

# Housing Supply Overview

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



## August 2015

Like school busses in a darker dawn, the typical seasonal slowdown is imminent. Numbers may be a bit in flux, but no drastic year-over-year drops or rises are anticipated across most markets. For the 12-month period spanning September 2014 through August 2015, Closed Sales in the Fort Wayne region were up 8.0 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 22.5 percent.

The overall Median Sales Price was up 7.5 percent to \$116,000. The property type with the largest price gain was the Single-Family segment, where prices increased 8.5 percent to \$115,000. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 93.9.

Market-wide, inventory levels were down 21.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 21.5 percent. That amounts to 3.9 months supply for Single-Family homes and 3.3 months supply for Condos.

## Quick Facts

**+ 22.5%**

Price Range with  
Strongest Closed Sales:

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

**+ 14.5%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 18.4%**

Property Type with  
Strongest Closed Sales:

**Condo**

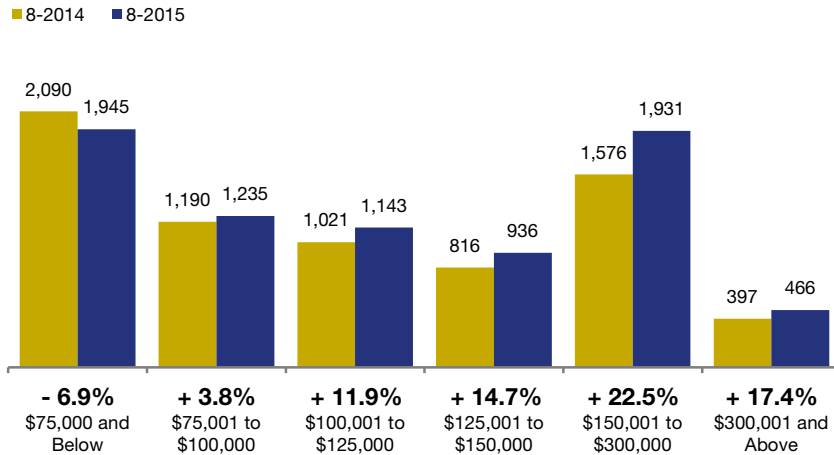
Closed Sales	<b>2</b>
Pending Sales	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Price Per Square Foot	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

# Closed Sales

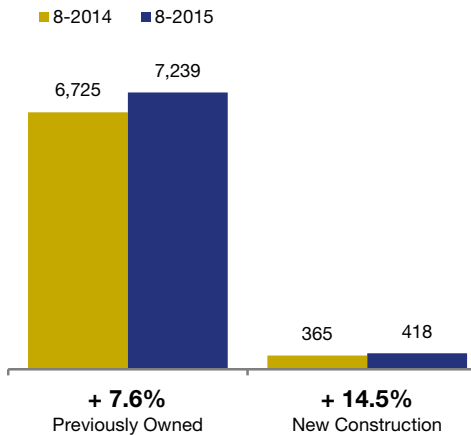
A count of the actual sales that closed. Based on a rolling 12-month total.



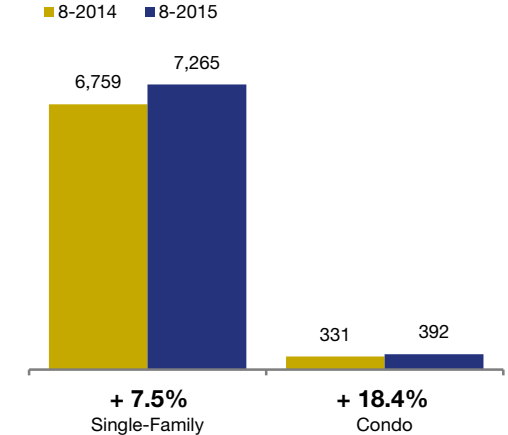
## By Price Range



## By Construction Type



## By Property Type



### All Properties

By Price Range	8-2014	8-2015	Change
\$75,000 and Below	2,090	1,945	- 6.9%
\$75,001 to \$100,000	1,190	1,235	+ 3.8%
\$100,001 to \$125,000	1,021	1,143	+ 11.9%
\$125,001 to \$150,000	816	936	+ 14.7%
\$150,001 to \$300,000	1,576	1,931	+ 22.5%
\$300,001 and Above	397	466	+ 17.4%
<b>All Price Ranges</b>	<b>7,090</b>	<b>7,657</b>	<b>+ 8.0%</b>

