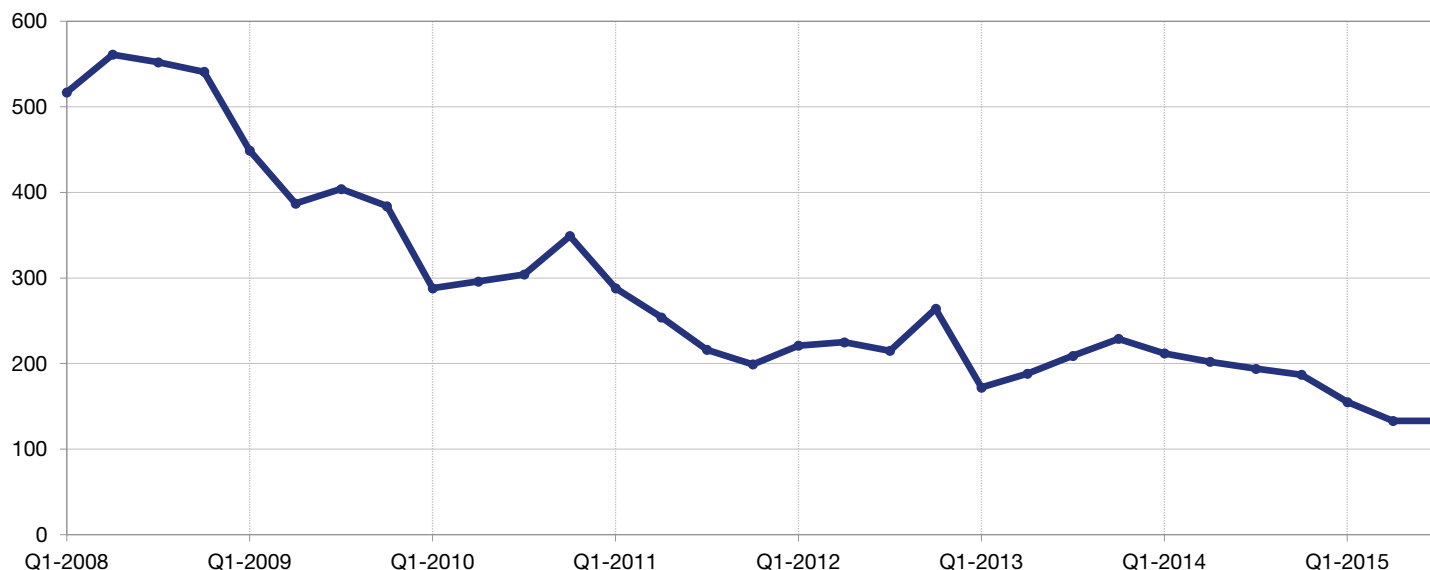


# Foreclosure Report

A QUARTERLY UPDATE ON THE ROLE OF FORECLOSURES IN THE REGION –  
PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE



## Number of Available Foreclosures for Sale



## Q3-2015 Update

New Listings in the Fort Wayne region decreased 5.5 percent to 2,866.

- Traditional New Listings decreased 2.9 percent to 2,653.
- Foreclosure New Listings decreased 29.0 percent to 213.
- Share of all New Listings that were foreclosures fell to 7.4 percent.

Closed Sales were up 10.2 percent to 2,278.

- Traditional Closed Sales were up 15.1 percent to 2,098.
- Foreclosure Closed Sales were down 26.5 percent to 180.
- Share of all Closed Sales that were foreclosures fell to 7.9 percent.

The Median Sales Price rose 7.3 percent to \$120,700.

- The traditional Median Sales Price rose 5.9 percent to \$127,000.
- The foreclosure Median Sales Price rose 12.8 percent to \$44,000.

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## Explanation of Methodology

To provide a detailed look at the foreclosure phenomenon and its effect on our local housing market, we have harnessed the data available in the Upstate Alliance of REALTORS® MLS. Whenever the field called "REO" is listed as "Yes" we have separated that property from those that don't contain this marker. This gives us the ability to view the housing market as two distinct segments: foreclosure and traditional. Note: the "Foreclosure" field was not required before 2007, so the data prior to that point is less reliable.

