

Housing Supply Overview

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



January 2016

The prediction for 2016 is slightly more sales with slightly higher prices. It would be wonderful if there were more homes for sale in the mix, but changing the trend of lower year-over-year totals is going to take many months in a row of sellers singing a new tune. For the 12-month period spanning February 2015 through January 2016, Closed Sales in the Fort Wayne region were up 6.8 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 19.3 percent.

The overall Median Sales Price was up 5.9 percent to \$117,500. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 5.7 percent to \$137,450. The overall Percent of Original List Price Received at Sale was up 0.9 percent to 94.1.

Market-wide, inventory levels were down 20.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 19.5 percent. That amounts to 2.9 months supply for Single-Family homes and 2.7 months supply for Condos.

Quick Facts

+ 19.3%

+ 6.8%

+ 14.2%

Price Range with
Strongest Closed Sales:

\$150,001 to \$300,000

Construction Status with
Strongest Closed Sales:

Previously Owned

Property Type with
Strongest Closed Sales:

Condo

Closed Sales	2
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Median Sales Price	4
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Price Per Square Foot	6
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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.

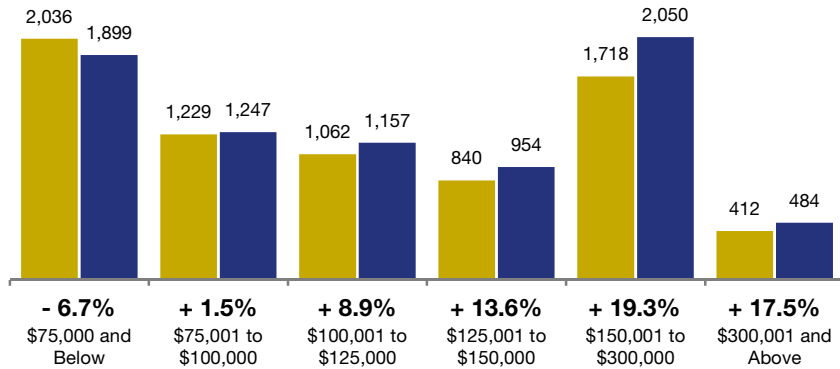
Closed Sales

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



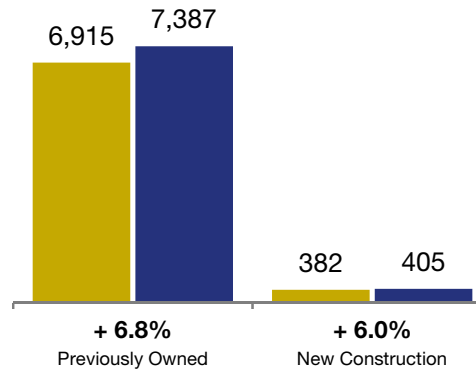
By Price Range

■ 1-2015 ■ 1-2016



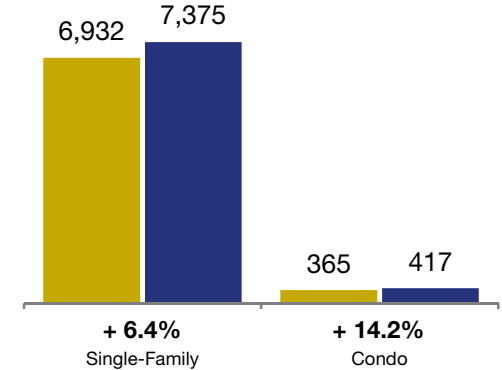
By Construction Type

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	2,036	1,899	- 6.7%
\$75,001 to \$100,000	1,229	1,247	+ 1.5%
\$100,001 to \$125,000	1,062	1,157	+ 8.9%
\$125,001 to \$150,000	840	954	+ 13.6%
\$150,001 to \$300,000	1,718	2,050	+ 19.3%
\$300,001 and Above	412	484	+ 17.5%
All Price Ranges	7,297	7,792	+ 6.8%

Single-Family

	1-2015	1-2016	Change
Previously Owned	1,970	1,845	- 6.3%
New Construction	1,178	1,203	+ 2.1%
	1,007	1,091	+ 8.3%
	789	874	+ 10.8%
	1,599	1,913	+ 19.6%
	389	449	+ 15.4%
All Single-Family	6,932	7,375	+ 6.4%

