

# Housing Supply Overview

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



## November 2015

Overall, 2015 has been a banner year for residential real estate, so avoid the temptation toward negative thoughts if some metrics show negative trends. For the 12-month period spanning December 2014 through November 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 21.3 percent.

The overall Median Sales Price was up 6.8 percent to \$117,000. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 7.8 percent to \$137,950. The overall Percent of Original List Price Received at Sale was up 0.9 percent to 94.1.

Market-wide, inventory levels were down 18.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 17.2 percent. That amounts to 3.5 months supply for Single-Family homes and 2.8 months supply for Condos.

## Quick Facts

**+ 21.3%**

Price Range with  
Strongest Closed Sales:  
**\$150,001 to \$300,000**

**+ 11.4%**

Construction Status with  
Strongest Closed Sales:  
**New Construction**

**+ 16.1%**

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>

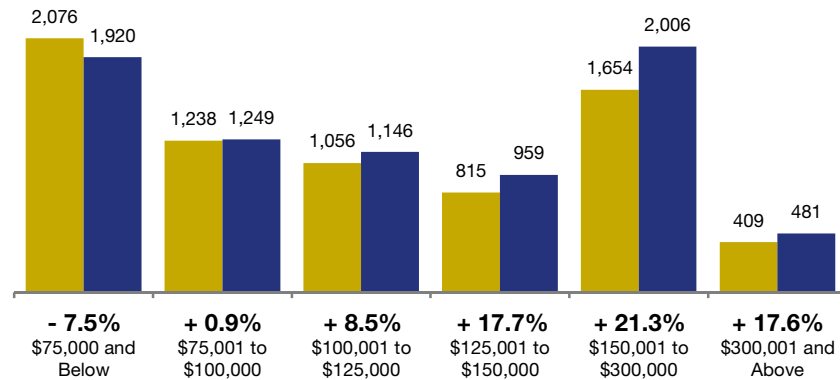
# Closed Sales

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



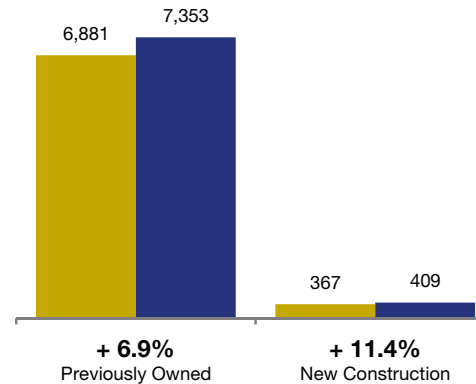
## By Price Range

■ 11-2014 ■ 11-2015



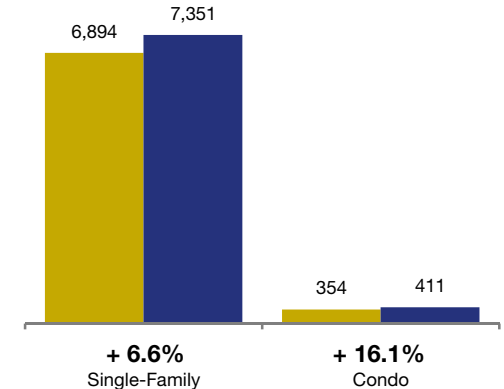
## By Construction Type

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

By Price Range	11-2014	11-2015	Change
\$75,000 and Below	2,076	1,920	- 7.5%
\$75,001 to \$100,000	1,238	1,249	+ 0.9%
\$100,001 to \$125,000	1,056	1,146	+ 8.5%
\$125,001 to \$150,000	815	959	+ 17.7%
\$150,001 to \$300,000	1,654	2,006	+ 21.3%
\$300,001 and Above	409	481	+ 17.6%
<b>All Price Ranges</b>	<b>7,248</b>	<b>7,762</b>	<b>+ 7.1%</b>

