

# Housing Supply Overview

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



## April 2017

Spring is in the air, and housing activity is heightening. There appear to be more buyers out on the prowl, given the fact that sales prices are still going up while the number of days a house is on the market continues to drop. This is a recipe for a seller's market. For the 12-month period spanning May 2016 through April 2017, Closed Sales in the Fort Wayne region were up 4.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 30.0 percent.

The overall Median Sales Price was up 6.3 percent to \$127,400. The property type with the largest price gain was the Single-Family segment, where prices increased 6.2 percent to \$125,300. The overall Percent of Original List Price Received at Sale was up 1.1 percent to 95.4%.

Market-wide, inventory levels were down 21.7 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 1.3 percent. That amounts to 2.1 months supply for Single-Family homes and 2.4 months supply for Condos.

## Quick Facts

**+ 30.0%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 24.6%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 5.0%**

Property Type with  
Strongest Closed Sales:

**Single-Family**

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>

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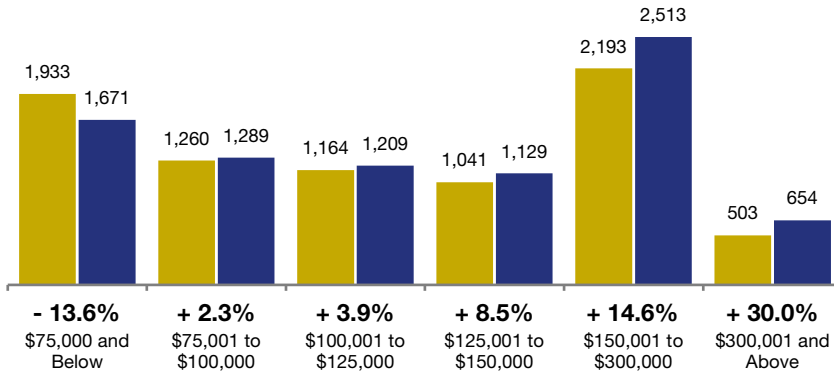
# Closed Sales

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



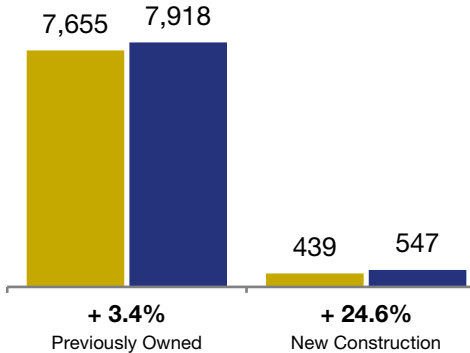
## By Price Range

■ 4-2016 ■ 4-2017



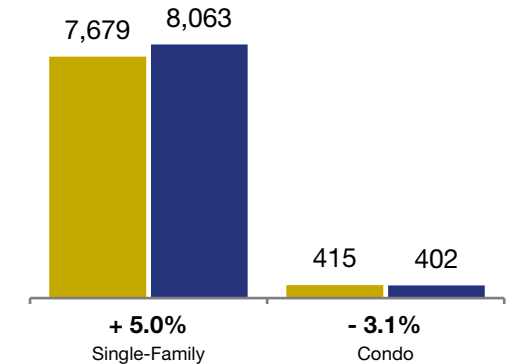
## By Construction Type

■ 4-2016 ■ 4-2017



## By Property Type

■ 4-2016 ■ 4-2017



## All Properties

### By Price Range

	4-2016	4-2017	Change
\$75,000 and Below	1,933	1,671	- 13.6%
\$75,001 to \$100,000	1,260	1,289	+ 2.3%
\$100,001 to \$125,000	1,164	1,209	+ 3.9%
\$125,001 to \$150,000	1,041	1,129	+ 8.5%
\$150,001 to \$300,000	2,193	2,513	+ 14.6%
\$300,001 and Above	503	654	+ 30.0%
<b>All Price Ranges</b>	<b>8,094</b>	<b>8,465</b>	<b>+ 4.6%</b>

