

# Housing Supply Overview

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



## April 2015

As we journey into the traditional selling season, there is great evidence of bustle. Lenders and REALTORS® are working vigorously to keep up with the demand of eager buyers lining up three deep. Meanwhile, the desire for more inventory continues. For the 12-month period spanning May 2014 through April 2015, Closed Sales in the Fort Wayne region were up 7.1 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 22.3 percent.

The overall Median Sales Price was up 6.9 percent to \$114,400. The property type with the largest price gain was the Single-Family segment, where prices increased 7.5 percent to \$112,900. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 93.6.

Market-wide, inventory levels were down 20.4 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 4.9 percent. That amounts to 3.6 months supply for Single-Family homes and 4.2 months supply for Condos.

## Quick Facts

**+ 22.3%**

Price Range with  
Strongest Closed Sales:

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

**+ 10.4%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 14.3%**

Property Type with  
Strongest Closed Sales:

**Condo**

Closed Sales	2
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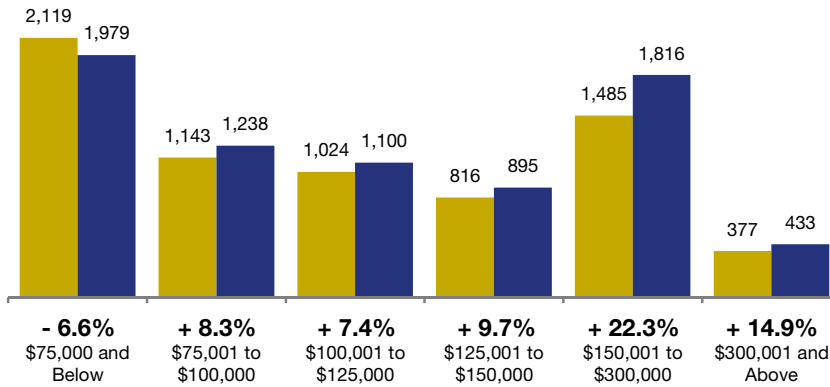
# Closed Sales

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



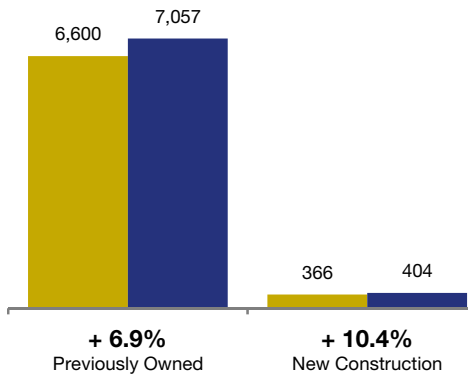
## By Price Range

■ 4-2014 ■ 4-2015



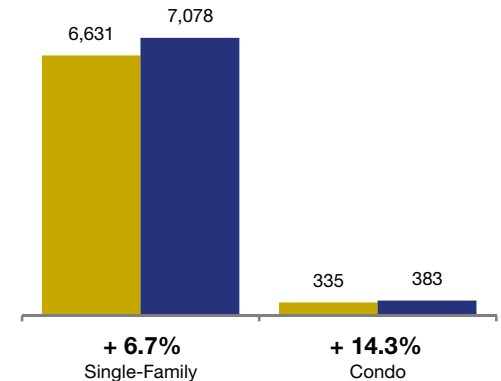
## By Construction Type

■ 4-2014 ■ 4-2015



## By Property Type

■ 4-2014 ■ 4-2015



## All Properties

### By Price Range

	4-2014	4-2015	Change
\$75,000 and Below	2,119	1,979	- 6.6%
\$75,001 to \$100,000	1,143	1,238	+ 8.3%
\$100,001 to \$125,000	1,024	1,100	+ 7.4%
\$125,001 to \$150,000	816	895	+ 9.7%
\$150,001 to \$300,000	1,485	1,816	+ 22.3%
\$300,001 and Above	377	433	+ 14.9%
<b>All Price Ranges</b>	<b>6,966</b>	<b>7,461</b>	<b>+ 7.1%</b>

