

Housing Supply Overview

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



September 2015

The best outcomes seen in the past 15 years are upon us. Nary a warning bell is suspect to sound in this time of generalized stability. For the 12-month period spanning October 2014 through September 2015, Closed Sales in the Fort Wayne region were up 8.8 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 23.4 percent.

The overall Median Sales Price was up 6.5 percent to \$116,000. The property type with the largest price gain was the Single-Family segment, where prices increased 7.5 percent to \$115,000. The overall Percent of Original List Price Received at Sale was up 0.9 percent to 94.0.

Market-wide, inventory levels were down 22.2 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 22.1 percent. That amounts to 3.8 months supply for Single-Family homes and 3.3 months supply for Condos.

Quick Facts

+ 23.4%

Price Range with
Strongest Closed Sales:

\$150,001 to \$300,000

+ 17.0%

Construction Status with
Strongest Closed Sales:

New Construction

+ 20.4%

Property Type with
Strongest Closed Sales:

Condo

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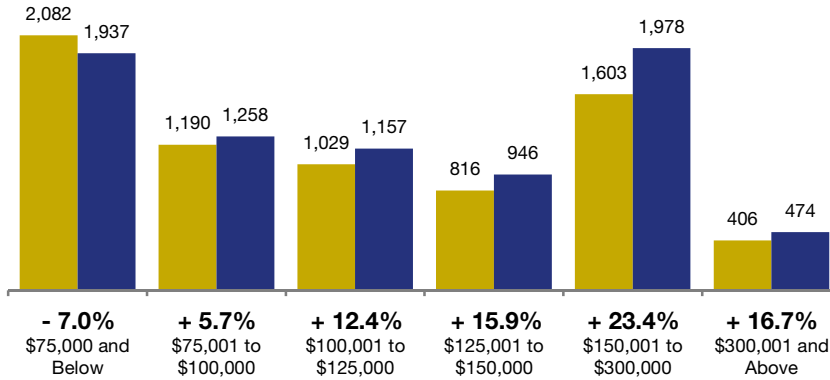
Closed Sales

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



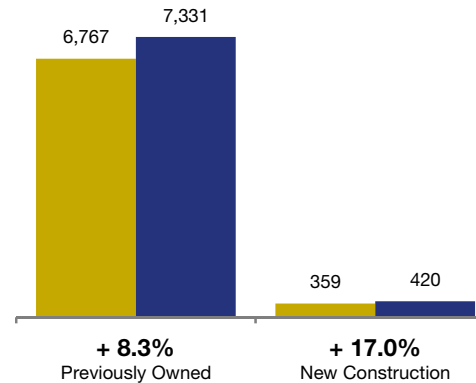
By Price Range

■ 9-2014 ■ 9-2015



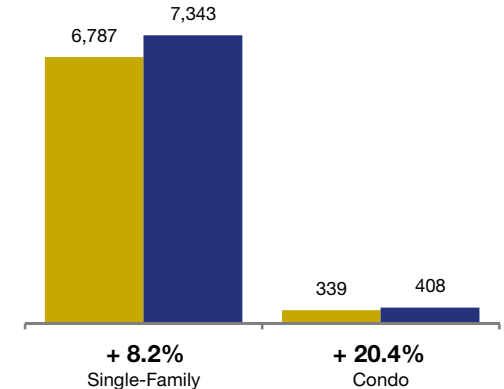
By Construction Type

■ 9-2014 ■ 9-2015



By Property Type

■ 9-2014 ■ 9-2015



All Properties

By Price Range

	9-2014	9-2015	Change
\$75,000 and Below	2,082	1,937	- 7.0%
\$75,001 to \$100,000	1,190	1,258	+ 5.7%
\$100,001 to \$125,000	1,029	1,157	+ 12.4%
\$125,001 to \$150,000	816	946	+ 15.9%
\$150,001 to \$300,000	1,603	1,978	+ 23.4%
\$300,001 and Above	406	474	+ 16.7%
All Price Ranges	7,126	7,751	+ 8.8%

