

Housing Supply Overview

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



July 2015

The second half of the year is generally slower than the first, but the 2015 market as a whole has shown a willingness to offer greater returns more often than not. Prior to any autumn rate increases, there is a fair chance of increased buyer activity over the next few months. For the 12-month period spanning August 2014 through July 2015, Closed Sales in the Fort Wayne region were up 7.7 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 23.3 percent.

The overall Median Sales Price was up 6.7 percent to \$115,225. The property type with the largest price gain was the Single-Family segment, where prices increased 7.9 percent to \$114,900. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 93.8.

Market-wide, inventory levels were down 22.4 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 18.1 percent. That amounts to 3.9 months supply for Single-Family homes and 3.5 months supply for Condos.

Quick Facts

+ 23.3%	+ 15.1%	+ 26.1%
Price Range with Strongest Closed Sales:	Construction Status with Strongest Closed Sales:	Property Type with Strongest Closed Sales:
\$150,001 to \$300,000	New Construction	Condo

Closed Sales	2
Pending Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
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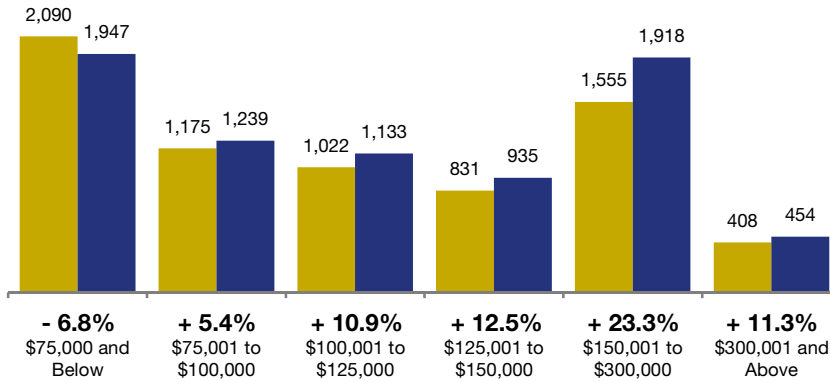
Closed Sales

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



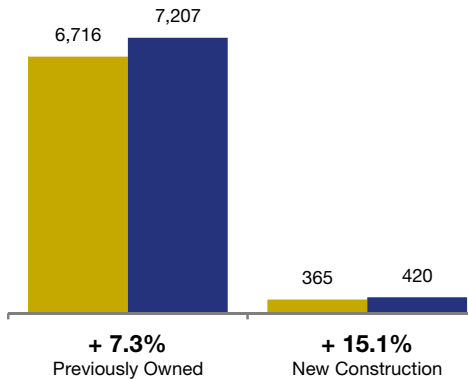
By Price Range

■ 7-2014 ■ 7-2015



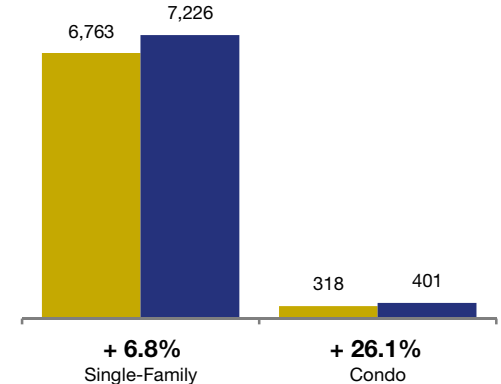
By Construction Type

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

	7-2014	7-2015	Change
\$75,000 and Below	2,090	1,947	- 6.8%
\$75,001 to \$100,000	1,175	1,239	+ 5.4%
\$100,001 to \$125,000	1,022	1,133	+ 10.9%
\$125,001 to \$150,000	831	935	+ 12.5%
\$150,001 to \$300,000	1,555	1,918	+ 23.3%
\$300,001 and Above	408	454	+ 11.3%
All Price Ranges	7,081	7,627	+ 7.7%

Single-Family

	7-2014	7-2015	Change
\$75,000 and Below	2,041	1,886	- 7.6%
\$75,001 to \$100,000	1,127	1,197	+ 6.2%
\$100,001 to \$125,000	973	1,069	+ 9.9%
\$125,001 to \$150,000	786	866	+ 10.2%
\$150,001 to \$300,000	1,453	1,786	+ 22.9%
\$300,001 and Above	383	422	+ 10.2%
All Price Ranges	6,763	7,226	+ 6.8%