### Single-Family

11-2014	11-2015	Change	11-2014	11-2015	Change
2,014	1,861	- 7.6%	62	59	- 4.8%
1,185	1,205	+ 1.7%	53	44	- 17.0%
998	1,083	+ 8.5%	58	63	+ 8.6%
767	885	+ 15.4%	48	74	+ 54.2%
1,542	1,868	+ 21.1%	112	138	+ 23.2%
388	449	+ 15.7%	21	32	+ 52.4%
<b>6,894</b>	<b>7,351</b>	<b>+ 6.6%</b>	<b>354</b>	<b>411</b>	<b>+ 16.1%</b>

### Condo

By Construction Type	11-2014	11-2015	Change
Previously Owned	6,881	7,353	+ 6.9%
New Construction	367	409	+ 11.4%
<b>All Construction Types</b>	<b>7,248</b>	<b>7,762</b>	<b>+ 7.1%</b>

11-2014	11-2015	Change	11-2014	11-2015	Change
6,578	7,003	+ 6.5%	303	350	+ 15.5%
316	348	+ 10.1%	51	61	+ 19.6%
<b>6,894</b>	<b>7,351</b>	<b>+ 6.6%</b>	<b>354</b>	<b>411</b>	<b>+ 16.1%</b>

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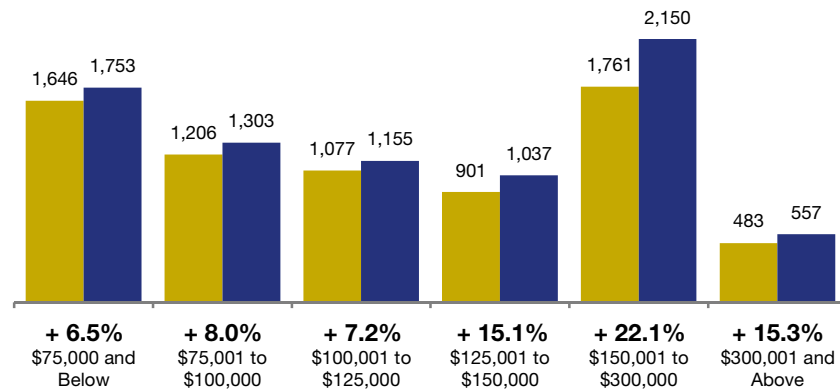
# Pending Sales

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



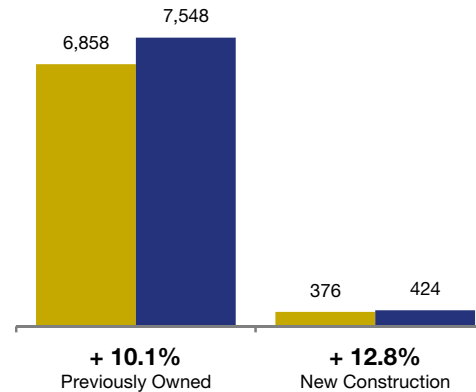
## By Price Range

■ 11-2014 ■ 11-2015



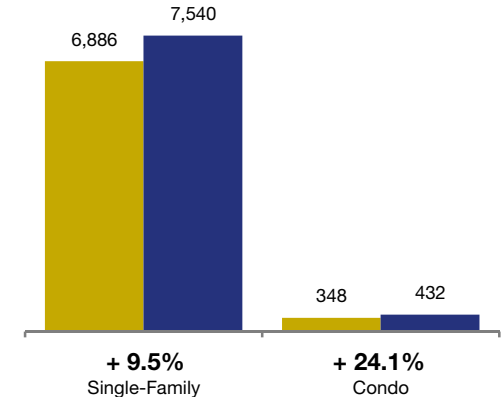
## By Construction Type

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

By Price Range	11-2014	11-2015	Change
\$75,000 and Below	1,646	1,753	+ 6.5%
\$75,001 to \$100,000	1,206	1,303	+ 8.0%
\$100,001 to \$125,000	1,077	1,155	+ 7.2%
\$125,001 to \$150,000	901	1,037	+ 15.1%
\$150,001 to \$300,000	1,761	2,150	+ 22.1%
\$300,001 and Above	483	557	+ 15.3%
<b>All Price Ranges</b>	<b>7,234</b>	<b>7,972</b>	<b>+ 10.2%</b>

