

Housing Supply Overview

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



April 2016

We should see a healthy number of sales in most categories for the next few months, yet there is still some lingering worry about low inventory, especially with an overall slowdown in new construction. For the 12-month period spanning May 2015 through April 2016, Closed Sales in the Fort Wayne region were up 6.1 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 17.7 percent.

The overall Median Sales Price was up 5.2 percent to \$119,900. The property type with the largest price gain was the Single-Family segment, where prices increased 4.9 percent to \$118,000. The overall Percent of Original List Price Received at Sale was up 0.9 percent to 94.4.

Market-wide, inventory levels were down 27.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 25.8 percent. That amounts to 2.6 months supply for Single-Family homes and 2.1 months supply for Condos.

Quick Facts

+ 17.7%

Price Range with
Strongest Closed Sales:

\$150,001 to \$300,000

+ 6.7%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 6.2%

Property Type with
Strongest Closed Sales:

Single-Family

Closed Sales	2
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Price Per Square Foot	6
Inventory of Homes for Sale	7
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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.

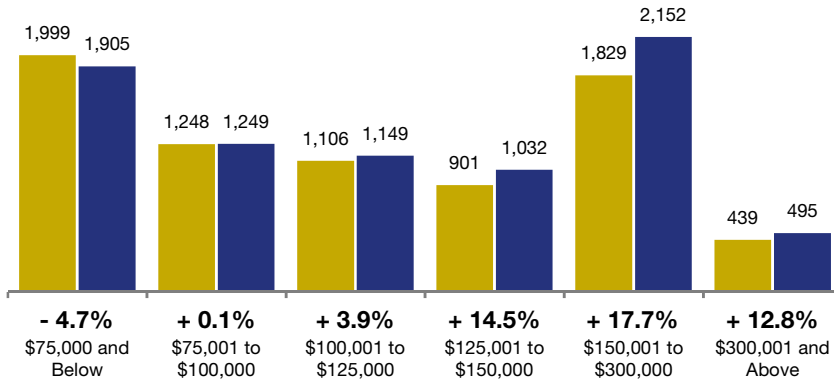
Closed Sales

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



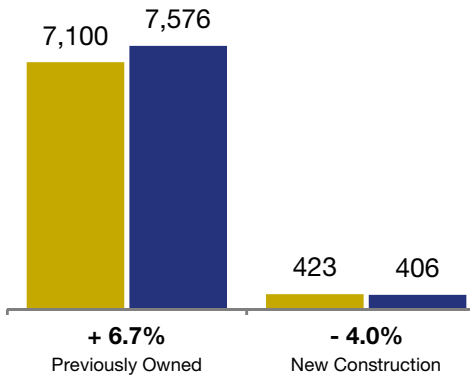
By Price Range

■ 4-2015 ■ 4-2016



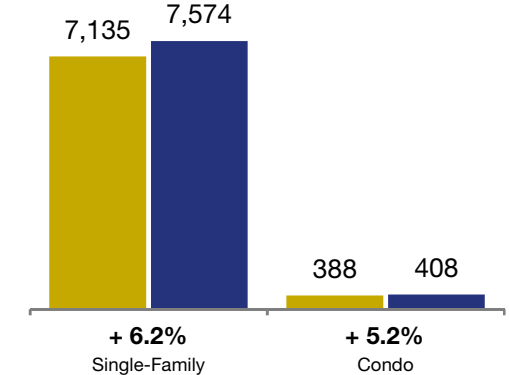
By Construction Type

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$75,000 and Below	1,999	1,905	- 4.7%
\$75,001 to \$100,000	1,248	1,249	+ 0.1%
\$100,001 to \$125,000	1,106	1,149	+ 3.9%
\$125,001 to \$150,000	901	1,032	+ 14.5%
\$150,001 to \$300,000	1,829	2,152	+ 17.7%
\$300,001 and Above	439	495	+ 12.8%
All Price Ranges	7,523	7,982	+ 6.1%

Single-Family

	4-2015	4-2016	Change
\$75,000 and Below	1,937	1,841	- 5.0%
\$75,001 to \$100,000	1,202	1,206	+ 0.3%
\$100,001 to \$125,000	1,042	1,093	+ 4.9%
\$125,001 to \$150,000	836	958	+ 14.6%
\$150,001 to \$300,000	1,707	2,014	+ 18.0%
\$300,001 and Above	411	462	+ 12.4%
All Price Ranges	7,135	7,574	+ 6.2%