### Single-Family

8-2014	8-2015	Change
2,037	1,885	- 7.5%
1,141	1,194	+ 4.6%
968	1,084	+ 12.0%
770	864	+ 12.2%
1,470	1,801	+ 22.5%
373	437	+ 17.2%
<b>6,759</b>	<b>7,265</b>	<b>+ 7.5%</b>

### Condo

8-2014	8-2015	Change
53	60	+ 13.2%
49	41	- 16.3%
53	59	+ 11.3%
46	72	+ 56.5%
106	130	+ 22.6%
24	29	+ 20.8%
<b>331</b>	<b>392</b>	<b>+ 18.4%</b>

By Construction Type	8-2014	8-2015	Change
Previously Owned	6,725	7,239	+ 7.6%
New Construction	365	418	+ 14.5%
<b>All Construction Types</b>	<b>7,090</b>	<b>7,657</b>	<b>+ 8.0%</b>

8-2014	8-2015	Change
6,441	6,910	+ 7.3%
318	355	+ 11.6%
<b>6,759</b>	<b>7,265</b>	<b>+ 7.5%</b>

8-2014	8-2015	Change
284	329	+ 15.8%
47	63	+ 34.0%
<b>331</b>	<b>392</b>	<b>+ 18.4%</b>

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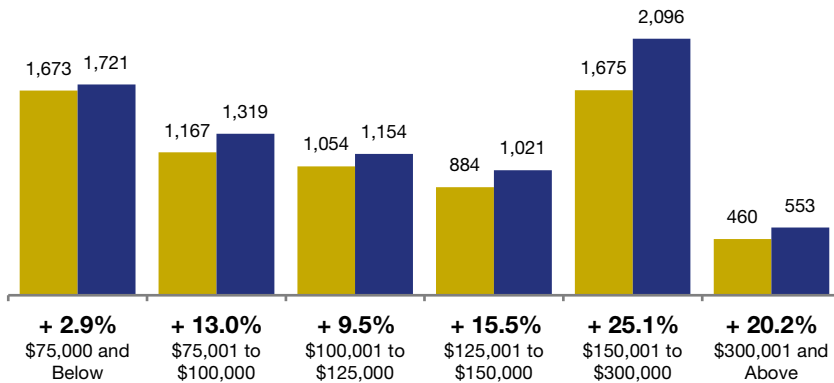
# Pending Sales