Condo

	7-2014	7-2015	Change
\$75,000 and Below	49	61	+ 24.5%
\$75,001 to \$100,000	48	42	- 12.5%
\$100,001 to \$125,000	49	64	+ 30.6%
\$125,001 to \$150,000	45	69	+ 53.3%
\$150,001 to \$300,000	102	132	+ 29.4%
\$300,001 and Above	25	32	+ 28.0%
All Price Ranges	318	401	+ 26.1%

By Construction Type

	7-2014	7-2015	Change
Previously Owned	6,716	7,207	+ 7.3%
New Construction	365	420	+ 15.1%
All Construction Types	7,081	7,627	+ 7.7%

	7-2014	7-2015	Change
Previously Owned	6,438	6,873	+ 6.8%
New Construction	325	353	+ 8.6%
All Construction Types	6,763	7,226	+ 6.8%

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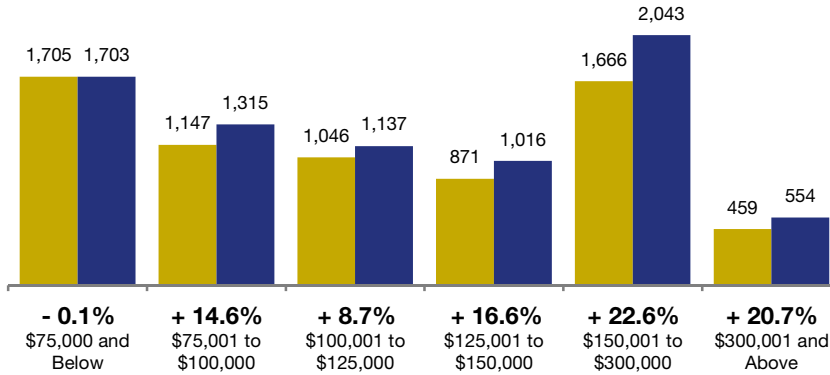
Pending Sales

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



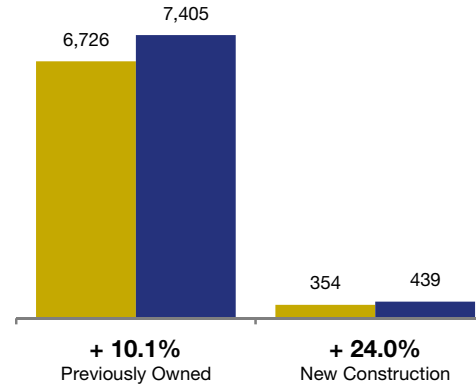
By Price Range

■ 7-2014 ■ 7-2015



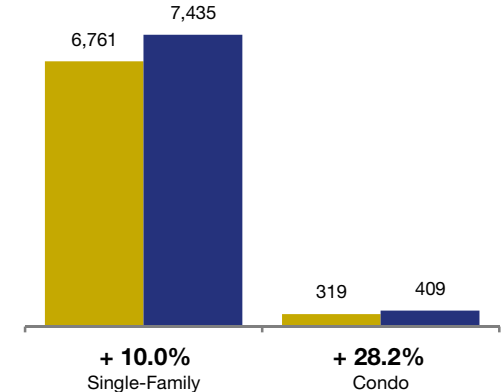
By Construction Type

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

	7-2014	7-2015	Change
\$75,000 and Below	1,705	1,703	- 0.1%
\$75,001 to \$100,000	1,147	1,315	+ 14.6%
\$100,001 to \$125,000	1,046	1,137	+ 8.7%
\$125,001 to \$150,000	871	1,016	+ 16.6%
\$150,001 to \$300,000	1,666	2,043	+ 22.6%
\$300,001 and Above	459	554	+ 20.7%
All Price Ranges	7,080	7,844	+ 10.8%

Single-Family

	7-2014	7-2015	Change
\$75,000 and Below	1,660	1,644	- 1.0%
\$75,001 to \$100,000	1,102	1,278	+ 16.0%
\$100,001 to \$125,000	993	1,086	+ 9.4%
\$125,001 to \$150,000	826	941	+ 13.9%
\$150,001 to \$300,000	1,565	1,898	+ 21.3%
\$300,001 and Above	433	512	+ 18.2%
All Price Ranges	6,761	7,435	+ 10.0%