Single-Family

	9-2014	9-2015	Change
\$75,000 and Below	2,028	1,874	- 7.6%
\$75,001 to \$100,000	1,138	1,216	+ 6.9%
\$100,001 to \$125,000	976	1,093	+ 12.0%
\$125,001 to \$150,000	771	870	+ 12.8%
\$150,001 to \$300,000	1,490	1,846	+ 23.9%
\$300,001 and Above	384	444	+ 15.6%
All Price Ranges	6,787	7,343	+ 8.2%

Condo

	9-2014	9-2015	Change
\$75,000 and Below	54	63	+ 16.7%
\$75,001 to \$100,000	52	42	- 19.2%
\$100,001 to \$125,000	53	64	+ 20.8%
\$125,001 to \$150,000	45	76	+ 68.9%
\$150,001 to \$300,000	113	132	+ 16.8%
\$300,001 and Above	22	30	+ 36.4%
All Price Ranges	339	408	+ 20.4%

By Construction Type

	9-2014	9-2015	Change
Previously Owned	6,767	7,331	+ 8.3%
New Construction	359	420	+ 17.0%
All Construction Types	7,126	7,751	+ 8.8%

	9-2014	9-2015	Change
Previously Owned	6,478	6,985	+ 7.8%
New Construction	309	358	+ 15.9%
All Construction Types	6,787	7,343	+ 8.2%

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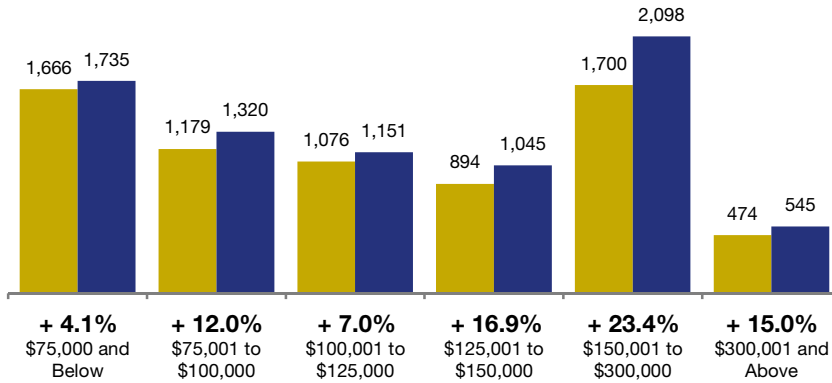
Pending Sales

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



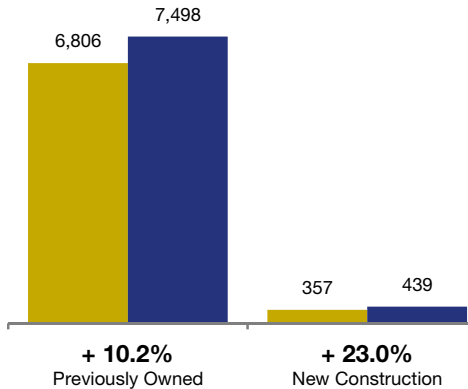
By Price Range

■ 9-2014 ■ 9-2015



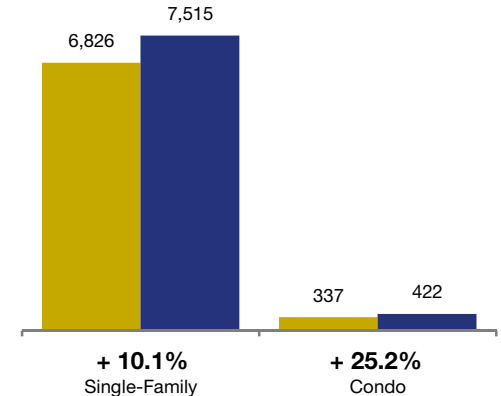
By Construction Type

■ 9-2014 ■ 9-2015



By Property Type

■ 9-2014 ■ 9-2015



All Properties

By Price Range

	9-2014	9-2015	Change
\$75,000 and Below	1,666	1,735	+ 4.1%
\$75,001 to \$100,000	1,179	1,320	+ 12.0%
\$100,001 to \$125,000	1,076	1,151	+ 7.0%
\$125,001 to \$150,000	894	1,045	+ 16.9%
\$150,001 to \$300,000	1,700	2,098	+ 23.4%
\$300,001 and Above	474	545	+ 15.0%
All Price Ranges	7,163	7,937	+ 10.8%