## Single-Family

	4-2016	4-2017	Change
\$75,000 and Below	1,868	1,634	- 12.5%
\$75,001 to \$100,000	1,215	1,233	+ 1.5%
\$100,001 to \$125,000	1,108	1,170	+ 5.6%
\$125,001 to \$150,000	967	1,045	+ 8.1%
\$150,001 to \$300,000	2,052	2,372	+ 15.6%
\$300,001 and Above	469	609	+ 29.9%
<b>All Single-Family</b>	<b>7,679</b>	<b>8,063</b>	<b>+ 5.0%</b>

## Condo

	4-2016	4-2017	Change
\$75,000 and Below	65	37	- 43.1%
\$75,001 to \$100,000	45	56	+ 24.4%
\$100,001 to \$125,000	56	39	- 30.4%
\$125,001 to \$150,000	74	84	+ 13.5%
\$150,001 to \$300,000	141	141	0.0%
\$300,001 and Above	34	45	+ 32.4%
<b>All Condo</b>	<b>415</b>	<b>402</b>	<b>- 3.1%</b>

### By Construction Type

	4-2016	4-2017	Change
Previously Owned	7,655	7,918	+ 3.4%
New Construction	439	547	+ 24.6%
<b>All Construction Types</b>	<b>8,094</b>	<b>8,465</b>	<b>+ 4.6%</b>

	4-2016	4-2017	Change
Previously Owned	7,305	7,572	+ 3.7%
New Construction	374	491	+ 31.3%
<b>All Single-Family</b>	<b>7,679</b>	<b>8,063</b>	<b>+ 5.0%</b>

	4-2016	4-2017	Change
Single-Family	350	346	- 1.1%
Condo	65	56	- 13.8%
<b>All Condo</b>	<b>415</b>	<b>402</b>	<b>- 3.1%</b>

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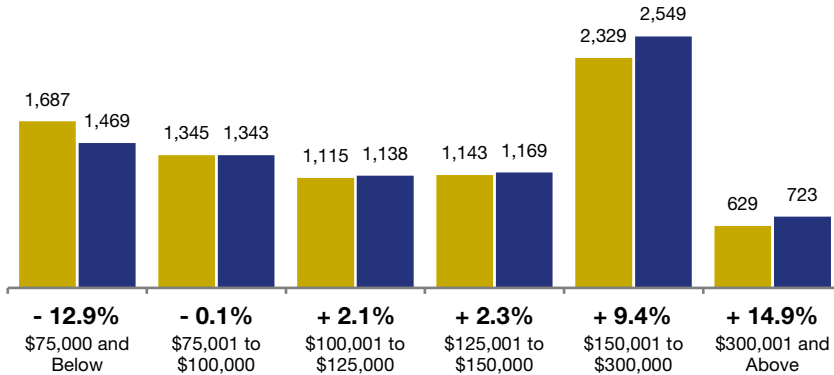
# Pending Sales