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



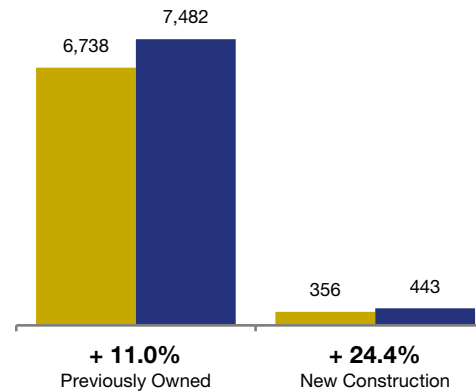
## By Price Range

■ 8-2014 ■ 8-2015



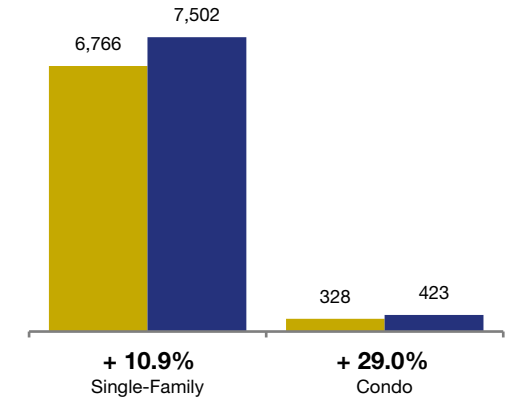
## By Construction Type

■ 8-2014 ■ 8-2015



## By Property Type

■ 8-2014 ■ 8-2015



### All Properties

By Price Range	8-2014	8-2015	Change
\$75,000 and Below	1,673	1,721	+ 2.9%
\$75,001 to \$100,000	1,167	1,319	+ 13.0%
\$100,001 to \$125,000	1,054	1,154	+ 9.5%
\$125,001 to \$150,000	884	1,021	+ 15.5%
\$150,001 to \$300,000	1,675	2,096	+ 25.1%
\$300,001 and Above	460	553	+ 20.2%
<b>All Price Ranges</b>	<b>7,094</b>	<b>7,925</b>	<b>+ 11.7%</b>

### Single-Family

8-2014	8-2015	Change	8-2014	8-2015	Change
1,628	1,657	+ 1.8%	45	64	+ 42.2%
1,123	1,280	+ 14.0%	44	39	- 11.4%
998	1,100	+ 10.2%	56	54	- 3.6%
838	939	+ 12.1%	46	82	+ 78.3%
1,568	1,951	+ 24.4%	107	145	+ 35.5%
434	514	+ 18.4%	26	39	+ 50.0%
<b>6,766</b>	<b>7,502</b>	<b>+ 10.9%</b>	<b>328</b>	<b>423</b>	<b>+ 29.0%</b>

### Condo

By Construction Type	8-2014	8-2015	Change
Previously Owned	6,738	7,482	+ 11.0%
New Construction	356	443	+ 24.4%
<b>All Construction Types</b>	<b>7,094</b>	<b>7,925</b>	<b>+ 11.7%</b>

8-2014	8-2015	Change	8-2014	8-2015	Change
6,455	7,125	+ 10.4%	283	357	+ 26.1%
311	377	+ 21.2%	45	66	+ 46.7%
<b>6,766</b>	<b>7,502</b>	<b>+ 10.9%</b>	<b>328</b>	<b>423</b>	<b>+ 29.0%</b>

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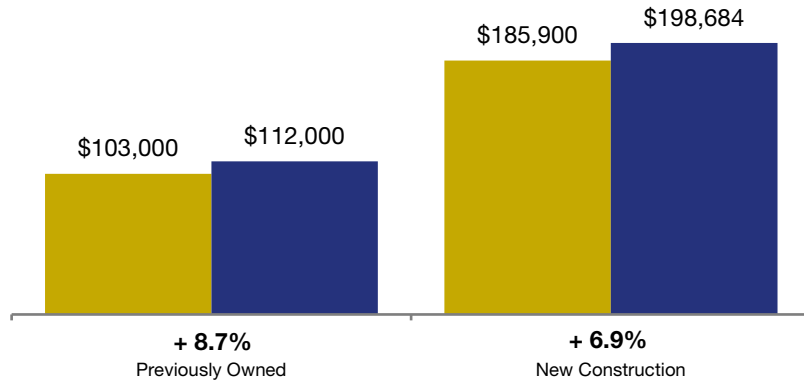
# Median Sales Price