### Single-Family

11-2014	11-2015	Change
1,592	1,695	+ 6.5%
1,158	1,265	+ 9.2%
1,027	1,091	+ 6.2%
848	956	+ 12.7%
1,651	1,996	+ 20.9%
453	520	+ 14.8%
<b>6,886</b>	<b>7,540</b>	<b>+ 9.5%</b>

### Condo

11-2014	11-2015	Change
54	58	+ 7.4%
48	38	- 20.8%
50	64	+ 28.0%
53	81	+ 52.8%
110	154	+ 40.0%
30	37	+ 23.3%
<b>348</b>	<b>432</b>	<b>+ 24.1%</b>

### By Construction Type

11-2014	11-2015	Change
6,858	7,548	+ 10.1%
376	424	+ 12.8%
<b>7,234</b>	<b>7,972</b>	<b>+ 10.2%</b>

11-2014	11-2015	Change
6,561	7,182	+ 9.5%
325	358	+ 10.2%
<b>6,886</b>	<b>7,540</b>	<b>+ 9.5%</b>

11-2014	11-2015	Change
297	366	+ 23.2%
51	66	+ 29.4%
<b>348</b>	<b>432</b>	<b>+ 24.1%</b>

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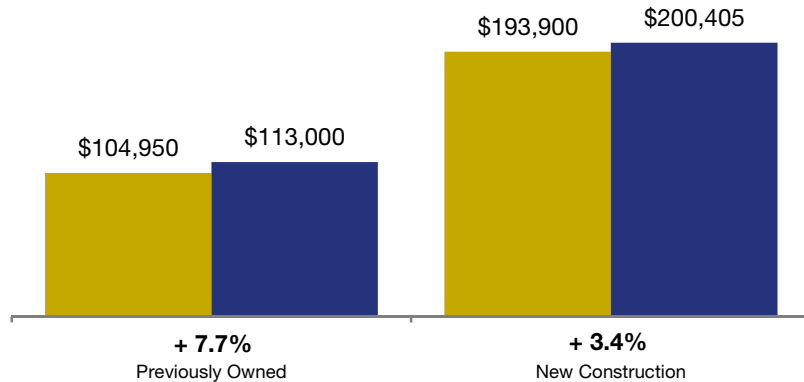
# Median Sales Price

