

Housing Supply Overview

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



May 2016

Sellers are getting more of their asking price, meaning higher sales prices in most categories. The overall inventory crunch is still in play, but higher-priced homes seem to be faring better with inventory in year-over-year comparisons. For the 12-month period spanning June 2015 through May 2016, Closed Sales in the Fort Wayne region were up 6.7 percent overall. The price range with the largest increase in sales was the \$300,001 and Above range, where they increased 20.0 percent.

The overall Median Sales Price was up 4.4 percent to \$120,000. The property type with the largest price gain was the Single-Family segment, where prices increased 5.9 percent to \$119,625. The overall Percent of Original List Price Received at Sale was up 0.9 percent to 94.5%.

Market-wide, inventory levels were down 23.8 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 22.6 percent. That amounts to 2.8 months supply for Single-Family homes and 2.3 months supply for Condos.

Quick Facts

+ 20.0%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 7.3%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 6.7%

Property Type with
Strongest Closed Sales:

Single-Family

Closed Sales	2
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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.

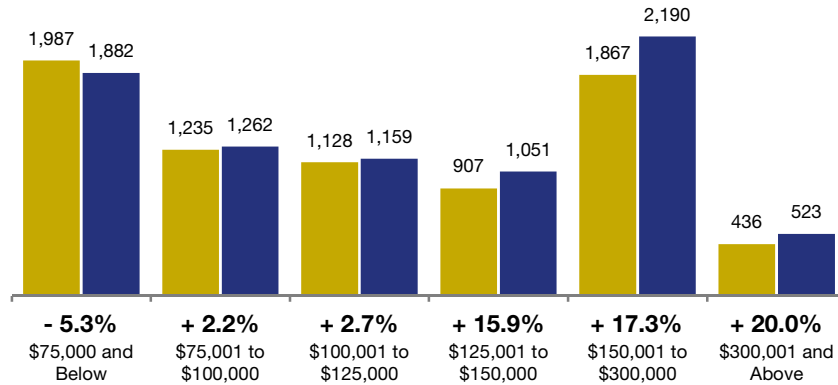
Closed Sales

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



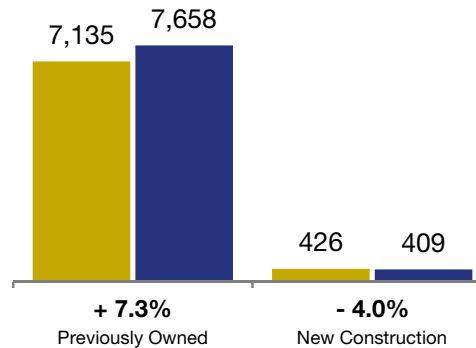
By Price Range

■ 5-2015 ■ 5-2016



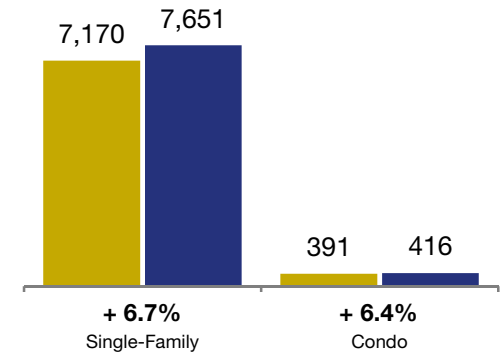
By Construction Type

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$75,000 and Below	1,987	1,882	- 5.3%
\$75,001 to \$100,000	1,235	1,262	+ 2.2%
\$100,001 to \$125,000	1,128	1,159	+ 2.7%
\$125,001 to \$150,000	907	1,051	+ 15.9%
\$150,001 to \$300,000	1,867	2,190	+ 17.3%
\$300,001 and Above	436	523	+ 20.0%
All Price Ranges	7,561	8,067	+ 6.7%

Single-Family

5-2015	5-2016	Change	5-2015	5-2016	Change
1,929	1,819	- 5.7%	58	63	+ 8.6%
1,190	1,216	+ 2.2%	45	46	+ 2.2%
1,060	1,103	+ 4.1%	68	56	- 17.6%
836	971	+ 16.1%	71	80	+ 12.7%
1,747	2,053	+ 17.5%	120	137	+ 14.2%
408	489	+ 19.9%	28	34	+ 21.4%
7,170	7,651	+ 6.7%	391	416	+ 6.4%