## Single-Family

	4-2014	4-2015	Change
\$75,000 and Below	2,078	1,918	- 7.7%
\$75,001 to \$100,000	1,092	1,192	+ 9.2%
\$100,001 to \$125,000	968	1,036	+ 7.0%
\$125,001 to \$150,000	754	832	+ 10.3%
\$150,001 to \$300,000	1,380	1,694	+ 22.8%
\$300,001 and Above	357	406	+ 13.7%
<b>All Price Ranges</b>	<b>6,631</b>	<b>7,078</b>	<b>+ 6.7%</b>

## Condo

	4-2014	4-2015	Change
\$75,000 and Below	41	61	+ 48.8%
\$75,001 to \$100,000	51	46	- 9.8%
\$100,001 to \$125,000	56	64	+ 14.3%
\$125,001 to \$150,000	62	63	+ 1.6%
\$150,001 to \$300,000	105	122	+ 16.2%
\$300,001 and Above	20	27	+ 35.0%
<b>All Price Ranges</b>	<b>335</b>	<b>383</b>	<b>+ 14.3%</b>

### By Construction Type

	4-2014	4-2015	Change
Previously Owned	6,600	7,057	+ 6.9%
New Construction	366	404	+ 10.4%
<b>All Construction Types</b>	<b>6,966</b>	<b>7,461</b>	<b>+ 7.1%</b>

	4-2014	4-2015	Change
Previously Owned	6,308	6,736	+ 6.8%
New Construction	323	342	+ 5.9%
<b>All Construction Types</b>	<b>6,631</b>	<b>7,078</b>	<b>+ 6.7%</b>

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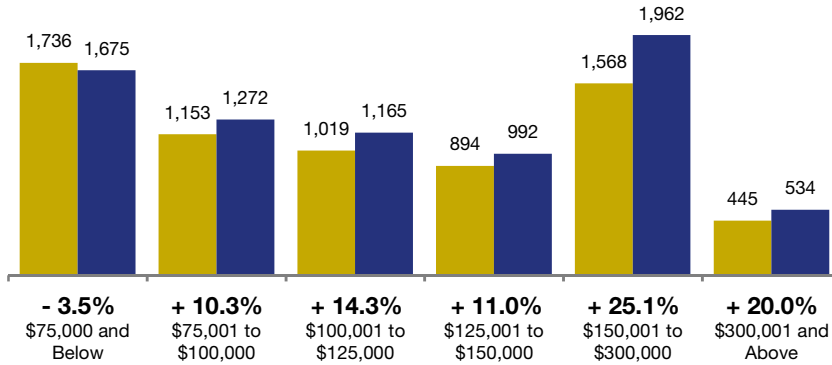
# Pending Sales

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



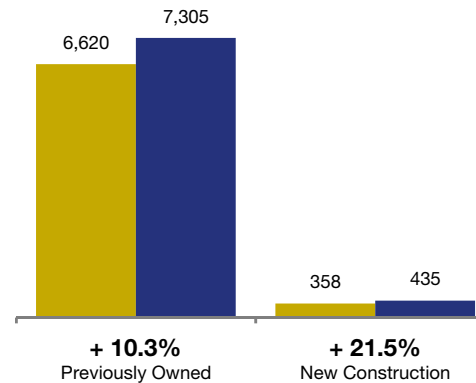
## By Price Range

■ 4-2014 ■ 4-2015



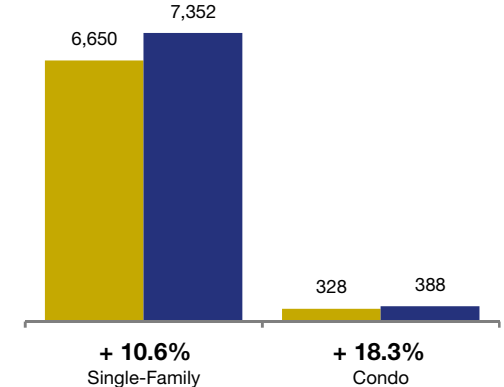
## By Construction Type

■ 4-2014 ■ 4-2015



## By Property Type

■ 4-2014 ■ 4-2015



## All Properties

### By Price Range

	4-2014	4-2015	Change
\$75,000 and Below	1,736	1,675	- 3.5%
\$75,001 to \$100,000	1,153	1,272	+ 10.3%
\$100,001 to \$125,000	1,019	1,165	+ 14.3%
\$125,001 to \$150,000	894	992	+ 11.0%
\$150,001 to \$300,000	1,568	1,962	+ 25.1%
\$300,001 and Above	445	534	+ 20.0%
<b>All Price Ranges</b>	<b>6,978</b>	<b>7,740</b>	<b>+ 10.9%</b>