Condo

	1-2015	1-2016	Change
Single-Family	66	54	- 18.2%
New Construction	51	44	- 13.7%
	55	66	+ 20.0%
	51	80	+ 56.9%
	119	137	+ 15.1%
	23	35	+ 52.2%
All Condo	365	417	+ 14.2%

By Construction Type

	1-2015	1-2016	Change
Previously Owned	6,915	7,387	+ 6.8%
New Construction	382	405	+ 6.0%
All Construction Types	7,297	7,792	+ 6.8%

	1-2015	1-2016	Change
Previously Owned	6,610	7,030	+ 6.4%
New Construction	322	345	+ 7.1%
All Single-Family	6,932	7,375	+ 6.4%

	1-2015	1-2016	Change
Single-Family	305	357	+ 17.0%
New Construction	60	60	0.0%
All Condo	365	417	+ 14.2%

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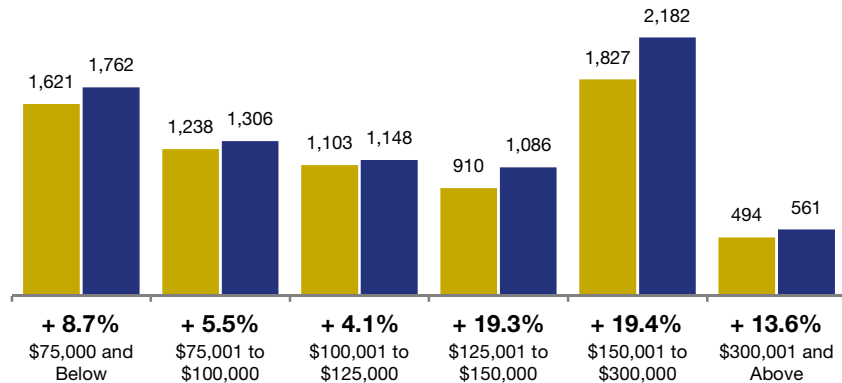
Pending Sales

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



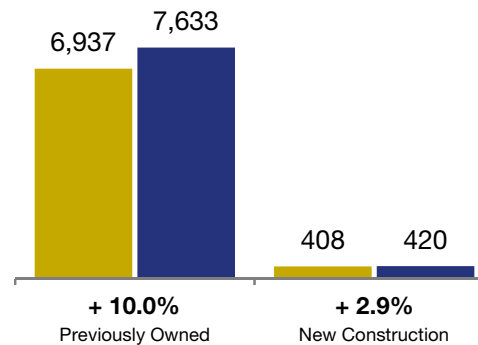
By Price Range

■ 1-2015 ■ 1-2016



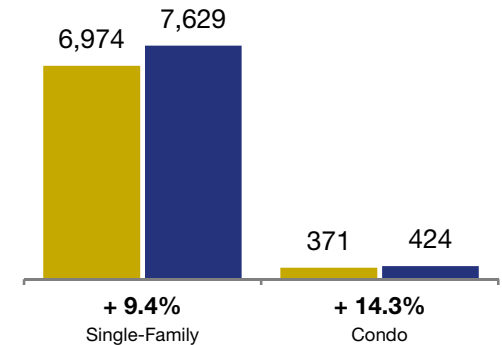
By Construction Type

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	1,621	1,762	+ 8.7%
\$75,001 to \$100,000	1,238	1,306	+ 5.5%
\$100,001 to \$125,000	1,103	1,148	+ 4.1%
\$125,001 to \$150,000	910	1,086	+ 19.3%
\$150,001 to \$300,000	1,827	2,182	+ 19.4%
\$300,001 and Above	494	561	+ 13.6%
All Price Ranges	7,345	8,053	+ 9.6%

Single-Family

	1-2015	1-2016	Change
Previously Owned	6,937	7,633	+ 10.0%
New Construction	408	420	+ 2.9%
All Single-Family	6,974	7,629	+ 9.4%

Condo

	1-2015	1-2016	Change
Single-Family	6,974	7,629	+ 9.4%
Condo	371	424	+ 14.3%
All Property Type	7,345	8,053	+ 9.6%

By Construction Type

	1-2015	1-2016	Change
Previously Owned	6,937	7,633	+ 10.0%
New Construction	408	420	+ 2.9%
All Construction Types	7,345	8,053	+ 9.6%