Condo

	5-2015	5-2016	Change
	58	63	+ 8.6%
	45	46	+ 2.2%
	68	56	- 17.6%
	71	80	+ 12.7%
	120	137	+ 14.2%
	28	34	+ 21.4%
	391	416	+ 6.4%

By Construction Type

	5-2015	5-2016	Change
Previously Owned	7,135	7,658	+ 7.3%
New Construction	426	409	- 4.0%
All Construction Types	7,561	8,067	+ 6.7%

5-2015	5-2016	Change	5-2015	5-2016	Change
6,812	7,304	+ 7.2%	323	354	+ 9.6%
358	347	- 3.1%	68	62	- 8.8%
7,170	7,651	+ 6.7%	391	416	+ 6.4%

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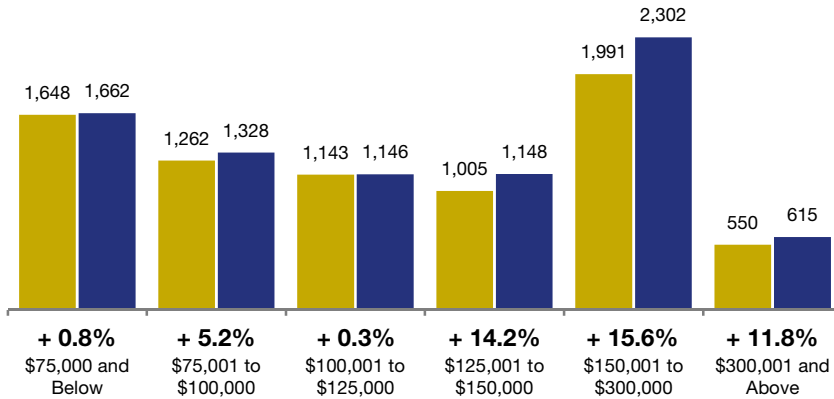
Pending Sales

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



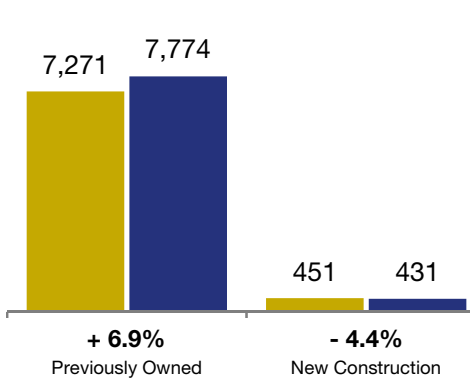
By Price Range

■ 5-2015 ■ 5-2016



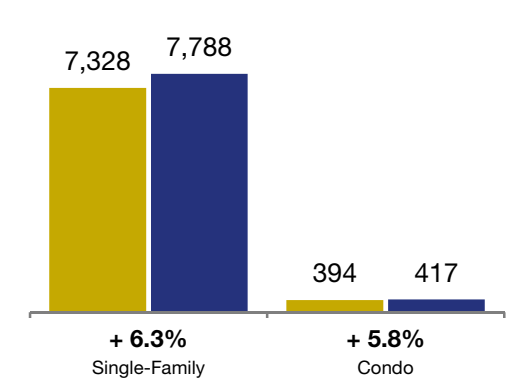
By Construction Type

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$75,000 and Below	1,648	1,662	+ 0.8%
\$75,001 to \$100,000	1,262	1,328	+ 5.2%
\$100,001 to \$125,000	1,143	1,146	+ 0.3%
\$125,001 to \$150,000	1,005	1,148	+ 14.2%
\$150,001 to \$300,000	1,991	2,302	+ 15.6%
\$300,001 and Above	550	615	+ 11.8%
All Price Ranges	7,722	8,205	+ 6.3%

Single-Family

	5-2015	5-2016	Change
\$75,000 and Below	1,595	1,609	+ 0.9%
\$75,001 to \$100,000	1,224	1,274	+ 4.1%
\$100,001 to \$125,000	1,085	1,095	+ 0.9%
\$125,001 to \$150,000	930	1,067	+ 14.7%
\$150,001 to \$300,000	1,858	2,165	+ 16.5%
\$300,001 and Above	513	574	+ 11.9%
All Price Ranges	7,328	7,788	+ 6.3%

