

Housing Supply Overview

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



June 2015

Bring on the balmy summer breezes and the second round of the summer selling season, but let's see how the first half of the year fared first. For the 12-month period spanning July 2014 through June 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 21.0 percent.

The overall Median Sales Price was up 7.5 percent to \$115,000. The property type with the largest price gain was the Single-Family segment, where prices increased 8.6 percent to \$114,000. The overall Percent of Original List Price Received at Sale was up 0.7 percent to 93.7.

Market-wide, inventory levels were down 21.5 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 16.7 percent. That amounts to 3.8 months supply for Single-Family homes and 3.8 months supply for Condos.

Quick Facts

+ 21.0%

Price Range with
Strongest Closed Sales:

\$150,001 to \$300,000

+ 13.6%

Construction Status with
Strongest Closed Sales:

New Construction

+ 19.5%

Property Type with
Strongest Closed Sales:

Condo

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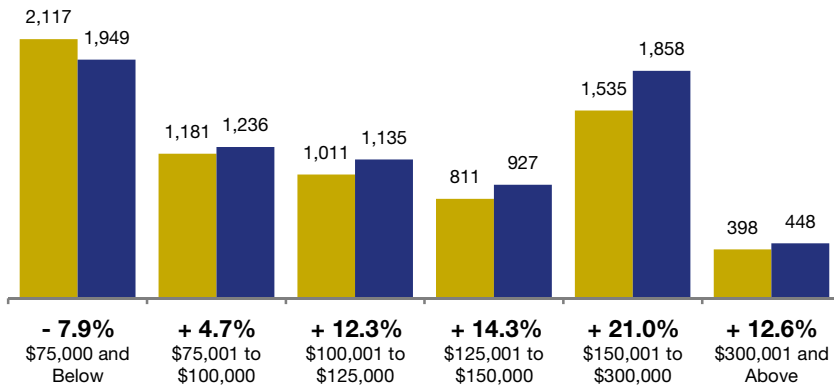
Closed Sales

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



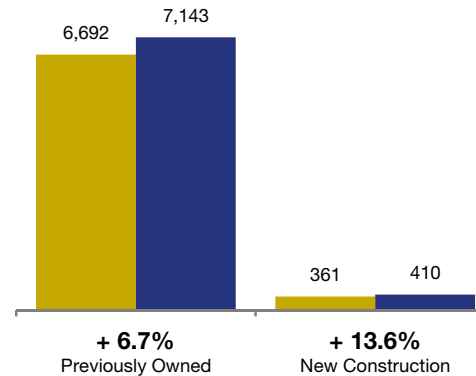
By Price Range

■ 6-2014 ■ 6-2015



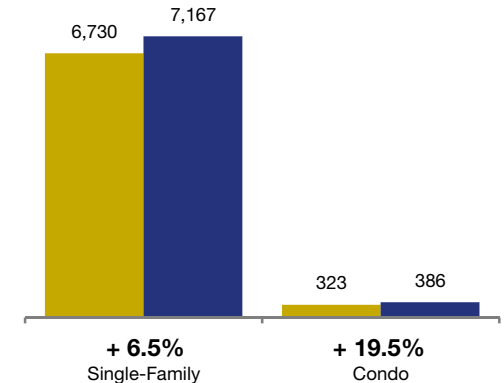
By Construction Type

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range	6-2014	6-2015	Change
\$75,000 and Below	2,117	1,949	- 7.9%
\$75,001 to \$100,000	1,181	1,236	+ 4.7%
\$100,001 to \$125,000	1,011	1,135	+ 12.3%
\$125,001 to \$150,000	811	927	+ 14.3%
\$150,001 to \$300,000	1,535	1,858	+ 21.0%
\$300,001 and Above	398	448	+ 12.6%
All Price Ranges	7,053	7,553	+ 7.1%

Single-Family

6-2014	6-2015	Change	6-2014	6-2015	Change
2,069	1,889	- 8.7%	48	60	+ 25.0%
1,133	1,196	+ 5.6%	48	40	- 16.7%
965	1,067	+ 10.6%	46	68	+ 47.8%
758	856	+ 12.9%	53	71	+ 34.0%
1,431	1,738	+ 21.5%	104	120	+ 15.4%
374	421	+ 12.6%	24	27	+ 12.5%
6,730	7,167	+ 6.5%	323	386	+ 19.5%

