

# Housing Supply Overview

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



## May 2015

The last 12 months have seen a lot of buyer activity. Prices are up in most markets and buyers are hungry to purchase, yet inventory remains low. If existing owners will not sell, new construction is the next best answer to this dilemma. For the 12-month period spanning June 2014 through May 2015, Closed Sales in the Fort Wayne region were up 6.8 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 23.7 percent.

The overall Median Sales Price was up 7.9 percent to \$114,900. The property type with the largest price gain was the Single-Family segment, where prices increased 7.6 percent to \$113,000. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 93.7.

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 7.8 percent. That amounts to 3.8 months supply for Single-Family homes and 4.3 months supply for Condos.

## Quick Facts

**+ 23.7%**

Price Range with  
Strongest Closed Sales:

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

**+ 9.0%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 18.9%**

Property Type with  
Strongest Closed Sales:

**Condo**

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

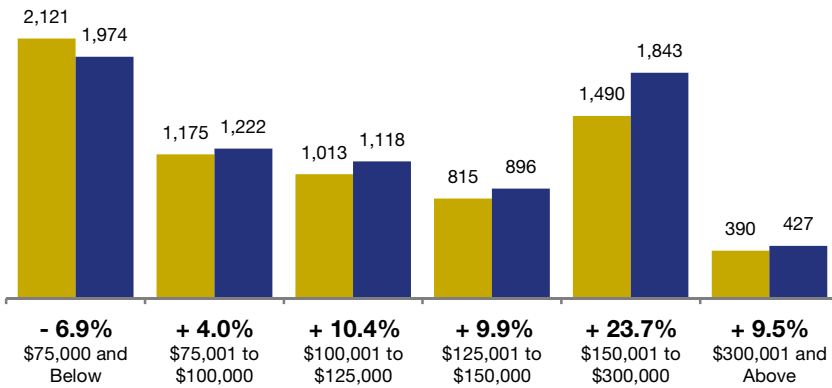
# Closed Sales

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



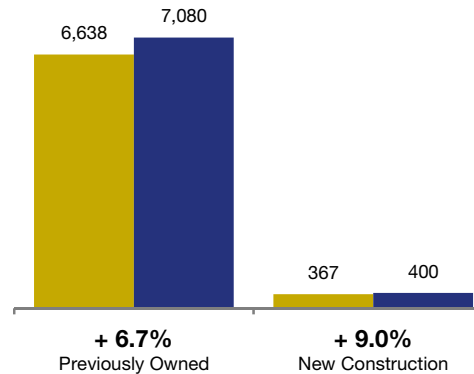
## By Price Range

■ 5-2014 ■ 5-2015



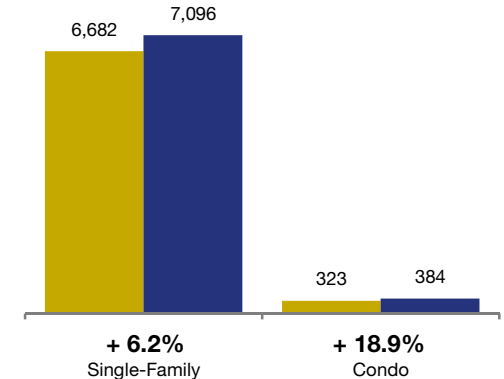
## By Construction Type

■ 5-2014 ■ 5-2015



## By Property Type

■ 5-2014 ■ 5-2015



### All Properties

#### By Price Range

	5-2014	5-2015	Change
\$75,000 and Below	2,121	1,974	- 6.9%
\$75,001 to \$100,000	1,175	1,222	+ 4.0%
\$100,001 to \$125,000	1,013	1,118	+ 10.4%
\$125,001 to \$150,000	815	896	+ 9.9%
\$150,001 to \$300,000	1,490	1,843	+ 23.7%
\$300,001 and Above	390	427	+ 9.5%
<b>All Price Ranges</b>	<b>7,005</b>	<b>7,480</b>	<b>+ 6.8%</b>

