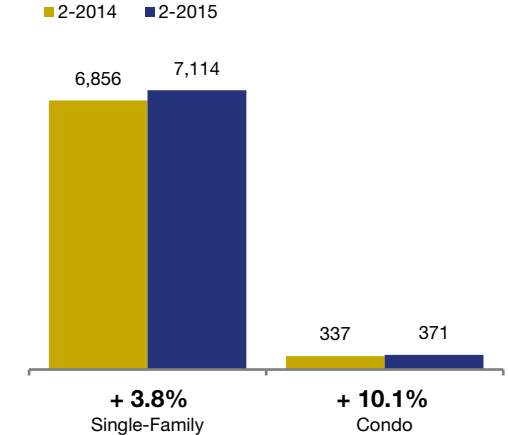
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$75,000 and Below	1,770	1,651	- 6.7%
\$75,001 to \$100,000	1,177	1,252	+ 6.4%
\$100,001 to \$125,000	1,048	1,113	+ 6.2%
\$125,001 to \$150,000	917	949	+ 3.5%
\$150,001 to \$300,000	1,642	1,866	+ 13.6%
\$300,001 and Above	456	504	+ 10.5%
All Price Ranges	7,193	7,485	+ 4.1%

Single-Family

2-2014	2-2015	Change	2-2014	2-2015	Change
1,734	1,598	- 7.8%	36	53	+ 47.2%
1,130	1,205	+ 6.6%	47	47	0.0%
994	1,062	+ 6.8%	54	51	- 5.6%
850	883	+ 3.9%	67	66	- 1.5%
1,543	1,745	+ 13.1%	99	121	+ 22.2%
426	473	+ 11.0%	30	31	+ 3.3%
6,856	7,114	+ 3.8%	337	371	+ 10.1%

Condo

By Construction Type	2-2014	2-2015	Change
Previously Owned	6,812	7,082	+ 4.0%
New Construction	381	403	+ 5.8%
All Construction Types	7,193	7,485	+ 4.1%

2-2014	2-2015	Change	2-2014	2-2015	Change
6,521	6,768	+ 3.8%	291	314	+ 7.9%
335	346	+ 3.3%	46	57	+ 23.9%
6,856	7,114	+ 3.8%	337	371	+ 10.1%

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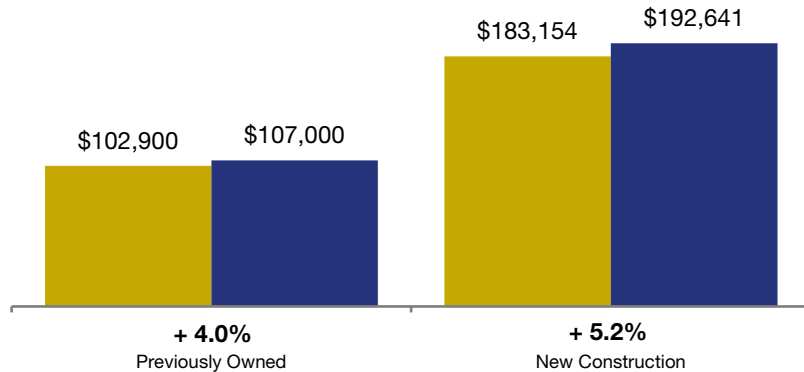
Median Sales Price