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



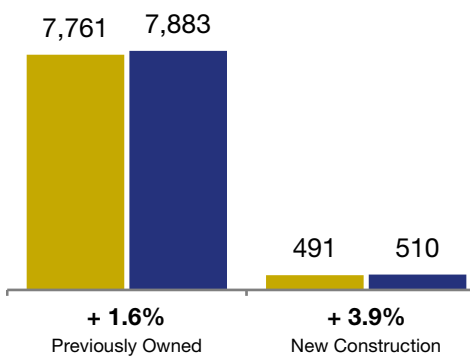
## By Price Range

■ 4-2016 ■ 4-2017



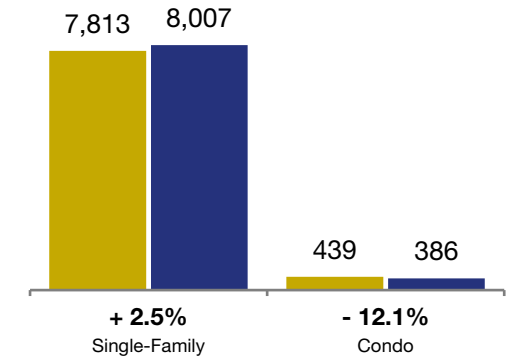
## By Construction Type

■ 4-2016 ■ 4-2017



## By Property Type

■ 4-2016 ■ 4-2017



### All Properties

By Price Range	4-2016	4-2017	Change
\$75,000 and Below	1,687	1,469	- 12.9%
\$75,001 to \$100,000	1,345	1,343	- 0.1%
\$100,001 to \$125,000	1,115	1,138	+ 2.1%
\$125,001 to \$150,000	1,143	1,169	+ 2.3%
\$150,001 to \$300,000	2,329	2,549	+ 9.4%
\$300,001 and Above	629	723	+ 14.9%
<b>All Price Ranges</b>	<b>8,252</b>	<b>8,393</b>	<b>+ 1.7%</b>

### Single-Family

4-2016	4-2017	Change	4-2016	4-2017	Change
1,633	1,442	- 11.7%	54	27	- 50.0%
1,291	1,279	- 0.9%	54	64	+ 18.5%
1,062	1,109	+ 4.4%	53	29	- 45.3%
1,063	1,097	+ 3.2%	80	72	- 10.0%
2,182	2,397	+ 9.9%	147	152	+ 3.4%
578	681	+ 17.8%	51	42	- 17.6%
<b>7,813</b>	<b>8,007</b>	<b>+ 2.5%</b>	<b>439</b>	<b>386</b>	<b>- 12.1%</b>

### Condo

By Construction Type	4-2016	4-2017	Change
Previously Owned	7,761	7,883	+ 1.6%
New Construction	491	510	+ 3.9%
<b>All Construction Types</b>	<b>8,252</b>	<b>8,393</b>	<b>+ 1.7%</b>

4-2016	4-2017	Change	4-2016	4-2017	Change
7,401	7,544	+ 1.9%	360	339	- 5.8%
412	463	+ 12.4%	79	47	- 40.5%
<b>7,813</b>	<b>8,007</b>	<b>+ 2.5%</b>	<b>439</b>	<b>386</b>	<b>- 12.1%</b>

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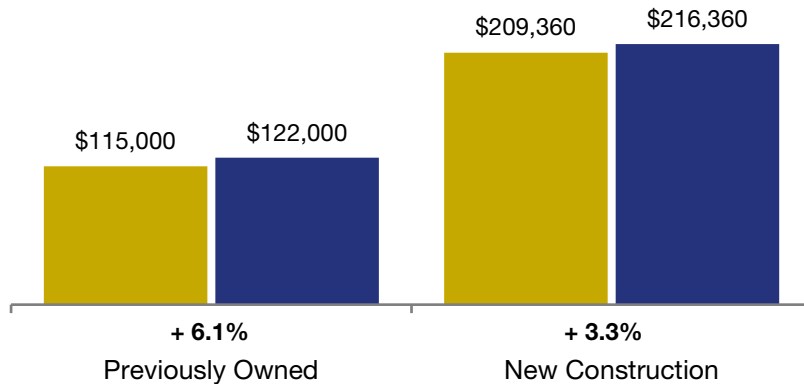
# Median Sales Price