### Single-Family

	5-2014	5-2015	Change
Previously Owned	6,638	7,080	+ 6.7%
New Construction	367	400	+ 9.0%
<b>All Single-Family</b>	<b>6,682</b>	<b>7,096</b>	<b>+ 6.2%</b>

### Condo

	5-2014	5-2015	Change
Single-Family	6,682	7,096	+ 6.2%
Condo	323	384	+ 18.9%
<b>All Condo</b>	<b>323</b>	<b>384</b>	<b>+ 18.9%</b>

#### By Construction Type

	5-2014	5-2015	Change
Previously Owned	6,638	7,080	+ 6.7%
New Construction	367	400	+ 9.0%
<b>All Construction Types</b>	<b>7,005</b>	<b>7,480</b>	<b>+ 6.8%</b>

	5-2014	5-2015	Change
Previously Owned	6,350	6,760	+ 6.5%
New Construction	332	336	+ 1.2%
<b>All Single-Family</b>	<b>6,682</b>	<b>7,096</b>	<b>+ 6.2%</b>

	5-2014	5-2015	Change
Single-Family	6,682	7,096	+ 6.2%
Condo	323	384	+ 18.9%
<b>All Condo</b>	<b>323</b>	<b>384</b>	<b>+ 18.9%</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.

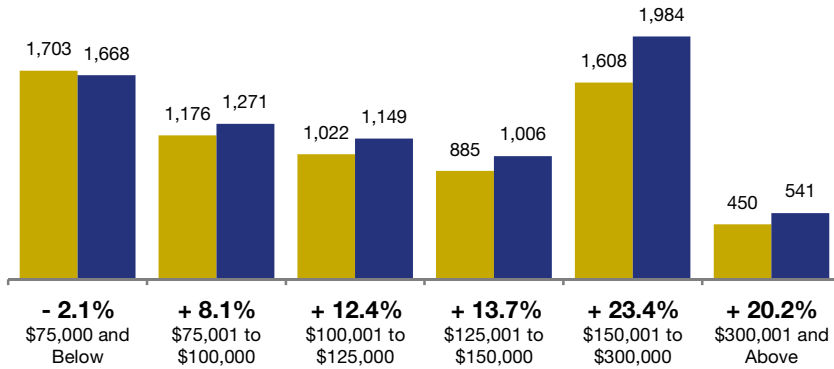
# Pending Sales

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



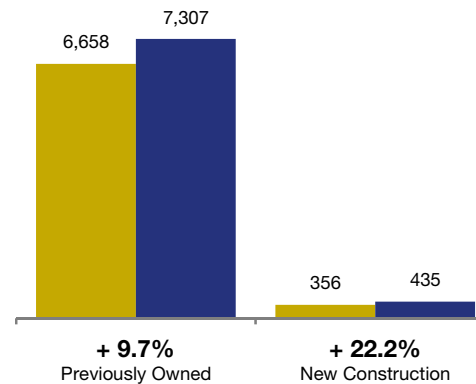
## By Price Range

■ 5-2014 ■ 5-2015



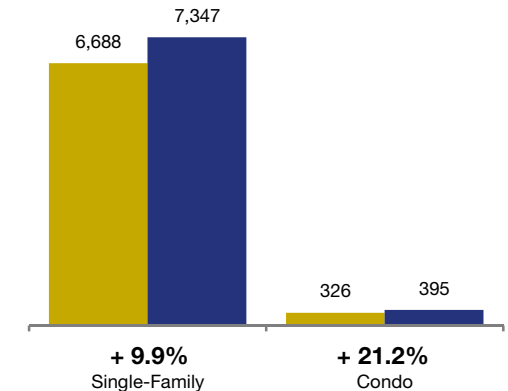
## By Construction Type

■ 5-2014 ■ 5-2015



## By Property Type

■ 5-2014 ■ 5-2015



### All Properties

By Price Range	5-2014	5-2015	Change
\$75,000 and Below	1,703	1,668	- 2.1%
\$75,001 to \$100,000	1,176	1,271	+ 8.1%
\$100,001 to \$125,000	1,022	1,149	+ 12.4%
\$125,001 to \$150,000	885	1,006	+ 13.7%
\$150,001 to \$300,000	1,608	1,984	+ 23.4%
\$300,001 and Above	450	541	+ 20.2%
<b>All Price Ranges</b>	<b>7,014</b>	<b>7,742</b>	<b>+ 10.4%</b>