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



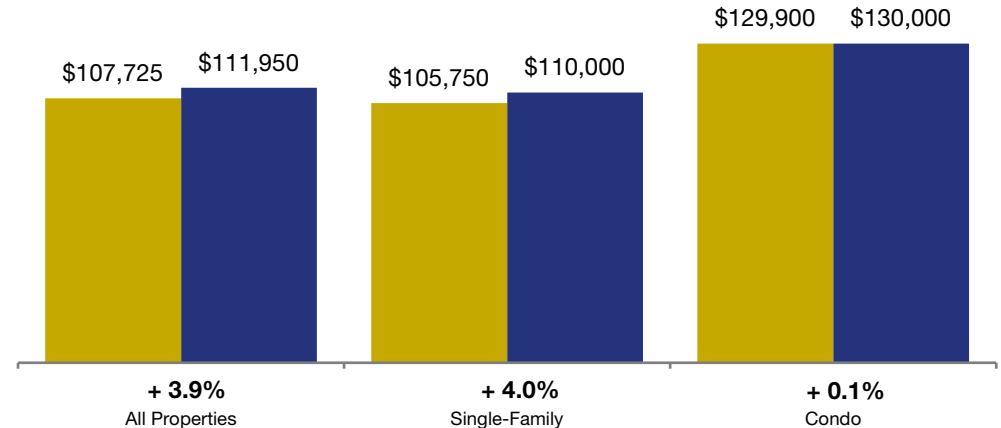
By Construction Type

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



	All Properties			Single-Family			Condo		
By Construction Type	2-2014	2-2015	Change	2-2014	2-2015	Change	2-2014	2-2015	Change
Previously Owned	\$102,900	\$107,000	+ 4.0%	\$101,000	\$106,000	+ 5.0%	\$123,000	\$120,950	- 1.7%
New Construction	\$183,154	\$192,641	+ 5.2%	\$183,107	\$191,328	+ 4.5%	\$192,060	\$199,496	+ 3.9%
All Construction Types	\$107,725	\$111,950	+ 3.9%	\$105,750	\$110,000	+ 4.0%	\$129,900	\$130,000	+ 0.1%

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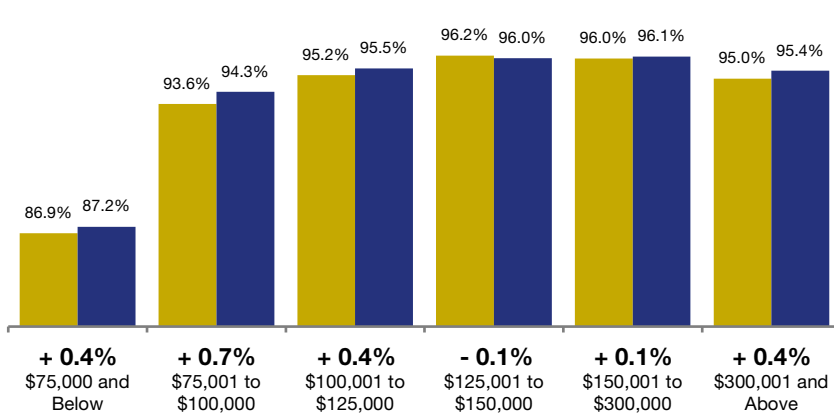
Percent of Original List Price Received