	1-2015	1-2016	Change
Previously Owned	6,626	7,274	+ 9.8%
New Construction	348	355	+ 2.0%
All Single-Family	6,974	7,629	+ 9.4%

	1-2015	1-2016	Change
Single-Family	6,974	7,629	+ 9.4%
Condo	371	424	+ 14.3%
All Property Type	7,345	8,053	+ 9.6%

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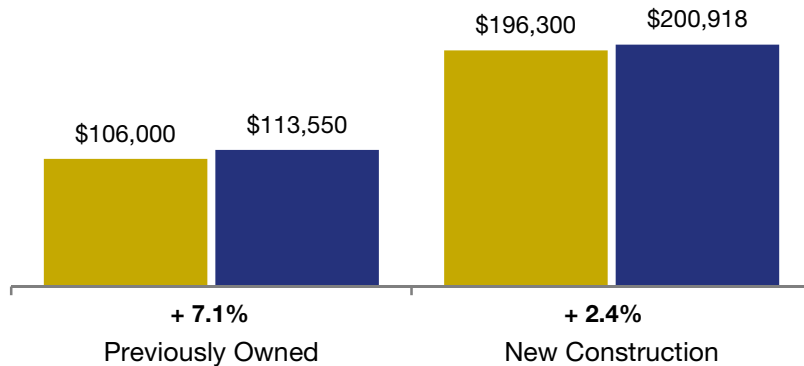
Median Sales Price

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



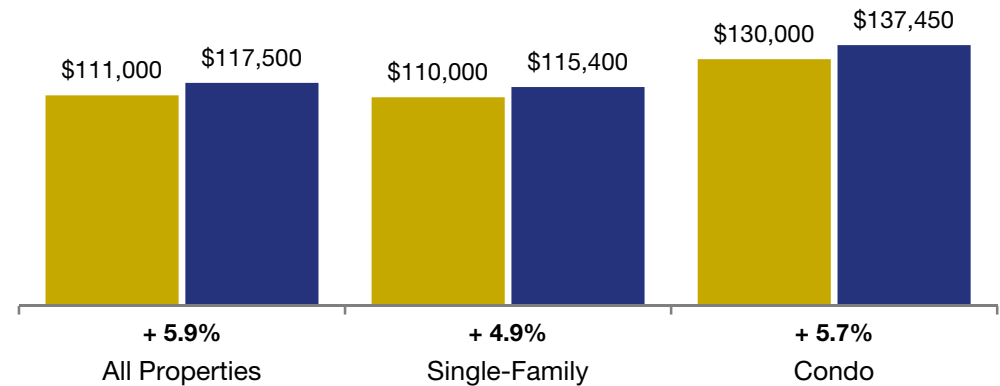
By Construction Type

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Construction Type	1-2015	1-2016	Change
Previously Owned	\$106,000	\$113,550	+ 7.1%
New Construction	\$196,300	\$200,918	+ 2.4%
All Construction Types	\$111,000	\$117,500	+ 5.9%

Single-Family

1-2015	1-2016	Change	1-2015	1-2016	Change
\$105,000	\$112,500	+ 7.1%	\$120,000	\$130,000	+ 8.3%
\$195,148	\$202,602	+ 3.8%	\$199,496	\$196,200	- 1.7%
\$110,000	\$115,400	+ 4.9%	\$130,000	\$137,450	+ 5.7%

Condo

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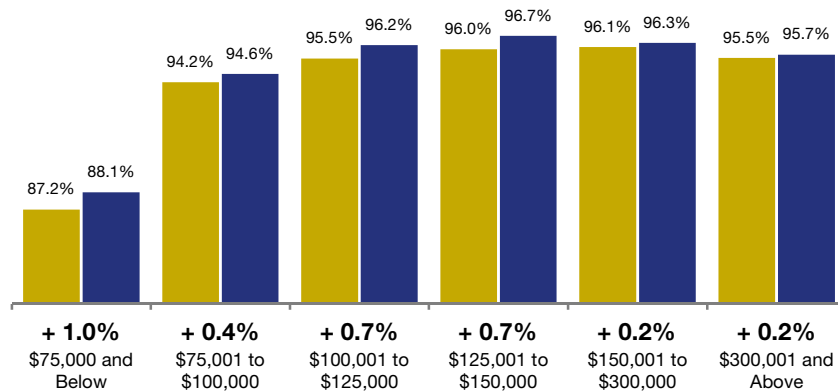
Percent of Original List Price Received