Single-Family

	9-2014	9-2015	Change
\$75,000 and Below	1,622	1,670	+ 3.0%
\$75,001 to \$100,000	1,136	1,279	+ 12.6%
\$100,001 to \$125,000	1,018	1,100	+ 8.1%
\$125,001 to \$150,000	843	962	+ 14.1%
\$150,001 to \$300,000	1,589	1,952	+ 22.8%
\$300,001 and Above	447	509	+ 13.9%
All Price Ranges	6,826	7,515	+ 10.1%

Condo

	9-2014	9-2015	Change
\$75,000 and Below	44	65	+ 47.7%
\$75,001 to \$100,000	43	41	- 4.7%
\$100,001 to \$125,000	58	51	- 12.1%
\$125,001 to \$150,000	51	83	+ 62.7%
\$150,001 to \$300,000	111	146	+ 31.5%
\$300,001 and Above	27	36	+ 33.3%
All Price Ranges	337	422	+ 25.2%

By Construction Type

	9-2014	9-2015	Change
Previously Owned	6,806	7,498	+ 10.2%
New Construction	357	439	+ 23.0%
All Construction Types	7,163	7,937	+ 10.8%

	9-2014	9-2015	Change
Previously Owned	6,522	7,137	+ 9.4%
New Construction	304	378	+ 24.3%
All Construction Types	6,826	7,515	+ 10.1%

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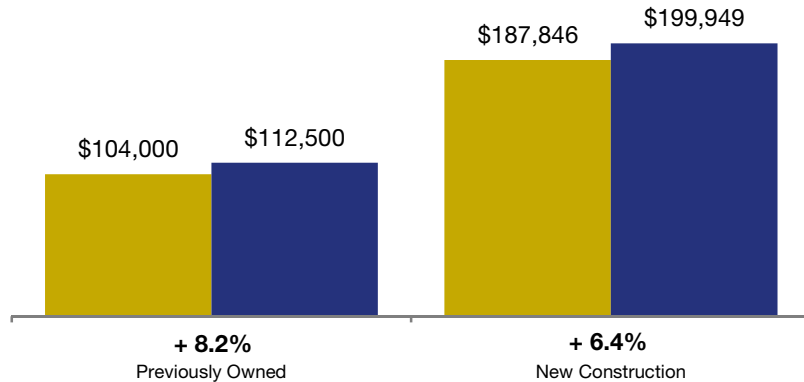
Median Sales Price

