

Housing Supply Overview

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



June 2016

Sales have been brisk, particularly at midpoint levels away from the highs and lows, and months' supply of inventory continues to drop, sometimes significantly. For the 12-month period spanning July 2015 through June 2016, Closed Sales in the Fort Wayne region were down 5.6 percent overall. The price range with the largest decline in sales was the \$150,001 to \$300,000 range, where they decreased 17.6 percent.

The overall Median Sales Price was up 5.7 percent to \$121,500. The property type with the largest price gain was the Single-Family segment, where prices increased 5.3 percent to \$119,994. The overall Percent of Original List Price Received at Sale was up 1.0 percent to 94.6.

Market-wide, inventory levels were down 25.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 24.7 percent. That amounts to 2.8 months supply for Single-Family homes and 2.7 months supply for Condos.

Quick Facts

+ 17.6%

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

+ 6.3%

Construction Status with
Strongest Closed Sales:
Previously Owned

+ 6.4%

Property Type with
Strongest Closed Sales:
Condo

Closed Sales	2
Pending Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Price Per Square Foot	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

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.

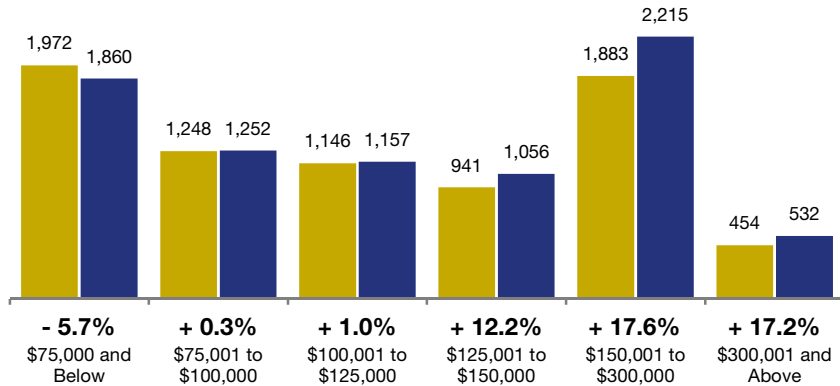
Closed Sales

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



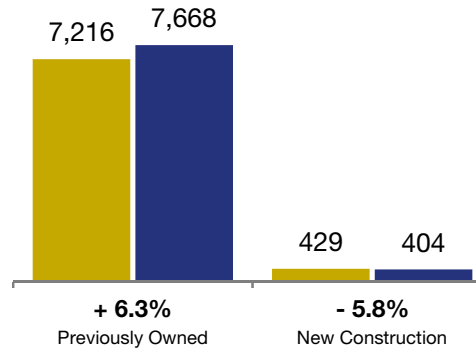
By Price Range

■ 6-2015 ■ 6-2016



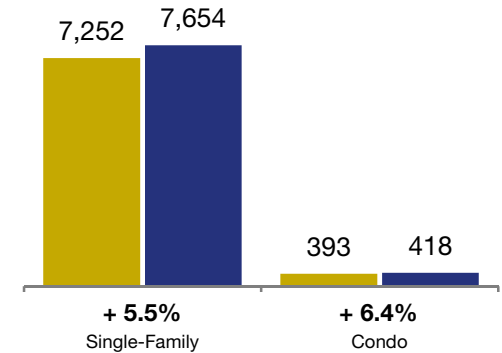
By Construction Type

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$75,000 and Below	1,972	1,860	- 5.7%
\$75,001 to \$100,000	1,248	1,252	+ 0.3%
\$100,001 to \$125,000	1,146	1,157	+ 1.0%
\$125,001 to \$150,000	941	1,056	+ 12.2%
\$150,001 to \$300,000	1,883	2,215	+ 17.6%
\$300,001 and Above	454	532	+ 17.2%
All Price Ranges	7,645	8,072	+ 5.6%