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.**

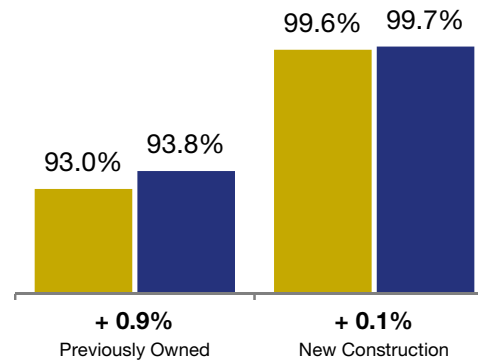
By Price Range

■ 1-2015 ■ 1-2016



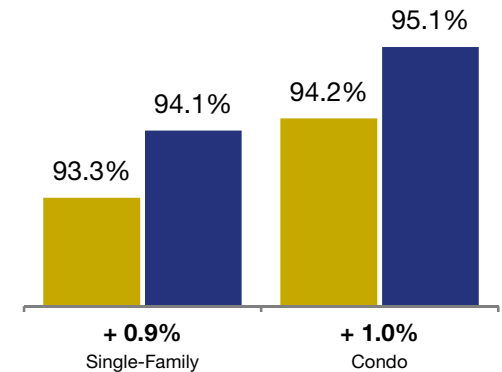
By Construction Type

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	87.2%	88.1%	+ 1.0%
\$75,001 to \$100,000	94.2%	94.6%	+ 0.4%
\$100,001 to \$125,000	95.5%	96.2%	+ 0.7%
\$125,001 to \$150,000	96.0%	96.7%	+ 0.7%
\$150,001 to \$300,000	96.1%	96.3%	+ 0.2%
\$300,001 and Above	95.5%	95.7%	+ 0.2%
All Price Ranges	93.3%	94.1%	+ 0.9%

Single-Family

	1-2015	1-2016	Change
\$75,000 and Below	87.1%	88.1%	+ 1.1%
\$75,001 to \$100,000	94.2%	94.6%	+ 0.4%
\$100,001 to \$125,000	95.5%	96.3%	+ 0.8%
\$125,001 to \$150,000	96.1%	96.7%	+ 0.6%
\$150,001 to \$300,000	96.1%	96.4%	+ 0.3%
\$300,001 and Above	95.5%	95.8%	+ 0.3%
All Price Ranges	93.3%	94.1%	+ 0.9%

Condo

	1-2015	1-2016	Change
\$75,000 and Below	89.4%	88.9%	- 0.6%
\$75,001 to \$100,000	93.6%	95.2%	+ 1.7%
\$100,001 to \$125,000	95.3%	95.7%	+ 0.4%
\$125,001 to \$150,000	95.1%	97.1%	+ 2.1%
\$150,001 to \$300,000	95.9%	96.2%	+ 0.3%
\$300,001 and Above	95.7%	94.1%	- 1.7%
All Price Ranges	94.2%	95.1%	+ 1.0%

By Construction Type

	1-2015	1-2016	Change
Previously Owned	93.0%	93.8%	+ 0.9%
New Construction	99.6%	99.7%	+ 0.1%
All Construction Types	93.3%	94.1%	+ 0.9%

	1-2015	1-2016	Change
Previously Owned	93.0%	93.8%	+ 0.9%
New Construction	99.5%	99.8%	+ 0.3%
All Construction Types	93.3%	94.1%	+ 0.9%

	1-2015	1-2016	Change
Single-Family	93.1%	94.4%	+ 1.4%
Condo	99.9%	99.0%	- 0.9%
All Property Types	94.2%	95.1%	+ 1.0%