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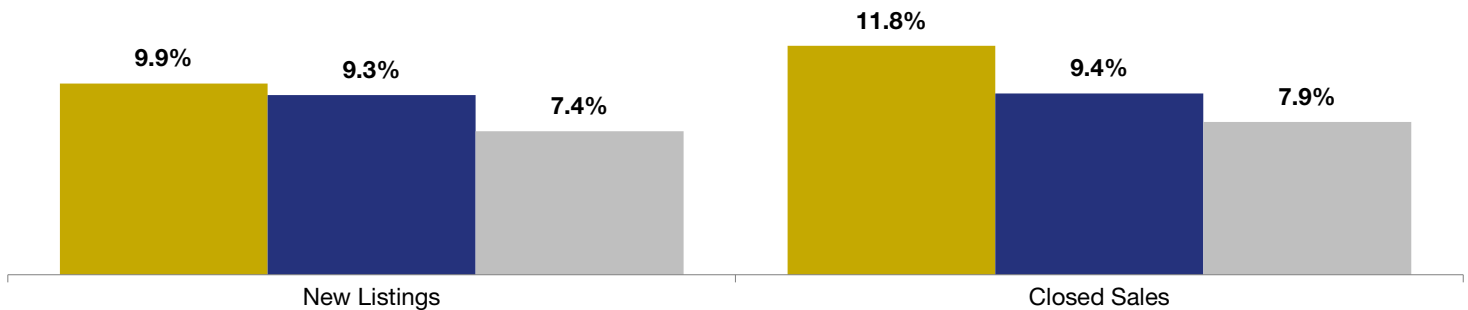


## New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015
New Listings	300	283	213	- 29.0%	2,732	2,758	2,653	- 2.9%	3,032	3,041	2,866	- 5.5%	9.9%	9.3%	7.4%
Closed Sales	245	201	180	- 26.5%	1,823	1,941	2,098	+ 15.1%	2,068	2,142	2,278	+ 10.2%	11.8%	9.4%	7.9%