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.**

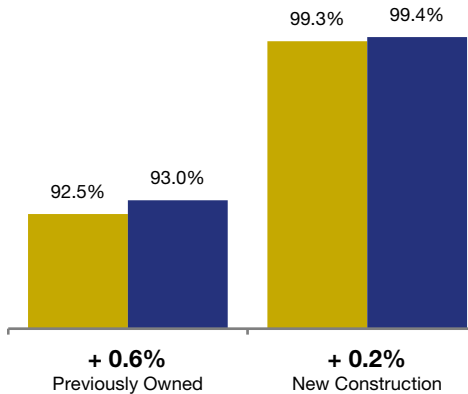
By Price Range

■ 2-2014 ■ 2-2015



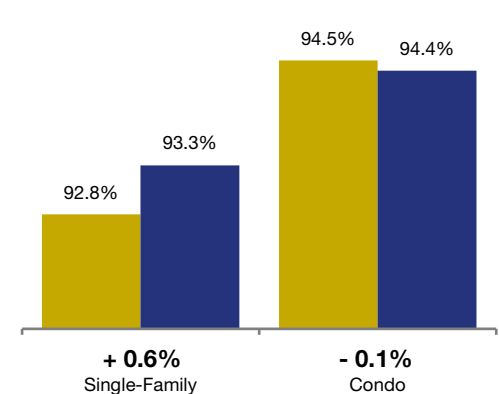
By Construction Type

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$75,000 and Below	86.9%	87.2%	+ 0.4%
\$75,001 to \$100,000	93.6%	94.3%	+ 0.7%
\$100,001 to \$125,000	95.2%	95.5%	+ 0.4%
\$125,001 to \$150,000	96.2%	96.0%	- 0.1%
\$150,001 to \$300,000	96.0%	96.1%	+ 0.1%
\$300,001 and Above	95.0%	95.4%	+ 0.4%
All Price Ranges	92.9%	93.4%	+ 0.6%

Single-Family

	2-2014	2-2015	Change
\$75,000 and Below	86.8%	87.1%	+ 0.4%
\$75,001 to \$100,000	93.6%	94.3%	+ 0.7%
\$100,001 to \$125,000	95.2%	95.5%	+ 0.3%
\$125,001 to \$150,000	96.2%	96.1%	- 0.1%
\$150,001 to \$300,000	96.0%	96.1%	+ 0.1%
\$300,001 and Above	94.9%	95.4%	+ 0.6%
All Price Ranges	92.8%	93.3%	+ 0.6%

Condo

	2-2014	2-2015	Change
\$75,000 and Below	89.0%	89.5%	+ 0.5%
\$75,001 to \$100,000	93.7%	94.1%	+ 0.4%
\$100,001 to \$125,000	94.4%	95.2%	+ 0.8%
\$125,001 to \$150,000	96.4%	95.3%	- 1.2%
\$150,001 to \$300,000	95.8%	96.3%	+ 0.6%
\$300,001 and Above	96.5%	94.4%	- 2.1%
All Price Ranges	94.5%	94.4%	- 0.1%

By Construction Type

	2-2014	2-2015	Change
Previously Owned	92.5%	93.0%	+ 0.6%
New Construction	99.3%	99.4%	+ 0.2%
All Construction Types	92.9%	93.4%	+ 0.6%

	2-2014	2-2015	Change
Previously Owned	92.4%	93.0%	+ 0.6%
New Construction	99.0%	99.4%	+ 0.4%
All Construction Types	92.8%	93.3%	+ 0.6%

	2-2014	2-2015	Change
Previously Owned	93.5%	93.4%	- 0.1%
New Construction	101.2%	99.5%	- 1.7%
All Construction Types	94.5%	94.4%	- 0.1%

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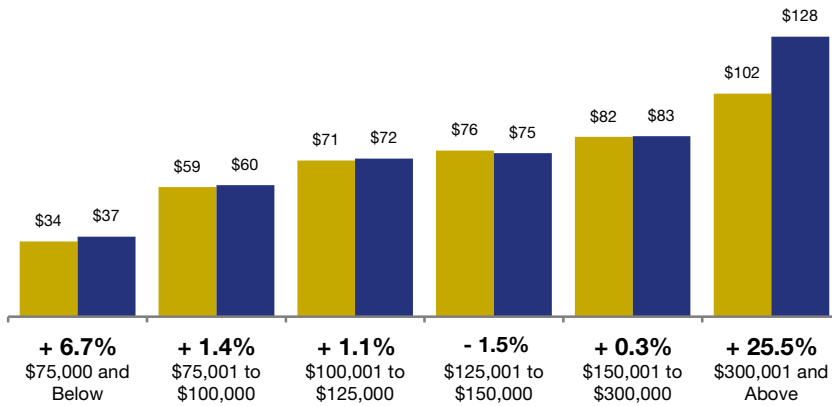
Price Per Square Foot