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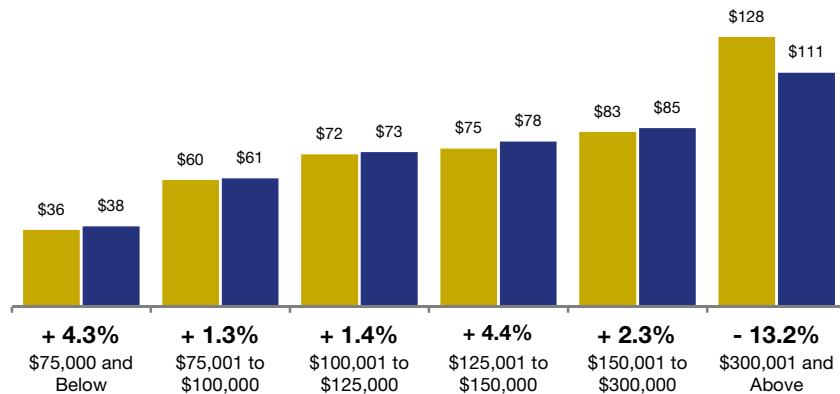
Price Per Square Foot

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



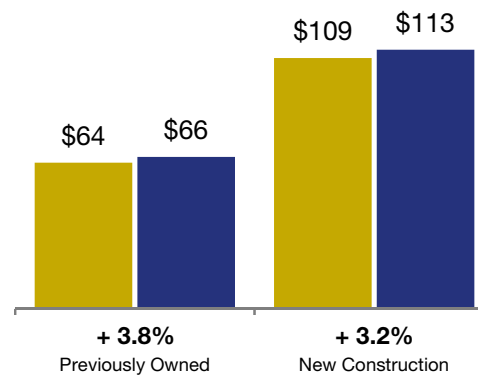
By Price Range

■ 1-2015 ■ 1-2016



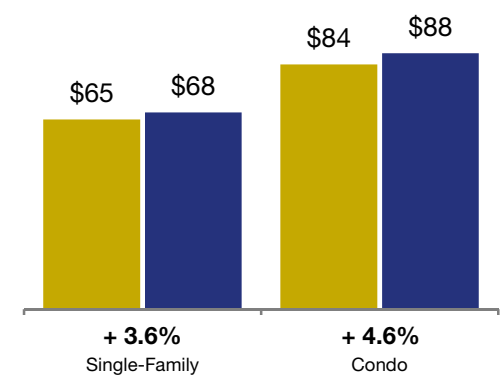
By Construction Type

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	\$36	\$38	+ 4.3%
\$75,001 to \$100,000	\$60	\$61	+ 1.3%
\$100,001 to \$125,000	\$72	\$73	+ 1.4%
\$125,001 to \$150,000	\$75	\$78	+ 4.4%
\$150,001 to \$300,000	\$83	\$85	+ 2.3%
\$300,001 and Above	\$128	\$111	- 13.2%
All Price Ranges	\$66	\$69	+ 3.8%

Single-Family

	1-2015	1-2016	Change
\$75,000 and Below	\$36	\$38	+ 4.8%
\$75,001 to \$100,000	\$60	\$60	+ 1.5%
\$100,001 to \$125,000	\$72	\$73	+ 1.5%
\$125,001 to \$150,000	\$74	\$77	+ 3.8%
\$150,001 to \$300,000	\$81	\$83	+ 2.6%
\$300,001 and Above	\$128	\$110	- 14.1%
All Price Ranges	\$65	\$68	+ 3.6%

Condo

	1-2015	1-2016	Change
\$75,000 and Below	\$50	\$49	- 2.6%
\$75,001 to \$100,000	\$71	\$70	- 0.5%
\$100,001 to \$125,000	\$83	\$83	+ 0.0%
\$125,001 to \$150,000	\$83	\$89	+ 6.7%
\$150,001 to \$300,000	\$103	\$103	+ 0.1%
\$300,001 and Above	\$118	\$118	+ 0.4%
All Price Ranges	\$84	\$88	+ 4.6%

By Construction Type

	1-2015	1-2016	Change
Previously Owned	\$64	\$66	+ 3.8%
New Construction	\$109	\$113	+ 3.2%
All Construction Types	\$66	\$69	+ 3.8%

	1-2015	1-2016	Change
Previously Owned	\$63	\$65	+ 3.6%
New Construction	\$107	\$111	+ 3.8%
All Construction Types	\$65	\$68	+ 3.6%

	1-2015	1-2016	Change
Previously Owned	\$77	\$82	+ 7.0%
New Construction	\$122	\$123	+ 1.0%
All Construction Types	\$84	\$88	+ 4.6%