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



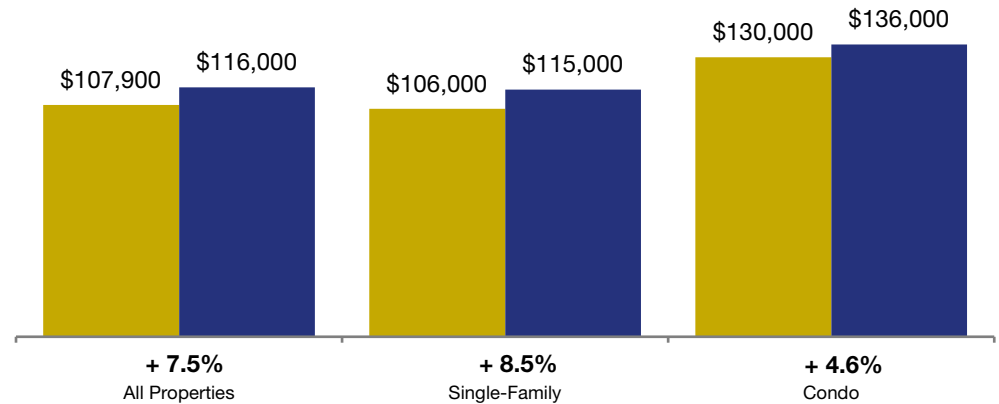
## By Construction Type

■ 8-2014 ■ 8-2015



## By Property Type

■ 8-2014 ■ 8-2015



By Construction Type	All Properties			Single-Family			Condo		
	8-2014	8-2015	Change	8-2014	8-2015	Change	8-2014	8-2015	Change
Previously Owned	\$103,000	\$112,000	+ 8.7%	\$102,000	\$110,325	+ 8.2%	\$119,250	\$127,500	+ 6.9%
New Construction	\$185,900	\$198,684	+ 6.9%	\$185,850	\$198,500	+ 6.8%	\$192,060	\$199,400	+ 3.8%
<b>All Construction Types</b>	<b>\$107,900</b>	<b>\$116,000</b>	<b>+ 7.5%</b>	<b>\$106,000</b>	<b>\$115,000</b>	<b>+ 8.5%</b>	<b>\$130,000</b>	<b>\$136,000</b>	<b>+ 4.6%</b>

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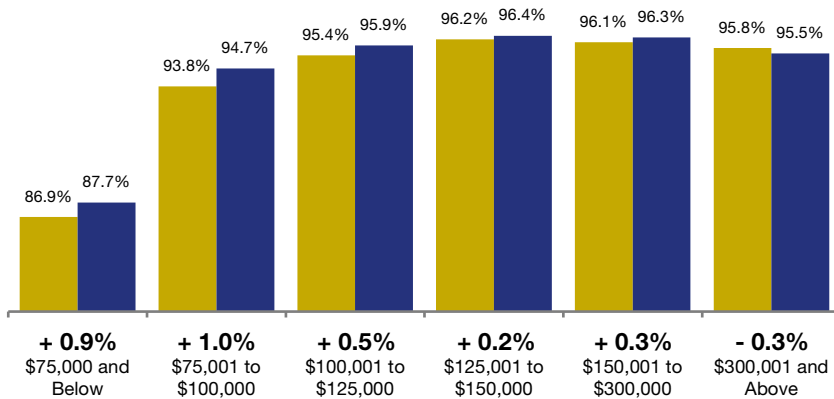
# Percent of Original List Price Received