Condo

	5-2015	5-2016	Change
\$75,000 and Below	53	53	0.0%
\$75,001 to \$100,000	38	54	+ 42.1%
\$100,001 to \$125,000	58	51	- 12.1%
\$125,001 to \$150,000	75	81	+ 8.0%
\$150,001 to \$300,000	133	137	+ 3.0%
\$300,001 and Above	37	41	+ 10.8%
All Price Ranges	394	417	+ 5.8%

By Construction Type

	5-2015	5-2016	Change
Previously Owned	7,271	7,774	+ 6.9%
New Construction	451	431	- 4.4%
All Construction Types	7,722	8,205	+ 6.3%

	5-2015	5-2016	Change
Previously Owned	6,944	7,423	+ 6.9%
New Construction	384	365	- 4.9%
All Construction Types	7,328	7,788	+ 6.3%

	5-2015	5-2016	Change
Previously Owned	327	351	+ 7.3%
New Construction	67	66	- 1.5%
All Construction Types	394	417	+ 5.8%

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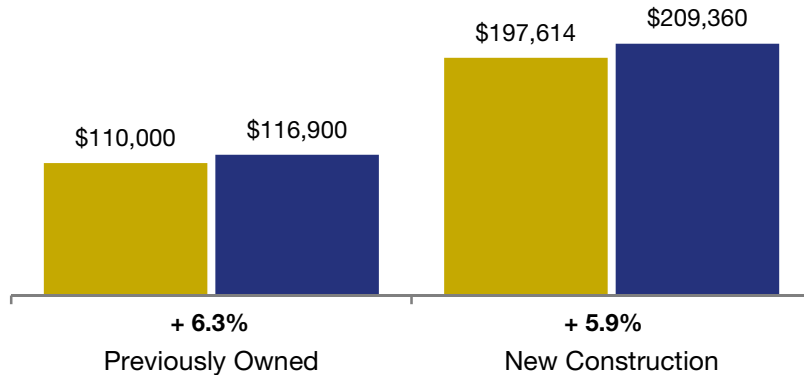
Median Sales Price

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



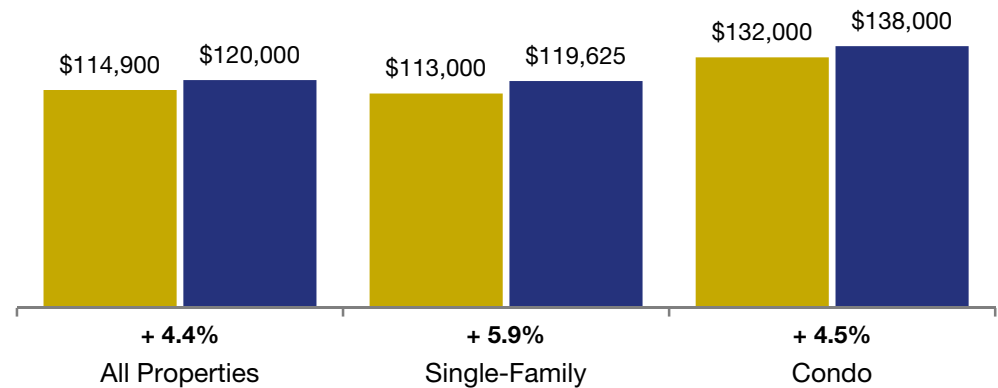
By Construction Type

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Construction Type	5-2015	5-2016	Change
Previously Owned	\$110,000	\$116,900	+ 6.3%
New Construction	\$197,614	\$209,360	+ 5.9%
All Construction Types	\$114,900	\$120,000	+ 4.4%

Single-Family

5-2015	5-2016	Change
\$109,000	\$115,900	+ 6.3%
\$195,950	\$209,900	+ 7.1%
\$113,000	\$119,625	+ 5.9%

Condo

5-2015	5-2016	Change
\$124,950	\$130,000	+ 4.0%
\$205,882	\$197,950	- 3.9%
\$132,000	\$138,000	+ 4.5%