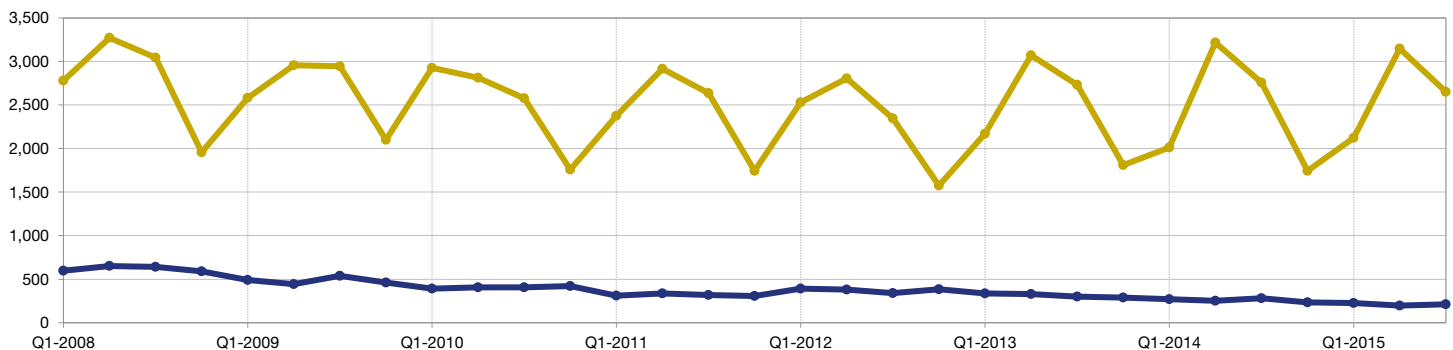
### Market Share of Foreclosures

■ Q3-2013 ■ Q3-2014 ■ Q3-2015



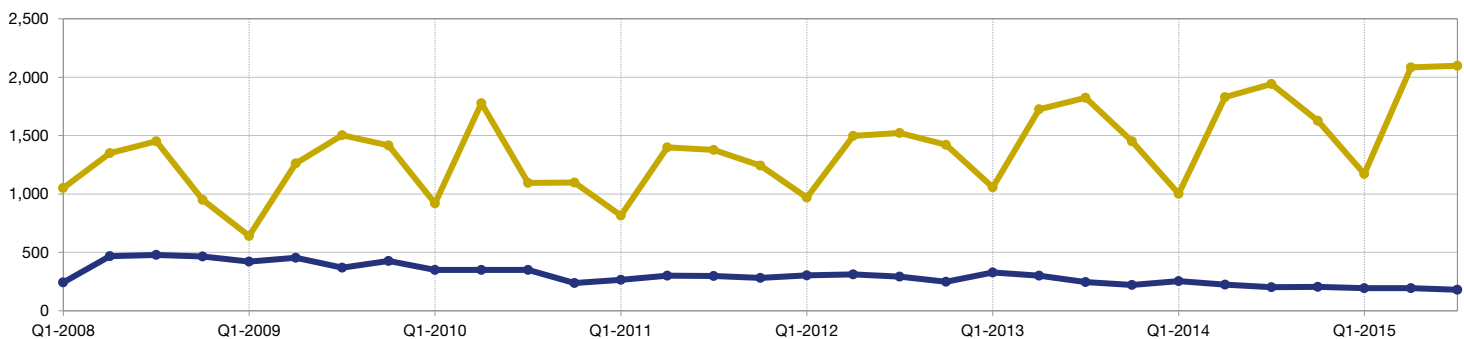
### Historical New Listing Activity

— Traditional — Foreclosures



### Historical Closed Sales Activity

— Traditional — Foreclosures



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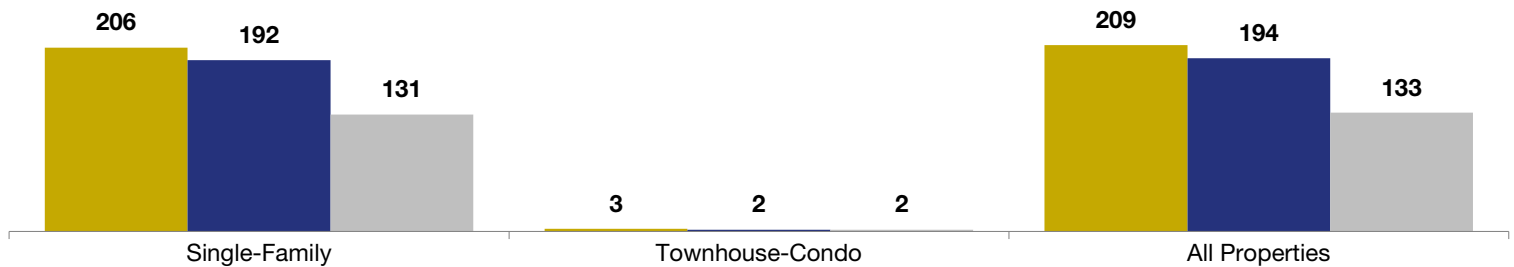


## Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015
Single-Family	206	192	131	-36.4%	2,997	2,855	2,244	-25.1%	3,203	3,047	2,375	-25.9%	6.4%	6.3%	5.5%
Townhouse-Condo	3	2	2	-33.3%	147	151	114	-22.4%	150	153	116	-22.7%	2.0%	1.3%	1.7%
All Properties	209	194	133	-36.4%	3,144	3,006	2,358	-25.0%	3,353	3,200	2,491	-25.7%	6.2%	6.1%	5.3%