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.**

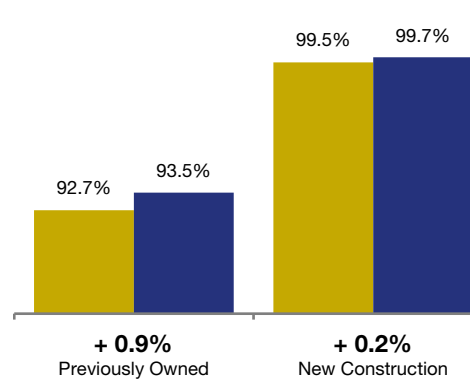
## By Price Range

■ 8-2014 ■ 8-2015



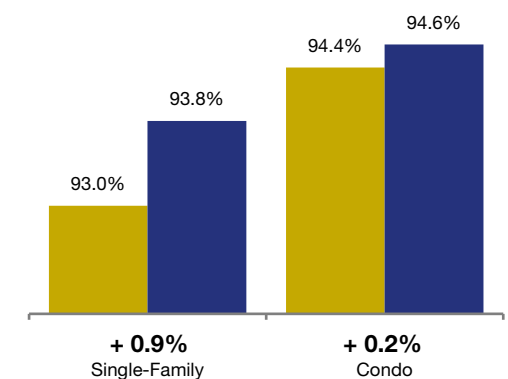
## By Construction Type

■ 8-2014 ■ 8-2015



## By Property Type

■ 8-2014 ■ 8-2015



### All Properties

By Price Range	8-2014	8-2015	Change
\$75,000 and Below	86.9%	87.7%	+ 0.9%
\$75,001 to \$100,000	93.8%	94.7%	+ 1.0%
\$100,001 to \$125,000	95.4%	95.9%	+ 0.5%
\$125,001 to \$150,000	96.2%	96.4%	+ 0.2%
\$150,001 to \$300,000	96.1%	96.3%	+ 0.3%
\$300,001 and Above	95.8%	95.5%	- 0.3%
<b>All Price Ranges</b>	<b>93.1%</b>	<b>93.9%</b>	<b>+ 0.8%</b>

### Single-Family

8-2014	8-2015	Change
86.9%	87.7%	+ 0.9%
93.8%	94.7%	+ 1.0%
95.4%	96.0%	+ 0.6%
96.3%	96.4%	+ 0.1%
96.1%	96.3%	+ 0.2%
95.7%	95.7%	- 0.1%
<b>93.0%</b>	<b>93.8%</b>	<b>+ 0.9%</b>

### Condo

8-2014	8-2015	Change
89.9%	88.8%	- 1.3%
93.3%	94.3%	+ 1.1%
95.0%	94.7%	- 0.4%
95.8%	96.6%	+ 0.9%
95.5%	96.5%	+ 1.0%
96.3%	93.0%	- 3.5%
<b>94.4%</b>	<b>94.6%</b>	<b>+ 0.2%</b>

### By Construction Type

8-2014	8-2015	Change
92.7%	93.5%	+ 0.9%
99.5%	99.7%	+ 0.2%
<b>93.1%</b>	<b>93.9%</b>	<b>+ 0.8%</b>

8-2014	8-2015	Change	8-2014	8-2015	Change
92.7%	93.5%	+ 0.9%	93.4%	93.7%	+ 0.3%
99.4%	99.8%	+ 0.4%	100.2%	99.2%	- 1.0%
<b>93.0%</b>	<b>93.8%</b>	<b>+ 0.9%</b>	<b>94.4%</b>	<b>94.6%</b>	<b>+ 0.2%</b>

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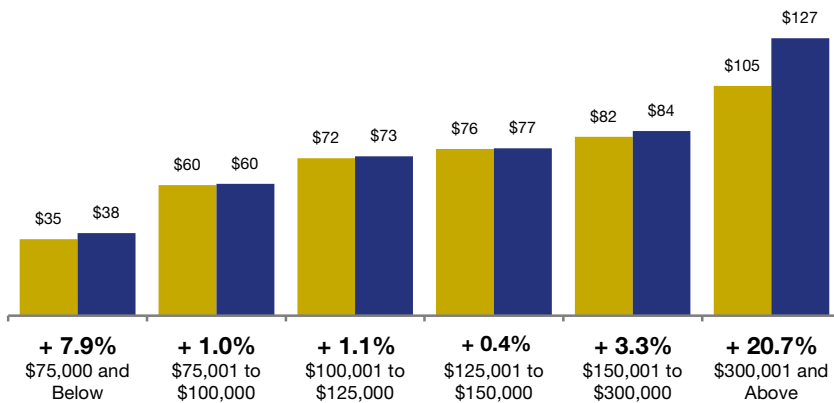
# Price Per Square Foot