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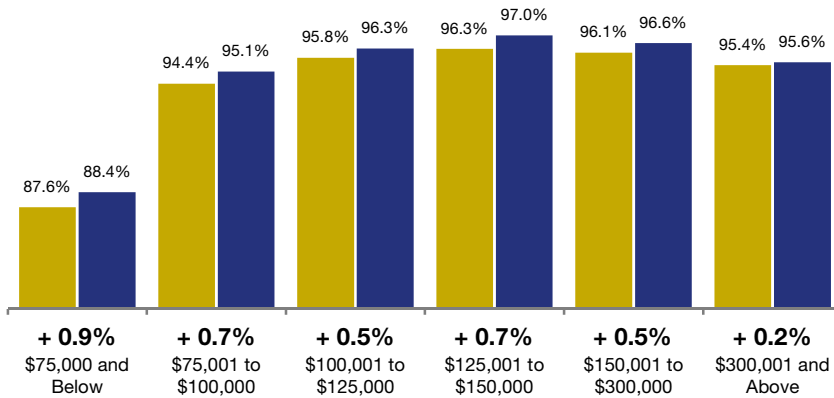
Percent of Original List Price Received

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.**



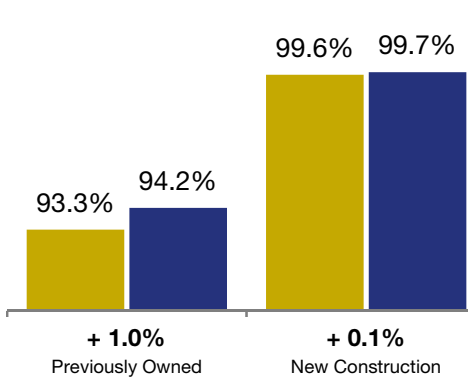
By Price Range

■ 5-2015 ■ 5-2016



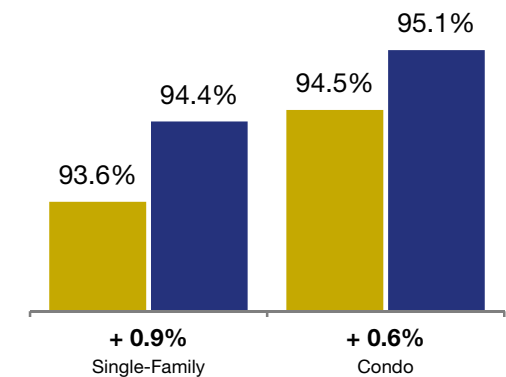
By Construction Type

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$75,000 and Below	87.6%	88.4%	+ 0.9%
\$75,001 to \$100,000	94.4%	95.1%	+ 0.7%
\$100,001 to \$125,000	95.8%	96.3%	+ 0.5%
\$125,001 to \$150,000	96.3%	97.0%	+ 0.7%
\$150,001 to \$300,000	96.1%	96.6%	+ 0.5%
\$300,001 and Above	95.4%	95.6%	+ 0.2%
All Price Ranges	93.7%	94.5%	+ 0.9%

Single-Family

	5-2015	5-2016	Change
\$75,000 and Below	87.6%	88.4%	+ 0.9%
\$75,001 to \$100,000	94.4%	95.0%	+ 0.6%
\$100,001 to \$125,000	95.9%	96.3%	+ 0.4%
\$125,001 to \$150,000	96.3%	97.1%	+ 0.8%
\$150,001 to \$300,000	96.1%	96.6%	+ 0.5%
\$300,001 and Above	95.5%	95.7%	+ 0.2%
All Price Ranges	93.6%	94.4%	+ 0.9%

Condo

	5-2015	5-2016	Change
\$75,000 and Below	88.4%	89.2%	+ 0.9%
\$75,001 to \$100,000	95.1%	95.6%	+ 0.5%
\$100,001 to \$125,000	95.0%	96.4%	+ 1.5%
\$125,001 to \$150,000	96.4%	96.8%	+ 0.4%
\$150,001 to \$300,000	95.8%	96.5%	+ 0.7%
\$300,001 and Above	94.8%	94.3%	- 0.5%
All Price Ranges	94.5%	95.1%	+ 0.6%

By Construction Type

	5-2015	5-2016	Change
Previously Owned	93.3%	94.2%	+ 1.0%
New Construction	99.6%	99.7%	+ 0.1%
All Construction Types	93.7%	94.5%	+ 0.9%

	5-2015	5-2016	Change
Previously Owned	93.3%	94.2%	+ 1.0%
New Construction	99.6%	99.8%	+ 0.2%
All Construction Types	93.6%	94.4%	+ 0.9%