Single-Family

	6-2015	6-2016	Change
\$75,000 and Below	1,912	1,798	- 6.0%
\$75,001 to \$100,000	1,207	1,203	- 0.3%
\$100,001 to \$125,000	1,078	1,100	+ 2.0%
\$125,001 to \$150,000	870	981	+ 12.8%
\$150,001 to \$300,000	1,760	2,078	+ 18.1%
\$300,001 and Above	425	494	+ 16.2%
All Price Ranges	7,252	7,654	+ 5.5%

Condo

	6-2015	6-2016	Change
\$75,000 and Below	60	62	+ 3.3%
\$75,001 to \$100,000	41	49	+ 19.5%
\$100,001 to \$125,000	68	57	- 16.2%
\$125,001 to \$150,000	71	75	+ 5.6%
\$150,001 to \$300,000	123	137	+ 11.4%
\$300,001 and Above	29	38	+ 31.0%
All Price Ranges	393	418	+ 6.4%

By Construction Type

	6-2015	6-2016	Change
Previously Owned	7,216	7,668	+ 6.3%
New Construction	429	404	- 5.8%
All Construction Types	7,645	8,072	+ 5.6%

	6-2015	6-2016	Change
Previously Owned	6,886	7,316	+ 6.2%
New Construction	366	338	- 7.7%
All Price Ranges	7,252	7,654	+ 5.5%

	6-2015	6-2016	Change
Previously Owned	330	352	+ 6.7%
New Construction	63	66	+ 4.8%
All Price Ranges	393	418	+ 6.4%

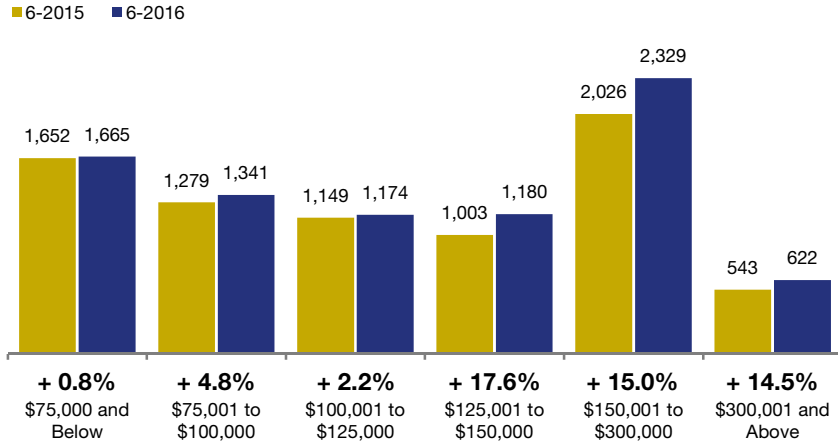
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Pending Sales

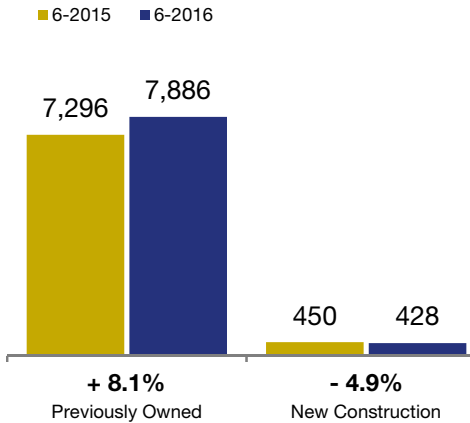
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



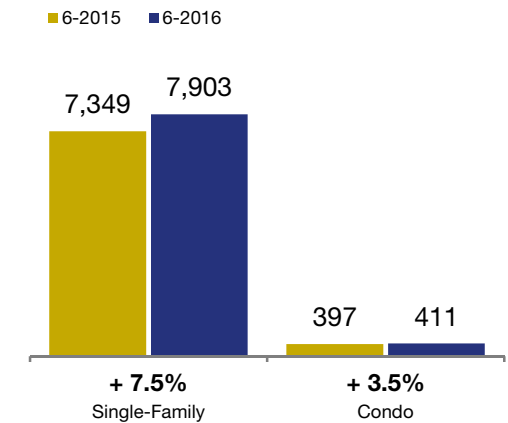
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range