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



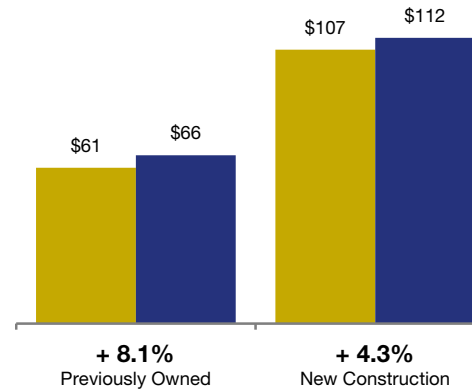
## By Price Range

■ 8-2014 ■ 8-2015



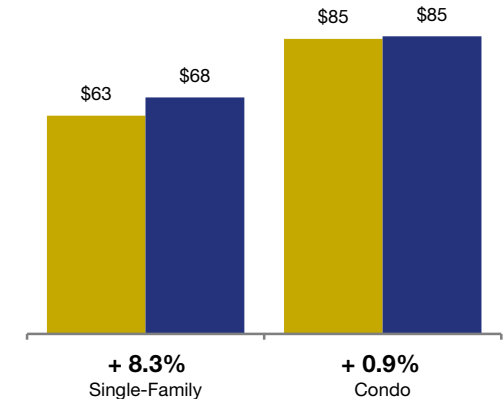
## By Construction Type

■ 8-2014 ■ 8-2015



## By Property Type

■ 8-2014 ■ 8-2015



## All Properties

### By Price Range

	8-2014	8-2015	Change
\$75,000 and Below	\$35	\$38	+ 7.9%
\$75,001 to \$100,000	\$60	\$60	+ 1.0%
\$100,001 to \$125,000	\$72	\$73	+ 1.1%
\$125,001 to \$150,000	\$76	\$77	+ 0.4%
\$150,001 to \$300,000	\$82	\$84	+ 3.3%
\$300,001 and Above	\$105	\$127	+ 20.7%
<b>All Price Ranges</b>	<b>\$64</b>	<b>\$69</b>	<b>+ 8.0%</b>

## Single-Family

	8-2014	8-2015	Change
\$75,000 and Below	\$35	\$37	+ 8.0%
\$75,001 to \$100,000	\$59	\$60	+ 1.3%
\$100,001 to \$125,000	\$72	\$72	+ 1.2%
\$125,001 to \$150,000	\$76	\$76	+ 0.1%
\$150,001 to \$300,000	\$80	\$83	+ 3.5%
\$300,001 and Above	\$104	\$128	+ 22.5%
<b>All Price Ranges</b>	<b>\$63</b>	<b>\$68</b>	<b>+ 8.3%</b>

## Condo

	8-2014	8-2015	Change
\$75,000 and Below	\$49	\$50	+ 0.5%
\$75,001 to \$100,000	\$71	\$69	- 2.8%
\$100,001 to \$125,000	\$82	\$80	- 1.5%
\$125,001 to \$150,000	\$85	\$86	+ 1.1%
\$150,001 to \$300,000	\$102	\$102	+ 0.5%
\$300,001 and Above	\$118	\$113	- 4.1%
<b>All Price Ranges</b>	<b>\$85</b>	<b>\$85</b>	<b>+ 0.9%</b>

### By Construction Type

	8-2014	8-2015	Change
Previously Owned	\$61	\$66	+ 8.1%
New Construction	\$107	\$112	+ 4.3%
<b>All Construction Types</b>	<b>\$64</b>	<b>\$69</b>	<b>+ 8.0%</b>

	8-2014	8-2015	Change
Previously Owned	\$60	\$66	+ 8.5%
New Construction	\$106	\$110	+ 4.3%
<b>All Construction Types</b>	<b>\$63</b>	<b>\$68</b>	<b>+ 8.3%</b>