Condo

	4-2015	4-2016	Change
\$75,000 and Below	62	64	+ 3.2%
\$75,001 to \$100,000	46	43	- 6.5%
\$100,001 to \$125,000	64	56	- 12.5%
\$125,001 to \$150,000	65	74	+ 13.8%
\$150,001 to \$300,000	122	138	+ 13.1%
\$300,001 and Above	28	33	+ 17.9%
All Price Ranges	388	408	+ 5.2%

By Construction Type

	4-2015	4-2016	Change
Previously Owned	7,100	7,576	+ 6.7%
New Construction	423	406	- 4.0%
All Construction Types	7,523	7,982	+ 6.1%

	4-2015	4-2016	Change
Previously Owned	6,775	7,230	+ 6.7%
New Construction	360	344	- 4.4%
All Construction Types	7,135	7,574	+ 6.2%

	4-2015	4-2016	Change
Single-Family	325	346	+ 6.5%
Condo	63	62	- 1.6%
All Property Types	388	408	+ 5.2%

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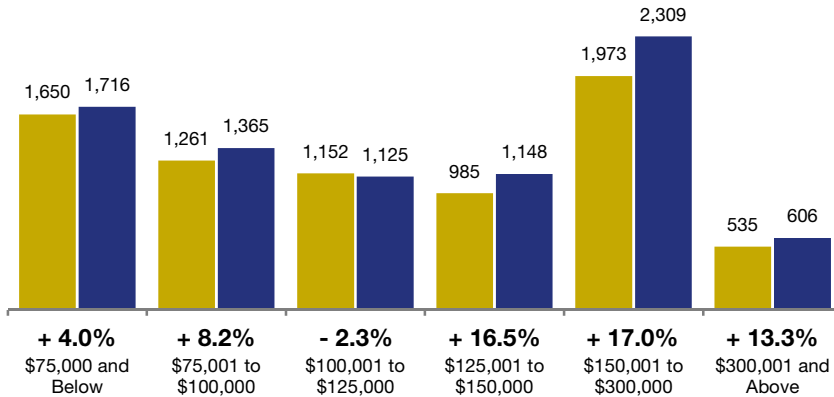
Pending Sales

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



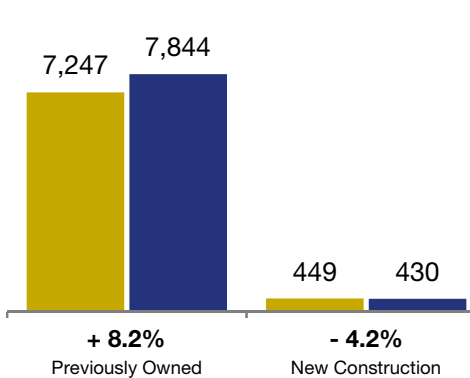
By Price Range

■ 4-2015 ■ 4-2016



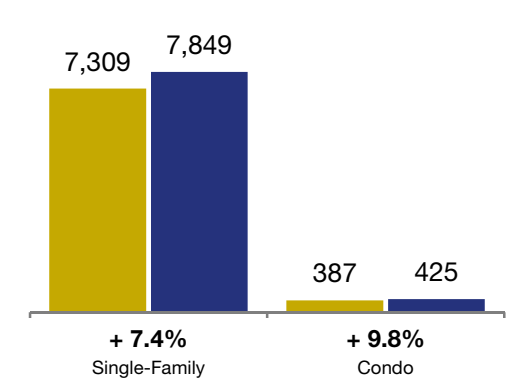
By Construction Type

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$75,000 and Below	1,650	1,716	+ 4.0%
\$75,001 to \$100,000	1,261	1,365	+ 8.2%
\$100,001 to \$125,000	1,152	1,125	- 2.3%
\$125,001 to \$150,000	985	1,148	+ 16.5%
\$150,001 to \$300,000	1,973	2,309	+ 17.0%
\$300,001 and Above	535	606	+ 13.3%
All Price Ranges	7,696	8,274	+ 7.5%

Single-Family

	4-2015	4-2016	Change
\$75,000 and Below	1,597	1,662	+ 4.1%
\$75,001 to \$100,000	1,221	1,313	+ 7.5%
\$100,001 to \$125,000	1,097	1,073	- 2.2%
\$125,001 to \$150,000	909	1,067	+ 17.4%
\$150,001 to \$300,000	1,843	2,167	+ 17.6%
\$300,001 and Above	503	562	+ 11.7%
All Price Ranges	7,309	7,849	+ 7.4%