### Single-Family

5-2014	5-2015	Change	5-2014	5-2015	Change
1,660	1,615	- 2.7%	43	53	+ 23.3%
1,136	1,233	+ 8.5%	40	38	- 5.0%
977	1,091	+ 11.7%	45	58	+ 28.9%
829	930	+ 12.2%	56	76	+ 35.7%
1,501	1,848	+ 23.1%	107	136	+ 27.1%
420	507	+ 20.7%	30	34	+ 13.3%
<b>6,688</b>	<b>7,347</b>	<b>+ 9.9%</b>	<b>326</b>	<b>395</b>	<b>+ 21.2%</b>

### Condo

By Construction Type	5-2014	5-2015	Change
Previously Owned	6,658	7,307	+ 9.7%
New Construction	356	435	+ 22.2%
<b>All Construction Types</b>	<b>7,014</b>	<b>7,742</b>	<b>+ 10.4%</b>

5-2014	5-2015	Change	5-2014	5-2015	Change
6,373	6,977	+ 9.5%	285	330	+ 15.8%
315	370	+ 17.5%	41	65	+ 58.5%
<b>6,688</b>	<b>7,347</b>	<b>+ 9.9%</b>	<b>326</b>	<b>395</b>	<b>+ 21.2%</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.

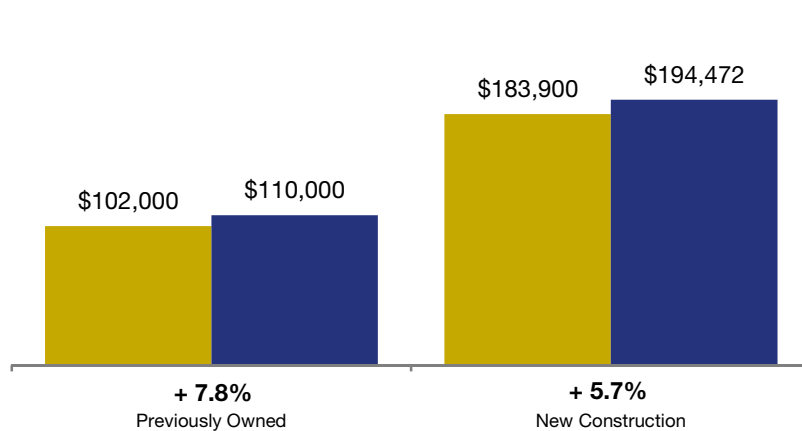
# Median Sales Price

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



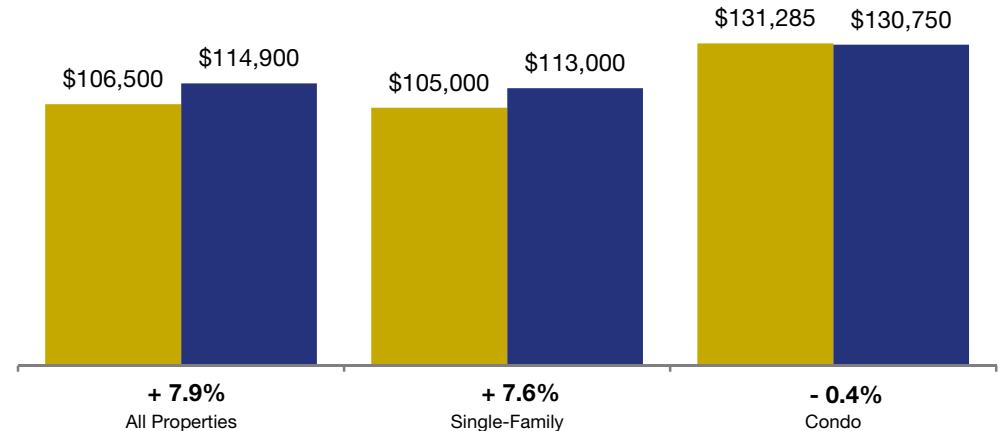
## By Construction Type

■ 5-2014 ■ 5-2015



## By Property Type

■ 5-2014 ■ 5-2015



By Construction Type	All Properties			Single-Family			Condo		
	5-2014	5-2015	Change	5-2014	5-2015	Change	5-2014	5-2015	Change