Condo

	7-2014	7-2015	Change
\$75,000 and Below	45	59	+ 31.1%
\$75,001 to \$100,000	45	37	- 17.8%
\$100,001 to \$125,000	53	51	- 3.8%
\$125,001 to \$150,000	45	75	+ 66.7%
\$150,001 to \$300,000	101	145	+ 43.6%
\$300,001 and Above	26	42	+ 61.5%
All Price Ranges	319	409	+ 28.2%

By Construction Type

	7-2014	7-2015	Change
Previously Owned	6,726	7,405	+ 10.1%
New Construction	354	439	+ 24.0%
All Construction Types	7,080	7,844	+ 10.8%

	7-2014	7-2015	Change
Previously Owned	6,445	7,067	+ 9.7%
New Construction	316	368	+ 16.5%
All Construction Types	6,761	7,435	+ 10.0%

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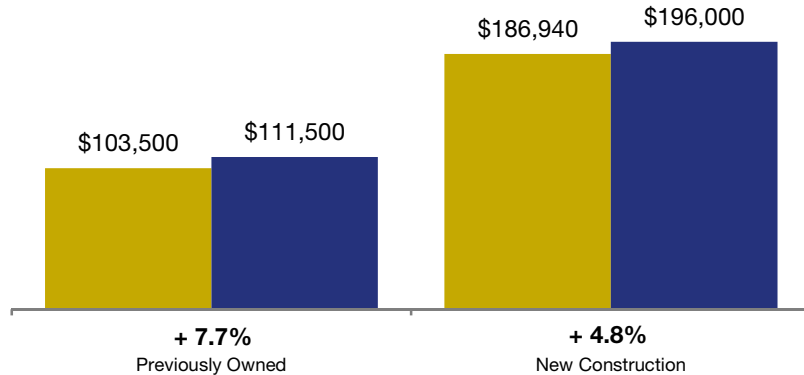
Median Sales Price

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



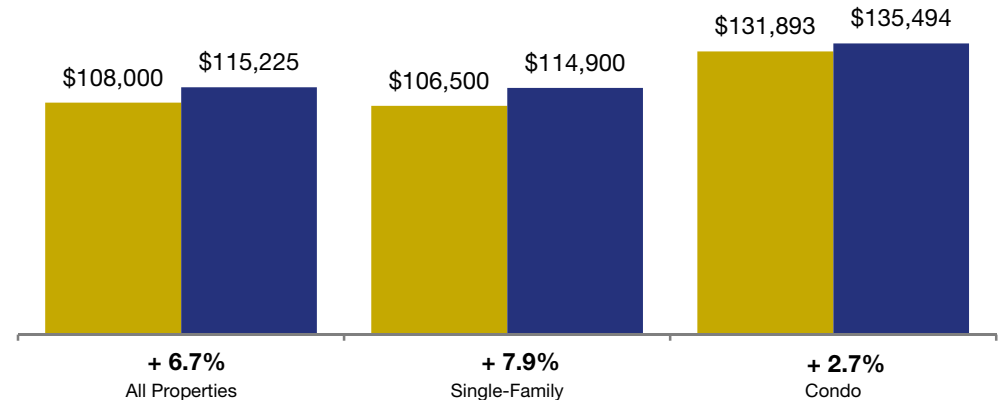
By Construction Type

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



	All Properties			Single-Family			Condo		
By Construction Type	7-2014	7-2015	Change	7-2014	7-2015	Change	7-2014	7-2015	Change
Previously Owned	\$103,500	\$111,500	+ 7.7%	\$102,500	\$110,000	+ 7.3%	\$122,250	\$126,500	+ 3.5%
New Construction	\$186,940	\$196,000	+ 4.8%	\$187,846	\$192,414	+ 2.4%	\$180,238	\$210,555	+ 16.8%
All Construction Types	\$108,000	\$115,225	+ 6.7%	\$106,500	\$114,900	+ 7.9%	\$131,893	\$135,494	+ 2.7%