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



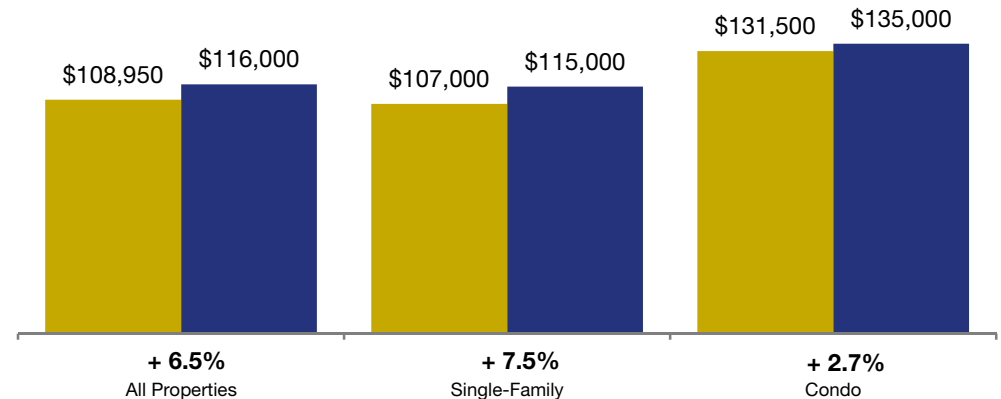
By Construction Type

■ 9-2014 ■ 9-2015



By Property Type

■ 9-2014 ■ 9-2015



	All Properties			Single-Family			Condo		
By Construction Type	9-2014	9-2015	Change	9-2014	9-2015	Change	9-2014	9-2015	Change
Previously Owned	\$104,000	\$112,500	+ 8.2%	\$103,000	\$111,000	+ 7.8%	\$120,000	\$127,000	+ 5.8%
New Construction	\$187,846	\$199,949	+ 6.4%	\$185,799	\$200,157	+ 7.7%	\$206,745	\$197,650	- 4.4%
All Construction Types	\$108,950	\$116,000	+ 6.5%	\$107,000	\$115,000	+ 7.5%	\$131,500	\$135,000	+ 2.7%

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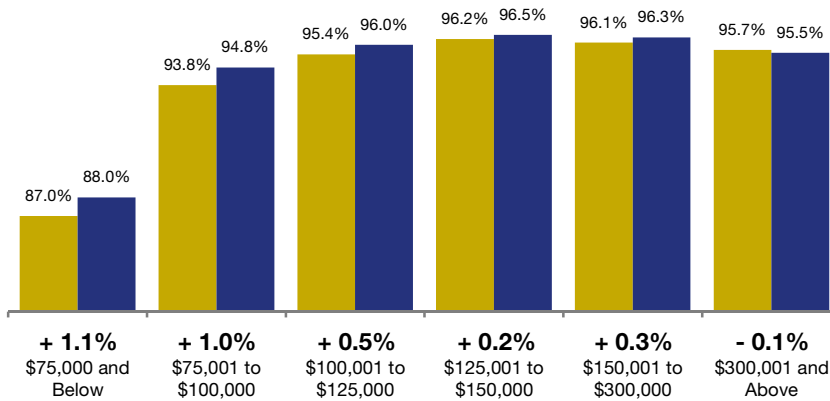
Percent of Original List Price Received

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.**



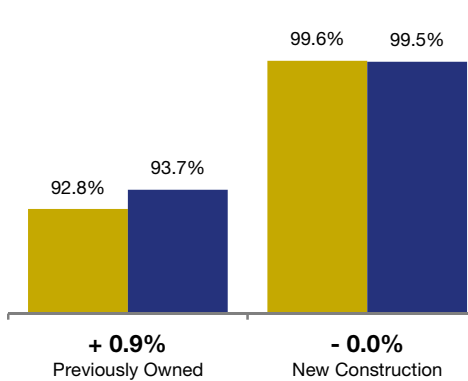
By Price Range

■ 9-2014 ■ 9-2015



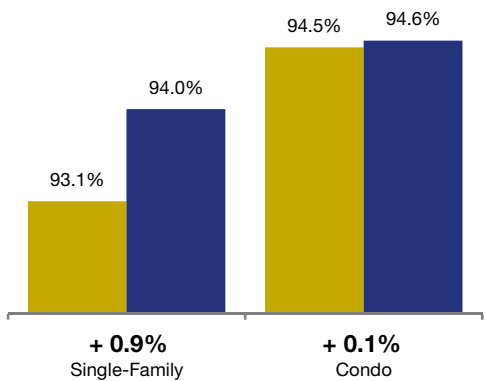
By Construction Type

■ 9-2014 ■ 9-2015



By Property Type

■ 9-2014 ■ 9-2015



All Properties

By Price Range

	9-2014	9-2015	Change
\$75,000 and Below	87.0%	88.0%	+ 1.1%
\$75,001 to \$100,000	93.8%	94.8%	+ 1.0%
\$100,001 to \$125,000	95.4%	96.0%	+ 0.5%
\$125,001 to \$150,000	96.2%	96.5%	+ 0.2%
\$150,001 to \$300,000	96.1%	96.3%	+ 0.3%
\$300,001 and Above	95.7%	95.5%	- 0.1%
All Price Ranges	93.1%	94.0%	+ 0.9%