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



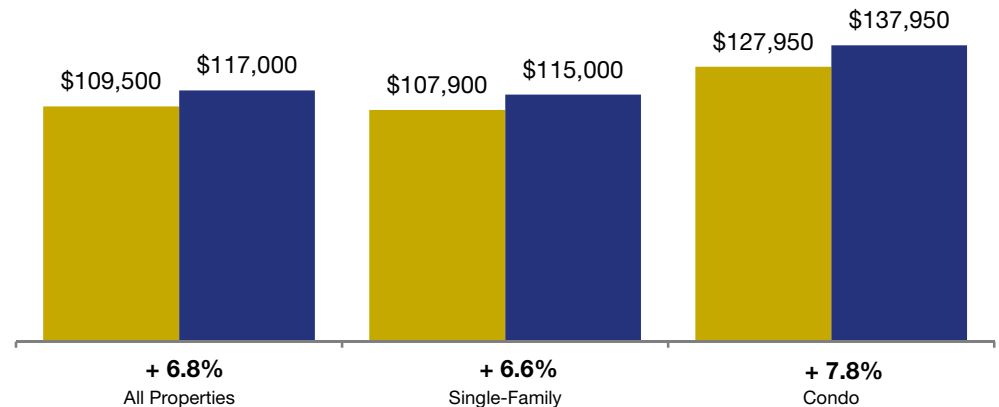
## By Construction Type

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



By Construction Type	All Properties			Single-Family			Condo		
	11-2014	11-2015	Change	11-2014	11-2015	Change	11-2014	11-2015	Change
Previously Owned	\$104,950	\$113,000	+ 7.7%	\$103,900	\$112,250	+ 8.0%	\$118,500	\$128,900	+ 8.8%
New Construction	\$193,900	\$200,405	+ 3.4%	\$190,397	\$200,915	+ 5.5%	\$216,262	\$199,400	- 7.8%
<b>All Construction Types</b>	<b>\$109,500</b>	<b>\$117,000</b>	<b>+ 6.8%</b>	<b>\$107,900</b>	<b>\$115,000</b>	<b>+ 6.6%</b>	<b>\$127,950</b>	<b>\$137,950</b>	<b>+ 7.8%</b>

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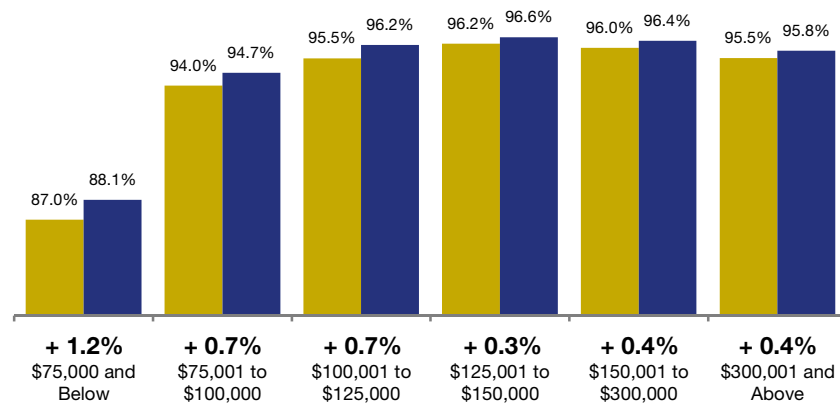
# Percent of Original List Price Received



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.**

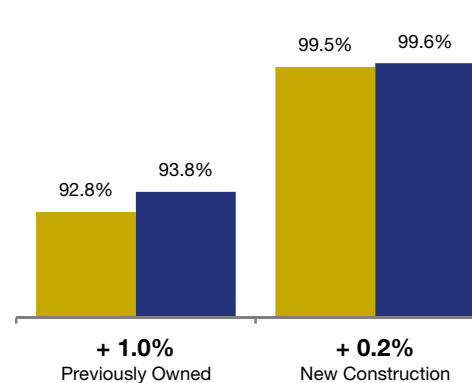
## By Price Range

■ 11-2014 ■ 11-2015



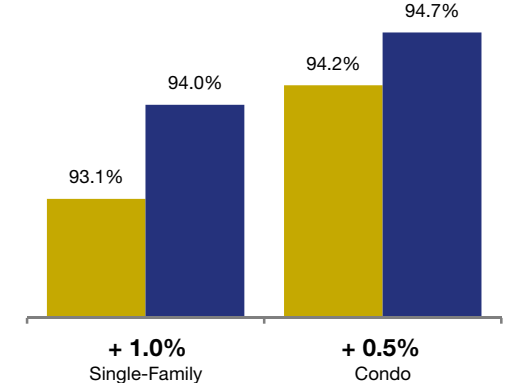
## By Construction Type

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

By Price Range	11-2014	11-2015	Change
\$75,000 and Below	87.0%	88.1%	+ 1.2%
\$75,001 to \$100,000	94.0%	94.7%	+ 0.7%
\$100,001 to \$125,000	95.5%	96.2%	+ 0.7%
\$125,001 to \$150,000	96.2%	96.6%	+ 0.3%
\$150,001 to \$300,000	96.0%	96.4%	+ 0.4%
\$300,001 and Above	95.5%	95.8%	+ 0.4%
<b>All Price Ranges</b>	<b>93.2%</b>	<b>94.1%</b>	<b>+ 0.9%</b>