Condo

By Construction Type	6-2014	6-2015	Change
Previously Owned	6,692	7,143	+ 6.7%
New Construction	361	410	+ 13.6%
All Construction Types	7,053	7,553	+ 7.1%

6-2014	6-2015	Change	6-2014	6-2015	Change
6,409	6,817	+ 6.4%	283	326	+ 15.2%
321	350	+ 9.0%	40	60	+ 50.0%
6,730	7,167	+ 6.5%	323	386	+ 19.5%

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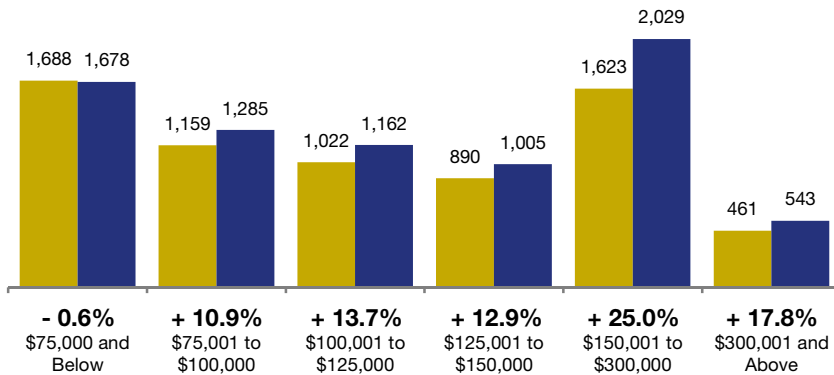
Pending Sales

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



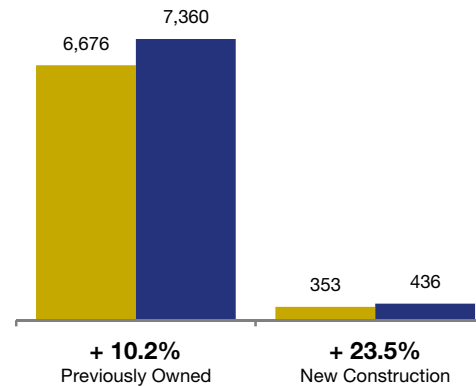
By Price Range

■ 6-2014 ■ 6-2015



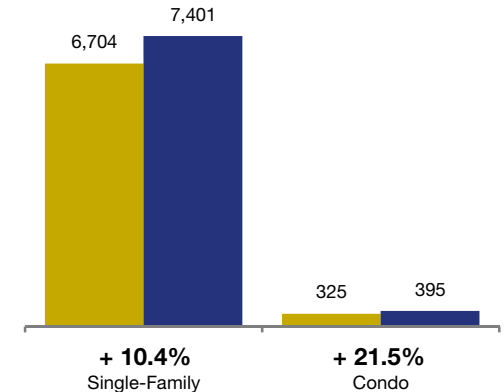
By Construction Type

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range	6-2014	6-2015	Change
\$75,000 and Below	1,688	1,678	- 0.6%
\$75,001 to \$100,000	1,159	1,285	+ 10.9%
\$100,001 to \$125,000	1,022	1,162	+ 13.7%
\$125,001 to \$150,000	890	1,005	+ 12.9%
\$150,001 to \$300,000	1,623	2,029	+ 25.0%
\$300,001 and Above	461	543	+ 17.8%
All Price Ranges	7,029	7,796	+ 10.9%

Single-Family

6-2014	6-2015	Change	6-2014	6-2015	Change
1,647	1,621	- 1.6%	41	57	+ 39.0%
1,118	1,245	+ 11.4%	41	40	- 2.4%
971	1,113	+ 14.6%	51	49	- 3.9%
837	932	+ 11.4%	53	73	+ 37.7%
1,519	1,888	+ 24.3%	104	141	+ 35.6%
431	508	+ 17.9%	30	35	+ 16.7%
6,704	7,401	+ 10.4%	325	395	+ 21.5%

Condo

By Construction Type	6-2014	6-2015	Change
Previously Owned	6,676	7,360	+ 10.2%
New Construction	353	436	+ 23.5%
All Construction Types	7,029	7,796	+ 10.9%