### Foreclosure Inventory by Property Type

■ Q3-2013 ■ Q3-2014 ■ Q3-2015

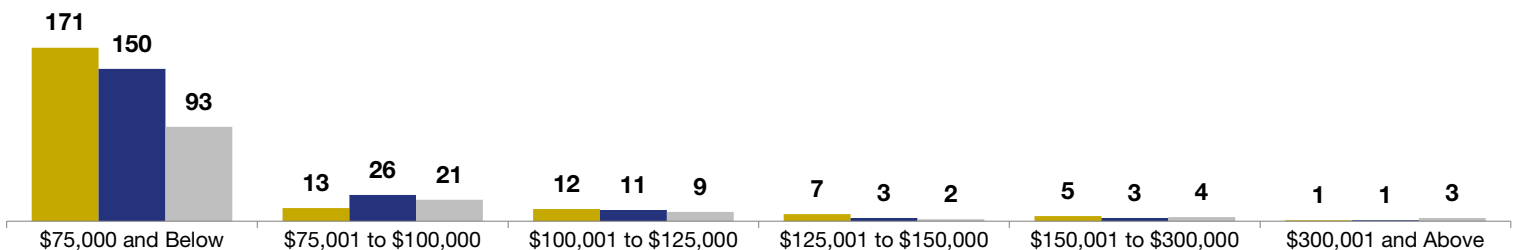


## Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015
\$75,000 and Below	171	150	93	-45.6%	919	763	547	-40.5%	1,090	913	640	-41.3%	15.7%	16.4%	14.5%
\$75,001 to \$100,000	13	26	21	+61.5%	571	530	381	-33.3%	584	556	402	-31.2%	2.2%	4.7%	5.2%
\$100,001 to \$125,000	12	11	9	-25.0%	421	370	246	-41.6%	433	381	255	-41.1%	2.8%	2.9%	3.5%
\$125,001 to \$150,000	7	3	2	-71.4%	326	308	223	-31.6%	333	311	225	-32.4%	2.1%	1.0%	0.9%
\$150,001 to \$300,000	5	3	4	-20.0%	620	689	613	-1.1%	625	692	617	-1.3%	0.8%	0.4%	0.6%
\$300,001 and Above	1	1	3	+200.0%	284	343	348	+22.5%	285	344	351	+23.2%	0.4%	0.3%	0.9%
All Prices	209	194	133	-36.4%	3,144	3,006	2,358	-25.0%	3,353	3,200	2,491	-25.7%	6.2%	6.1%	5.3%

### Foreclosure Inventory by Price Range

■ Q3-2013 ■ Q3-2014 ■ Q3-2015



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## Median Sales Price

### Foreclosures

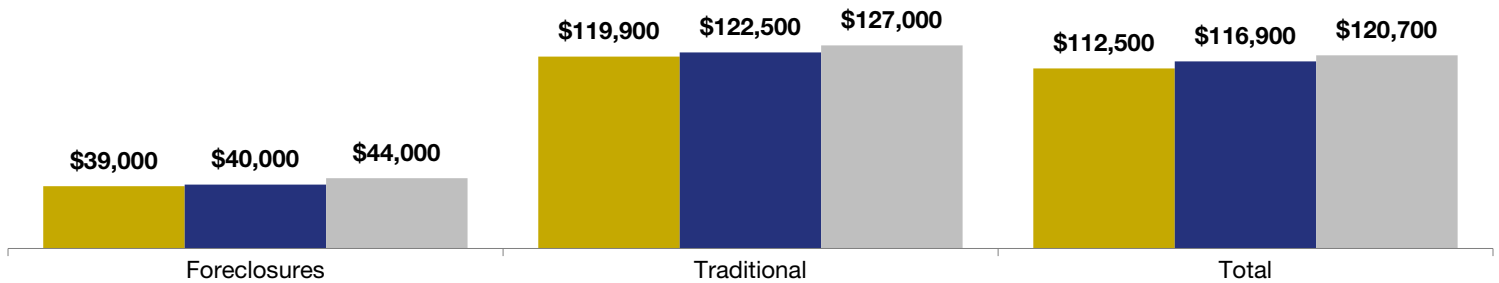
### Traditional

### Total

	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg
Single-Family	\$39,000	\$39,724	\$44,000	+ 12.8%	\$119,000	\$122,000	\$126,250	+ 6.1%	\$110,500	\$116,048	\$119,900	+ 8.5%
Condo-Townhome	\$0	\$46,514	\$0	--	\$130,000	\$127,950	\$133,900	+ 3.0%	\$130,000	\$125,000	\$133,900	+ 3.0%
All Properties	\$39,000	\$40,000	\$44,000	+ 12.8%	\$119,900	\$122,500	\$127,000	+ 5.9%	\$112,500	\$116,900	\$120,700	+ 7.3%