## Single-Family

	4-2014	4-2015	Change
\$75,000 and Below	1,694	1,622	- 4.3%
\$75,001 to \$100,000	1,113	1,232	+ 10.7%
\$100,001 to \$125,000	971	1,110	+ 14.3%
\$125,001 to \$150,000	834	916	+ 9.8%
\$150,001 to \$300,000	1,464	1,830	+ 25.0%
\$300,001 and Above	416	503	+ 20.9%
<b>All Price Ranges</b>	<b>6,650</b>	<b>7,352</b>	<b>+ 10.6%</b>

## Condo

	4-2014	4-2015	Change
\$75,000 and Below	42	53	+ 26.2%
\$75,001 to \$100,000	40	40	0.0%
\$100,001 to \$125,000	48	55	+ 14.6%
\$125,001 to \$150,000	60	76	+ 26.7%
\$150,001 to \$300,000	104	132	+ 26.9%
\$300,001 and Above	29	31	+ 6.9%
<b>All Price Ranges</b>	<b>328</b>	<b>388</b>	<b>+ 18.3%</b>

### By Construction Type

	4-2014	4-2015	Change
Previously Owned	6,620	7,305	+ 10.3%
New Construction	358	435	+ 21.5%
<b>All Construction Types</b>	<b>6,978</b>	<b>7,740</b>	<b>+ 10.9%</b>

	4-2014	4-2015	Change
Previously Owned	6,331	6,982	+ 10.3%
New Construction	319	370	+ 16.0%
<b>All Construction Types</b>	<b>6,650</b>	<b>7,352</b>	<b>+ 10.6%</b>

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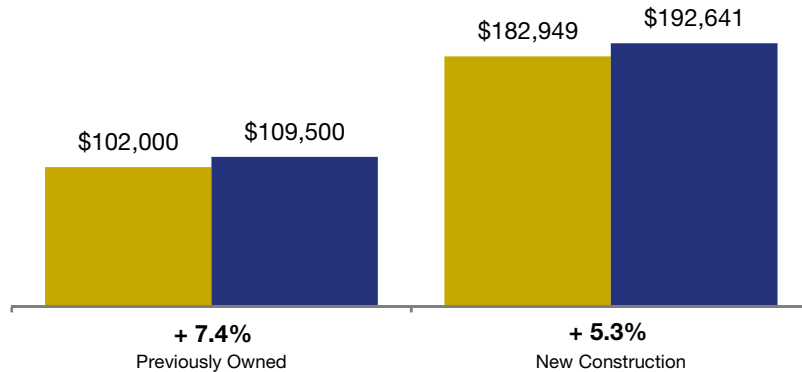
# Median Sales Price