6-2014	6-2015	Change	6-2014	6-2015	Change
6,396	7,029	+ 9.9%	280	331	+ 18.2%
308	372	+ 20.8%	45	64	+ 42.2%
6,704	7,401	+ 10.4%	325	395	+ 21.5%

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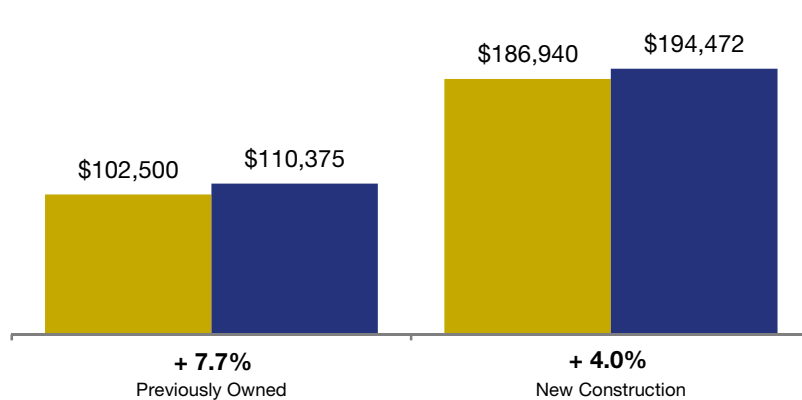
Median Sales Price

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



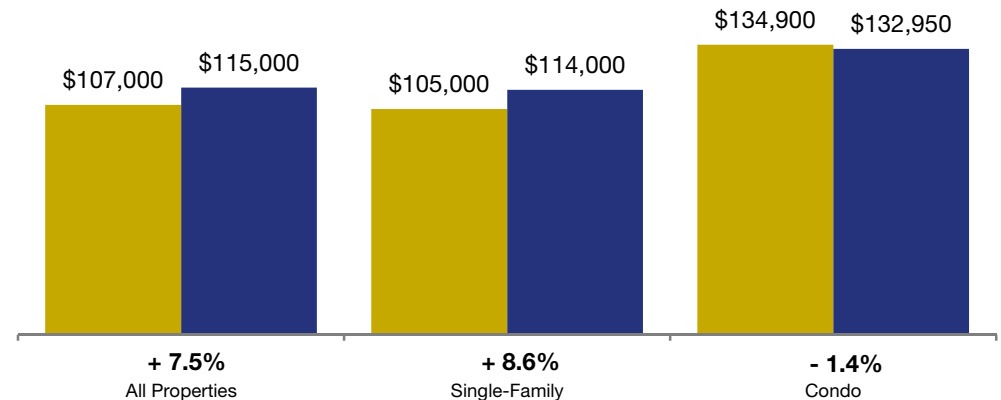
By Construction Type

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



By Construction Type	All Properties			Single-Family			Condo		
	6-2014	6-2015	Change	6-2014	6-2015	Change	6-2014	6-2015	Change
Previously Owned	\$102,500	\$110,375	+ 7.7%	\$100,950	\$110,000	+ 9.0%	\$127,000	\$125,000	- 1.6%
New Construction	\$186,940	\$194,472	+ 4.0%	\$187,220	\$193,644	+ 3.4%	\$181,075	\$199,496	+ 10.2%
All Construction Types	\$107,000	\$115,000	+ 7.5%	\$105,000	\$114,000	+ 8.6%	\$134,900	\$132,950	- 1.4%

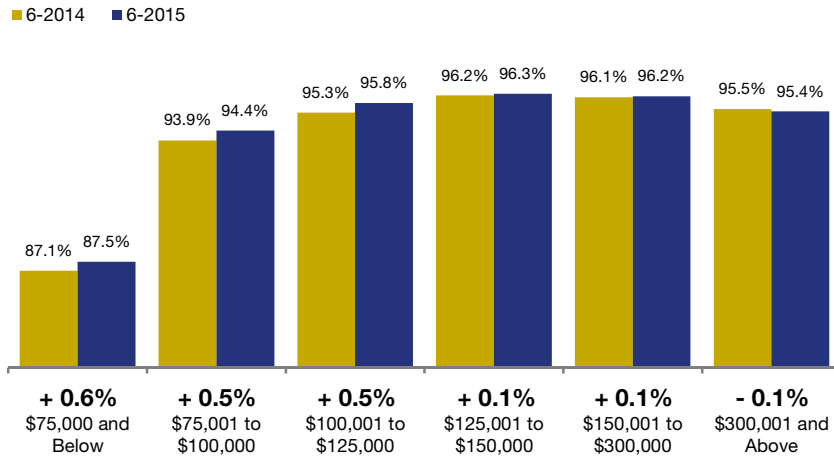
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Percent of Original List Price Received