Condo

	4-2015	4-2016	Change
\$75,000 and Below	53	54	+ 1.9%
\$75,001 to \$100,000	40	52	+ 30.0%
\$100,001 to \$125,000	55	52	- 5.5%
\$125,001 to \$150,000	76	81	+ 6.6%
\$150,001 to \$300,000	130	142	+ 9.2%
\$300,001 and Above	32	44	+ 37.5%
All Price Ranges	387	425	+ 9.8%

By Construction Type

	4-2015	4-2016	Change
Previously Owned	7,247	7,844	+ 8.2%
New Construction	449	430	- 4.2%
All Construction Types	7,696	8,274	+ 7.5%

	4-2015	4-2016	Change
Previously Owned	6,925	7,487	+ 8.1%
New Construction	384	362	- 5.7%
All Construction Types	7,309	7,849	+ 7.4%

	4-2015	4-2016	Change
Single-Family	322	357	+ 10.9%
Condo	65	68	+ 4.6%
All Property Types	387	425	+ 9.8%

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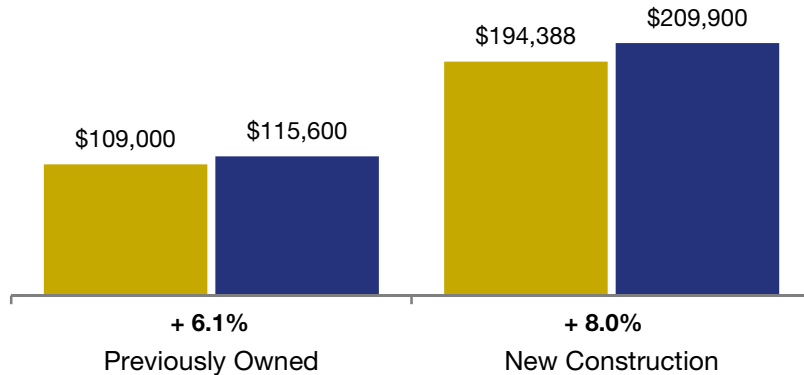
Median Sales Price

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



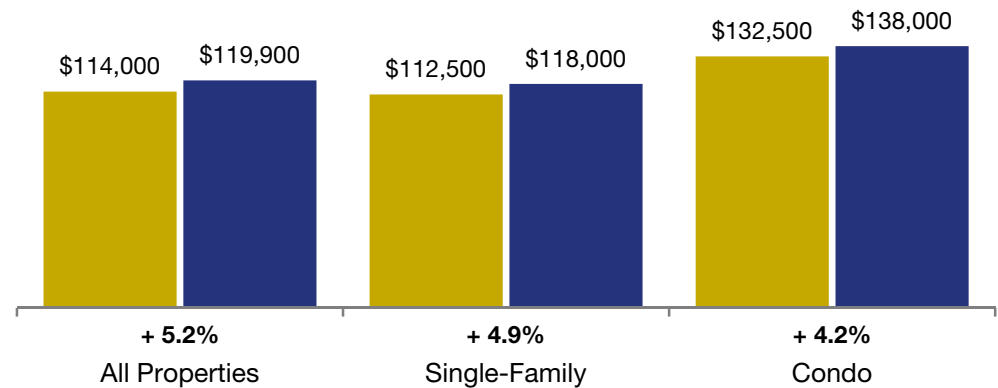
By Construction Type

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Construction Type	4-2015	4-2016	Change
Previously Owned	\$109,000	\$115,600	+ 6.1%
New Construction	\$194,388	\$209,900	+ 8.0%
All Construction Types	\$114,000	\$119,900	+ 5.2%

Single-Family

4-2015	4-2016	Change	4-2015	4-2016	Change
\$107,900	\$114,900	+ 6.5%	\$124,950	\$130,000	+ 4.0%
\$192,657	\$212,004	+ 10.0%	\$210,555	\$196,200	- 6.8%
\$112,500	\$118,000	+ 4.9%	\$132,500	\$138,000	+ 4.2%