	6-2015	6-2016	Change
\$75,000 and Below	1,652	1,665	+ 0.8%
\$75,001 to \$100,000	1,279	1,341	+ 4.8%
\$100,001 to \$125,000	1,149	1,174	+ 2.2%
\$125,001 to \$150,000	1,003	1,180	+ 17.6%
\$150,001 to \$300,000	2,026	2,329	+ 15.0%
\$300,001 and Above	543	622	+ 14.5%
All Price Ranges	7,746	8,314	+ 7.3%

Single-Family

	6-2015	6-2016	Change
\$75,000 and Below	1,595	1,615	+ 1.3%
\$75,001 to \$100,000	1,240	1,287	+ 3.8%
\$100,001 to \$125,000	1,100	1,121	+ 1.9%
\$125,001 to \$150,000	929	1,097	+ 18.1%
\$150,001 to \$300,000	1,886	2,199	+ 16.6%
\$300,001 and Above	505	581	+ 15.0%
All Single-Family	7,349	7,903	+ 7.5%

Condo

	6-2015	6-2016	Change
\$75,000 and Below	57	50	- 12.3%
\$75,001 to \$100,000	39	54	+ 38.5%
\$100,001 to \$125,000	49	53	+ 8.2%
\$125,001 to \$150,000	74	83	+ 12.2%
\$150,001 to \$300,000	140	130	- 7.1%
\$300,001 and Above	38	41	+ 7.9%
All Condo	397	411	+ 3.5%

By Construction Type

	6-2015	6-2016	Change
Previously Owned	7,296	7,886	+ 8.1%
New Construction	450	428	- 4.9%
All Construction Types	7,746	8,314	+ 7.3%

	6-2015	6-2016	Change
Previously Owned	6,965	7,537	+ 8.2%
New Construction	384	366	- 4.7%
All Single-Family	7,349	7,903	+ 7.5%

	6-2015	6-2016	Change
Previously Owned	331	349	+ 5.4%
New Construction	66	62	- 6.1%
All Condo	397	411	+ 3.5%

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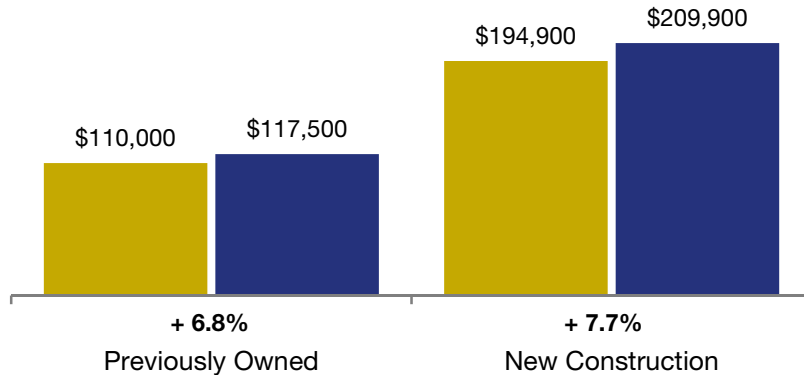
Median Sales Price