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



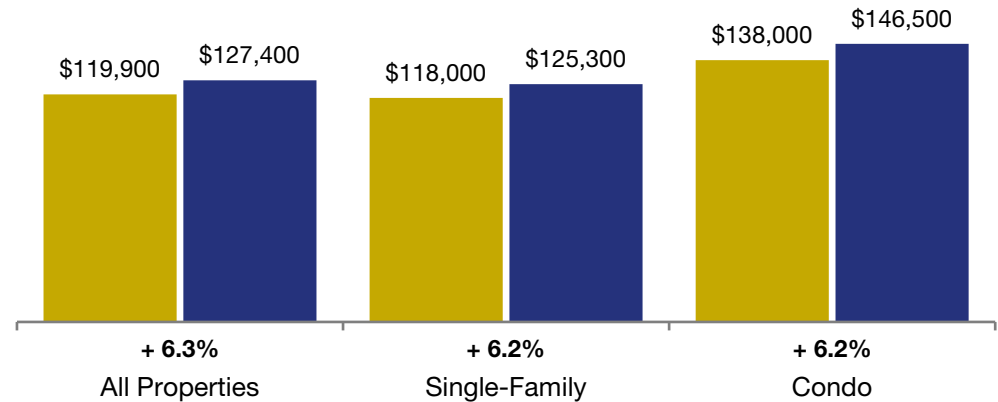
## By Construction Type

■ 4-2016 ■ 4-2017



## By Property Type

■ 4-2016 ■ 4-2017



### All Properties

By Construction Type	4-2016	4-2017	Change
Previously Owned	\$115,000	\$122,000	+ 6.1%
New Construction	\$209,360	\$216,360	+ 3.3%
<b>All Construction Types</b>	<b>\$119,900</b>	<b>\$127,400</b>	<b>+ 6.3%</b>

### Single-Family

4-2016	4-2017	Change
\$114,900	\$121,000	+ 5.3%
\$209,900	\$214,900	+ 2.4%
<b>\$118,000</b>	<b>\$125,300</b>	<b>+ 6.2%</b>

### Condo

4-2016	4-2017	Change
\$130,000	\$140,000	+ 7.7%
\$196,500	\$235,264	+ 19.7%
<b>\$138,000</b>	<b>\$146,500</b>	<b>+ 6.2%</b>

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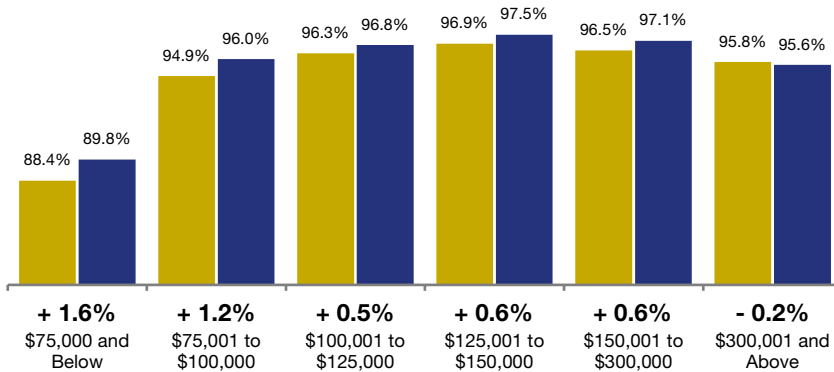
# Percent of Original List Price Received

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.**



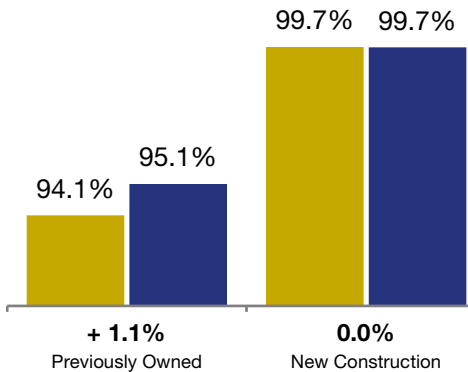
## By Price Range

■ 4-2016 ■ 4-2017



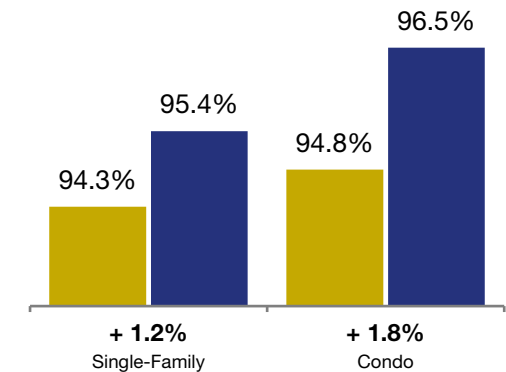
## By Construction Type

■ 4-2016 ■ 4-2017



## By Property Type

■ 4-2016 ■ 4-2017



## All Properties

### By Price Range

	4-2016	4-2017	Change
\$75,000 and Below	88.4%	89.8%	+ 1.6%
\$75,001 to \$100,000	94.9%	96.0%	+ 1.2%
\$100,001 to \$125,000	96.3%	96.8%	+ 0.5%
\$125,001 to \$150,000	96.9%	97.5%	+ 0.6%
\$150,001 to \$300,000	96.5%	97.1%	+ 0.6%
\$300,001 and Above	95.8%	95.6%	- 0.2%
<b>All Price Ranges</b>	<b>94.4%</b>	<b>95.4%</b>	<b>+ 1.1%</b>