### Median Sales Price for All Properties

■ Q3-2013 ■ Q3-2014 ■ Q3-2015



## Percent of Original List Price Received

### Foreclosures

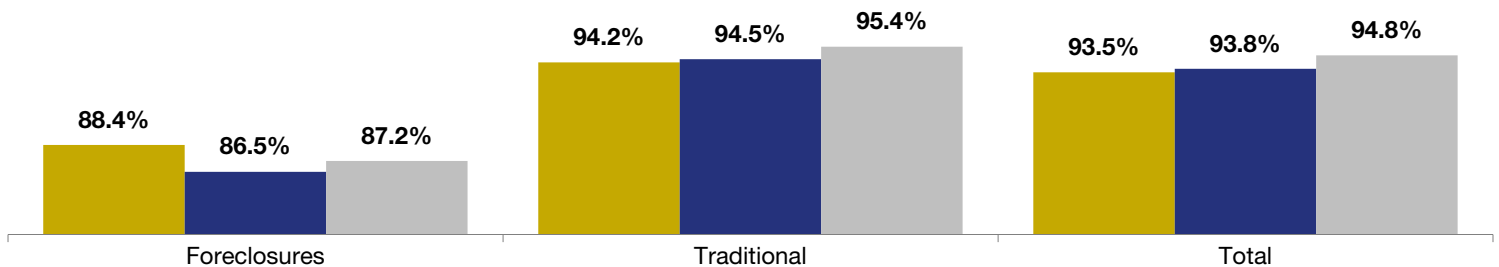
### Traditional

### Total

	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg	Q3-2013	Q3-2014	Q3-2015	2-Yr Chg
Single-Family	88.4%	86.4%	87.2%	- 1.3%	94.2%	94.4%	95.4%	+ 1.3%	93.4%	93.7%	94.7%	+ 1.4%
Condo-Townhome	0.0%	89.2%	0.0%	--	95.6%	95.2%	95.4%	- 0.2%	95.6%	95.0%	95.4%	- 0.2%
All Properties	88.4%	86.5%	87.2%	- 1.3%	94.2%	94.5%	95.4%	+ 1.2%	93.5%	93.8%	94.8%	+ 1.3%

### Percent of Original List Price Received for All Properties

■ Q3-2013 ■ Q3-2014 ■ Q3-2015



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## Inventory and Closed Sales by Area

Total represents all traditional and lender-mediated activity. Share represents the market share of lender-mediated sales for each area.

	Inventory for Q3-2015			Closed Sales for the Last 12 Months Through Q3-2015		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	27	1	3.7%	91	12	13.2%
AD02 – Adams-Kirkland, Washington, St. Marys	36	3	8.3%	111	12	10.8%
AD03 – Adams-French, Monroe, Blue Creek	18	2	11.1%	27	1	3.7%
AD04 – Adams-Hartford, Wabash, Jefferson	19	1	5.3%	49	3	6.1%
AL01 – Allen-Eel River, Lake, Perry	213	4	1.9%	804	23	2.9%
AL02 – Allen-Cedar Creek, Springfield, Scipio	75	1	1.3%	224	12	5.4%
AL03 – Allen-Washington	123	9	7.3%	556	38	6.8%
AL04 – Allen-St. Joseph	297	21	7.1%	1,262	126	10.0%
AL05 – Allen-Milan, Maumee	12	1	8.3%	56	8	14.3%
AL06 – Allen-Aboite, Lafayette	239	5	2.1%	864	23	2.7%
AL07 – Allen-Wayne, Pleasant	401	21	5.2%	1,126	199	17.7%
AL08 – Allen-Adams, Marion	136	12	8.8%	407	90	22.1%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	15	1	6.7%	41	6	14.6%
DE00 – Dekalb	115	9	7.8%	416	39	9.4%
HU01 – Huntington-Warren, Clear Creek, Jackson	31	0	0.0%	72	7	9.7%
HU02 – Huntington-Dallas, Huntington, Union	136	6	4.4%	279	34	12.2%
HU03 – Huntington-Polk, Lancaster, Rock Creek	15	1	6.7%	33	3	9.1%
HU04 – Huntington-Wayne, Jefferson, Salamonie	15	1	6.7%	32	8	25.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	0	0	--	3	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	1	0	0.0%	4	2	50.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	1	1	100.0%	3	1	33.3%
NO00 – Noble	33	1	3.0%	44	3	6.8%
WE01 – Wells-Union, Jefferson	27	2	7.4%	103	7	6.8%
WE02 – Wells-Rockcreek, Lancaster	34	1	2.9%	66	3	4.5%
WE03 – Wells-Liberty, Harrison	53	3	5.7%	146	19	13.0%
WE04 – Wells-Jackson, Chester, Nottingham	8	0	0.0%	10	1	10.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	20	3	15.0%	65	7	10.8%
WH02 – Whitley-Richland, Clevela	13	1	7.7%	49	6	12.2%
WH03 – Whitley-Columbia, Union	32	2	6.3%	217	19	8.8%
WH04 – Whitley-Washington, Jefferson	8	0	0.0%	41	1	2.4%