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



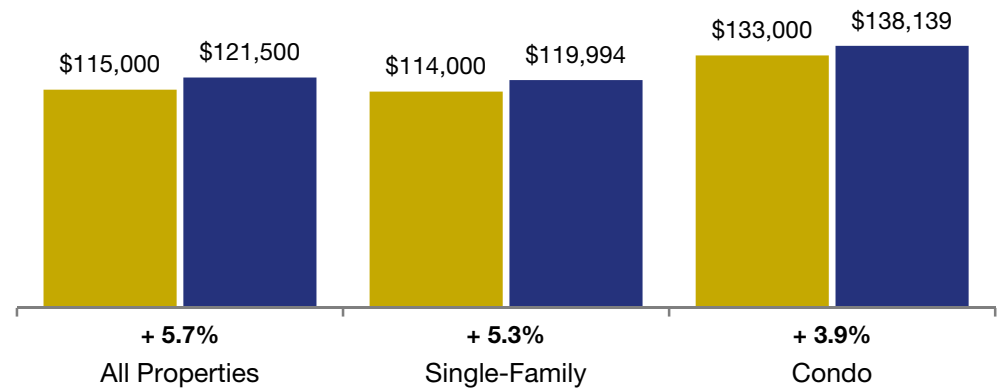
By Construction Type

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Construction Type	6-2015	6-2016	Change
Previously Owned	\$110,000	\$117,500	+ 6.8%
New Construction	\$194,900	\$209,900	+ 7.7%
All Construction Types	\$115,000	\$121,500	+ 5.7%

Single-Family

6-2015	6-2016	Change	6-2015	6-2016	Change
\$109,900	\$116,900	+ 6.4%	\$125,000	\$129,900	+ 3.9%
\$193,644	\$212,541	+ 9.8%	\$210,000	\$196,200	- 6.6%
\$114,000	\$119,994	+ 5.3%	\$133,000	\$138,139	+ 3.9%

Condo

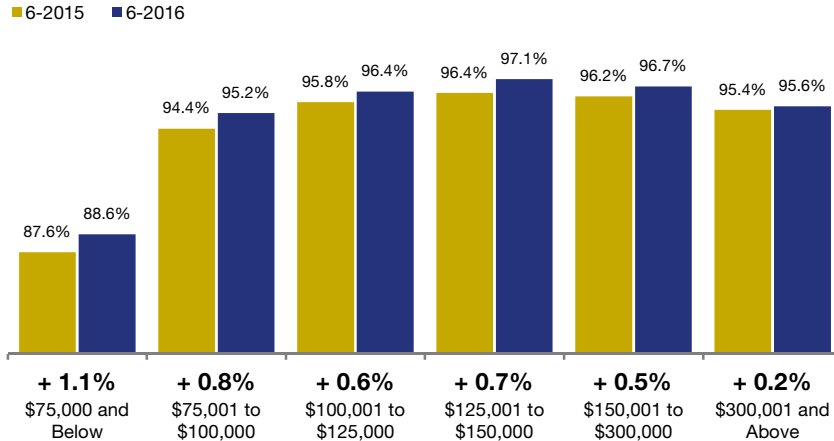
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Percent of Original List Price Received