## Single-Family

	4-2016	4-2017	Change
\$75,000 and Below	88.4%	89.7%	+ 1.5%
\$75,001 to \$100,000	94.9%	95.9%	+ 1.1%
\$100,001 to \$125,000	96.3%	96.9%	+ 0.6%
\$125,001 to \$150,000	96.9%	97.5%	+ 0.6%
\$150,001 to \$300,000	96.5%	97.1%	+ 0.6%
\$300,001 and Above	95.9%	95.5%	- 0.4%
<b>All Price Ranges</b>	<b>94.3%</b>	<b>95.4%</b>	<b>+ 1.2%</b>

## Condo

	4-2016	4-2017	Change
\$75,000 and Below	88.4%	92.2%	+ 4.3%
\$75,001 to \$100,000	95.6%	97.2%	+ 1.7%
\$100,001 to \$125,000	95.9%	96.5%	+ 0.6%
\$125,001 to \$150,000	97.0%	97.4%	+ 0.4%
\$150,001 to \$300,000	96.3%	96.8%	+ 0.5%
\$300,001 and Above	93.6%	96.6%	+ 3.2%
<b>All Price Ranges</b>	<b>94.8%</b>	<b>96.5%</b>	<b>+ 1.8%</b>

### By Construction Type

	4-2016	4-2017	Change
Previously Owned	94.1%	95.1%	+ 1.1%
New Construction	99.7%	99.7%	0.0%
<b>All Construction Types</b>	<b>94.4%</b>	<b>95.4%</b>	<b>+ 1.1%</b>

	4-2016	4-2017	Change
Previously Owned	94.1%	95.1%	+ 1.1%
New Construction	99.9%	99.8%	- 0.1%
<b>All Construction Types</b>	<b>94.3%</b>	<b>95.4%</b>	<b>+ 1.2%</b>

	4-2016	4-2017	Change
Previously Owned	94.1%	96.0%	+ 2.0%
New Construction	99.0%	99.2%	+ 0.2%
<b>All Construction Types</b>	<b>94.8%</b>	<b>96.5%</b>	<b>+ 1.8%</b>

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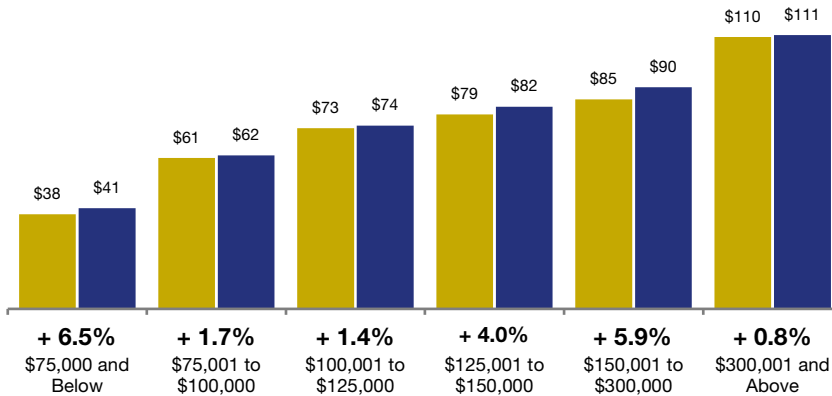
# Price Per Square Foot