Condo

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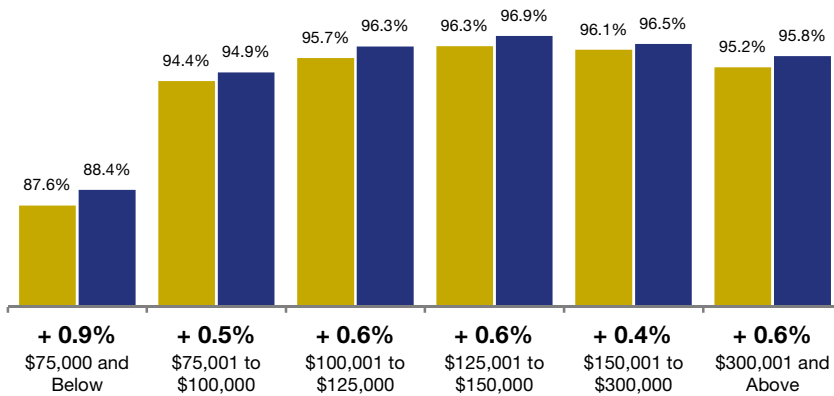
Percent of Original List Price Received



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.**

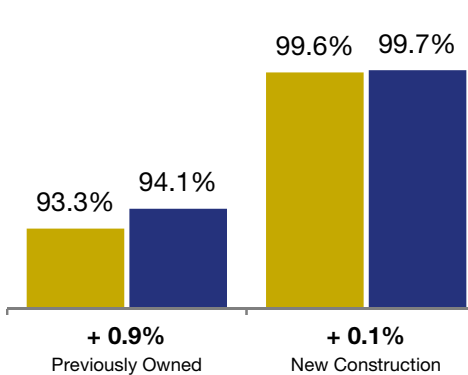
By Price Range

■ 4-2015 ■ 4-2016



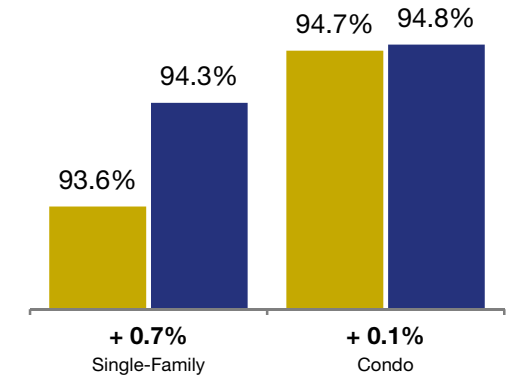
By Construction Type

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$75,000 and Below	87.6%	88.4%	+ 0.9%
\$75,001 to \$100,000	94.4%	94.9%	+ 0.5%
\$100,001 to \$125,000	95.7%	96.3%	+ 0.6%
\$125,001 to \$150,000	96.3%	96.9%	+ 0.6%
\$150,001 to \$300,000	96.1%	96.5%	+ 0.4%
\$300,001 and Above	95.2%	95.8%	+ 0.6%
All Price Ranges	93.6%	94.4%	+ 0.9%

Single-Family

	4-2015	4-2016	Change
\$75,000 and Below	87.5%	88.4%	+ 1.0%
\$75,001 to \$100,000	94.4%	94.9%	+ 0.5%
\$100,001 to \$125,000	95.7%	96.3%	+ 0.6%
\$125,001 to \$150,000	96.3%	96.9%	+ 0.6%
\$150,001 to \$300,000	96.1%	96.5%	+ 0.4%
\$300,001 and Above	95.2%	96.0%	+ 0.8%
All Price Ranges	93.6%	94.3%	+ 0.7%

Condo

	4-2015	4-2016	Change
\$75,000 and Below	90.0%	88.4%	- 1.8%
\$75,001 to \$100,000	94.4%	95.6%	+ 1.3%
\$100,001 to \$125,000	95.2%	95.9%	+ 0.7%
\$125,001 to \$150,000	96.3%	97.0%	+ 0.7%
\$150,001 to \$300,000	96.1%	96.1%	0.0%
\$300,001 and Above	94.8%	93.4%	- 1.5%
All Price Ranges	94.7%	94.8%	+ 0.1%

By Construction Type

	4-2015	4-2016	Change
Previously Owned	93.3%	94.1%	+ 0.9%
New Construction	99.6%	99.7%	+ 0.1%
All Construction Types	93.6%	94.4%	+ 0.9%