Single-Family

	9-2014	9-2015	Change
\$75,000 and Below	86.9%	87.9%	+ 1.2%
\$75,001 to \$100,000	93.9%	94.8%	+ 1.0%
\$100,001 to \$125,000	95.5%	96.0%	+ 0.6%
\$125,001 to \$150,000	96.3%	96.5%	+ 0.2%
\$150,001 to \$300,000	96.1%	96.3%	+ 0.3%
\$300,001 and Above	95.6%	95.7%	+ 0.1%
All Price Ranges	93.1%	94.0%	+ 0.9%

Condo

	9-2014	9-2015	Change
\$75,000 and Below	90.3%	89.1%	- 1.3%
\$75,001 to \$100,000	93.4%	94.5%	+ 1.1%
\$100,001 to \$125,000	95.1%	94.9%	- 0.2%
\$125,001 to \$150,000	95.9%	96.6%	+ 0.6%
\$150,001 to \$300,000	95.7%	96.4%	+ 0.7%
\$300,001 and Above	96.8%	93.1%	- 3.8%
All Price Ranges	94.5%	94.6%	+ 0.1%

By Construction Type

	9-2014	9-2015	Change
Previously Owned	92.8%	93.7%	+ 0.9%
New Construction	99.6%	99.5%	- 0.0%
All Construction Types	93.1%	94.0%	+ 0.9%

	9-2014	9-2015	Change
Previously Owned	92.8%	93.7%	+ 1.0%
New Construction	99.5%	99.7%	+ 0.2%
All Construction Types	93.1%	94.0%	+ 0.9%

	9-2014	9-2015	Change
Previously Owned	93.6%	93.9%	+ 0.3%
New Construction	100.1%	98.8%	- 1.3%
All Construction Types	94.5%	94.6%	+ 0.1%

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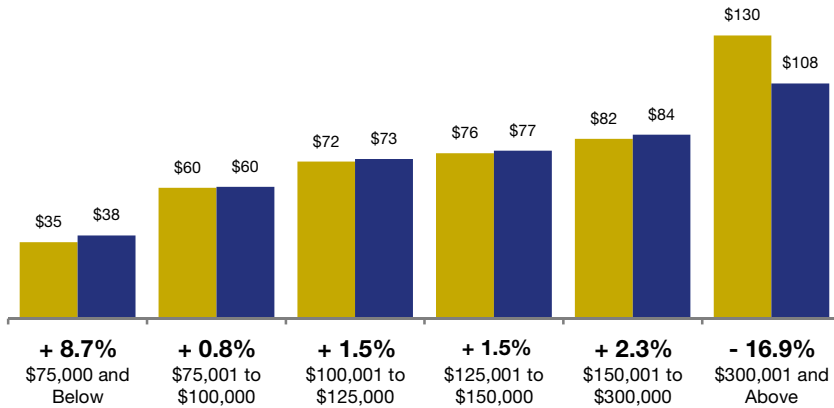
Price Per Square Foot