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



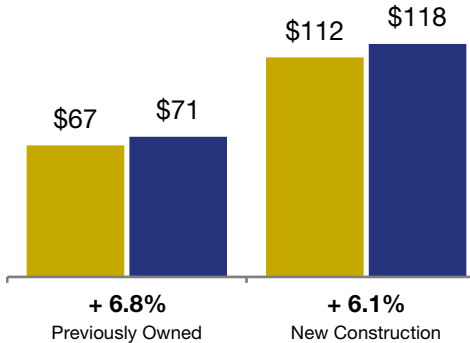
## By Price Range

■ 4-2016 ■ 4-2017



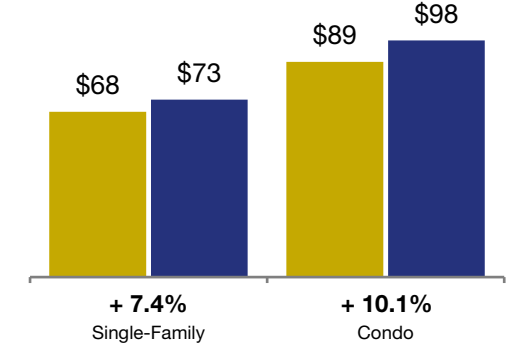
## By Construction Type

■ 4-2016 ■ 4-2017



## By Property Type

■ 4-2016 ■ 4-2017



## All Properties

### By Price Range

	4-2016	4-2017	Change
\$75,000 and Below	\$38	\$41	+ 6.5%
\$75,001 to \$100,000	\$61	\$62	+ 1.7%
\$100,001 to \$125,000	\$73	\$74	+ 1.4%
\$125,001 to \$150,000	\$79	\$82	+ 4.0%
\$150,001 to \$300,000	\$85	\$90	+ 5.9%
\$300,001 and Above	\$110	\$111	+ 0.8%
<b>All Price Ranges</b>	<b>\$69</b>	<b>\$74</b>	<b>+ 7.4%</b>

## Single-Family

4-2016	4-2017	Change
\$38	\$41	+ 6.7%
\$61	\$62	+ 1.3%
\$73	\$74	+ 1.5%
\$78	\$81	+ 3.5%
\$83	\$89	+ 6.8%
\$109	\$108	- 1.2%
<b>\$68</b>	<b>\$73</b>	<b>+ 7.4%</b>

## Condo

	4-2016	4-2017	Change
	\$49	\$54	+ 11.3%
	\$71	\$75	+ 5.5%
	\$84	\$89	+ 6.0%
	\$89	\$97	+ 8.6%
	\$107	\$105	- 2.4%
	\$119	\$149	+ 25.2%
	<b>\$89</b>	<b>\$98</b>	<b>+ 10.1%</b>

### By Construction Type

	4-2016	4-2017	Change
Previously Owned	\$67	\$71	+ 6.8%
New Construction	\$112	\$118	+ 6.1%
<b>All Construction Types</b>	<b>\$69</b>	<b>\$74</b>	<b>+ 7.4%</b>

4-2016	4-2017	Change
\$66	\$70	+ 6.5%
\$109	\$117	+ 6.6%
<b>\$68</b>	<b>\$73</b>	<b>+ 7.4%</b>

	4-2016	4-2017	Change
	\$82	\$92	+ 11.8%
	\$124	\$134	+ 7.8%
	<b>\$89</b>	<b>\$98</b>	<b>+ 10.1%</b>

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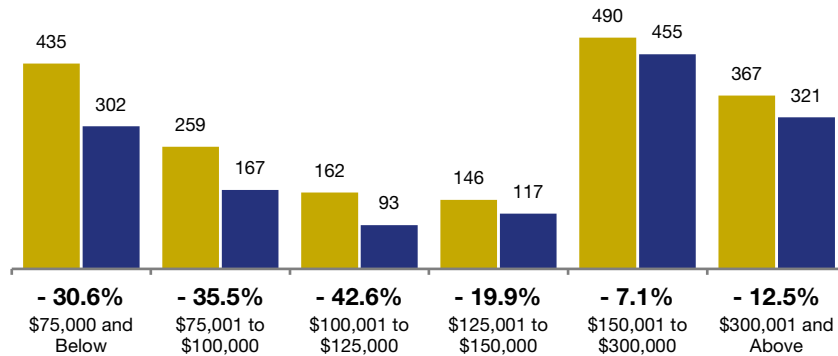
# Inventory of Homes for Sale