	4-2015	4-2016	Change
Previously Owned	93.2%	94.1%	+ 1.0%
New Construction	99.6%	99.9%	+ 0.3%
All Construction Types	93.6%	94.3%	+ 0.7%

	4-2015	4-2016	Change
Previously Owned	93.8%	94.1%	+ 0.3%
New Construction	99.5%	98.7%	- 0.8%
All Construction Types	94.7%	94.8%	+ 0.1%

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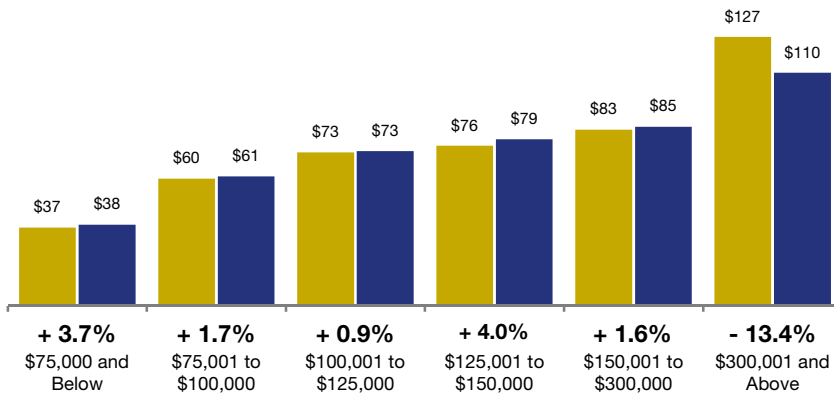
Price Per Square Foot

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



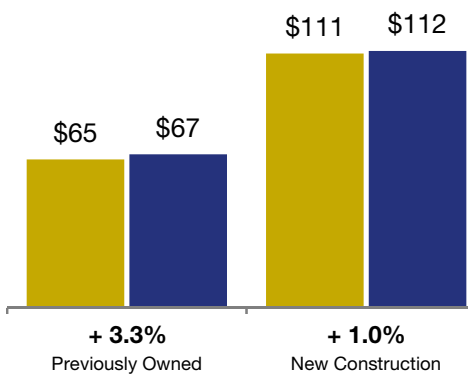
By Price Range

■ 4-2015 ■ 4-2016



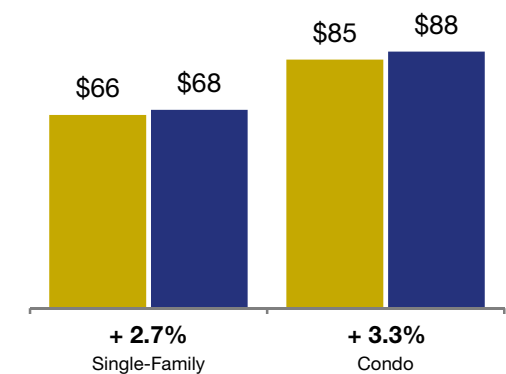
By Construction Type

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$75,000 and Below	\$37	\$38	+ 3.7%
\$75,001 to \$100,000	\$60	\$61	+ 1.7%
\$100,001 to \$125,000	\$73	\$73	+ 0.9%
\$125,001 to \$150,000	\$76	\$79	+ 4.0%
\$150,001 to \$300,000	\$83	\$85	+ 1.6%
\$300,001 and Above	\$127	\$110	- 13.4%
All Price Ranges	\$67	\$69	+ 2.7%

Single-Family

4-2015	4-2016	Change
\$37	\$38	+ 3.9%
\$60	\$61	+ 1.8%
\$72	\$73	+ 0.9%
\$75	\$78	+ 4.0%
\$82	\$83	+ 1.5%
\$128	\$110	- 14.2%
\$66	\$68	+ 2.7%

Condo

	4-2015	4-2016	Change
	\$50	\$48	- 2.5%
	\$71	\$71	- 0.8%
	\$81	\$84	+ 3.3%
	\$85	\$89	+ 4.2%
	\$103	\$106	+ 2.7%
	\$119	\$118	- 0.6%
	\$85	\$88	+ 3.3%

By Construction Type

	4-2015	4-2016	Change
Previously Owned	\$65	\$67	+ 3.3%
New Construction	\$111	\$112	+ 1.0%
All Construction Types	\$67	\$69	+ 2.7%