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



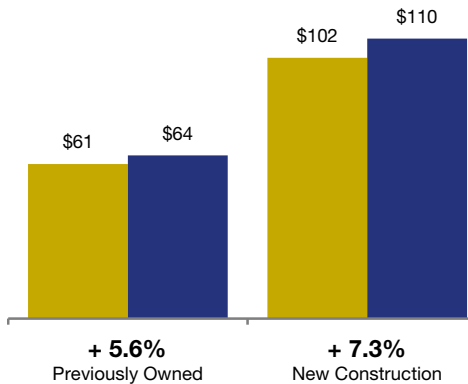
By Price Range

■ 2-2014 ■ 2-2015



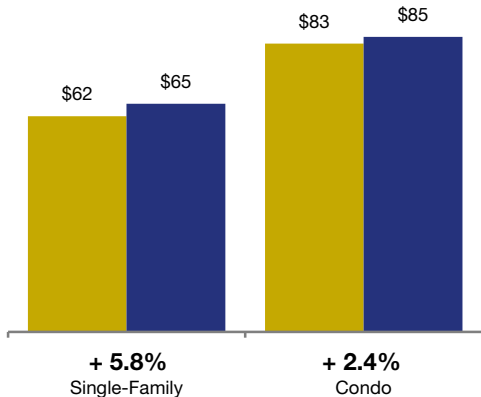
By Construction Type

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$75,000 and Below	\$34	\$37	+ 6.7%
\$75,001 to \$100,000	\$59	\$60	+ 1.4%
\$100,001 to \$125,000	\$71	\$72	+ 1.1%
\$125,001 to \$150,000	\$76	\$75	- 1.5%
\$150,001 to \$300,000	\$82	\$83	+ 0.3%
\$300,001 and Above	\$102	\$128	+ 25.5%
All Price Ranges	\$63	\$66	+ 5.7%

Single-Family

	2-2014	2-2015	Change
\$75,000 and Below	\$34	\$36	+ 6.6%
\$75,001 to \$100,000	\$59	\$60	+ 1.0%
\$100,001 to \$125,000	\$71	\$72	+ 0.9%
\$125,001 to \$150,000	\$75	\$74	- 1.1%
\$150,001 to \$300,000	\$81	\$81	- 0.1%
\$300,001 and Above	\$102	\$129	+ 26.8%
All Price Ranges	\$62	\$65	+ 5.8%

Condo

	2-2014	2-2015	Change
\$75,000 and Below	\$52	\$50	- 3.7%
\$75,001 to \$100,000	\$65	\$71	+ 9.9%
\$100,001 to \$125,000	\$79	\$82	+ 4.2%
\$125,001 to \$150,000	\$85	\$83	- 2.8%
\$150,001 to \$300,000	\$101	\$104	+ 2.3%
\$300,001 and Above	\$109	\$117	+ 7.8%
All Price Ranges	\$83	\$85	+ 2.4%

By Construction Type

	2-2014	2-2015	Change
Previously Owned	\$61	\$64	+ 5.6%
New Construction	\$102	\$110	+ 7.3%
All Construction Types	\$63	\$66	+ 5.7%

	2-2014	2-2015	Change
Previously Owned	\$60	\$63	+ 6.0%
New Construction	\$101	\$108	+ 6.6%
All Construction Types	\$62	\$65	+ 5.8%

	2-2014	2-2015	Change
Previously Owned	\$78	\$77	- 1.1%
New Construction	\$113	\$122	+ 7.6%
All Construction Types	\$83	\$85	+ 2.4%

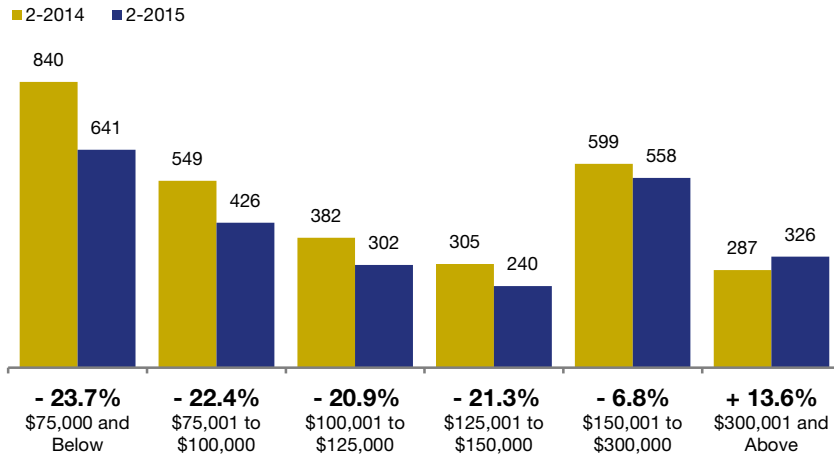
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Inventory of Homes for Sale