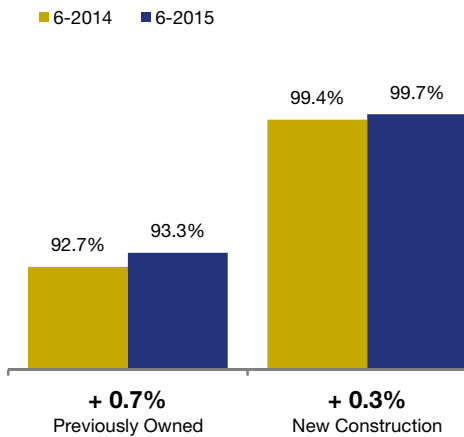


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

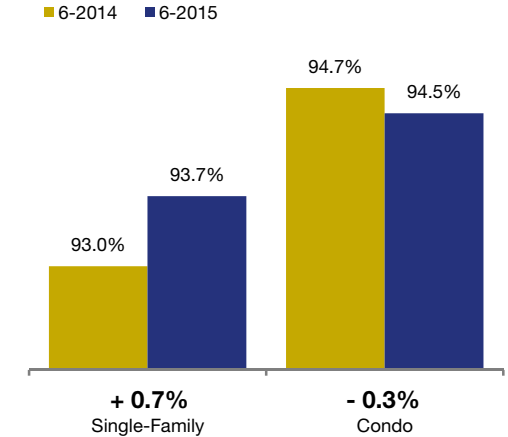
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	6-2014	6-2015	Change
\$75,000 and Below	87.1%	87.5%	+ 0.6%
\$75,001 to \$100,000	93.9%	94.4%	+ 0.5%
\$100,001 to \$125,000	95.3%	95.8%	+ 0.5%
\$125,001 to \$150,000	96.2%	96.3%	+ 0.1%
\$150,001 to \$300,000	96.1%	96.2%	+ 0.1%
\$300,001 and Above	95.5%	95.4%	- 0.1%
All Price Ranges	93.1%	93.7%	+ 0.7%

Single-Family

By Price Range	6-2014	6-2015	Change
\$75,000 and Below	87.0%	87.5%	+ 0.6%
\$75,001 to \$100,000	93.9%	94.4%	+ 0.5%
\$100,001 to \$125,000	95.4%	95.9%	+ 0.6%
\$125,001 to \$150,000	96.2%	96.3%	+ 0.1%
\$150,001 to \$300,000	96.1%	96.2%	+ 0.1%
\$300,001 and Above	95.5%	95.5%	- 0.0%
All Price Ranges	93.0%	93.7%	+ 0.7%

Condo

By Price Range	6-2014	6-2015	Change
\$75,000 and Below	90.6%	88.6%	- 2.3%
\$75,001 to \$100,000	93.0%	95.2%	+ 2.3%
\$100,001 to \$125,000	94.8%	95.1%	+ 0.3%
\$125,001 to \$150,000	96.5%	96.3%	- 0.2%
\$150,001 to \$300,000	96.0%	95.8%	- 0.1%
\$300,001 and Above	95.7%	94.0%	- 1.8%
All Price Ranges	94.7%	94.5%	- 0.3%

By Construction Type

By Construction Type	6-2014	6-2015	Change
Previously Owned	92.7%	93.3%	+ 0.7%
New Construction	99.4%	99.7%	+ 0.3%
All Construction Types	93.1%	93.7%	+ 0.7%

By Construction Type	6-2014	6-2015	Change
Previously Owned	92.7%	93.3%	+ 0.7%
New Construction	99.3%	99.7%	+ 0.4%
All Construction Types	93.0%	93.7%	+ 0.7%