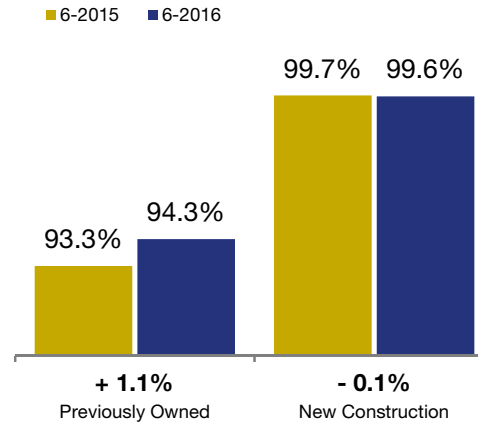


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

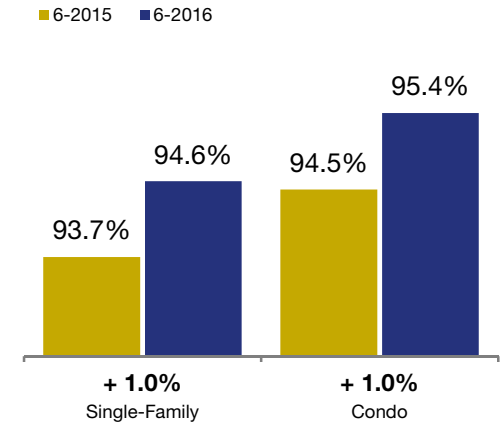
By Price Range



By Construction Type



By Property Type



All Properties

By Price Range

	6-2015	6-2016	Change
\$75,000 and Below	87.6%	88.6%	+ 1.1%
\$75,001 to \$100,000	94.4%	95.2%	+ 0.8%
\$100,001 to \$125,000	95.8%	96.4%	+ 0.6%
\$125,001 to \$150,000	96.4%	97.1%	+ 0.7%
\$150,001 to \$300,000	96.2%	96.7%	+ 0.5%
\$300,001 and Above	95.4%	95.6%	+ 0.2%
All Price Ranges	93.7%	94.6%	+ 1.0%

Single-Family

	6-2015	6-2016	Change
\$75,000 and Below	87.6%	88.5%	+ 1.0%
\$75,001 to \$100,000	94.4%	95.2%	+ 0.8%
\$100,001 to \$125,000	95.9%	96.4%	+ 0.5%
\$125,001 to \$150,000	96.4%	97.1%	+ 0.7%
\$150,001 to \$300,000	96.2%	96.7%	+ 0.5%
\$300,001 and Above	95.5%	95.7%	+ 0.2%
All Price Ranges	93.7%	94.6%	+ 1.0%

Condo

	6-2015	6-2016	Change
\$75,000 and Below	88.6%	90.0%	+ 1.6%
\$75,001 to \$100,000	95.1%	95.8%	+ 0.7%
\$100,001 to \$125,000	95.1%	96.4%	+ 1.4%
\$125,001 to \$150,000	96.3%	97.1%	+ 0.8%
\$150,001 to \$300,000	95.8%	96.6%	+ 0.8%
\$300,001 and Above	94.4%	94.2%	- 0.2%
All Price Ranges	94.5%	95.4%	+ 1.0%

By Construction Type

	6-2015	6-2016	Change
Previously Owned	93.3%	94.3%	+ 1.1%
New Construction	99.7%	99.6%	- 0.1%
All Construction Types	93.7%	94.6%	+ 1.0%

	6-2015	6-2016	Change
Previously Owned	93.3%	94.3%	+ 1.1%
New Construction	99.7%	99.8%	+ 0.1%
All Construction Types	93.7%	94.6%	+ 1.0%

	6-2015	6-2016	Change
Previously Owned	93.5%	94.7%	+ 1.3%
New Construction	99.3%	99.0%	- 0.3%
All Construction Types	94.5%	95.4%	+ 1.0%

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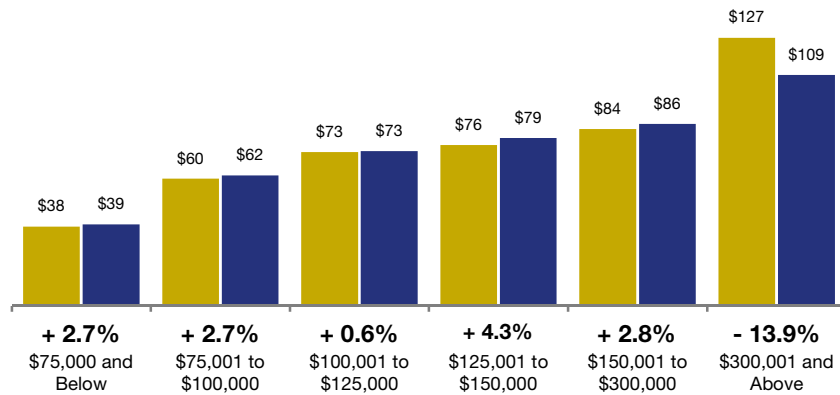
Price Per Square Foot