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## Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q3-2014	Last 12 Months Through Q3-2015	1-Year Change	Last 12 Months Through Q3-2014	Last 12 Months Through Q3-2015	1-Year Change
AD01 – Adams-Preble, Root, Union	\$33,185	\$33,275	+ 0.3%	\$105,000	\$112,500	+ 7.1%
AD02 – Adams-Kirkland, Washington, St. Marys	\$50,700	\$30,250	- 40.3%	\$89,900	\$91,500	+ 1.8%
AD03 – Adams-French, Monroe, Blue Creek	\$31,500	\$16,000	- 49.2%	\$80,000	\$79,450	- 0.7%
AD04 – Adams-Hartford, Wabash, Jefferson	\$37,150	\$45,000	+ 21.1%	\$79,950	\$72,000	- 9.9%
AL01 – Allen-Eel River, Lake, Perry	\$113,750	\$96,100	- 15.5%	\$176,450	\$179,900	+ 2.0%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$69,200	\$58,500	- 15.5%	\$179,000	\$178,400	- 0.3%
AL03 – Allen-Washington	\$50,700	\$53,251	+ 5.0%	\$110,500	\$115,750	+ 4.8%
AL04 – Allen-St. Joseph	\$63,000	\$65,110	+ 3.3%	\$109,500	\$114,900	+ 4.9%
AL05 – Allen-Milan, Maumee	\$30,876	\$49,000	+ 58.7%	\$122,500	\$123,000	+ 0.4%
AL06 – Allen-Aboite, Lafayette	\$113,213	\$120,000	+ 6.0%	\$177,500	\$187,500	+ 5.6%
AL07 – Allen-Wayne, Pleasant	\$24,700	\$28,000	+ 13.4%	\$68,000	\$74,000	+ 8.8%
AL08 – Allen-Adams, Marion	\$36,874	\$37,475	+ 1.6%	\$89,000	\$89,500	+ 0.6%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$21,525	\$28,551	+ 32.6%	\$80,000	\$120,000	+ 50.0%
DE00 – DeKalb	\$54,900	\$42,639	- 22.3%	\$115,000	\$124,000	+ 7.8%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$70,125	\$70,000	- 0.2%	\$121,000	\$153,000	+ 26.4%
HU02 – Huntington-Dallas, Huntington, Union	\$22,250	\$22,700	+ 2.0%	\$80,000	\$86,000	+ 7.5%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$33,200	\$84,500	+ 154.5%	\$119,000	\$104,500	- 12.2%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$25,000	\$40,000	+ 60.0%	\$84,200	\$100,500	+ 19.4%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$7,000	\$0	- 100.0%	\$0	\$78,750	--
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$47,556	--	\$116,750	\$68,750	- 41.1%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$14,000	\$20,800	+ 48.6%	\$0	\$0	--
NO00 – Noble	\$29,025	\$39,500	+ 36.1%	\$95,000	\$112,000	+ 17.9%
WE01 – Wells-Union, Jefferson	\$50,000	\$40,500	- 19.0%	\$115,500	\$119,000	+ 3.0%
WE02 – Wells-Rockcreek, Lancaster	\$91,228	\$45,234	- 50.4%	\$172,500	\$138,500	- 19.7%
WE03 – Wells-Liberty, Harrison	\$27,200	\$30,226	+ 11.1%	\$88,750	\$85,000	- 4.2%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$54,000	--	\$97,250	\$90,000	- 7.5%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$62,000	\$40,000	- 35.5%	\$105,000	\$108,700	+ 3.5%
WH02 – Whitley-Richland, Clevela	\$41,064	\$71,512	+ 74.1%	\$85,000	\$83,000	- 2.4%
WH03 – Whitley-Columbia, Union	\$48,500	\$51,000	+ 5.2%	\$111,950	\$119,000	+ 6.3%
WH04 – Whitley-Washington, Jefferson	\$82,000	\$0	- 100.0%	\$149,950	\$154,500	+ 3.0%

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