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



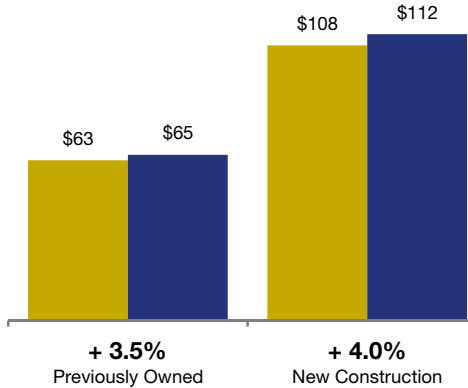
By Price Range

■ 9-2014 ■ 9-2015



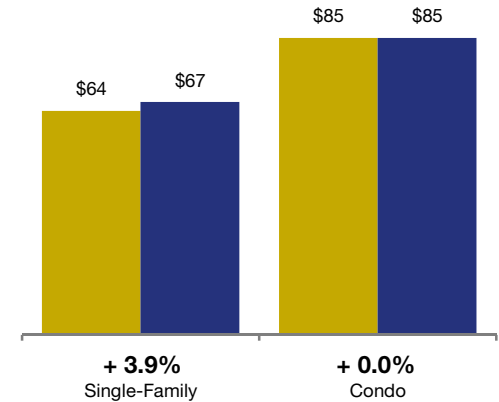
By Construction Type

■ 9-2014 ■ 9-2015



By Property Type

■ 9-2014 ■ 9-2015



All Properties

By Price Range

	9-2014	9-2015	Change
\$75,000 and Below	\$35	\$38	+ 8.7%
\$75,001 to \$100,000	\$60	\$60	+ 0.8%
\$100,001 to \$125,000	\$72	\$73	+ 1.5%
\$125,001 to \$150,000	\$76	\$77	+ 1.5%
\$150,001 to \$300,000	\$82	\$84	+ 2.3%
\$300,001 and Above	\$130	\$108	- 16.9%
All Price Ranges	\$65	\$68	+ 3.8%

Single-Family

9-2014	9-2015	Change
\$35	\$38	+ 8.8%
\$59	\$60	+ 1.5%
\$71	\$72	+ 1.6%
\$75	\$76	+ 1.3%
\$81	\$83	+ 2.6%
\$130	\$107	- 17.7%
\$64	\$67	+ 3.9%

Condo

	9-2014	9-2015	Change
	\$49	\$49	- 0.5%
	\$73	\$67	- 7.7%
	\$82	\$82	- 0.6%
	\$86	\$86	+ 0.4%
	\$103	\$102	- 0.3%
	\$118	\$115	- 2.4%
	\$85	\$85	+ 0.0%

By Construction Type

	9-2014	9-2015	Change
Previously Owned	\$63	\$65	+ 3.5%
New Construction	\$108	\$112	+ 4.0%
All Construction Types	\$65	\$68	+ 3.8%

9-2014	9-2015	Change
\$62	\$64	+ 3.6%
\$106	\$111	+ 4.3%
\$64	\$67	+ 3.9%

	9-2014	9-2015	Change
	\$79	\$78	- 0.9%
	\$119	\$122	+ 2.3%
	\$85	\$85	+ 0.0%

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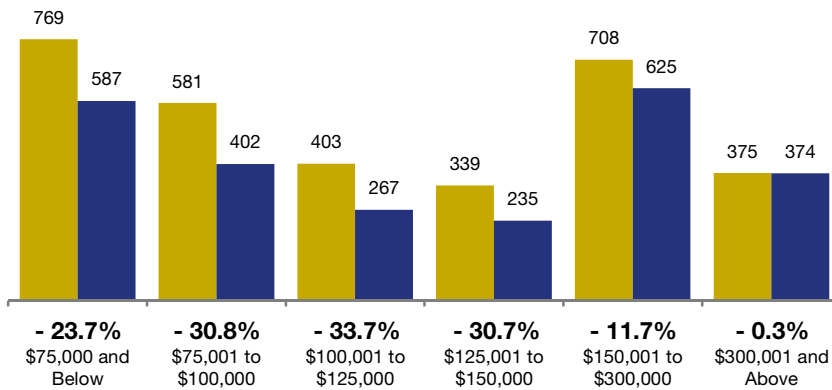
Inventory of Homes for Sale