### Single-Family

11-2014	11-2015	Change
86.9%	88.0%	+ 1.3%
94.1%	94.7%	+ 0.7%
95.5%	96.2%	+ 0.8%
96.3%	96.5%	+ 0.2%
96.0%	96.4%	+ 0.4%
95.4%	96.0%	+ 0.6%
<b>93.1%</b>	<b>94.0%</b>	<b>+ 1.0%</b>

### Condo

11-2014	11-2015	Change
90.3%	88.3%	- 2.2%
93.4%	94.7%	+ 1.4%
95.0%	95.5%	+ 0.4%
95.2%	96.9%	+ 1.8%
95.6%	96.2%	+ 0.6%
95.7%	93.5%	- 2.3%
<b>94.2%</b>	<b>94.7%</b>	<b>+ 0.5%</b>

### By Construction Type

11-2014	11-2015	Change
92.8%	93.8%	+ 1.0%
99.5%	99.6%	+ 0.2%
<b>93.2%</b>	<b>94.1%</b>	<b>+ 0.9%</b>

11-2014	11-2015	Change
92.8%	93.7%	+ 1.0%
99.4%	99.7%	+ 0.3%
<b>93.1%</b>	<b>94.0%</b>	<b>+ 1.0%</b>

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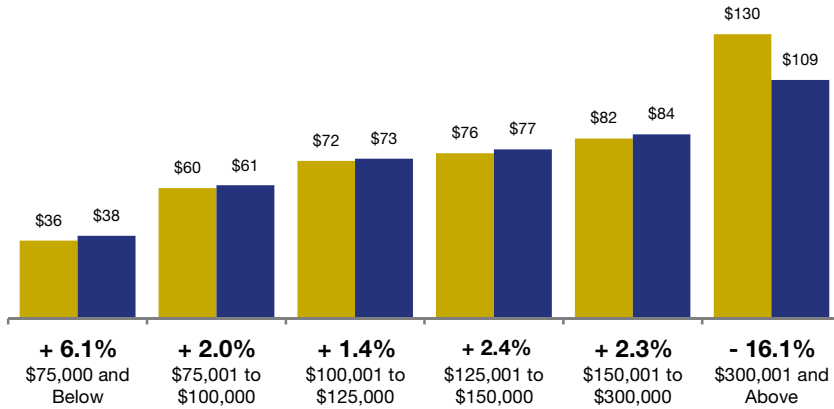
# Price Per Square Foot



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

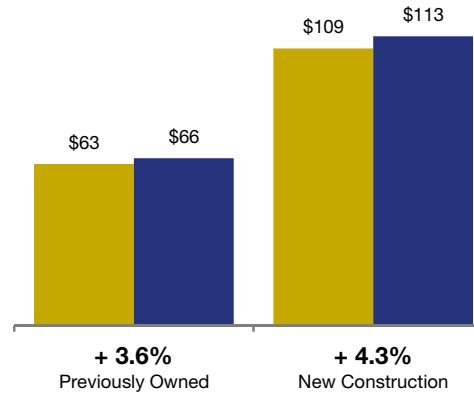
## By Price Range

■ 11-2014 ■ 11-2015



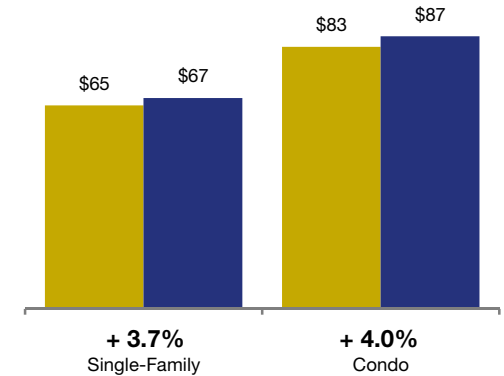
## By Construction Type

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

#### By Price Range

	11-2014	11-2015	Change
\$75,000 and Below	\$36	\$38	+ 6.1%
\$75,001 to \$100,000	\$60	\$61	+ 2.0%
\$100,001 to \$125,000	\$72	\$73	+ 1.4%
\$125,001 to \$150,000	\$76	\$77	+ 2.4%
\$150,001 to \$300,000	\$82	\$84	+ 2.3%
\$300,001 and Above	\$130	\$109	- 16.1%
<b>All Price Ranges</b>	<b>\$66</b>	<b>\$68</b>	<b>+ 3.8%</b>