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



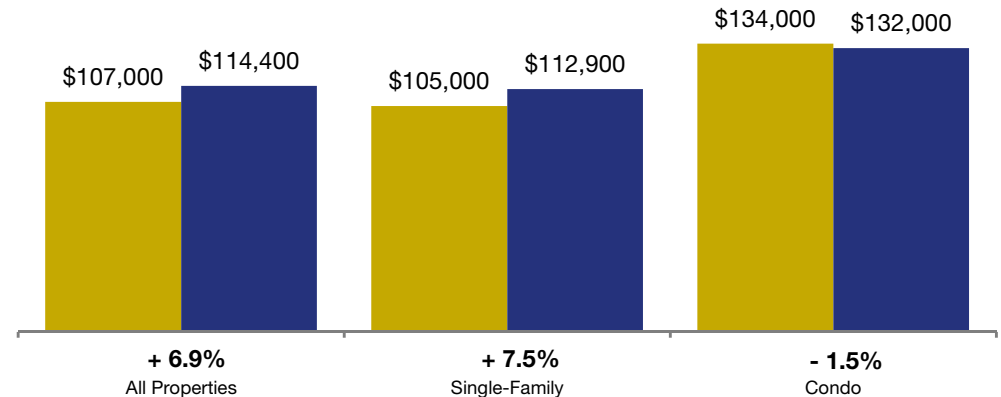
## By Construction Type

■ 4-2014 ■ 4-2015



## By Property Type

■ 4-2014 ■ 4-2015



	All Properties			Single-Family			Condo		
By Construction Type	4-2014	4-2015	Change	4-2014	4-2015	Change	4-2014	4-2015	Change
Previously Owned	\$102,000	\$109,500	+ 7.4%	\$100,000	\$108,000	+ 8.0%	\$126,400	\$124,900	- 1.2%
New Construction	\$182,949	\$192,641	+ 5.3%	\$183,107	\$191,328	+ 4.5%	\$180,575	\$206,160	+ 14.2%
<b>All Construction Types</b>	<b>\$107,000</b>	<b>\$114,400</b>	<b>+ 6.9%</b>	<b>\$105,000</b>	<b>\$112,900</b>	<b>+ 7.5%</b>	<b>\$134,000</b>	<b>\$132,000</b>	<b>- 1.5%</b>

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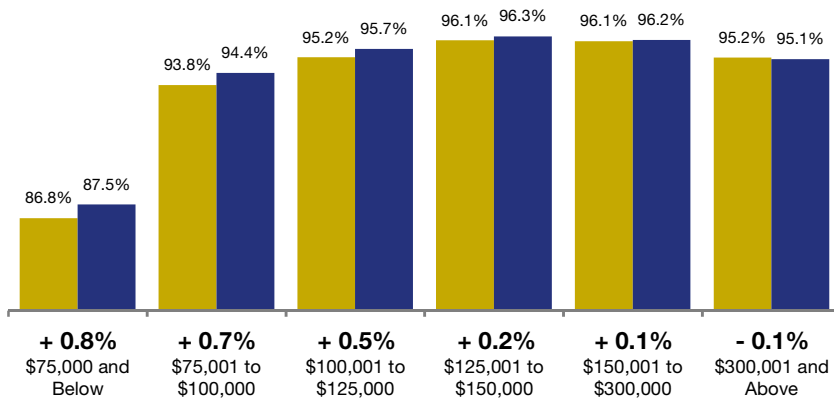
# Percent of Original List Price Received



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.**

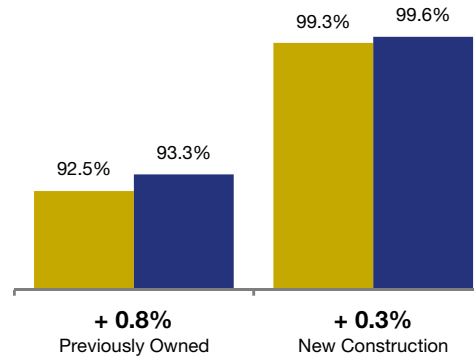
## By Price Range

■ 4-2014 ■ 4-2015



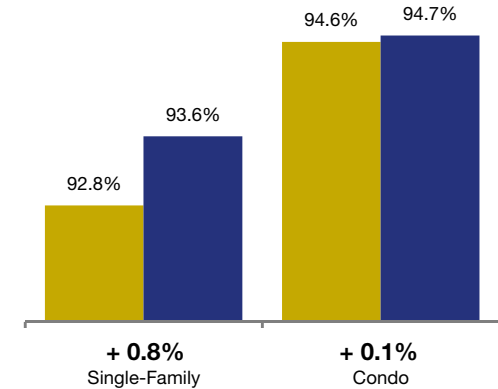
## By Construction Type

■ 4-2014 ■ 4-2015



## By Property Type

■ 4-2014 ■ 4-2015



## All Properties

### By Price Range

	4-2014	4-2015	Change
\$75,000 and Below	86.8%	87.5%	+ 0.8%
\$75,001 to \$100,000	93.8%	94.4%	+ 0.7%
\$100,001 to \$125,000	95.2%	95.7%	+ 0.5%
\$125,001 to \$150,000	96.1%	96.3%	+ 0.2%
\$150,001 to \$300,000	96.1%	96.2%	+ 0.1%
\$300,001 and Above	95.2%	95.1%	- 0.1%
<b>All Price Ranges</b>	<b>92.9%</b>	<b>93.6%</b>	<b>+ 0.8%</b>