4-2015	4-2016	Change
\$64	\$66	+ 3.2%
\$109	\$110	+ 1.0%
\$66	\$68	+ 2.7%

	4-2015	4-2016	Change
	\$78	\$82	+ 4.6%
	\$122	\$123	+ 1.2%
	\$85	\$88	+ 3.3%

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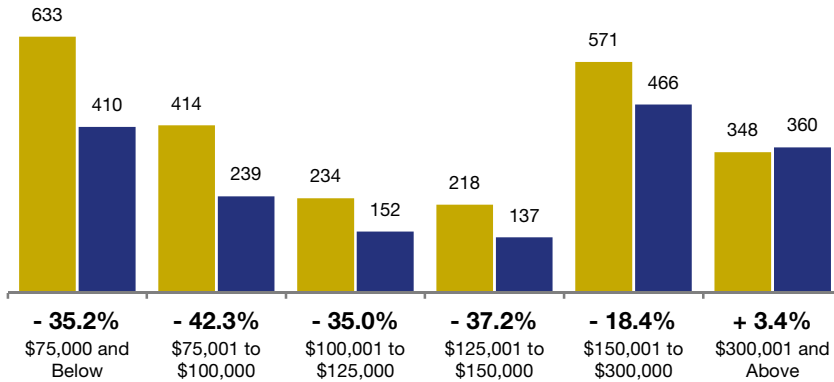
Inventory of Homes for Sale

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



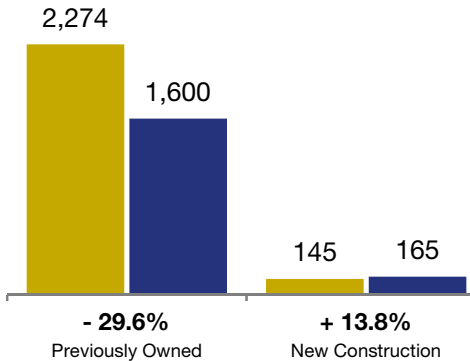
By Price Range

■ 4-2015 ■ 4-2016



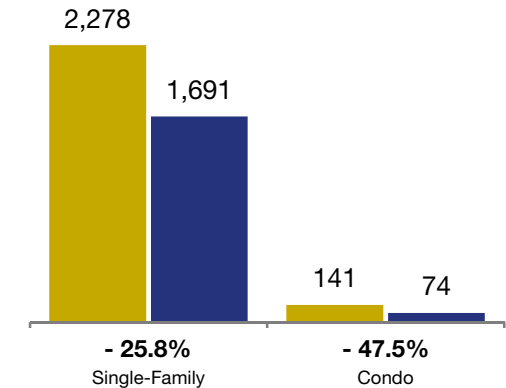
By Construction Type

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$75,000 and Below	633	410	- 35.2%
\$75,001 to \$100,000	414	239	- 42.3%
\$100,001 to \$125,000	234	152	- 35.0%
\$125,001 to \$150,000	218	137	- 37.2%
\$150,001 to \$300,000	571	466	- 18.4%
\$300,001 and Above	348	360	+ 3.4%
All Price Ranges	2,419	1,765	- 27.0%

Single-Family

	4-2015	4-2016	Change
\$75,000 and Below	600	403	- 32.8%
\$75,001 to \$100,000	398	235	- 41.0%
\$100,001 to \$125,000	224	148	- 33.9%
\$125,001 to \$150,000	201	129	- 35.8%
\$150,001 to \$300,000	527	428	- 18.8%
\$300,001 and Above	327	347	+ 6.1%
All Single-Family	2,278	1,691	- 25.8%

Condo

	4-2015	4-2016	Change
\$75,000 and Below	33	7	- 78.8%
\$75,001 to \$100,000	16	4	- 75.0%
\$100,001 to \$125,000	10	4	- 60.0%
\$125,001 to \$150,000	17	8	- 52.9%
\$150,001 to \$300,000	44	38	- 13.6%
\$300,001 and Above	21	13	- 38.1%
All Condo	141	74	- 47.5%

By Construction Type

	4-2015	4-2016	Change
Previously Owned	2,274	1,600	- 29.6%
New Construction	145	165	+ 13.8%
All Construction Types	2,419	1,765	- 27.0%

	4-2015	4-2016	Change
Previously Owned	2,157	1,548	- 28.2%
New Construction	121	143	+ 18.2%
All Single-Family	2,278	1,691	- 25.8%