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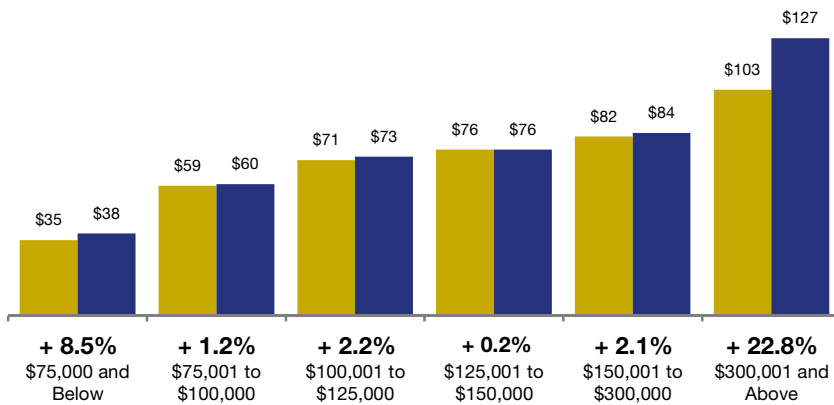
Price Per Square Foot

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



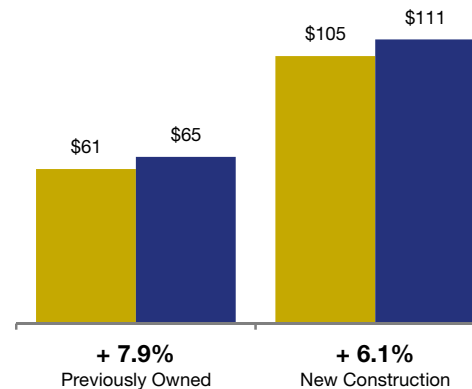
By Price Range

■ 6-2014 ■ 6-2015



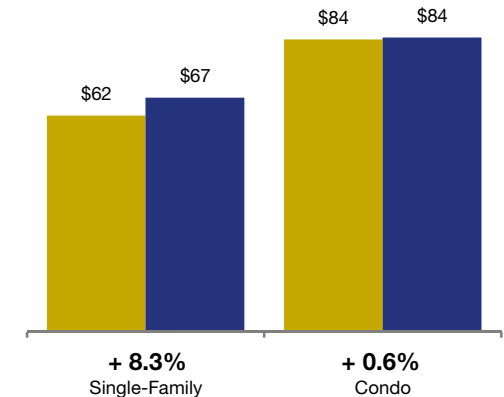
By Construction Type

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range	6-2014	6-2015	Change
\$75,000 and Below	\$35	\$38	+ 8.5%
\$75,001 to \$100,000	\$59	\$60	+ 1.2%
\$100,001 to \$125,000	\$71	\$73	+ 2.2%
\$125,001 to \$150,000	\$76	\$76	+ 0.2%
\$150,001 to \$300,000	\$82	\$84	+ 2.1%
\$300,001 and Above	\$103	\$127	+ 22.8%
All Price Ranges	\$63	\$68	+ 7.9%

Single-Family

6-2014	6-2015	Change
\$34	\$37	+ 8.8%
\$59	\$60	+ 1.3%
\$71	\$72	+ 2.0%
\$75	\$75	- 0.0%
\$81	\$82	+ 2.3%
\$103	\$128	+ 24.3%
\$62	\$67	+ 8.3%

Condo

6-2014	6-2015	Change
\$52	\$49	- 6.4%
\$69	\$70	+ 1.8%
\$80	\$82	+ 2.9%
\$86	\$86	+ 0.1%
\$100	\$101	+ 1.0%
\$112	\$114	+ 1.5%
\$84	\$84	+ 0.6%