Previously Owned	\$102,000	\$110,000	+ 7.8%	\$100,000	\$109,000	+ 9.0%	\$125,900	\$124,950	- 0.8%
New Construction	\$183,900	\$194,472	+ 5.7%	\$184,900	\$194,472	+ 5.2%	\$180,575	\$194,944	+ 8.0%
<b>All Construction Types</b>	<b>\$106,500</b>	<b>\$114,900</b>	<b>+ 7.9%</b>	<b>\$105,000</b>	<b>\$113,000</b>	<b>+ 7.6%</b>	<b>\$131,285</b>	<b>\$130,750</b>	<b>- 0.4%</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.

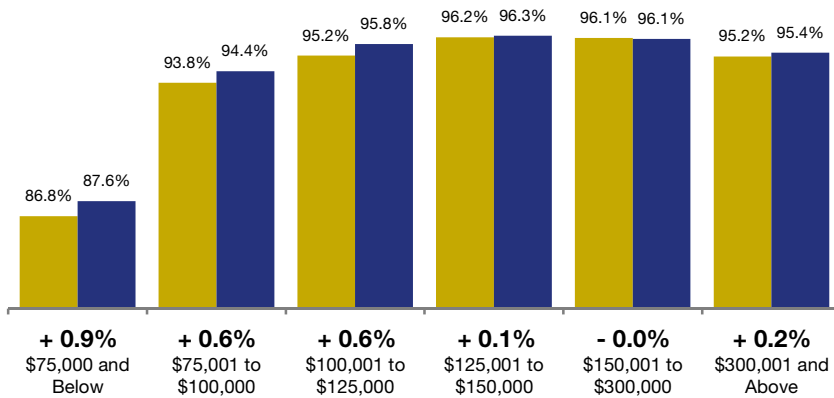
# Percent of Original List Price Received



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.**

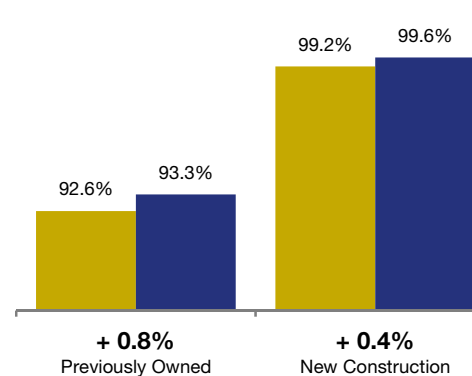
## By Price Range

■ 5-2014 ■ 5-2015



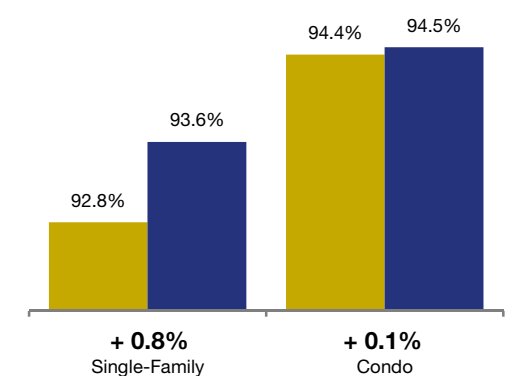
## By Construction Type

■ 5-2014 ■ 5-2015



## By Property Type

■ 5-2014 ■ 5-2015



### All Properties

By Price Range	5-2014	5-2015	Change
\$75,000 and Below	86.8%	87.6%	+ 0.9%
\$75,001 to \$100,000	93.8%	94.4%	+ 0.6%
\$100,001 to \$125,000	95.2%	95.8%	+ 0.6%
\$125,001 to \$150,000	96.2%	96.3%	+ 0.1%
\$150,001 to \$300,000	96.1%	96.1%	- 0.0%
\$300,001 and Above	95.2%	95.4%	+ 0.2%
<b>All Price Ranges</b>	<b>92.9%</b>	<b>93.7%</b>	<b>+ 0.8%</b>