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



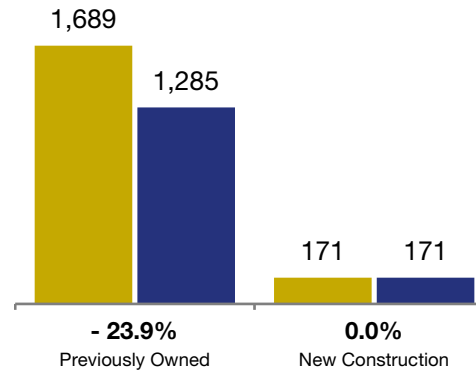
## By Price Range

■ 4-2016 ■ 4-2017



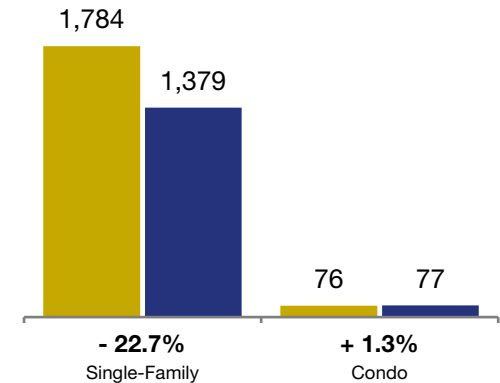
## By Construction Type

■ 4-2016 ■ 4-2017



## By Property Type

■ 4-2016 ■ 4-2017



### All Properties

#### By Price Range

	4-2016	4-2017	Change
\$75,000 and Below	435	302	- 30.6%
\$75,001 to \$100,000	259	167	- 35.5%
\$100,001 to \$125,000	162	93	- 42.6%
\$125,001 to \$150,000	146	117	- 19.9%
\$150,001 to \$300,000	490	455	- 7.1%
\$300,001 and Above	367	321	- 12.5%
<b>All Price Ranges</b>	<b>1,860</b>	<b>1,456</b>	<b>- 21.7%</b>

### Single-Family

4-2016	4-2017	Change
428	298	- 30.4%
255	161	- 36.9%
159	93	- 41.5%
138	108	- 21.7%
452	419	- 7.3%
351	299	- 14.8%
<b>1,784</b>	<b>1,379</b>	<b>- 22.7%</b>

### Condo

	4-2016	4-2017	Change
	7	4	- 42.9%
	4	6	+ 50.0%
	3	0	- 100.0%
	8	9	+ 12.5%
	38	36	- 5.3%
	16	22	+ 37.5%
	<b>76</b>	<b>77</b>	<b>+ 1.3%</b>

#### By Construction Type

	4-2016	4-2017	Change
Previously Owned	1,689	1,285	- 23.9%
New Construction	171	171	0.0%
<b>All Construction Types</b>	<b>1,860</b>	<b>1,456</b>	<b>- 21.7%</b>

4-2016	4-2017	Change
1,636	1,231	- 24.8%
148	148	0.0%
<b>1,784</b>	<b>1,379</b>	<b>- 22.7%</b>

	4-2016	4-2017	Change
	53	54	+ 1.9%
	23	23	0.0%
	<b>76</b>	<b>77</b>	<b>+ 1.3%</b>

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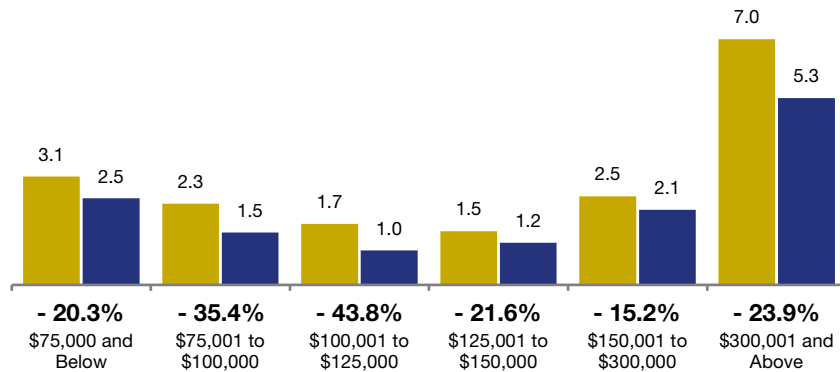
# Months Supply of Inventory

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.