	4-2015	4-2016	Change
Single-Family	117	52	- 55.6%
Condo	24	22	- 8.3%
All Condo	141	74	- 47.5%

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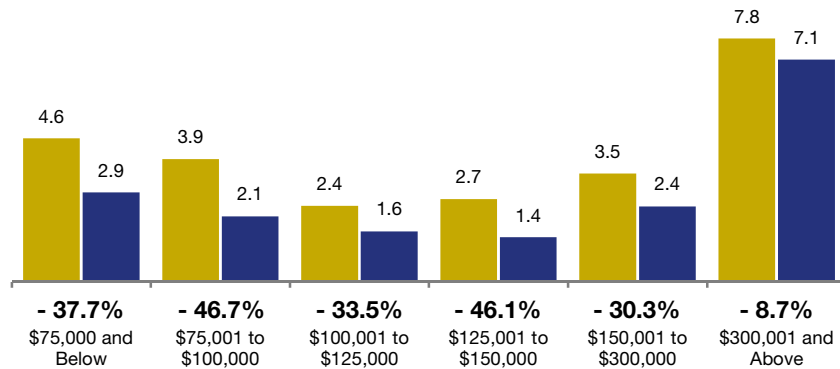
Months Supply of Inventory

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.



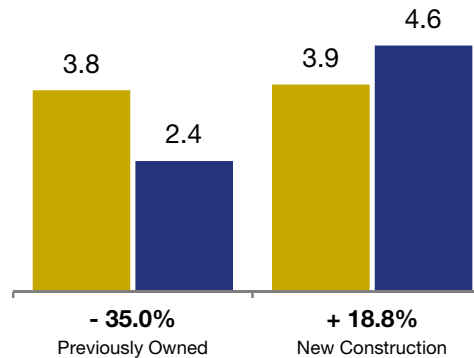
By Price Range

■ 4-2015 ■ 4-2016



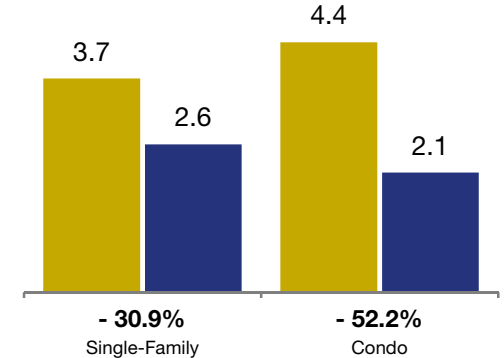
By Construction Type

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$75,000 and Below	4.6	2.9	- 37.7%
\$75,001 to \$100,000	3.9	2.1	- 46.7%
\$100,001 to \$125,000	2.4	1.6	- 33.5%
\$125,001 to \$150,000	2.7	1.4	- 46.1%
\$150,001 to \$300,000	3.5	2.4	- 30.3%
\$300,001 and Above	7.8	7.1	- 8.7%
All Price Ranges	3.8	2.6	- 31.6%

Single-Family

	4-2015	4-2016	Change
\$75,000 and Below	4.5	2.9	- 35.5%
\$75,001 to \$100,000	3.9	2.1	- 45.1%
\$100,001 to \$125,000	2.5	1.7	- 32.5%
\$125,001 to \$150,000	2.7	1.5	- 45.3%
\$150,001 to \$300,000	3.4	2.4	- 30.9%
\$300,001 and Above	7.8	7.4	- 5.0%
All Price Ranges	3.7	2.6	- 30.9%

Condo

	4-2015	4-2016	Change
\$75,000 and Below	7.5	1.6	- 79.2%
\$75,001 to \$100,000	4.4	0.9	- 79.0%
\$100,001 to \$125,000	1.8	0.8	- 53.5%
\$125,001 to \$150,000	2.7	1.2	- 55.8%
\$150,001 to \$300,000	4.1	3.2	- 20.9%
\$300,001 and Above	6.6	3.3	- 50.5%
All Price Ranges	4.4	2.1	- 52.2%

By Construction Type

	4-2015	4-2016	Change
Previously Owned	3.8	2.4	- 35.0%
New Construction	3.9	4.6	+ 18.8%
All Construction Types	3.8	2.6	- 31.6%

	4-2015	4-2016	Change
Previously Owned	3.7	2.5	- 33.6%
New Construction	3.8	4.7	+ 25.4%
All Construction Types	3.7	2.6	- 30.9%

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