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



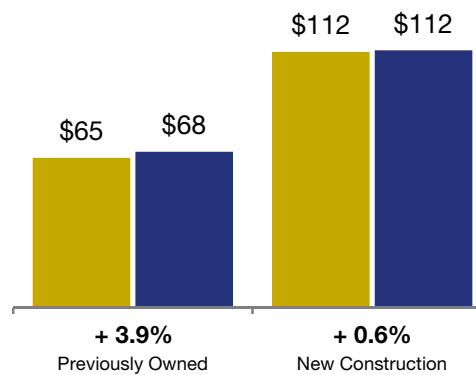
By Price Range

■ 6-2015 ■ 6-2016



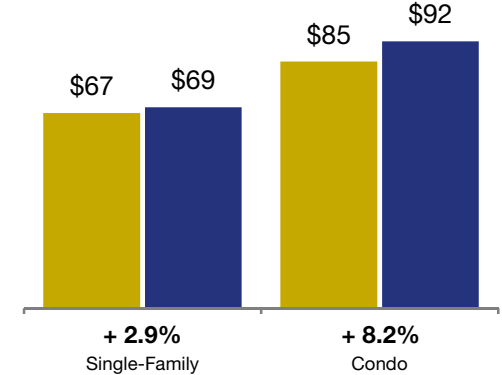
By Construction Type

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$75,000 and Below	\$38	\$39	+ 2.7%
\$75,001 to \$100,000	\$60	\$62	+ 2.7%
\$100,001 to \$125,000	\$73	\$73	+ 0.6%
\$125,001 to \$150,000	\$76	\$79	+ 4.3%
\$150,001 to \$300,000	\$84	\$86	+ 2.8%
\$300,001 and Above	\$127	\$109	- 13.9%
All Price Ranges	\$68	\$70	+ 3.2%

Single-Family

	6-2015	6-2016	Change
\$75,000 and Below	\$37	\$38	+ 2.6%
\$75,001 to \$100,000	\$60	\$61	+ 2.5%
\$100,001 to \$125,000	\$72	\$73	+ 0.6%
\$125,001 to \$150,000	\$75	\$79	+ 4.3%
\$150,001 to \$300,000	\$82	\$84	+ 2.4%
\$300,001 and Above	\$127	\$108	- 15.7%
All Price Ranges	\$67	\$69	+ 2.9%

Condo

	6-2015	6-2016	Change
\$75,000 and Below	\$49	\$51	+ 3.3%
\$75,001 to \$100,000	\$70	\$73	+ 4.3%
\$100,001 to \$125,000	\$82	\$85	+ 3.9%
\$125,001 to \$150,000	\$86	\$90	+ 5.0%
\$150,001 to \$300,000	\$101	\$110	+ 9.0%
\$300,001 and Above	\$116	\$131	+ 12.7%
All Price Ranges	\$85	\$92	+ 8.2%

By Construction Type

	6-2015	6-2016	Change
Previously Owned	\$65	\$68	+ 3.9%
New Construction	\$112	\$112	+ 0.6%
All Construction Types	\$68	\$70	+ 3.2%

	6-2015	6-2016	Change
Previously Owned	\$65	\$67	+ 3.6%
New Construction	\$110	\$110	+ 0.0%
All Construction Types	\$67	\$69	+ 2.9%

	6-2015	6-2016	Change
Previously Owned	\$78	\$85	+ 10.2%
New Construction	\$123	\$125	+ 2.1%
All Construction Types	\$85	\$92	+ 8.2%

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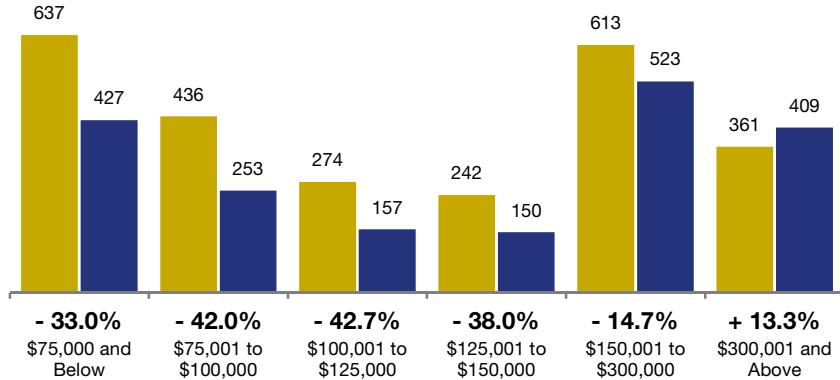
Inventory of Homes for Sale