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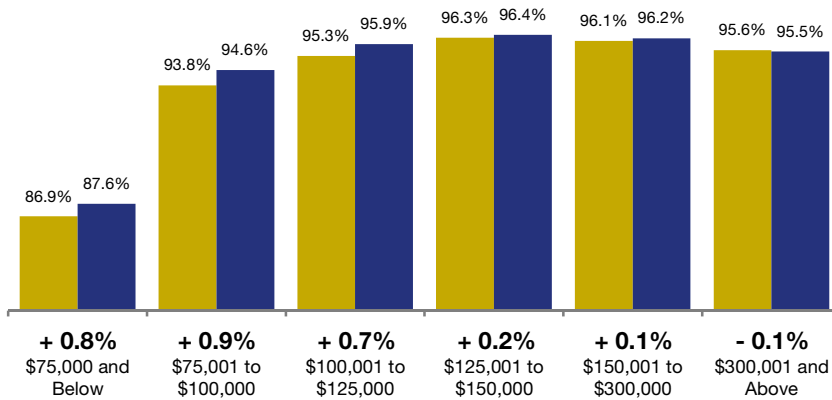
Percent of Original List Price Received

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.**



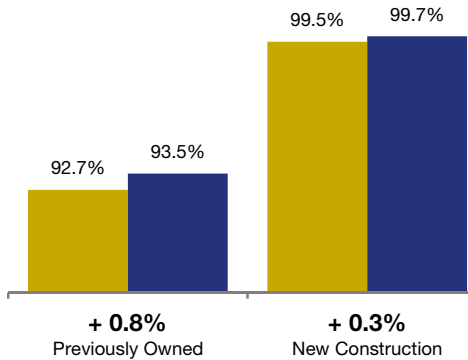
By Price Range

■ 7-2014 ■ 7-2015



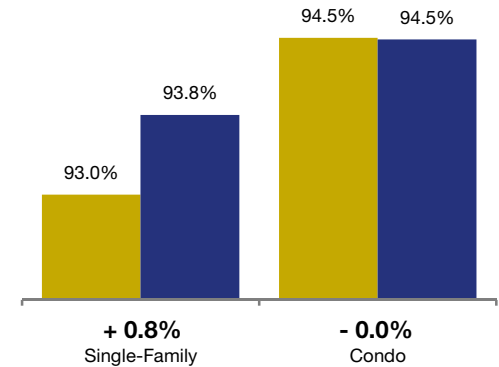
By Construction Type

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

	7-2014	7-2015	Change
\$75,000 and Below	86.9%	87.6%	+ 0.8%
\$75,001 to \$100,000	93.8%	94.6%	+ 0.9%
\$100,001 to \$125,000	95.3%	95.9%	+ 0.7%
\$125,001 to \$150,000	96.3%	96.4%	+ 0.2%
\$150,001 to \$300,000	96.1%	96.2%	+ 0.1%
\$300,001 and Above	95.6%	95.5%	- 0.1%
All Price Ranges	93.1%	93.8%	+ 0.8%

Single-Family

	7-2014	7-2015	Change
\$75,000 and Below	86.8%	87.6%	+ 0.8%
\$75,001 to \$100,000	93.8%	94.6%	+ 0.8%
\$100,001 to \$125,000	95.3%	96.0%	+ 0.7%
\$125,001 to \$150,000	96.3%	96.4%	+ 0.1%
\$150,001 to \$300,000	96.1%	96.3%	+ 0.2%
\$300,001 and Above	95.6%	95.7%	+ 0.1%
All Price Ranges	93.0%	93.8%	+ 0.8%

Condo

	7-2014	7-2015	Change
\$75,000 and Below	90.3%	88.6%	- 1.9%
\$75,001 to \$100,000	92.7%	94.8%	+ 2.2%
\$100,001 to \$125,000	94.9%	95.0%	+ 0.2%
\$125,001 to \$150,000	95.9%	96.6%	+ 0.7%
\$150,001 to \$300,000	96.0%	96.0%	- 0.0%
\$300,001 and Above	96.1%	93.6%	- 2.6%
All Price Ranges	94.5%	94.5%	- 0.0%

By Construction Type

	7-2014	7-2015	Change
Previously Owned	92.7%	93.5%	+ 0.8%
New Construction	99.5%	99.7%	+ 0.3%
All Construction Types	93.1%	93.8%	+ 0.8%

	7-2014	7-2015	Change
Previously Owned	92.7%	93.4%	+ 0.8%
New Construction	99.3%	99.9%	+ 0.5%
All Construction Types	93.0%	93.8%	+ 0.8%