### Single-Family

	11-2014	11-2015	Change
\$75,000 and Below	\$35	\$38	+ 6.4%
\$75,001 to \$100,000	\$59	\$61	+ 2.4%
\$100,001 to \$125,000	\$72	\$73	+ 1.4%
\$125,001 to \$150,000	\$75	\$77	+ 2.0%
\$150,001 to \$300,000	\$81	\$83	+ 2.4%
\$300,001 and Above	\$131	\$109	- 16.9%
<b>All Price Ranges</b>	<b>\$65</b>	<b>\$67</b>	<b>+ 3.7%</b>

### Condo

	11-2014	11-2015	Change
\$75,000 and Below	\$49	\$49	- 0.4%
\$75,001 to \$100,000	\$71	\$69	- 2.9%
\$100,001 to \$125,000	\$81	\$83	+ 1.8%
\$125,001 to \$150,000	\$84	\$87	+ 3.6%
\$150,001 to \$300,000	\$102	\$103	+ 0.9%
\$300,001 and Above	\$119	\$118	- 1.5%
<b>All Price Ranges</b>	<b>\$83</b>	<b>\$87</b>	<b>+ 4.0%</b>

#### By Construction Type

	11-2014	11-2015	Change
Previously Owned	\$63	\$66	+ 3.6%
New Construction	\$109	\$113	+ 4.3%
<b>All Construction Types</b>	<b>\$66</b>	<b>\$68</b>	<b>+ 3.8%</b>

	11-2014	11-2015	Change
Previously Owned	\$63	\$65	+ 3.5%
New Construction	\$107	\$112	+ 4.7%
<b>All Construction Types</b>	<b>\$65</b>	<b>\$67</b>	<b>+ 3.7%</b>

	11-2014	11-2015	Change
Previously Owned	\$77	\$80	+ 4.4%
New Construction	\$122	\$124	+ 1.4%
<b>All Construction Types</b>	<b>\$83</b>	<b>\$87</b>	<b>+ 4.0%</b>

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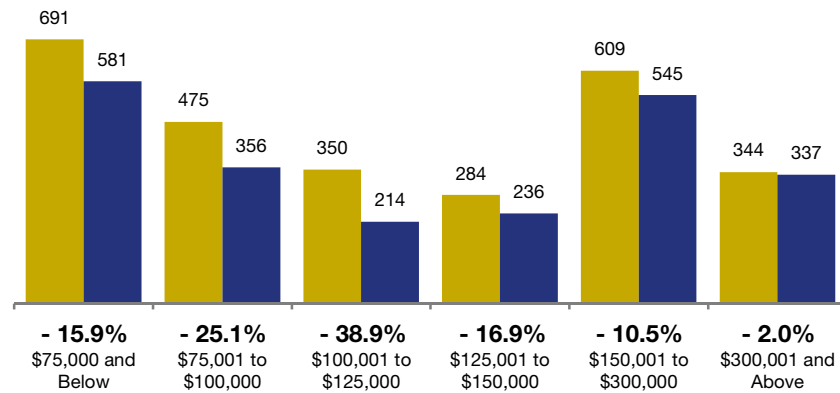
# Inventory of Homes for Sale