### Single-Family

5-2014	5-2015	Change
86.7%	87.6%	+ 1.0%
93.8%	94.4%	+ 0.6%
95.3%	95.9%	+ 0.7%
96.2%	96.3%	+ 0.1%
96.2%	96.1%	- 0.1%
95.2%	95.5%	+ 0.3%
<b>92.8%</b>	<b>93.6%</b>	<b>+ 0.8%</b>

### Condo

5-2014	5-2015	Change
90.4%	88.4%	- 2.2%
93.2%	95.2%	+ 2.2%
94.6%	95.0%	+ 0.5%
96.4%	96.4%	- 0.0%
95.6%	95.9%	+ 0.3%
95.3%	94.2%	- 1.1%
<b>94.4%</b>	<b>94.5%</b>	<b>+ 0.1%</b>

## By Construction Type

5-2014	5-2015	Change
92.6%	93.3%	+ 0.8%
99.2%	99.6%	+ 0.4%
<b>92.9%</b>	<b>93.7%</b>	<b>+ 0.8%</b>

5-2014	5-2015	Change
92.5%	93.3%	+ 0.9%
99.1%	99.6%	+ 0.6%
<b>92.8%</b>	<b>93.6%</b>	<b>+ 0.8%</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.

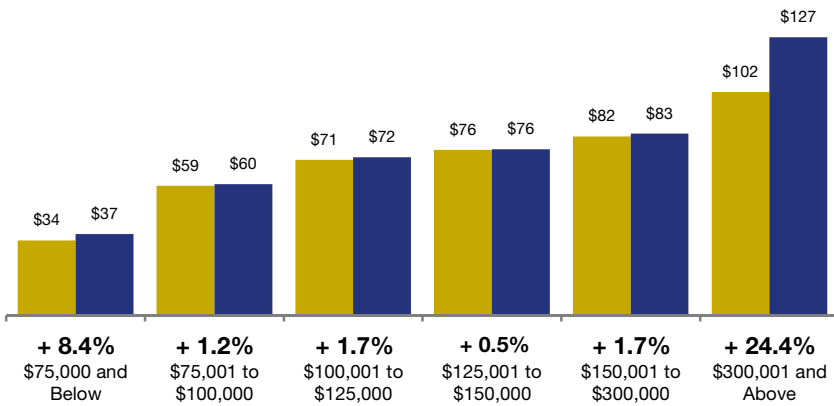
# Price Per Square Foot



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

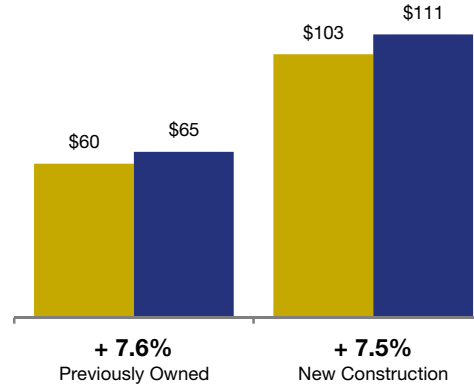
## By Price Range

■ 5-2014 ■ 5-2015



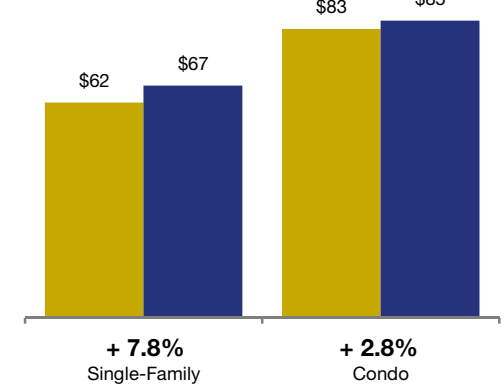
## By Construction Type

■ 5-2014 ■ 5-2015



## By Property Type

■ 5-2014 ■ 5-2015



### All Properties

#### By Price Range

	5-2014	5-2015	Change
\$75,000 and Below	\$34	\$37	+ 8.4%
\$75,001 to \$100,000	\$59	\$60	+ 1.2%
\$100,001 to \$125,000	\$71	\$72	+ 1.7%
\$125,001 to \$150,000	\$76	\$76	+ 0.5%