	5-2015	5-2016	Change
Previously Owned	93.5%	94.5%	+ 1.1%
New Construction	99.3%	98.9%	- 0.4%
All Construction Types	94.5%	95.1%	+ 0.6%

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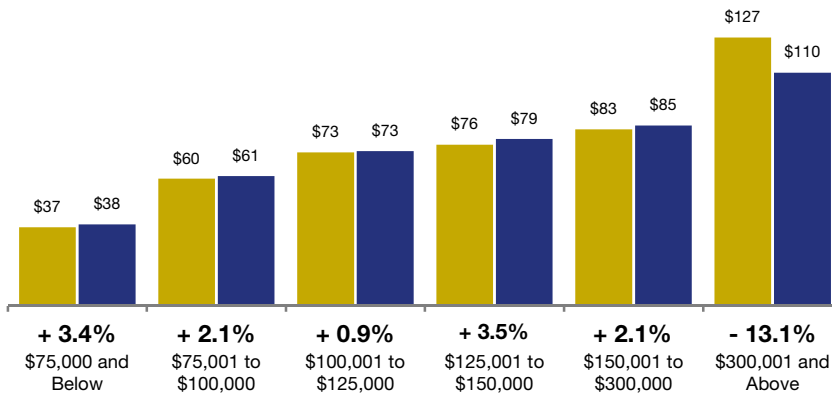
Price Per Square Foot

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



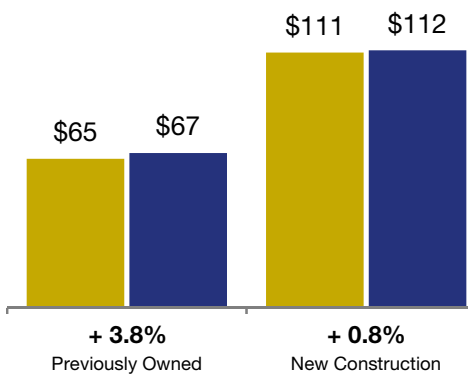
By Price Range

■ 5-2015 ■ 5-2016



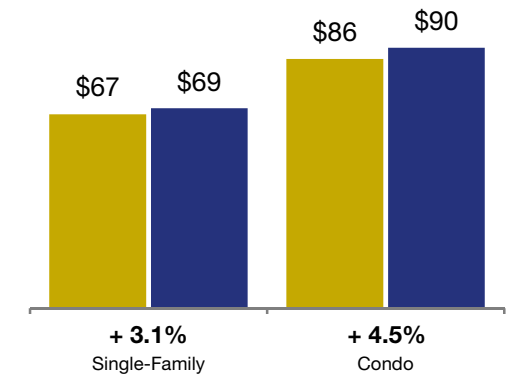
By Construction Type

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$75,000 and Below	\$37	\$38	+ 3.4%
\$75,001 to \$100,000	\$60	\$61	+ 2.1%
\$100,001 to \$125,000	\$73	\$73	+ 0.9%
\$125,001 to \$150,000	\$76	\$79	+ 3.5%
\$150,001 to \$300,000	\$83	\$85	+ 2.1%
\$300,001 and Above	\$127	\$110	- 13.1%
All Price Ranges	\$68	\$70	+ 3.2%

Single-Family

5-2015	5-2016	Change
\$37	\$38	+ 3.3%
\$60	\$61	+ 2.4%
\$72	\$73	+ 1.0%
\$75	\$78	+ 3.5%
\$82	\$84	+ 1.9%
\$127	\$109	- 14.3%
\$67	\$69	+ 3.1%

Condo

	5-2015	5-2016	Change
	\$49	\$50	+ 1.3%
	\$73	\$70	- 4.2%
	\$82	\$84	+ 1.8%
	\$86	\$90	+ 4.3%
	\$102	\$108	+ 5.7%
	\$120	\$126	+ 5.1%
	\$86	\$90	+ 4.5%

By Construction Type

	5-2015	5-2016	Change
Previously Owned	\$65	\$67	+ 3.8%
New Construction	\$111	\$112	+ 0.8%
All Construction Types	\$68	\$70	+ 3.2%