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

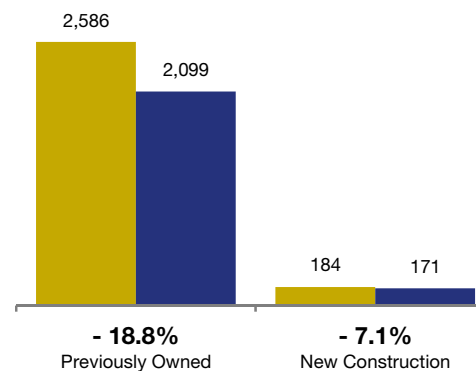
## By Price Range

■ 11-2014 ■ 11-2015



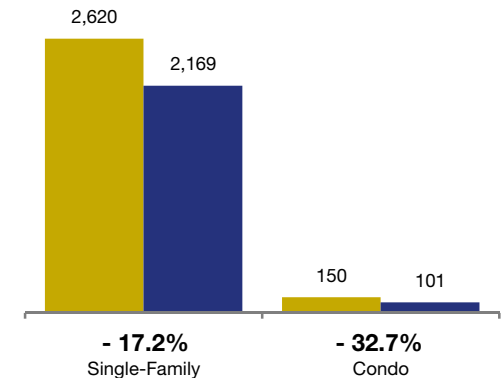
## By Construction Type

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

#### By Price Range

	11-2014	11-2015	Change
\$75,000 and Below	691	581	- 15.9%
\$75,001 to \$100,000	475	356	- 25.1%
\$100,001 to \$125,000	350	214	- 38.9%
\$125,001 to \$150,000	284	236	- 16.9%
\$150,001 to \$300,000	609	545	- 10.5%
\$300,001 and Above	344	337	- 2.0%
<b>All Price Ranges</b>	<b>2,770</b>	<b>2,270</b>	<b>- 18.1%</b>

### Single-Family

	11-2014	11-2015	Change
\$75,000 and Below	662	568	- 14.2%
\$75,001 to \$100,000	457	343	- 24.9%
\$100,001 to \$125,000	337	210	- 37.7%
\$125,001 to \$150,000	254	221	- 13.0%
\$150,001 to \$300,000	566	503	- 11.1%
\$300,001 and Above	327	323	- 1.2%
<b>All Price Ranges</b>	<b>2,620</b>	<b>2,169</b>	<b>- 17.2%</b>

### Condo

	11-2014	11-2015	Change
\$75,000 and Below	29	13	- 55.2%
\$75,001 to \$100,000	18	13	- 27.8%
\$100,001 to \$125,000	13	4	- 69.2%
\$125,001 to \$150,000	30	15	- 50.0%
\$150,001 to \$300,000	43	42	- 2.3%
\$300,001 and Above	17	14	- 17.6%
<b>All Price Ranges</b>	<b>150</b>	<b>101</b>	<b>- 32.7%</b>

#### By Construction Type

	11-2014	11-2015	Change
Previously Owned	2,586	2,099	- 18.8%
New Construction	184	171	- 7.1%
<b>All Construction Types</b>	<b>2,770</b>	<b>2,270</b>	<b>- 18.1%</b>

	11-2014	11-2015	Change
Previously Owned	2,465	2,024	- 17.9%
New Construction	155	145	- 6.5%
<b>All Construction Types</b>	<b>2,620</b>	<b>2,169</b>	<b>- 17.2%</b>

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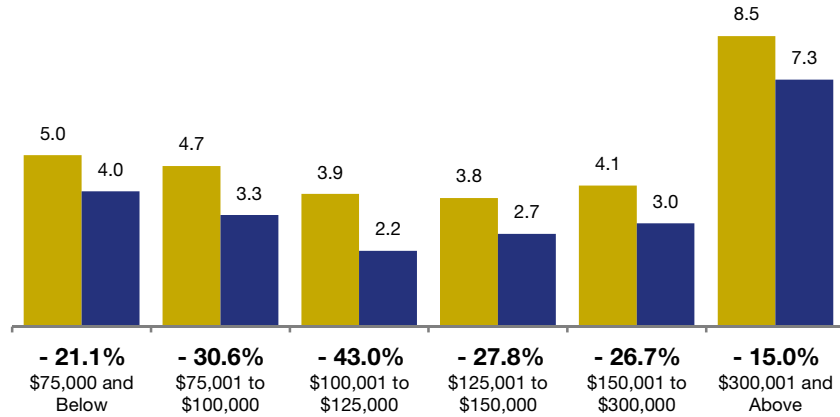
# Months Supply of Inventory



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.