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

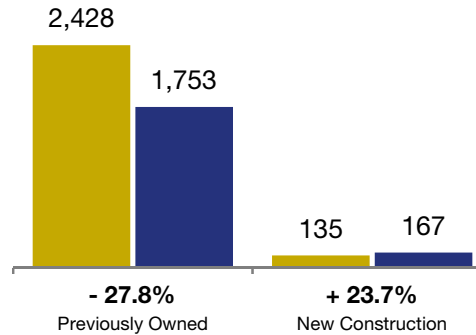
By Price Range

■ 6-2015 ■ 6-2016



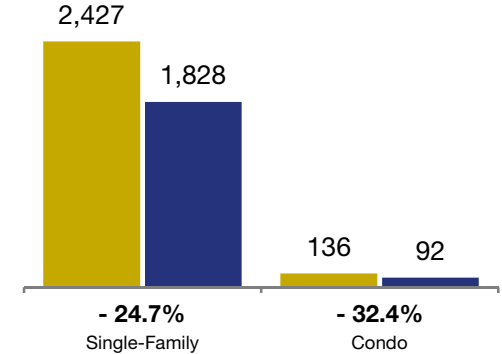
By Construction Type

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$75,000 and Below	637	427	- 33.0%
\$75,001 to \$100,000	436	253	- 42.0%
\$100,001 to \$125,000	274	157	- 42.7%
\$125,001 to \$150,000	242	150	- 38.0%
\$150,001 to \$300,000	613	523	- 14.7%
\$300,001 and Above	361	409	+ 13.3%
All Price Ranges	2,563	1,920	- 25.1%

Single-Family

	6-2015	6-2016	Change
\$75,000 and Below	611	420	- 31.3%
\$75,001 to \$100,000	415	245	- 41.0%
\$100,001 to \$125,000	261	154	- 41.0%
\$125,001 to \$150,000	227	140	- 38.3%
\$150,001 to \$300,000	572	473	- 17.3%
\$300,001 and Above	341	395	+ 15.8%
All Price Ranges	2,427	1,828	- 24.7%

Condo

	6-2015	6-2016	Change
\$75,000 and Below	26	7	- 73.1%
\$75,001 to \$100,000	21	8	- 61.9%
\$100,001 to \$125,000	13	3	- 76.9%
\$125,001 to \$150,000	15	10	- 33.3%
\$150,001 to \$300,000	41	50	+ 22.0%
\$300,001 and Above	20	14	- 30.0%
All Price Ranges	136	92	- 32.4%

By Construction Type

	6-2015	6-2016	Change
Previously Owned	2,428	1,753	- 27.8%
New Construction	135	167	+ 23.7%
All Construction Types	2,563	1,920	- 25.1%

	6-2015	6-2016	Change
Previously Owned	2,314	1,684	- 27.2%
New Construction	113	144	+ 27.4%
All Construction Types	2,427	1,828	- 24.7%

	6-2015	6-2016	Change
Previously Owned	114	69	- 39.5%
New Construction	22	23	+ 4.5%
All Construction Types	136	92	- 32.4%

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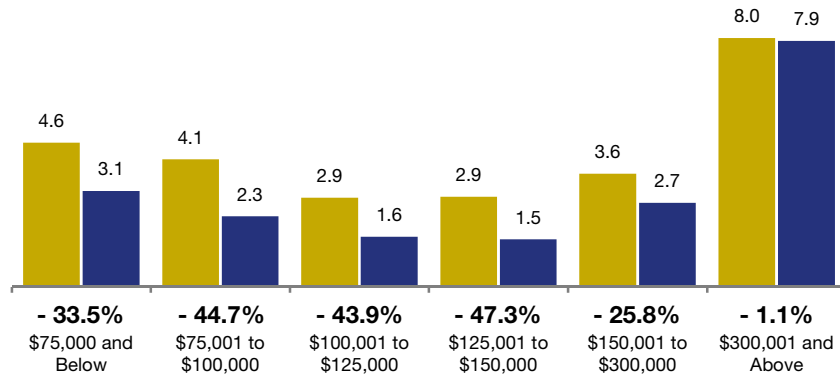
Months Supply of Inventory



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.