	7-2014	7-2015	Change
Previously Owned	93.6%	93.6%	- 0.0%
New Construction	100.6%	99.1%	- 1.5%
All Construction Types	94.5%	94.5%	- 0.0%

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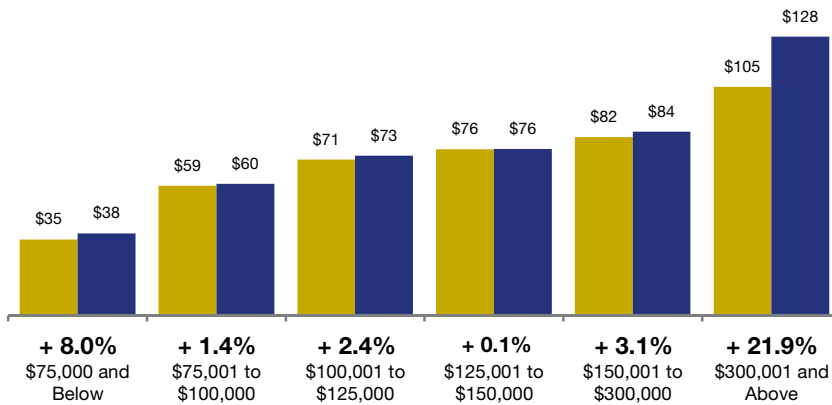
Price Per Square Foot

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



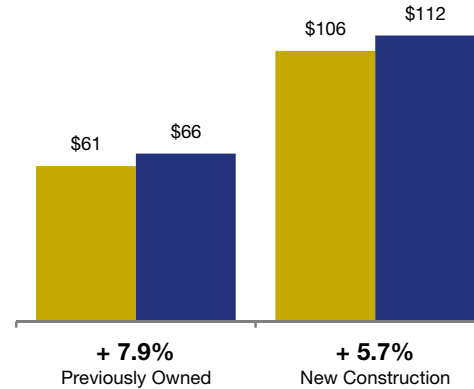
By Price Range

■ 7-2014 ■ 7-2015



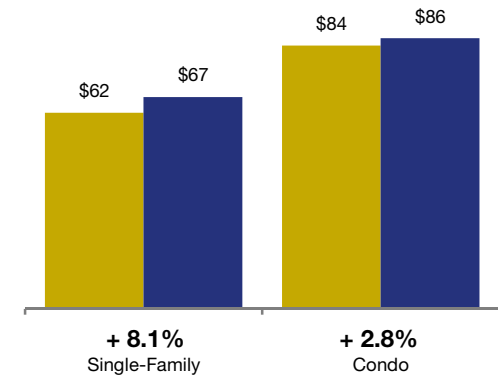
By Construction Type

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

	7-2014	7-2015	Change
\$75,000 and Below	\$35	\$38	+ 8.0%
\$75,001 to \$100,000	\$59	\$60	+ 1.4%
\$100,001 to \$125,000	\$71	\$73	+ 2.4%
\$125,001 to \$150,000	\$76	\$76	+ 0.1%
\$150,001 to \$300,000	\$82	\$84	+ 3.1%
\$300,001 and Above	\$105	\$128	+ 21.9%
All Price Ranges	\$63	\$68	+ 8.0%

Single-Family

7-2014	7-2015	Change
\$34	\$37	+ 8.2%
\$59	\$60	+ 1.6%
\$71	\$72	+ 2.3%
\$76	\$75	- 0.1%
\$80	\$83	+ 2.9%
\$104	\$129	+ 23.7%
\$62	\$67	+ 8.1%

Condo

	7-2014	7-2015	Change
	\$51	\$49	- 4.2%
	\$70	\$70	+ 0.0%
	\$80	\$83	+ 3.3%
	\$86	\$85	- 0.3%
	\$99	\$104	+ 4.4%
	\$115	\$114	- 0.8%
	\$84	\$86	+ 2.8%

By Construction Type

	7-2014	7-2015	Change
Previously Owned	\$61	\$66	+ 7.9%
New Construction	\$106	\$112	+ 5.7%
All Construction Types	\$63	\$68	+ 8.0%