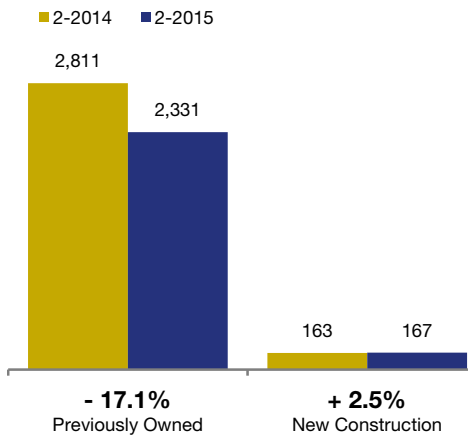
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



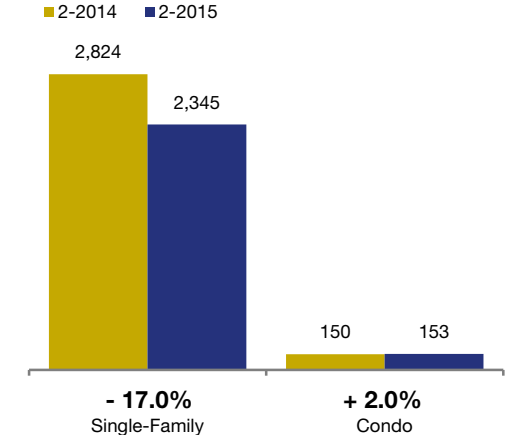
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$75,000 and Below	840	641	- 23.7%
\$75,001 to \$100,000	549	426	- 22.4%
\$100,001 to \$125,000	382	302	- 20.9%
\$125,001 to \$150,000	305	240	- 21.3%
\$150,001 to \$300,000	599	558	- 6.8%
\$300,001 and Above	287	326	+ 13.6%
All Price Ranges	2,974	2,498	- 16.0%

Single-Family

	2-2014	2-2015	Change	2-2014	2-2015	Change
	807	611	- 24.3%	33	30	- 9.1%
	527	407	- 22.8%	22	19	- 13.6%
	360	283	- 21.4%	22	19	- 13.6%
	284	219	- 22.9%	21	21	0.0%
	563	507	- 9.9%	36	51	+ 41.7%
	272	313	+ 15.1%	15	13	- 13.3%
	2,824	2,345	- 17.0%	150	153	+ 2.0%

Condo

By Construction Type	2-2014	2-2015	Change
Previously Owned	2,811	2,331	- 17.1%
New Construction	163	167	+ 2.5%
All Construction Types	2,974	2,498	- 16.0%

	2-2014	2-2015	Change	2-2014	2-2015	Change
	2,687	2,209	- 17.8%	124	122	- 1.6%
	137	136	- 0.7%	26	31	+ 19.2%
	2,824	2,345	- 17.0%	150	153	+ 2.0%