## Single-Family

	4-2014	4-2015	Change
\$75,000 and Below	86.8%	87.5%	+ 0.8%
\$75,001 to \$100,000	93.8%	94.4%	+ 0.7%
\$100,001 to \$125,000	95.3%	95.7%	+ 0.5%
\$125,001 to \$150,000	96.1%	96.3%	+ 0.2%
\$150,001 to \$300,000	96.1%	96.2%	+ 0.1%
\$300,001 and Above	95.2%	95.2%	- 0.0%
<b>All Price Ranges</b>	<b>92.8%</b>	<b>93.6%</b>	<b>+ 0.8%</b>

## Condo

	4-2014	4-2015	Change
\$75,000 and Below	88.7%	89.8%	+ 1.3%
\$75,001 to \$100,000	93.5%	94.4%	+ 0.9%
\$100,001 to \$125,000	95.0%	95.2%	+ 0.2%
\$125,001 to \$150,000	96.4%	96.3%	- 0.1%
\$150,001 to \$300,000	95.9%	96.1%	+ 0.2%
\$300,001 and Above	95.5%	94.6%	- 1.0%
<b>All Price Ranges</b>	<b>94.6%</b>	<b>94.7%</b>	<b>+ 0.1%</b>

### By Construction Type

	4-2014	4-2015	Change
Previously Owned	92.5%	93.3%	+ 0.8%
New Construction	99.3%	99.6%	+ 0.3%
<b>All Construction Types</b>	<b>92.9%</b>	<b>93.6%</b>	<b>+ 0.8%</b>

	4-2014	4-2015	Change
Previously Owned	92.5%	93.3%	+ 0.9%
New Construction	99.1%	99.6%	+ 0.5%
<b>All Construction Types</b>	<b>92.8%</b>	<b>93.6%</b>	<b>+ 0.8%</b>

	4-2014	4-2015	Change
Single-Family	93.7%	93.8%	+ 0.1%
Condo	100.8%	99.5%	- 1.3%
<b>All Property Types</b>	<b>94.6%</b>	<b>94.7%</b>	<b>+ 0.1%</b>

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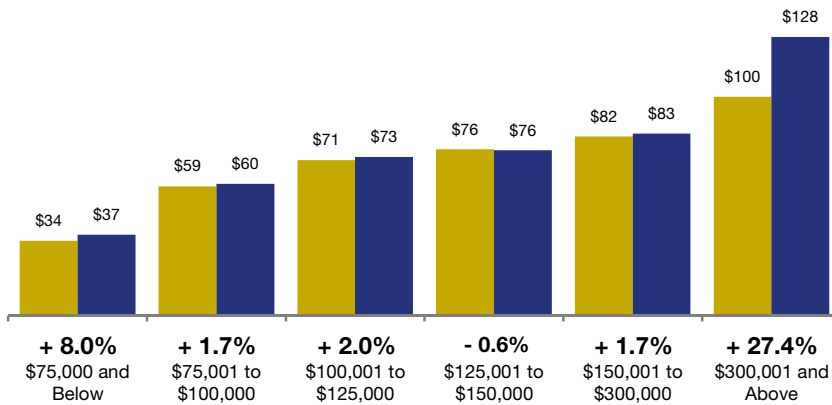
# Price Per Square Foot