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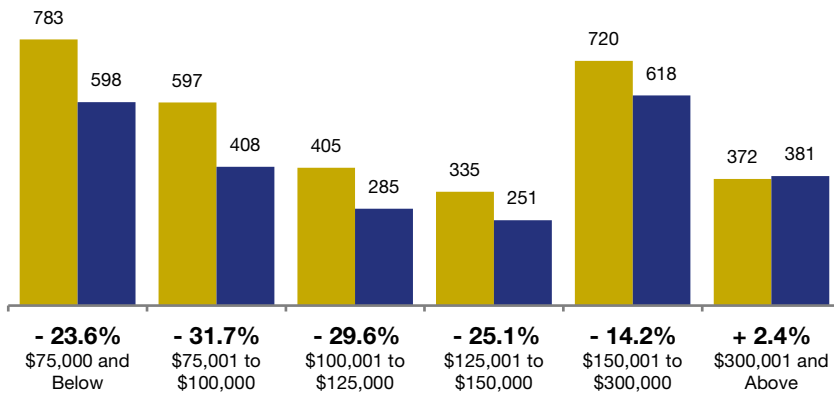
# Inventory of Homes for Sale

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



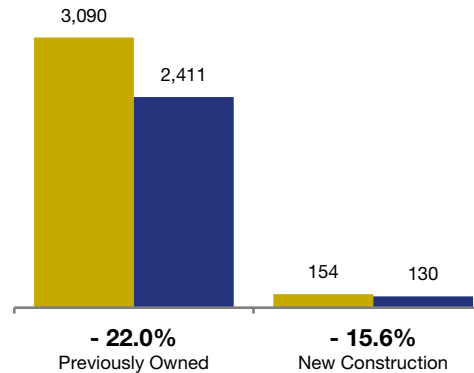
## By Price Range

■ 8-2014 ■ 8-2015



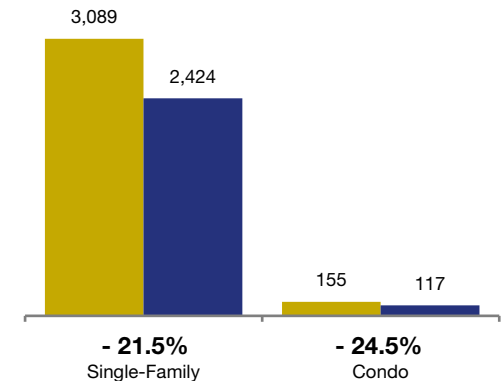
## By Construction Type

■ 8-2014 ■ 8-2015



## By Property Type

■ 8-2014 ■ 8-2015



### All Properties

By Price Range	8-2014	8-2015	Change
\$75,000 and Below	783	598	- 23.6%
\$75,001 to \$100,000	597	408	- 31.7%
\$100,001 to \$125,000	405	285	- 29.6%
\$125,001 to \$150,000	335	251	- 25.1%
\$150,001 to \$300,000	720	618	- 14.2%
\$300,001 and Above	372	381	+ 2.4%
<b>All Price Ranges</b>	<b>3,244</b>	<b>2,541</b>	<b>- 21.7%</b>

### Single-Family

8-2014	8-2015	Change
756	580	- 23.3%
572	392	- 31.5%
390	278	- 28.7%
309	238	- 23.0%
672	570	- 15.2%
358	366	+ 2.2%
<b>3,089</b>	<b>2,424</b>	<b>- 21.5%</b>

### Condo

8-2014	8-2015	Change
27	18	- 33.3%
25	16	- 36.0%
15	7	- 53.3%
26	13	- 50.0%
48	48	0.0%
14	15	+ 7.1%
<b>155</b>	<b>117</b>	<b>- 24.5%</b>

### By Construction Type

8-2014	8-2015	Change
3,090	2,411	- 22.0%
154	130	- 15.6%
<b>3,244</b>	<b>2,541</b>	<b>- 21.7%</b>

8-2014	8-2015	Change
2,962	2,316	- 21.8%
127	108	- 15.0%
<b>3,089</b>	<b>2,424</b>	<b>- 21.5%</b>