7-2014	7-2015	Change	7-2014	7-2015	Change
\$60	\$65	+ 8.3%	\$79	\$79	- 0.8%
\$105	\$110	+ 4.8%	\$115	\$124	+ 7.2%
\$62	\$67	+ 8.1%	\$84	\$86	+ 2.8%

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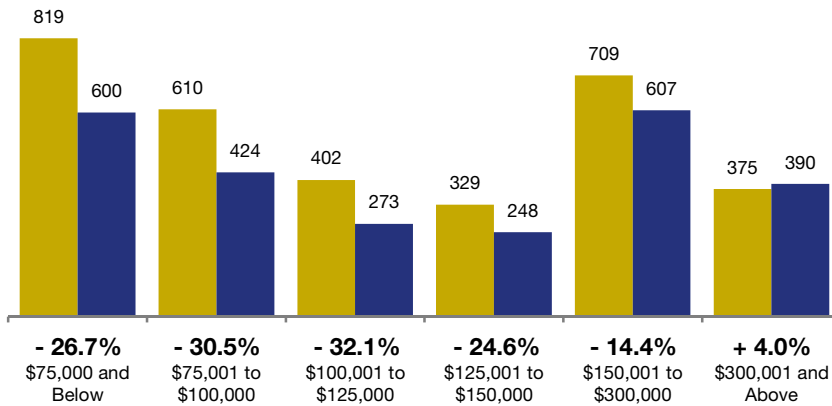
Inventory of Homes for Sale

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



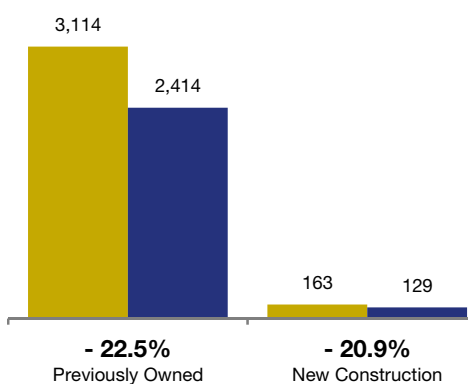
By Price Range

■ 7-2014 ■ 7-2015



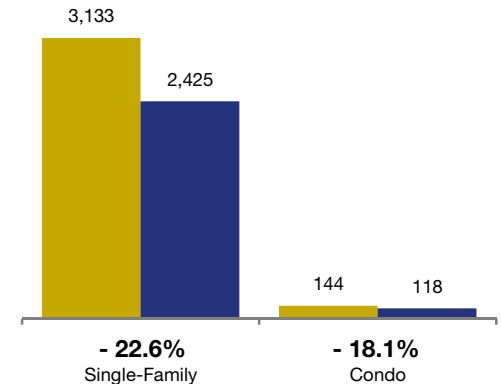
By Construction Type

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

	7-2014	7-2015	Change
\$75,000 and Below	819	600	- 26.7%
\$75,001 to \$100,000	610	424	- 30.5%
\$100,001 to \$125,000	402	273	- 32.1%
\$125,001 to \$150,000	329	248	- 24.6%
\$150,001 to \$300,000	709	607	- 14.4%
\$300,001 and Above	375	390	+ 4.0%
All Price Ranges	3,277	2,543	- 22.4%

Single-Family

7-2014	7-2015	Change
794	576	- 27.5%
585	407	- 30.4%
386	264	- 31.6%
307	231	- 24.8%
668	572	- 14.4%
360	374	+ 3.9%
3,133	2,425	- 22.6%

Condo

	7-2014	7-2015	Change
	25	24	- 4.0%
	25	17	- 32.0%
	16	9	- 43.8%
	22	17	- 22.7%
	41	35	- 14.6%
	15	16	+ 6.7%
	144	118	- 18.1%

By Construction Type

	7-2014	7-2015	Change
Previously Owned	3,114	2,414	- 22.5%
New Construction	163	129	- 20.9%
All Construction Types	3,277	2,543	- 22.4%

7-2014	7-2015	Change	7-2014	7-2015	Change
2,994	2,310	- 22.8%	120	104	- 13.3%
139	115	- 17.3%	24	14	- 41.7%
3,133	2,425	- 22.6%	144	118	- 18.1%