\$150,001 to \$300,000	\$82	\$83	+ 1.7%
\$300,001 and Above	\$102	\$127	+ 24.4%
<b>All Price Ranges</b>	<b>\$63</b>	<b>\$67</b>	<b>+ 7.7%</b>

### Single-Family

	5-2014	5-2015	Change
\$75,000 and Below	\$34	\$37	+ 8.5%
\$75,001 to \$100,000	\$59	\$60	+ 0.9%
\$100,001 to \$125,000	\$71	\$72	+ 1.4%
\$125,001 to \$150,000	\$75	\$75	+ 0.2%
\$150,001 to \$300,000	\$81	\$82	+ 1.8%
\$300,001 and Above	\$102	\$128	+ 25.7%
<b>All Price Ranges</b>	<b>\$62</b>	<b>\$67</b>	<b>+ 7.8%</b>

### Condo

	5-2014	5-2015	Change
\$75,000 and Below	\$51	\$49	- 3.7%
\$75,001 to \$100,000	\$66	\$73	+ 9.5%
\$100,001 to \$125,000	\$79	\$82	+ 3.7%
\$125,001 to \$150,000	\$85	\$86	+ 0.8%
\$150,001 to \$300,000	\$100	\$102	+ 2.0%
\$300,001 and Above	\$110	\$116	+ 4.9%
<b>All Price Ranges</b>	<b>\$83</b>	<b>\$85</b>	<b>+ 2.8%</b>

#### By Construction Type

	5-2014	5-2015	Change
Previously Owned	\$60	\$65	+ 7.6%
New Construction	\$103	\$111	+ 7.5%
<b>All Construction Types</b>	<b>\$63</b>	<b>\$67</b>	<b>+ 7.7%</b>

	5-2014	5-2015	Change
Previously Owned	\$60	\$64	+ 8.1%
New Construction	\$102	\$109	+ 7.0%
<b>All Construction Types</b>	<b>\$62</b>	<b>\$67</b>	<b>+ 7.8%</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.