By Construction Type

6-2014	6-2015	Change
\$61	\$65	+ 7.9%
\$105	\$111	+ 6.1%
\$63	\$68	+ 7.9%

6-2014	6-2015	Change
\$60	\$65	+ 8.4%
\$104	\$110	+ 5.7%
\$62	\$67	+ 8.3%

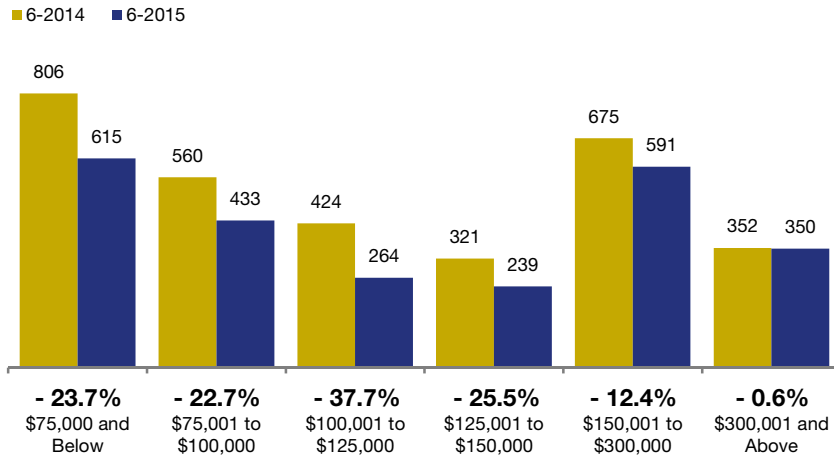
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Inventory of Homes for Sale

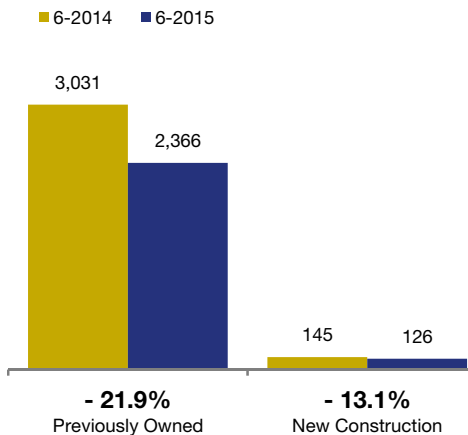


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

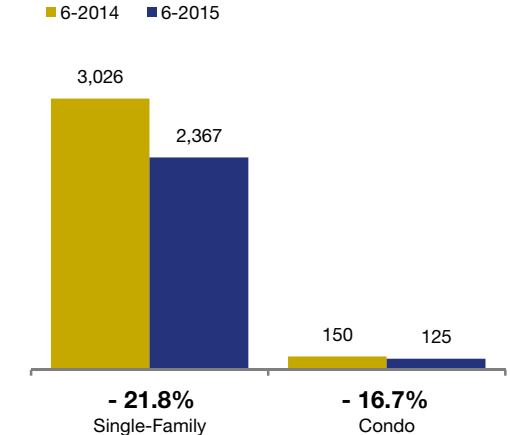
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range	6-2014	6-2015	Change
\$75,000 and Below	806	615	- 23.7%
\$75,001 to \$100,000	560	433	- 22.7%
\$100,001 to \$125,000	424	264	- 37.7%
\$125,001 to \$150,000	321	239	- 25.5%
\$150,001 to \$300,000	675	591	- 12.4%
\$300,001 and Above	352	350	- 0.6%
All Price Ranges	3,176	2,492	- 21.5%

Single-Family

6-2014	6-2015	Change	6-2014	6-2015	Change
776	590	- 24.0%	30	25	- 16.7%
535	415	- 22.4%	25	18	- 28.0%
405	251	- 38.0%	19	13	- 31.6%
297	227	- 23.6%	24	12	- 50.0%
638	552	- 13.5%	37	39	+ 5.4%
337	332	- 1.5%	15	18	+ 20.0%
3,026	2,367	- 21.8%	150	125	- 16.7%

Condo

By Construction Type	6-2014	6-2015	Change
Previously Owned	3,031	2,366	- 21.9%
New Construction	145	126	- 13.1%
All Construction Types	3,176	2,492	- 21.5%

6-2014	6-2015	Change	6-2014	6-2015	Change
2,901	2,261	- 22.1%	130	105	- 19.2%
125	106	- 15.2%	20	20	0.0%
3,026	2,367	- 21.8%	150	125	- 16.7%