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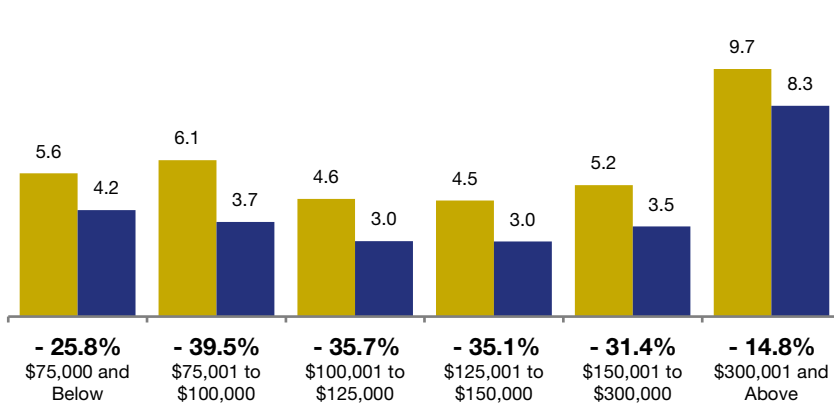
# Months Supply of Inventory



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.

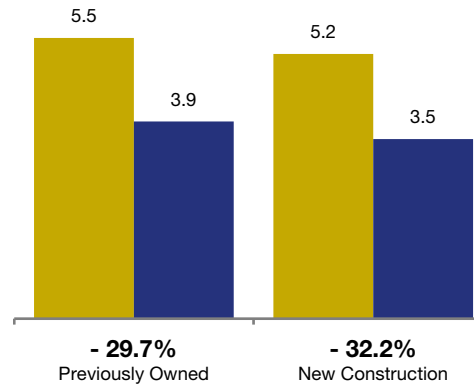
## By Price Range

■ 8-2014 ■ 8-2015



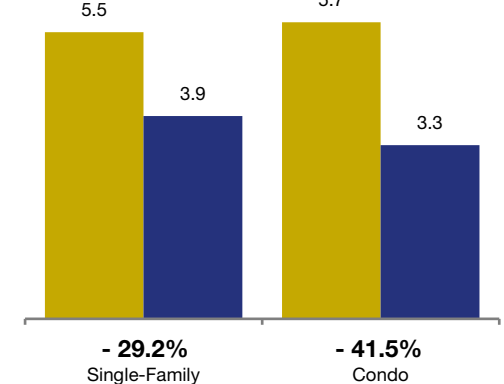
## By Construction Type

■ 8-2014 ■ 8-2015



## By Property Type

■ 8-2014 ■ 8-2015



### All Properties

By Price Range	8-2014	8-2015	Change
\$75,000 and Below	5.6	4.2	- 25.8%
\$75,001 to \$100,000	6.1	3.7	- 39.5%
\$100,001 to \$125,000	4.6	3.0	- 35.7%
\$125,001 to \$150,000	4.5	3.0	- 35.1%
\$150,001 to \$300,000	5.2	3.5	- 31.4%
\$300,001 and Above	9.7	8.3	- 14.8%
<b>All Price Ranges</b>	<b>5.5</b>	<b>3.8</b>	<b>- 30.9%</b>

### Single-Family

8-2014	8-2015	Change
5.6	4.2	- 24.6%
6.1	3.7	- 39.9%
4.7	3.0	- 35.3%
4.4	3.0	- 31.3%
5.1	3.5	- 31.8%
9.9	8.5	- 13.7%
<b>5.5</b>	<b>3.9</b>	<b>- 29.2%</b>

### Condo

8-2014	8-2015	Change
7.2	3.4	- 53.1%
6.8	4.5	- 33.8%
3.2	1.2	- 63.7%
6.8	1.9	- 72.0%
5.4	4.0	- 26.2%
5.9	4.2	- 28.6%
<b>5.7</b>	<b>3.3</b>	<b>- 41.5%</b>

### By Construction Type

8-2014	8-2015	Change
5.5	3.9	- 29.7%
5.2	3.5	- 32.2%
<b>5.5</b>	<b>3.8</b>	<b>- 30.9%</b>

8-2014	8-2015	Change
5.5	3.9	- 29.2%
4.9	3.4	- 29.8%
<b>5.5</b>	<b>3.9</b>	<b>- 29.2%</b>

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