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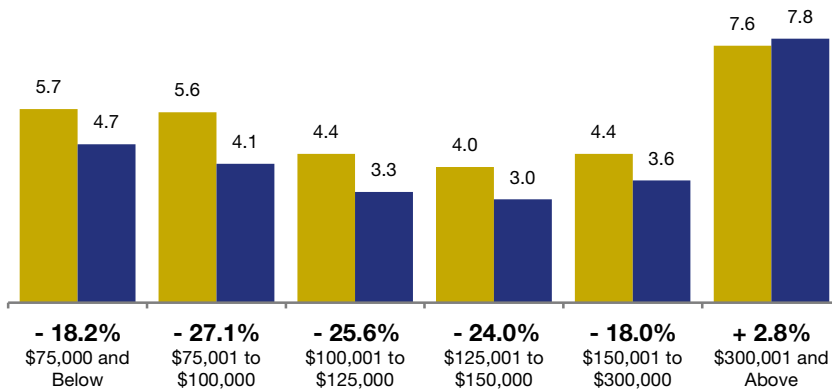
Months Supply of Inventory

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.



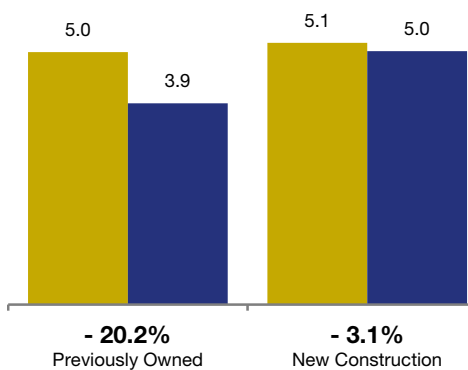
By Price Range

■ 2-2014 ■ 2-2015



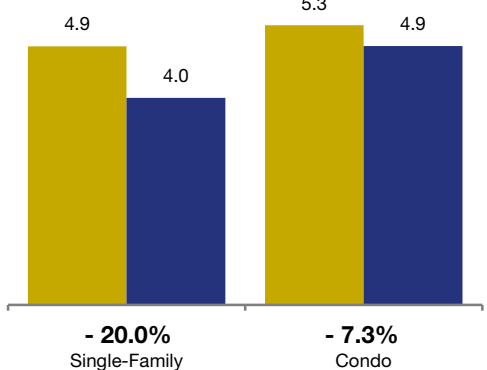
By Construction Type

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$75,000 and Below	5.7	4.7	- 18.2%
\$75,001 to \$100,000	5.6	4.1	- 27.1%
\$100,001 to \$125,000	4.4	3.3	- 25.6%
\$125,001 to \$150,000	4.0	3.0	- 24.0%
\$150,001 to \$300,000	4.4	3.6	- 18.0%
\$300,001 and Above	7.6	7.8	+ 2.8%
All Price Ranges	5.0	4.0	- 20.0%

Single-Family

	2-2014	2-2015	Change
\$75,000 and Below	5.6	4.6	- 17.8%
\$75,001 to \$100,000	5.6	4.1	- 27.6%
\$100,001 to \$125,000	4.3	3.2	- 26.4%
\$125,001 to \$150,000	4.0	3.0	- 25.8%
\$150,001 to \$300,000	4.4	3.5	- 20.4%
\$300,001 and Above	7.7	7.9	+ 3.6%
All Price Ranges	4.9	4.0	- 20.0%

Condo

	2-2014	2-2015	Change
\$75,000 and Below	11.0	6.8	- 38.3%
\$75,001 to \$100,000	5.6	4.4	- 20.8%
\$100,001 to \$125,000	4.9	3.7	- 23.8%
\$125,001 to \$150,000	3.8	3.8	+ 1.5%
\$150,001 to \$300,000	4.4	5.1	+ 15.9%
\$300,001 and Above	6.0	4.2	- 30.1%
All Price Ranges	5.3	4.9	- 7.3%

By Construction Type

	2-2014	2-2015	Change
Previously Owned	5.0	3.9	- 20.2%
New Construction	5.1	5.0	- 3.1%
All Construction Types	5.0	4.0	- 20.0%

	2-2014	2-2015	Change
Previously Owned	4.9	3.9	- 20.8%
New Construction	4.9	4.7	- 3.9%
All Construction Types	4.9	4.0	- 20.0%

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