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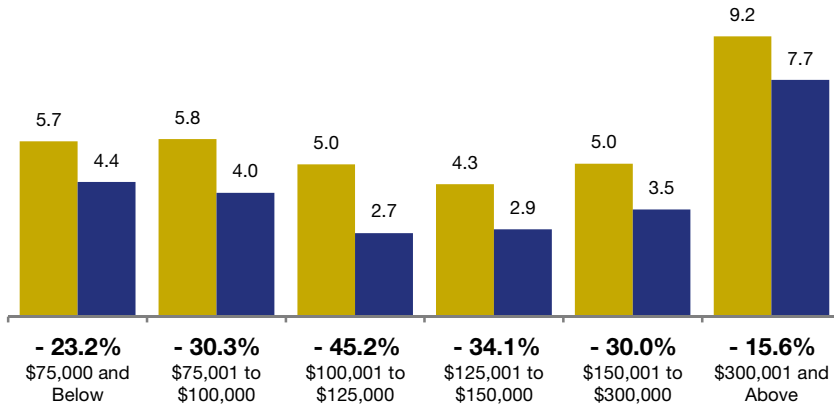
Months Supply of Inventory



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.

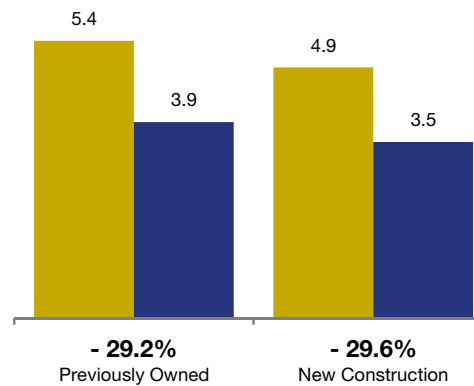
By Price Range

■ 6-2014 ■ 6-2015



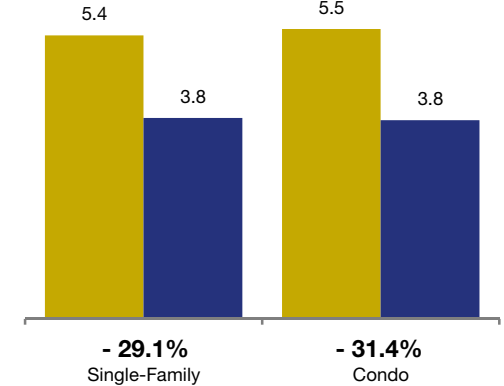
By Construction Type

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range

	6-2014	6-2015	Change
\$75,000 and Below	5.7	4.4	- 23.2%
\$75,001 to \$100,000	5.8	4.0	- 30.3%
\$100,001 to \$125,000	5.0	2.7	- 45.2%
\$125,001 to \$150,000	4.3	2.9	- 34.1%
\$150,001 to \$300,000	5.0	3.5	- 30.0%
\$300,001 and Above	9.2	7.7	- 15.6%
All Price Ranges	5.4	3.8	- 29.6%

Single-Family

	6-2014	6-2015	Change
\$75,000 and Below	5.7	4.4	- 22.7%
\$75,001 to \$100,000	5.7	4.0	- 30.3%
\$100,001 to \$125,000	5.0	2.7	- 45.9%
\$125,001 to \$150,000	4.3	2.9	- 31.4%
\$150,001 to \$300,000	5.0	3.5	- 30.4%
\$300,001 and Above	9.4	7.8	- 16.4%
All Price Ranges	5.4	3.8	- 29.1%

Condo

	6-2014	6-2015	Change
\$75,000 and Below	8.8	5.3	- 40.1%
\$75,001 to \$100,000	7.3	5.0	- 32.4%
\$100,001 to \$125,000	4.5	2.4	- 46.6%
\$125,001 to \$150,000	5.4	2.0	- 63.7%
\$150,001 to \$300,000	4.3	3.3	- 22.3%
\$300,001 and Above	6.0	5.1	- 14.3%
All Price Ranges	5.5	3.8	- 31.4%

By Construction Type

	6-2014	6-2015	Change
Previously Owned	5.4	3.9	- 29.2%
New Construction	4.9	3.5	- 29.6%
All Construction Types	5.4	3.8	- 29.6%

	6-2014	6-2015	Change
Previously Owned	5.4	3.9	- 29.1%
New Construction	4.9	3.4	- 29.8%
All Construction Types	5.4	3.8	- 29.1%

	6-2014	6-2015	Change
Previously Owned	5.6	3.8	- 31.7%
New Construction	4.4	3.8	- 15.6%
All Construction Types	5.5	3.8	- 31.4%

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