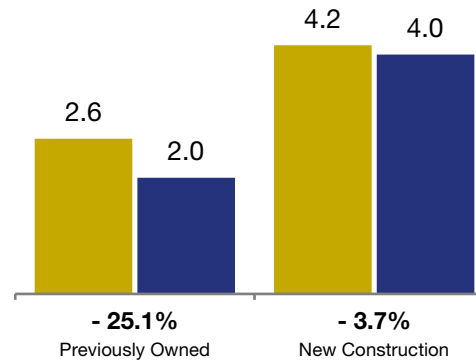
## By Price Range

■ 4-2016 ■ 4-2017



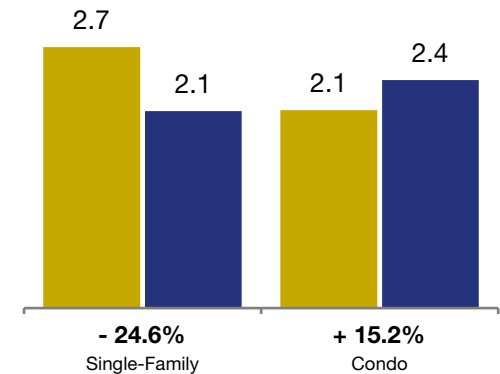
## By Construction Type

■ 4-2016 ■ 4-2017



## By Property Type

■ 4-2016 ■ 4-2017



## All Properties

### By Price Range

	4-2016	4-2017	Change
\$75,000 and Below	3.1	2.5	- 20.3%
\$75,001 to \$100,000	2.3	1.5	- 35.4%
\$100,001 to \$125,000	1.7	1.0	- 43.8%
\$125,001 to \$150,000	1.5	1.2	- 21.6%
\$150,001 to \$300,000	2.5	2.1	- 15.2%
\$300,001 and Above	7.0	5.3	- 23.9%
<b>All Price Ranges</b>	<b>2.7</b>	<b>2.1</b>	<b>- 22.2%</b>

## Single-Family

	4-2016	4-2017	Change
\$75,000 and Below	3.1	2.5	- 21.2%
\$75,001 to \$100,000	2.4	1.5	- 36.3%
\$100,001 to \$125,000	1.8	1.0	- 44.0%
\$125,001 to \$150,000	1.6	1.2	- 24.2%
\$150,001 to \$300,000	2.5	2.1	- 15.6%
\$300,001 and Above	7.3	5.3	- 27.7%
<b>All Price Ranges</b>	<b>2.7</b>	<b>2.1</b>	<b>- 24.6%</b>

## Condo

	4-2016	4-2017	Change
\$75,000 and Below	1.6	1.5	- 4.8%
\$75,001 to \$100,000	0.9	1.1	+ 26.6%
\$100,001 to \$125,000	0.6	0.0	- 100.0%
\$125,001 to \$150,000	1.2	1.5	+ 25.0%
\$150,001 to \$300,000	3.1	2.8	- 8.4%
\$300,001 and Above	3.5	5.8	+ 67.0%
<b>All Price Ranges</b>	<b>2.1</b>	<b>2.4</b>	<b>+ 15.2%</b>

### By Construction Type

	4-2016	4-2017	Change
Previously Owned	2.6	2.0	- 25.1%
New Construction	4.2	4.0	- 3.7%
<b>All Construction Types</b>	<b>2.7</b>	<b>2.1</b>	<b>- 22.2%</b>

	4-2016	4-2017	Change
Previously Owned	2.7	2.0	- 26.2%
New Construction	4.3	3.8	- 11.0%
<b>All Construction Types</b>	<b>2.7</b>	<b>2.1</b>	<b>- 24.6%</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.