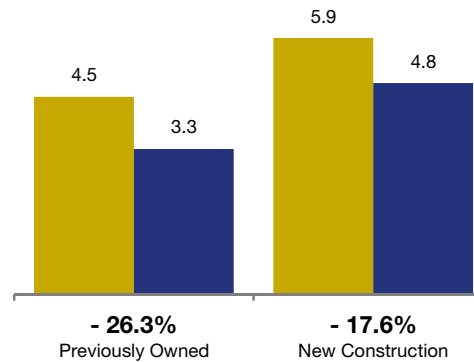
## By Price Range

■ 11-2014 ■ 11-2015



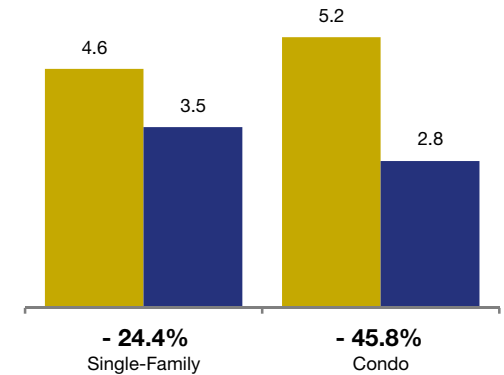
## By Construction Type

■ 11-2014 ■ 11-2015



## By Property Type

■ 11-2014 ■ 11-2015



### All Properties

#### By Price Range

	11-2014	11-2015	Change
\$75,000 and Below	5.0	4.0	- 21.1%
\$75,001 to \$100,000	4.7	3.3	- 30.6%
\$100,001 to \$125,000	3.9	2.2	- 43.0%
\$125,001 to \$150,000	3.8	2.7	- 27.8%
\$150,001 to \$300,000	4.1	3.0	- 26.7%
\$300,001 and Above	8.5	7.3	- 15.0%
<b>All Price Ranges</b>	<b>4.6</b>	<b>3.4</b>	<b>- 26.1%</b>

### Single-Family

	11-2014	11-2015	Change
\$75,000 and Below	5.0	4.0	- 19.4%
\$75,001 to \$100,000	4.7	3.3	- 31.3%
\$100,001 to \$125,000	3.9	2.3	- 41.3%
\$125,001 to \$150,000	3.6	2.8	- 22.8%
\$150,001 to \$300,000	4.1	3.0	- 26.5%
\$300,001 and Above	8.7	7.5	- 14.0%
<b>All Price Ranges</b>	<b>4.6</b>	<b>3.5</b>	<b>- 24.4%</b>

### Condo

	11-2014	11-2015	Change
\$75,000 and Below	6.4	2.7	- 58.3%
\$75,001 to \$100,000	4.5	3.8	- 16.4%
\$100,001 to \$125,000	2.9	0.6	- 78.1%
\$125,001 to \$150,000	6.8	2.2	- 67.3%
\$150,001 to \$300,000	4.7	3.3	- 30.2%
\$300,001 and Above	6.2	3.8	- 39.3%
<b>All Price Ranges</b>	<b>5.2</b>	<b>2.8</b>	<b>- 45.8%</b>

#### By Construction Type

	11-2014	11-2015	Change
Previously Owned	4.5	3.3	- 26.3%
New Construction	5.9	4.8	- 17.6%
<b>All Construction Types</b>	<b>4.6</b>	<b>3.4</b>	<b>- 26.1%</b>

	11-2014	11-2015	Change
Previously Owned	4.5	3.4	- 25.0%
New Construction	5.7	4.9	- 15.1%
<b>All Construction Types</b>	<b>4.6</b>	<b>3.5</b>	<b>- 24.4%</b>

The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes the counties of Allen, Whitley, Huntington, Adams, Wells, DeKalb and Noble. However, listings from other surrounding counties may also be entered for UPSTAR MLS and therefore are included in the MLS-wide statistics. The data may not reflect all real estate activity in the market.