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



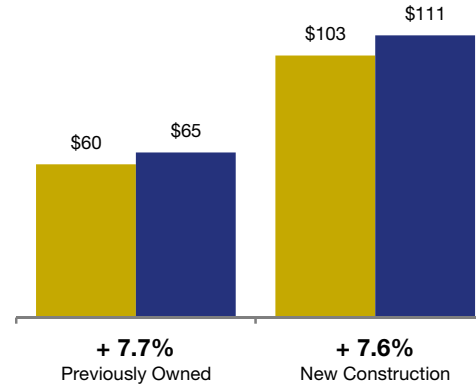
## By Price Range

■ 4-2014 ■ 4-2015



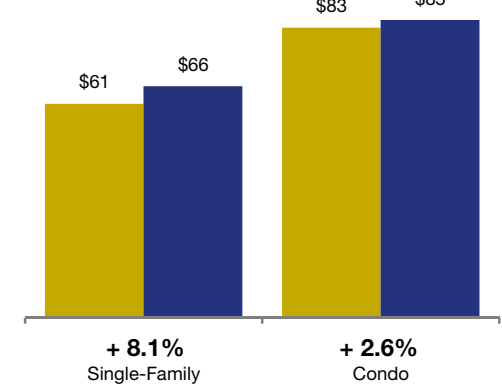
## By Construction Type

■ 4-2014 ■ 4-2015



## By Property Type

■ 4-2014 ■ 4-2015



## All Properties

### By Price Range

	4-2014	4-2015	Change
\$75,000 and Below	\$34	\$37	+ 8.0%
\$75,001 to \$100,000	\$59	\$60	+ 1.7%
\$100,001 to \$125,000	\$71	\$73	+ 2.0%
\$125,001 to \$150,000	\$76	\$76	- 0.6%
\$150,001 to \$300,000	\$82	\$83	+ 1.7%
\$300,001 and Above	\$100	\$128	+ 27.4%
<b>All Price Ranges</b>	<b>\$62</b>	<b>\$67</b>	<b>+ 7.9%</b>

## Single-Family

	4-2014	4-2015	Change
\$75,000 and Below	\$34	\$37	+ 7.8%
\$75,001 to \$100,000	\$59	\$60	+ 1.6%
\$100,001 to \$125,000	\$71	\$72	+ 2.0%
\$125,001 to \$150,000	\$75	\$75	- 0.4%
\$150,001 to \$300,000	\$80	\$82	+ 1.7%
\$300,001 and Above	\$100	\$128	+ 28.4%
<b>All Price Ranges</b>	<b>\$61</b>	<b>\$66</b>	<b>+ 8.1%</b>

## Condo

	4-2014	4-2015	Change
\$75,000 and Below	\$50	\$50	+ 0.8%
\$75,001 to \$100,000	\$67	\$71	+ 7.1%
\$100,001 to \$125,000	\$80	\$81	+ 1.6%
\$125,001 to \$150,000	\$86	\$85	- 0.9%
\$150,001 to \$300,000	\$100	\$103	+ 3.1%
\$300,001 and Above	\$106	\$118	+ 11.6%
<b>All Price Ranges</b>	<b>\$83</b>	<b>\$85</b>	<b>+ 2.6%</b>

### By Construction Type

	4-2014	4-2015	Change
Previously Owned	\$60	\$65	+ 7.7%
New Construction	\$103	\$111	+ 7.6%
<b>All Construction Types</b>	<b>\$62</b>	<b>\$67</b>	<b>+ 7.9%</b>

	4-2014	4-2015	Change
Previously Owned	\$59	\$64	+ 8.2%
New Construction	\$102	\$109	+ 7.1%
<b>All Construction Types</b>	<b>\$61</b>	<b>\$66</b>	<b>+ 8.1%</b>

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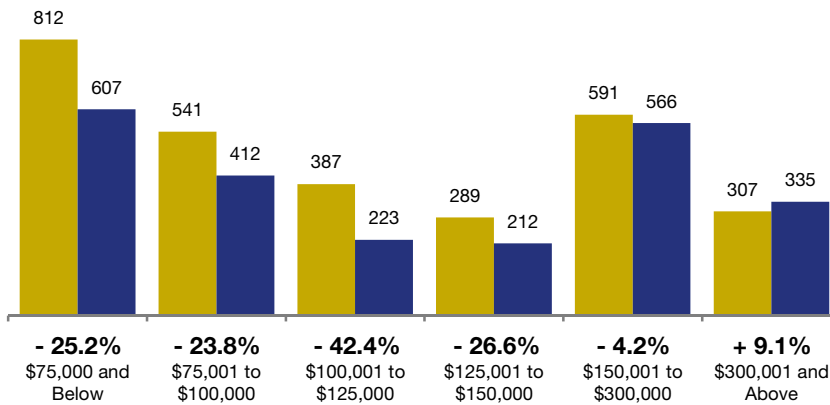
# Inventory of Homes for Sale