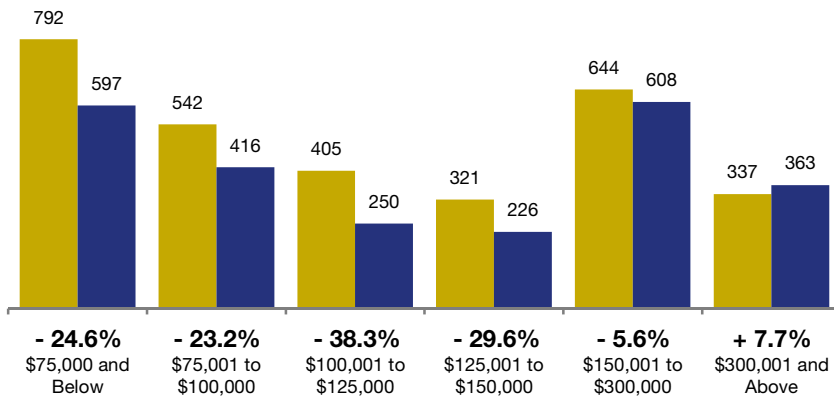
# Inventory of Homes for Sale



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

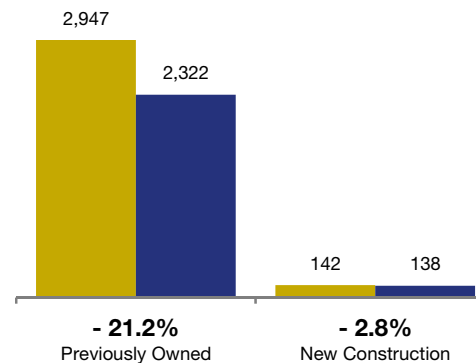
## By Price Range

■ 5-2014 ■ 5-2015



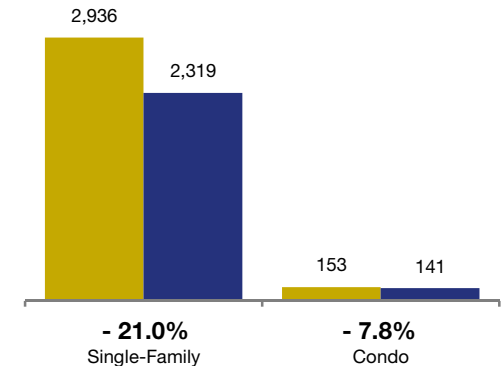
## By Construction Type

■ 5-2014 ■ 5-2015



## By Property Type

■ 5-2014 ■ 5-2015



### All Properties

#### By Price Range

	5-2014	5-2015	Change
\$75,000 and Below	792	597	- 24.6%
\$75,001 to \$100,000	542	416	- 23.2%
\$100,001 to \$125,000	405	250	- 38.3%
\$125,001 to \$150,000	321	226	- 29.6%
\$150,001 to \$300,000	644	608	- 5.6%
\$300,001 and Above	337	363	+ 7.7%
<b>All Price Ranges</b>	<b>3,089</b>	<b>2,460</b>	<b>- 20.4%</b>

### Single-Family

	5-2014	5-2015	Change
\$75,000 and Below	763	566	- 25.8%
\$75,001 to \$100,000	519	396	- 23.7%
\$100,001 to \$125,000	385	239	- 37.9%
\$125,001 to \$150,000	294	212	- 27.9%
\$150,001 to \$300,000	605	561	- 7.3%
\$300,001 and Above	322	345	+ 7.1%
<b>All Price Ranges</b>	<b>2,936</b>	<b>2,319</b>	<b>- 21.0%</b>

### Condo

	5-2014	5-2015	Change
\$75,000 and Below	29	31	+ 6.9%
\$75,001 to \$100,000	23	20	- 13.0%
\$100,001 to \$125,000	20	11	- 45.0%
\$125,001 to \$150,000	27	14	- 48.1%
\$150,001 to \$300,000	39	47	+ 20.5%
\$300,001 and Above	15	18	+ 20.0%
<b>All Price Ranges</b>	<b>153</b>	<b>141</b>	<b>- 7.8%</b>

#### By Construction Type

	5-2014	5-2015	Change
Previously Owned	2,947	2,322	- 21.2%
New Construction	142	138	- 2.8%
<b>All Construction Types</b>	<b>3,089</b>	<b>2,460</b>	<b>- 20.4%</b>

	5-2014	5-2015	Change
Previously Owned	2,816	2,206	- 21.7%
New Construction	120	113	- 5.8%
<b>All Construction Types</b>	<b>2,936</b>	<b>2,319</b>	<b>- 21.0%</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.

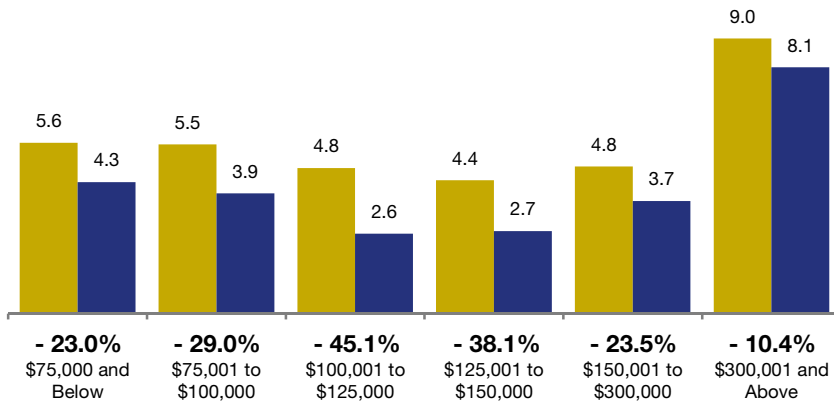
# Months Supply of Inventory



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.