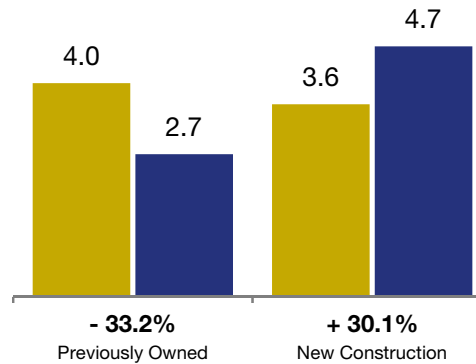
By Price Range

■ 6-2015 ■ 6-2016



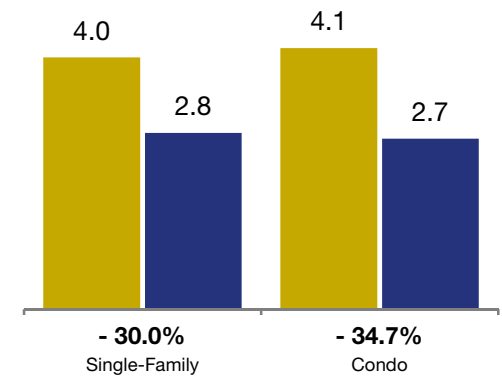
By Construction Type

■ 6-2015 ■ 6-2016



By Property Type

■ 6-2015 ■ 6-2016



All Properties

By Price Range

	6-2015	6-2016	Change
\$75,000 and Below	4.6	3.1	- 33.5%
\$75,001 to \$100,000	4.1	2.3	- 44.7%
\$100,001 to \$125,000	2.9	1.6	- 43.9%
\$125,001 to \$150,000	2.9	1.5	- 47.3%
\$150,001 to \$300,000	3.6	2.7	- 25.8%
\$300,001 and Above	8.0	7.9	- 1.1%
All Price Ranges	4.0	2.8	- 30.0%

Single-Family

	6-2015	6-2016	Change
\$75,000 and Below	4.6	3.1	- 32.1%
\$75,001 to \$100,000	4.0	2.3	- 43.1%
\$100,001 to \$125,000	2.8	1.6	- 42.1%
\$125,001 to \$150,000	2.9	1.5	- 47.8%
\$150,001 to \$300,000	3.6	2.6	- 29.1%
\$300,001 and Above	8.1	8.2	+ 0.7%
All Price Ranges	4.0	2.8	- 30.0%

Condo

	6-2015	6-2016	Change
\$75,000 and Below	5.5	1.7	- 69.3%
\$75,001 to \$100,000	5.9	1.8	- 70.0%
\$100,001 to \$125,000	2.4	0.7	- 71.6%
\$125,001 to \$150,000	2.4	1.4	- 40.6%
\$150,001 to \$300,000	3.5	4.6	+ 31.3%
\$300,001 and Above	5.3	3.8	- 28.6%
All Price Ranges	4.1	2.7	- 34.7%

By Construction Type

	6-2015	6-2016	Change
Previously Owned	4.0	2.7	- 33.2%
New Construction	3.6	4.7	+ 30.1%
All Construction Types	4.0	2.8	- 30.0%

	6-2015	6-2016	Change
Previously Owned	4.0	2.7	- 32.7%
New Construction	3.5	4.7	+ 33.7%
All Construction Types	4.0	2.8	- 30.0%

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