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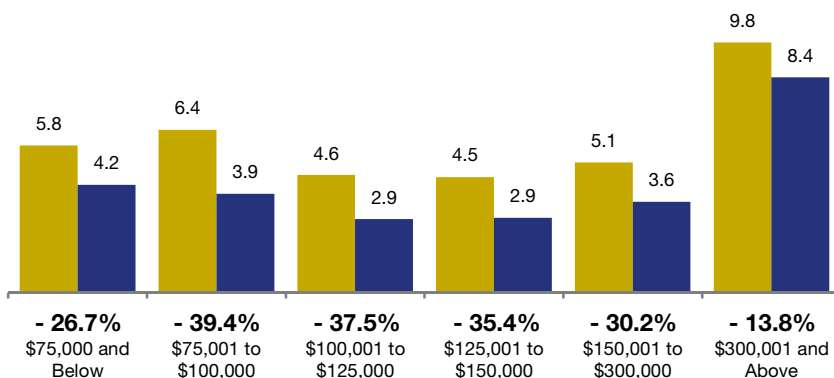
Months Supply of Inventory

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.



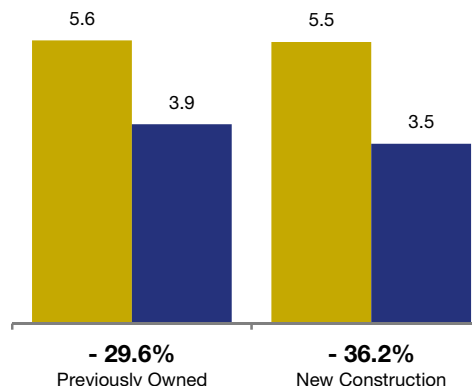
By Price Range

■ 7-2014 ■ 7-2015



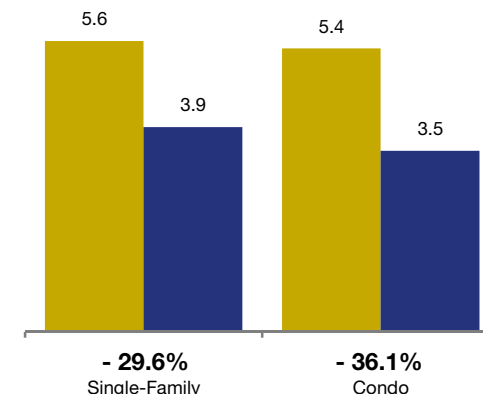
By Construction Type

■ 7-2014 ■ 7-2015



By Property Type

■ 7-2014 ■ 7-2015



All Properties

By Price Range

	7-2014	7-2015	Change
\$75,000 and Below	5.8	4.2	- 26.7%
\$75,001 to \$100,000	6.4	3.9	- 39.4%
\$100,001 to \$125,000	4.6	2.9	- 37.5%
\$125,001 to \$150,000	4.5	2.9	- 35.4%
\$150,001 to \$300,000	5.1	3.6	- 30.2%
\$300,001 and Above	9.8	8.4	- 13.8%
All Price Ranges	5.6	3.9	- 30.4%

Single-Family

	7-2014	7-2015	Change
\$75,000 and Below	5.7	4.2	- 26.7%
\$75,001 to \$100,000	6.4	3.8	- 40.0%
\$100,001 to \$125,000	4.7	2.9	- 37.5%
\$125,001 to \$150,000	4.5	2.9	- 34.0%
\$150,001 to \$300,000	5.1	3.6	- 29.4%
\$300,001 and Above	10.0	8.8	- 12.1%
All Price Ranges	5.6	3.9	- 29.6%

Condo

	7-2014	7-2015	Change
\$75,000 and Below	6.7	4.9	- 26.8%
\$75,001 to \$100,000	6.7	5.1	- 24.2%
\$100,001 to \$125,000	3.6	1.6	- 56.2%
\$125,001 to \$150,000	5.9	2.7	- 53.6%
\$150,001 to \$300,000	4.9	2.9	- 40.5%
\$300,001 and Above	6.3	4.2	- 34.0%
All Price Ranges	5.4	3.5	- 36.1%

By Construction Type

	7-2014	7-2015	Change
Previously Owned	5.6	3.9	- 29.6%
New Construction	5.5	3.5	- 36.2%
All Construction Types	5.6	3.9	- 30.4%

	7-2014	7-2015	Change
Previously Owned	5.6	3.9	- 29.6%
New Construction	5.3	3.8	- 29.0%
All Construction Types	5.6	3.9	- 29.6%

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