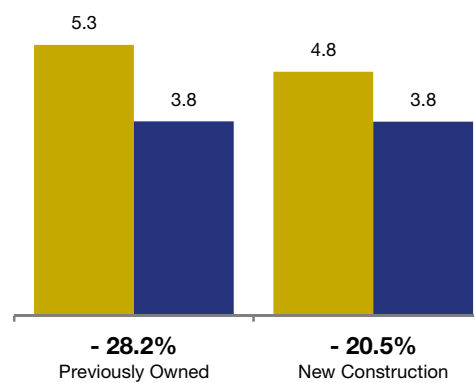
## By Price Range

■ 5-2014 ■ 5-2015



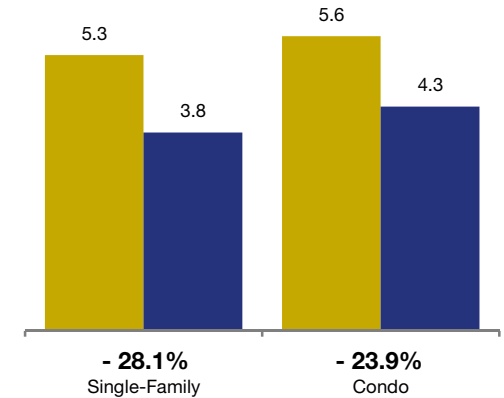
## By Construction Type

■ 5-2014 ■ 5-2015



## By Property Type

■ 5-2014 ■ 5-2015



### All Properties

#### By Price Range

	5-2014	5-2015	Change
\$75,000 and Below	5.6	4.3	- 23.0%
\$75,001 to \$100,000	5.5	3.9	- 29.0%
\$100,001 to \$125,000	4.8	2.6	- 45.1%
\$125,001 to \$150,000	4.4	2.7	- 38.1%
\$150,001 to \$300,000	4.8	3.7	- 23.5%
\$300,001 and Above	9.0	8.1	- 10.4%
<b>All Price Ranges</b>	<b>5.3</b>	<b>3.8</b>	<b>- 28.3%</b>

### Single-Family

	5-2014	5-2015	Change
\$75,000 and Below	5.5	4.2	- 23.8%
\$75,001 to \$100,000	5.5	3.9	- 29.7%
\$100,001 to \$125,000	4.7	2.6	- 44.4%
\$125,001 to \$150,000	4.3	2.7	- 35.7%
\$150,001 to \$300,000	4.8	3.6	- 24.7%
\$300,001 and Above	9.2	8.2	- 11.2%
<b>All Price Ranges</b>	<b>5.3</b>	<b>3.8</b>	<b>- 28.1%</b>

### Condo

	5-2014	5-2015	Change
\$75,000 and Below	8.1	7.0	- 13.3%
\$75,001 to \$100,000	6.9	5.8	- 16.1%
\$100,001 to \$125,000	5.3	1.9	- 64.4%
\$125,001 to \$150,000	5.8	2.2	- 61.8%
\$150,001 to \$300,000	4.4	4.1	- 5.2%
\$300,001 and Above	6.0	5.3	- 11.8%
<b>All Price Ranges</b>	<b>5.6</b>	<b>4.3</b>	<b>- 23.9%</b>

#### By Construction Type

	5-2014	5-2015	Change
Previously Owned	5.3	3.8	- 28.2%
New Construction	4.8	3.8	- 20.5%
<b>All Construction Types</b>	<b>5.3</b>	<b>3.8</b>	<b>- 28.3%</b>

	5-2014	5-2015	Change
Previously Owned	5.3	3.8	- 28.4%
New Construction	4.6	3.7	- 19.8%
<b>All Construction Types</b>	<b>5.3</b>	<b>3.8</b>	<b>- 28.1%</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.