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



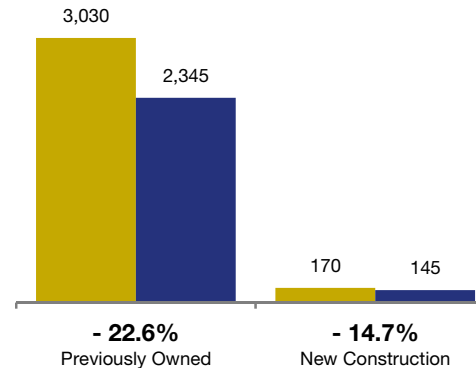
By Price Range

■ 9-2014 ■ 9-2015



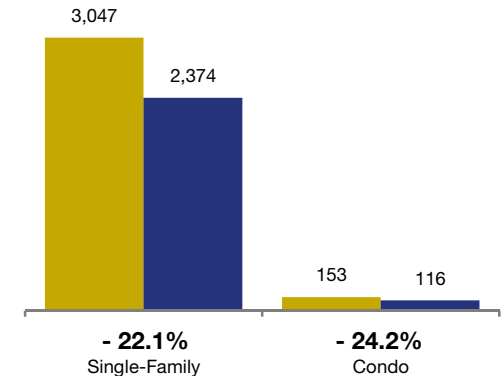
By Construction Type

■ 9-2014 ■ 9-2015



By Property Type

■ 9-2014 ■ 9-2015



All Properties

By Price Range

	9-2014	9-2015	Change
\$75,000 and Below	769	587	- 23.7%
\$75,001 to \$100,000	581	402	- 30.8%
\$100,001 to \$125,000	403	267	- 33.7%
\$125,001 to \$150,000	339	235	- 30.7%
\$150,001 to \$300,000	708	625	- 11.7%
\$300,001 and Above	375	374	- 0.3%
All Price Ranges	3,200	2,490	- 22.2%

Single-Family

	9-2014	9-2015	Change
\$75,000 and Below	742	568	- 23.5%
\$75,001 to \$100,000	555	388	- 30.1%
\$100,001 to \$125,000	391	258	- 34.0%
\$125,001 to \$150,000	315	222	- 29.5%
\$150,001 to \$300,000	658	580	- 11.9%
\$300,001 and Above	361	358	- 0.8%
All Price Ranges	3,047	2,374	- 22.1%

Condo

	9-2014	9-2015	Change
\$75,000 and Below	27	19	- 29.6%
\$75,001 to \$100,000	26	14	- 46.2%
\$100,001 to \$125,000	12	9	- 25.0%
\$125,001 to \$150,000	24	13	- 45.8%
\$150,001 to \$300,000	50	45	- 10.0%
\$300,001 and Above	14	16	+ 14.3%
All Price Ranges	153	116	- 24.2%

By Construction Type

	9-2014	9-2015	Change
Previously Owned	3,030	2,345	- 22.6%
New Construction	170	145	- 14.7%
All Construction Types	3,200	2,490	- 22.2%

	9-2014	9-2015	Change
Previously Owned	2,902	2,255	- 22.3%
New Construction	145	119	- 17.9%
All Construction Types	3,047	2,374	- 22.1%

	9-2014	9-2015	Change
Previously Owned	128	90	- 29.7%
New Construction	25	26	+ 4.0%
All Construction Types	153	116	- 24.2%

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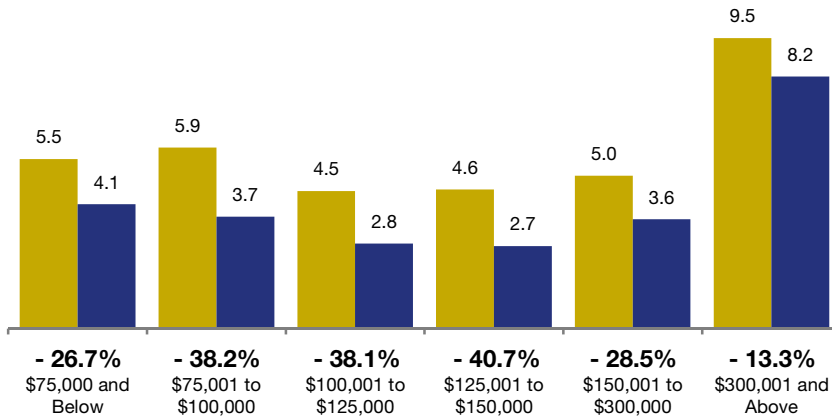
Months Supply of Inventory

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.