5-2015	5-2016	Change
\$64	\$67	+ 3.6%
\$109	\$110	+ 0.5%
\$67	\$69	+ 3.1%

	5-2015	5-2016	Change
	\$78	\$83	+ 6.7%
	\$122	\$125	+ 2.9%
	\$86	\$90	+ 4.5%

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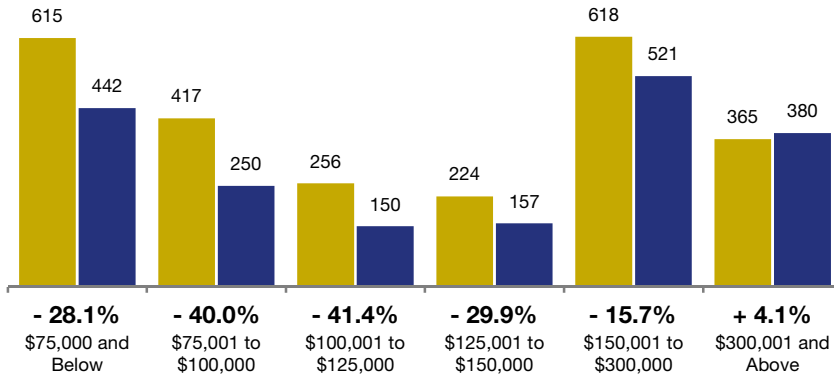
Inventory of Homes for Sale

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



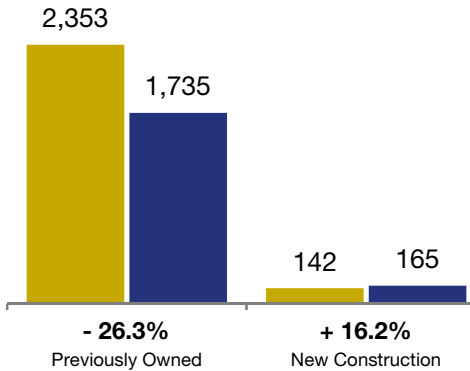
By Price Range

■ 5-2015 ■ 5-2016



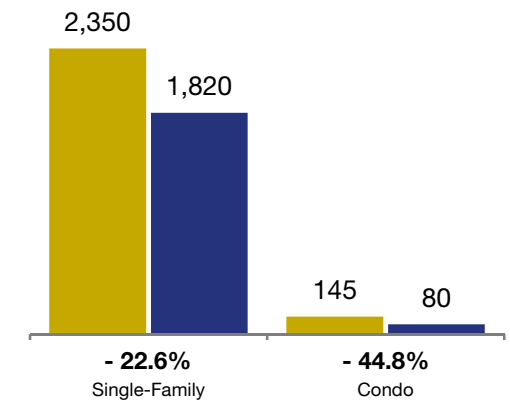
By Construction Type

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$75,000 and Below	615	442	- 28.1%
\$75,001 to \$100,000	417	250	- 40.0%
\$100,001 to \$125,000	256	150	- 41.4%
\$125,001 to \$150,000	224	157	- 29.9%
\$150,001 to \$300,000	618	521	- 15.7%
\$300,001 and Above	365	380	+ 4.1%
All Price Ranges	2,495	1,900	- 23.8%

Single-Family

5-2015	5-2016	Change
584	436	- 25.3%
398	245	- 38.4%
245	148	- 39.6%
209	150	- 28.2%
569	474	- 16.7%
345	367	+ 6.4%
2,350	1,820	- 22.6%

Condo

	5-2015	5-2016	Change
	31	6	- 80.6%
	19	5	- 73.7%
	11	2	- 81.8%
	15	7	- 53.3%
	49	47	- 4.1%
	20	13	- 35.0%
	145	80	- 44.8%

By Construction Type

	5-2015	5-2016	Change
Previously Owned	2,353	1,735	- 26.3%
New Construction	142	165	+ 16.2%
All Construction Types	2,495	1,900	- 23.8%