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



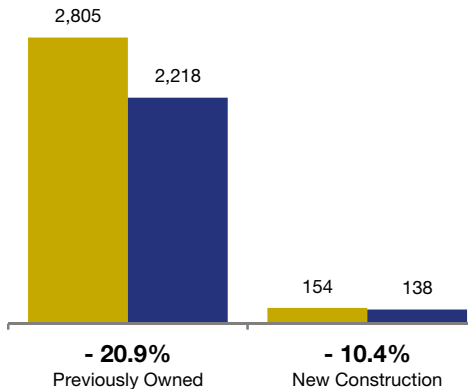
## By Price Range

■ 4-2014 ■ 4-2015



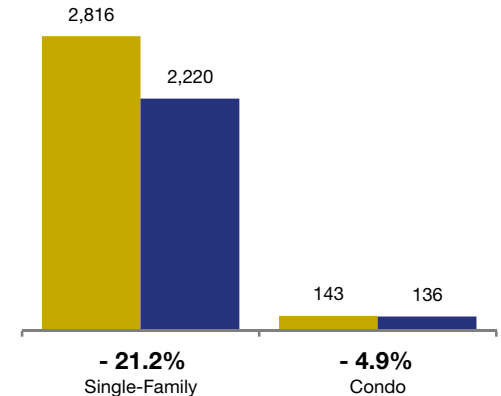
## By Construction Type

■ 4-2014 ■ 4-2015



## By Property Type

■ 4-2014 ■ 4-2015



## All Properties

### By Price Range

	4-2014	4-2015	Change
\$75,000 and Below	812	607	- 25.2%
\$75,001 to \$100,000	541	412	- 23.8%
\$100,001 to \$125,000	387	223	- 42.4%
\$125,001 to \$150,000	289	212	- 26.6%
\$150,001 to \$300,000	591	566	- 4.2%
\$300,001 and Above	307	335	+ 9.1%
<b>All Price Ranges</b>	<b>2,959</b>	<b>2,356</b>	<b>- 20.4%</b>

## Single-Family

	4-2014	4-2015	Change
\$75,000 and Below	780	574	- 26.4%
\$75,001 to \$100,000	519	396	- 23.7%
\$100,001 to \$125,000	370	213	- 42.4%
\$125,001 to \$150,000	270	195	- 27.8%
\$150,001 to \$300,000	552	524	- 5.1%
\$300,001 and Above	294	317	+ 7.8%
<b>All Single-Family</b>	<b>2,816</b>	<b>2,220</b>	<b>- 21.2%</b>

## Condo

	4-2014	4-2015	Change
\$75,000 and Below	32	33	+ 3.1%
\$75,001 to \$100,000	22	16	- 27.3%
\$100,001 to \$125,000	17	10	- 41.2%
\$125,001 to \$150,000	19	17	- 10.5%
\$150,001 to \$300,000	39	42	+ 7.7%
\$300,001 and Above	13	18	+ 38.5%
<b>All Condo</b>	<b>143</b>	<b>136</b>	<b>- 4.9%</b>

### By Construction Type

	4-2014	4-2015	Change
Previously Owned	2,805	2,218	- 20.9%
New Construction	154	138	- 10.4%
<b>All Construction Types</b>	<b>2,959</b>	<b>2,356</b>	<b>- 20.4%</b>

	4-2014	4-2015	Change
Previously Owned	2,686	2,104	- 21.7%
New Construction	130	116	- 10.8%
<b>All Single-Family</b>	<b>2,816</b>	<b>2,220</b>	<b>- 21.2%</b>

	4-2014	4-2015	Change
Single-Family	119	114	- 4.2%
Condo	24	22	- 8.3%
<b>All Condo</b>	<b>143</b>	<b>136</b>	<b>- 4.9%</b>

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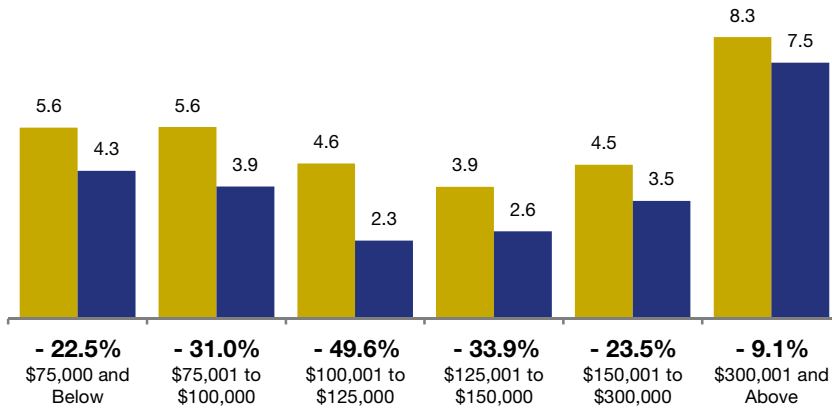
# Months Supply of Inventory

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.