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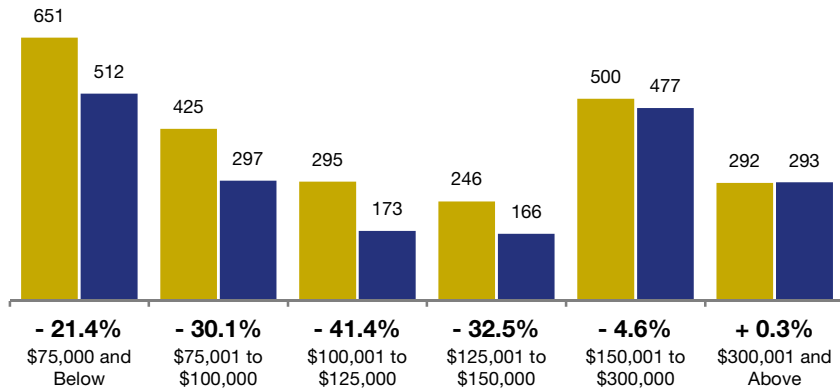
Inventory of Homes for Sale

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



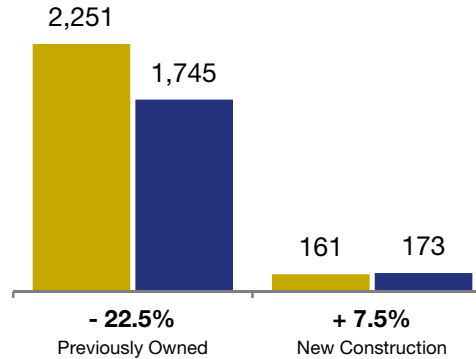
By Price Range

■ 1-2015 ■ 1-2016



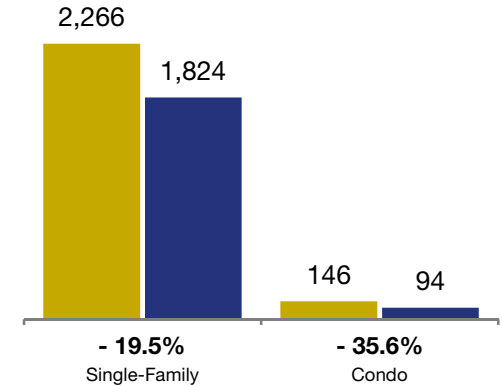
By Construction Type

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	651	512	- 21.4%
\$75,001 to \$100,000	425	297	- 30.1%
\$100,001 to \$125,000	295	173	- 41.4%
\$125,001 to \$150,000	246	166	- 32.5%
\$150,001 to \$300,000	500	477	- 4.6%
\$300,001 and Above	292	293	+ 0.3%
All Price Ranges	2,412	1,918	- 20.5%

Single-Family

	1-2015	1-2016	Change
\$75,000 and Below	622	500	- 19.6%
\$75,001 to \$100,000	406	289	- 28.8%
\$100,001 to \$125,000	283	168	- 40.6%
\$125,001 to \$150,000	219	149	- 32.0%
\$150,001 to \$300,000	457	438	- 4.2%
\$300,001 and Above	276	280	+ 1.4%
All Price Ranges	2,266	1,824	- 19.5%

Condo

	1-2015	1-2016	Change
\$75,000 and Below	29	12	- 58.6%
\$75,001 to \$100,000	19	8	- 57.9%
\$100,001 to \$125,000	12	5	- 58.3%
\$125,001 to \$150,000	27	17	- 37.0%
\$150,001 to \$300,000	43	39	- 9.3%
\$300,001 and Above	16	13	- 18.8%
All Price Ranges	146	94	- 35.6%

By Construction Type

	1-2015	1-2016	Change
Previously Owned	2,251	1,745	- 22.5%
New Construction	161	173	+ 7.5%
All Construction Types	2,412	1,918	- 20.5%

	1-2015	1-2016	Change
Previously Owned	2,135	1,677	- 21.5%
New Construction	131	147	+ 12.2%
All Construction Types	2,266	1,824	- 19.5%

	1-2015	1-2016	Change
Previously Owned	116	68	- 41.4%
New Construction	30	26	- 13.3%
All Construction Types	146	94	- 35.6%