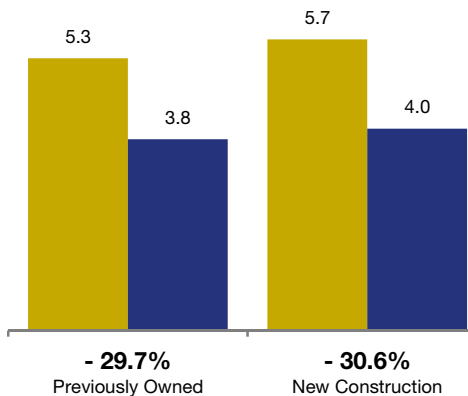
By Price Range

■ 9-2014 ■ 9-2015



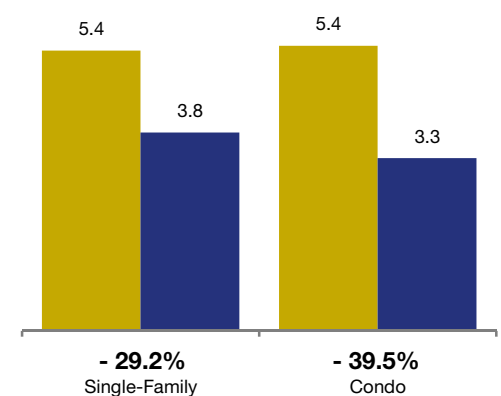
By Construction Type

■ 9-2014 ■ 9-2015



By Property Type

■ 9-2014 ■ 9-2015



All Properties

By Price Range

	9-2014	9-2015	Change
\$75,000 and Below	5.5	4.1	- 26.7%
\$75,001 to \$100,000	5.9	3.7	- 38.2%
\$100,001 to \$125,000	4.5	2.8	- 38.1%
\$125,001 to \$150,000	4.6	2.7	- 40.7%
\$150,001 to \$300,000	5.0	3.6	- 28.5%
\$300,001 and Above	9.5	8.2	- 13.3%
All Price Ranges	5.4	3.8	- 29.6%

Single-Family

	9-2014	9-2015	Change
\$75,000 and Below	5.5	4.1	- 25.7%
\$75,001 to \$100,000	5.9	3.6	- 37.9%
\$100,001 to \$125,000	4.6	2.8	- 38.9%
\$125,001 to \$150,000	4.5	2.8	- 38.2%
\$150,001 to \$300,000	5.0	3.6	- 28.2%
\$300,001 and Above	9.7	8.4	- 12.9%
All Price Ranges	5.4	3.8	- 29.2%

Condo

	9-2014	9-2015	Change
\$75,000 and Below	7.4	3.5	- 52.4%
\$75,001 to \$100,000	7.3	3.8	- 48.2%
\$100,001 to \$125,000	2.5	1.6	- 36.0%
\$125,001 to \$150,000	5.6	1.9	- 66.7%
\$150,001 to \$300,000	5.4	3.7	- 31.6%
\$300,001 and Above	5.7	4.4	- 22.1%
All Price Ranges	5.4	3.3	- 39.5%

By Construction Type

	9-2014	9-2015	Change
Previously Owned	5.3	3.8	- 29.7%
New Construction	5.7	4.0	- 30.6%
All Construction Types	5.4	3.8	- 29.6%

	9-2014	9-2015	Change
Previously Owned	5.3	3.8	- 29.0%
New Construction	5.7	3.8	- 34.0%
All Construction Types	5.4	3.8	- 29.2%

	9-2014	9-2015	Change
Previously Owned	5.4	3.0	- 44.7%
New Construction	5.2	5.1	- 1.4%
All Construction Types	5.4	3.3	- 39.5%

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