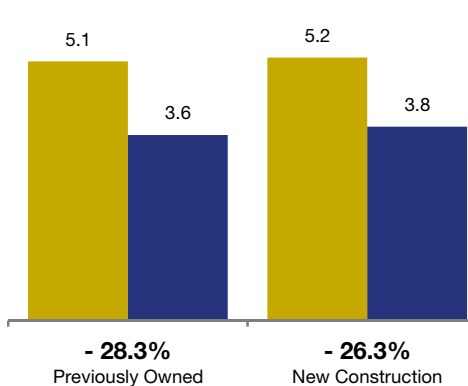
## By Price Range

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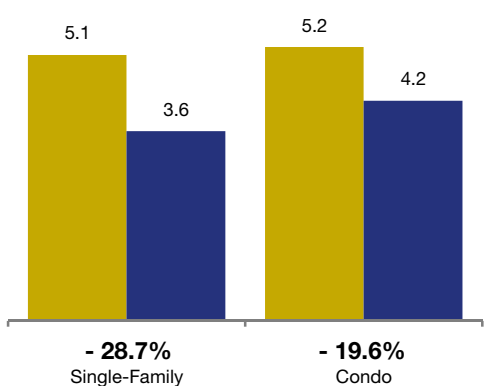
## By Construction Type

■ 4-2014 ■ 4-2015



## By Property Type

■ 4-2014 ■ 4-2015



## All Properties

### By Price Range

	4-2014	4-2015	Change
\$75,000 and Below	5.6	4.3	- 22.5%
\$75,001 to \$100,000	5.6	3.9	- 31.0%
\$100,001 to \$125,000	4.6	2.3	- 49.6%
\$125,001 to \$150,000	3.9	2.6	- 33.9%
\$150,001 to \$300,000	4.5	3.5	- 23.5%
\$300,001 and Above	8.3	7.5	- 9.1%
<b>All Price Ranges</b>	<b>5.1</b>	<b>3.7</b>	<b>- 27.5%</b>

## Single-Family

	4-2014	4-2015	Change
\$75,000 and Below	5.5	4.2	- 23.1%
\$75,001 to \$100,000	5.6	3.9	- 31.1%
\$100,001 to \$125,000	4.6	2.3	- 49.6%
\$125,001 to \$150,000	3.9	2.6	- 34.2%
\$150,001 to \$300,000	4.5	3.4	- 24.1%
\$300,001 and Above	8.5	7.6	- 10.8%
<b>All Price Ranges</b>	<b>5.1</b>	<b>3.6</b>	<b>- 28.7%</b>

## Condo

	4-2014	4-2015	Change
\$75,000 and Below	9.1	7.5	- 18.3%
\$75,001 to \$100,000	6.6	4.4	- 33.3%
\$100,001 to \$125,000	4.3	1.8	- 57.2%
\$125,001 to \$150,000	3.8	2.7	- 29.4%
\$150,001 to \$300,000	4.5	3.8	- 15.2%
\$300,001 and Above	5.4	5.8	+ 7.9%
<b>All Price Ranges</b>	<b>5.2</b>	<b>4.2</b>	<b>- 19.6%</b>

### By Construction Type

	4-2014	4-2015	Change
Previously Owned	5.1	3.6	- 28.3%
New Construction	5.2	3.8	- 26.3%
<b>All Construction Types</b>	<b>5.1</b>	<b>3.7</b>	<b>- 27.5%</b>

	4-2014	4-2015	Change
Previously Owned	5.1	3.6	- 29.0%
New Construction	4.9	3.8	- 23.1%
<b>All Construction Types</b>	<b>5.1</b>	<b>3.6</b>	<b>- 28.7%</b>

	4-2014	4-2015	Change
Single-Family	4.9	4.2	- 14.3%
Condo	6.2	4.1	- 34.0%
<b>All Property Types</b>	<b>5.2</b>	<b>4.2</b>	<b>- 19.6%</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.