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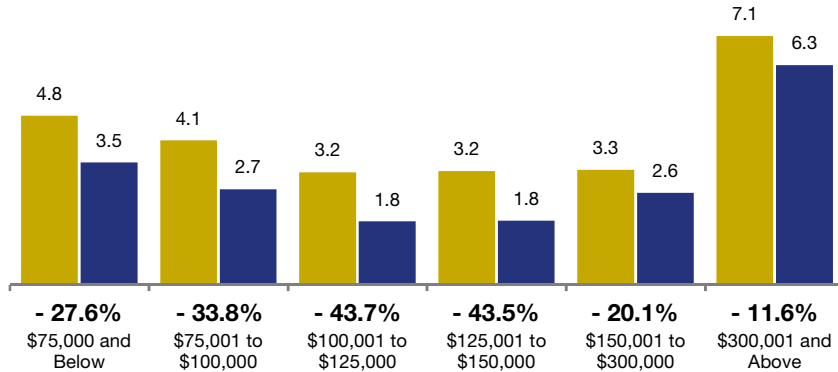
Months Supply of Inventory



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.

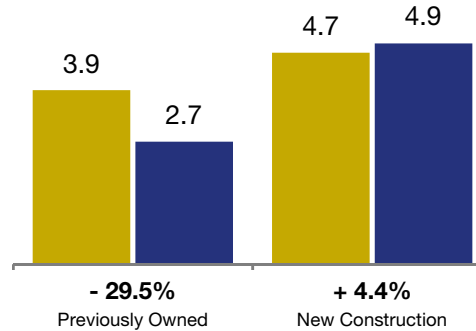
By Price Range

■ 1-2015 ■ 1-2016



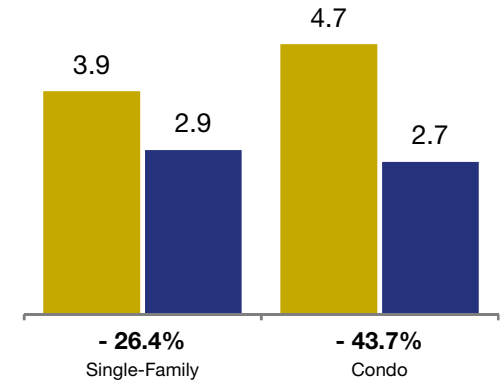
By Construction Type

■ 1-2015 ■ 1-2016



By Property Type

■ 1-2015 ■ 1-2016



All Properties

By Price Range

	1-2015	1-2016	Change
\$75,000 and Below	4.8	3.5	- 27.6%
\$75,001 to \$100,000	4.1	2.7	- 33.8%
\$100,001 to \$125,000	3.2	1.8	- 43.7%
\$125,001 to \$150,000	3.2	1.8	- 43.5%
\$150,001 to \$300,000	3.3	2.6	- 20.1%
\$300,001 and Above	7.1	6.3	- 11.6%
All Price Ranges	3.9	2.9	- 25.6%

Single-Family

	1-2015	1-2016	Change
\$75,000 and Below	4.8	3.5	- 26.2%
\$75,001 to \$100,000	4.1	2.7	- 32.7%
\$100,001 to \$125,000	3.2	1.9	- 42.7%
\$125,001 to \$150,000	3.1	1.8	- 42.7%
\$150,001 to \$300,000	3.2	2.6	- 19.9%
\$300,001 and Above	7.1	6.5	- 9.5%
All Price Ranges	3.9	2.9	- 26.4%

Condo

	1-2015	1-2016	Change
\$75,000 and Below	6.2	2.5	- 60.0%
\$75,001 to \$100,000	4.6	2.2	- 53.0%
\$100,001 to \$125,000	2.3	0.9	- 59.5%
\$125,001 to \$150,000	5.4	2.7	- 50.3%
\$150,001 to \$300,000	4.1	3.2	- 21.8%
\$300,001 and Above	5.3	3.5	- 34.6%
All Price Ranges	4.7	2.7	- 43.7%

By Construction Type

	1-2015	1-2016	Change
Previously Owned	3.9	2.7	- 29.5%
New Construction	4.7	4.9	+ 4.4%
All Construction Types	3.9	2.9	- 25.6%

	1-2015	1-2016	Change
Previously Owned	3.9	2.8	- 28.4%
New Construction	4.5	5.0	+ 10.0%
All Construction Types	3.9	2.9	- 26.4%

	1-2015	1-2016	Change
Single-Family	4.5	2.3	- 49.2%
Condo	6.0	4.8	- 20.0%
All Property Types	4.7	2.7	- 43.7%

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