5-2015	5-2016	Change
2,234	1,675	- 25.0%
116	145	+ 25.0%
2,350	1,820	- 22.6%

	5-2015	5-2016	Change
	119	60	- 49.6%
	26	20	- 23.1%
	145	80	- 44.8%

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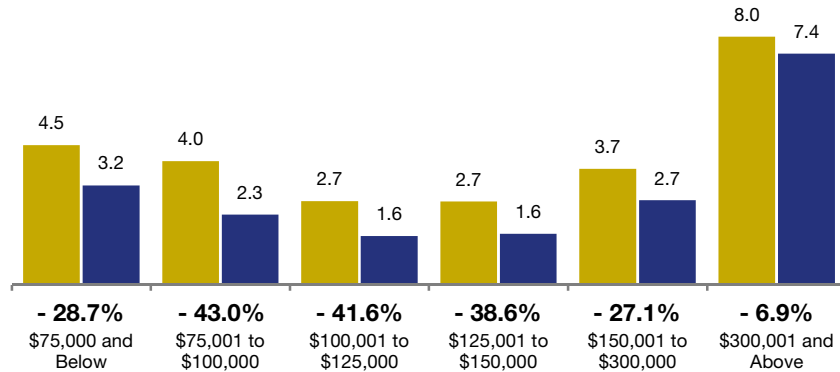
Months Supply of Inventory

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.



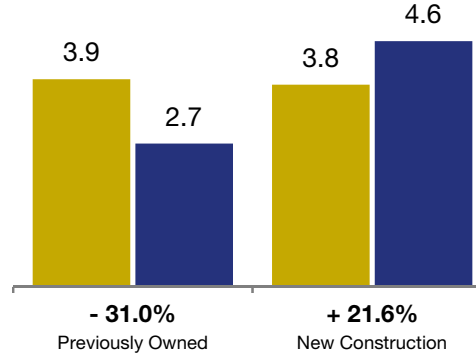
By Price Range

■ 5-2015 ■ 5-2016



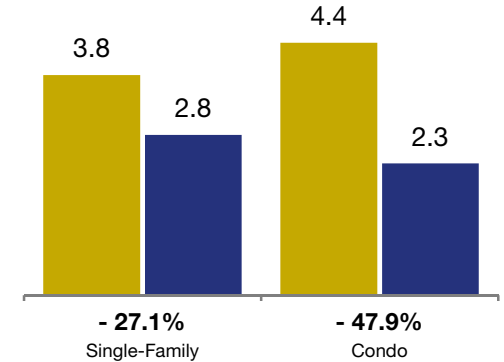
By Construction Type

■ 5-2015 ■ 5-2016



By Property Type

■ 5-2015 ■ 5-2016



All Properties

By Price Range

	5-2015	5-2016	Change
\$75,000 and Below	4.5	3.2	- 28.7%
\$75,001 to \$100,000	4.0	2.3	- 43.0%
\$100,001 to \$125,000	2.7	1.6	- 41.6%
\$125,001 to \$150,000	2.7	1.6	- 38.6%
\$150,001 to \$300,000	3.7	2.7	- 27.1%
\$300,001 and Above	8.0	7.4	- 6.9%
All Price Ranges	3.9	2.8	- 28.2%

Single-Family

	5-2015	5-2016	Change
\$75,000 and Below	4.4	3.3	- 26.0%
\$75,001 to \$100,000	3.9	2.3	- 40.9%
\$100,001 to \$125,000	2.7	1.6	- 40.1%
\$125,001 to \$150,000	2.7	1.7	- 37.4%
\$150,001 to \$300,000	3.7	2.6	- 28.5%
\$300,001 and Above	8.1	7.7	- 4.9%
All Price Ranges	3.8	2.8	- 27.1%

Condo

	5-2015	5-2016	Change
\$75,000 and Below	7.0	1.4	- 80.6%
\$75,001 to \$100,000	5.5	1.1	- 79.8%
\$100,001 to \$125,000	1.9	0.4	- 77.3%
\$125,001 to \$150,000	2.4	1.0	- 56.8%
\$150,001 to \$300,000	4.4	4.1	- 6.9%
\$300,001 and Above	5.4	3.5	- 35.5%
All Price Ranges	4.4	2.3	- 47.9%

By Construction Type

	5-2015	5-2016	Change
Previously Owned	3.9	2.7	- 31.0%
New Construction	3.8	4.6	+ 21.6%
All Construction Types	3.9	2.8	- 28.2%

	5-2015	5-2016	Change
Previously Owned	3.9	2.7	- 29.9%
New Construction	3.6	4.8	+ 31.5%
All Construction Types	3.8	2.8	- 27.1%

	5-2015	5-2016	Change
Single-Family	4.4	2.1	- 53.0%
Condo	4.7	3.6	- 21.9%
All Property Types	4.4	2.3	- 47.9%

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