

# Housing Supply Overview

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



## June 2017

A general slowdown in sales across the country has some worried that a more serious housing shortage is forthcoming, but builder confidence would suggest otherwise. Be on the lookout for an improvement in housing starts in the months ahead to quell any fears. For the 12-month period spanning July 2016 through June 2017, Closed Sales in the Fort Wayne region were up 4.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 21.5 percent.

The overall Median Sales Price was up 5.9 percent to \$129,000. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 8.7 percent to \$150,000. The overall Percent of Original List Price Received at Sale was up 1.0 percent to 95.6.

Market-wide, inventory levels were down 22.0 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 17.5 percent. That amounts to 2.2 months supply for Single-Family homes and 2.4 months supply for Condos.

## Quick Facts

**+ 21.5%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 36.7%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 4.5%**

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>

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.

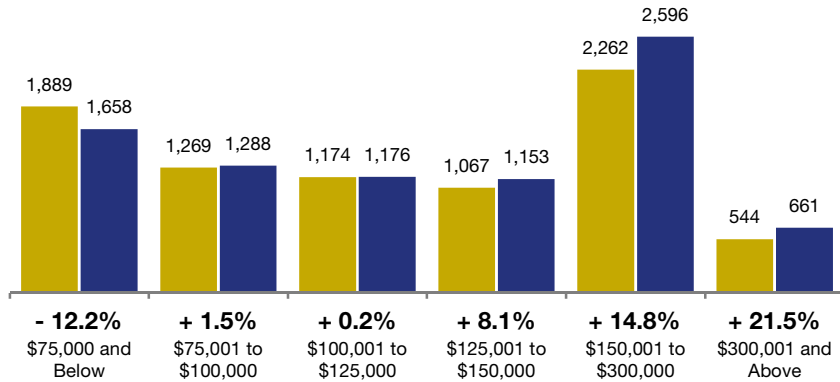
# Closed Sales

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



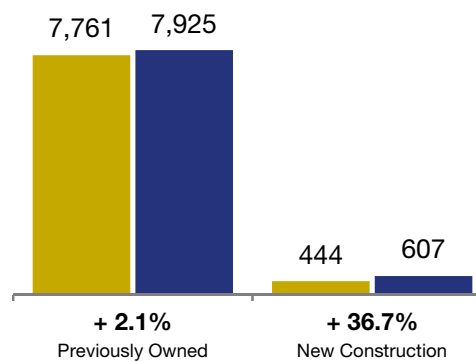
## By Price Range

■ 6-2016 ■ 6-2017



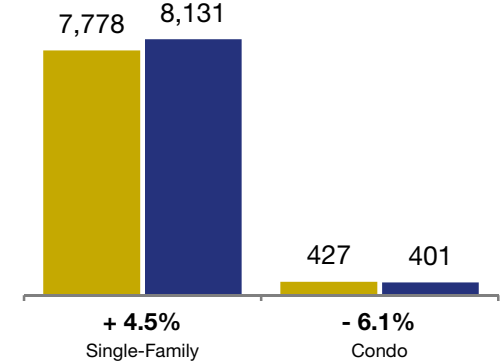
## By Construction Type

■ 6-2016 ■ 6-2017



## By Property Type

■ 6-2016 ■ 6-2017



### All Properties

#### By Price Range

	6-2016	6-2017	Change
\$75,000 and Below	1,889	1,658	- 12.2%
\$75,001 to \$100,000	1,269	1,288	+ 1.5%
\$100,001 to \$125,000	1,174	1,176	+ 0.2%
\$125,001 to \$150,000	1,067	1,153	+ 8.1%
\$150,001 to \$300,000	2,262	2,596	+ 14.8%
\$300,001 and Above	544	661	+ 21.5%
<b>All Price Ranges</b>	<b>8,205</b>	<b>8,532</b>	<b>+ 4.0%</b>

### Single-Family

	6-2016	6-2017	Change
\$75,000 and Below	1,826	1,627	- 10.9%
\$75,001 to \$100,000	1,216	1,230	+ 1.2%
\$100,001 to \$125,000	1,117	1,142	+ 2.2%
\$125,001 to \$150,000	993	1,075	+ 8.3%
\$150,001 to \$300,000	2,121	2,442	+ 15.1%
\$300,001 and Above	505	615	+ 21.8%
<b>All Single-Family</b>	<b>7,778</b>	<b>8,131</b>	<b>+ 4.5%</b>

### Condo

	6-2016	6-2017	Change
\$75,000 and Below	63	31	- 50.8%
\$75,001 to \$100,000	53	58	+ 9.4%
\$100,001 to \$125,000	57	34	- 40.4%
\$125,001 to \$150,000	74	78	+ 5.4%
\$150,001 to \$300,000	141	154	+ 9.2%
\$300,001 and Above	39	46	+ 17.9%
<b>All Condo</b>	<b>427</b>	<b>401</b>	<b>- 6.1%</b>

#### By Construction Type

	6-2016	6-2017	Change
Previously Owned	7,761	7,925	+ 2.1%
New Construction	444	607	+ 36.7%
<b>All Construction Types</b>	<b>8,205</b>	<b>8,532</b>	<b>+ 4.0%</b>

	6-2016	6-2017	Change
Previously Owned	7,403	7,584	+ 2.4%
New Construction	375	547	+ 45.9%
<b>All Single-Family</b>	<b>7,778</b>	<b>8,131</b>	<b>+ 4.5%</b>

	6-2016	6-2017	Change
Previously Owned	358	341	- 4.7%
New Construction	69	60	- 13.0%
<b>All Condo</b>	<b>427</b>	<b>401</b>	<b>- 6.1%</b>

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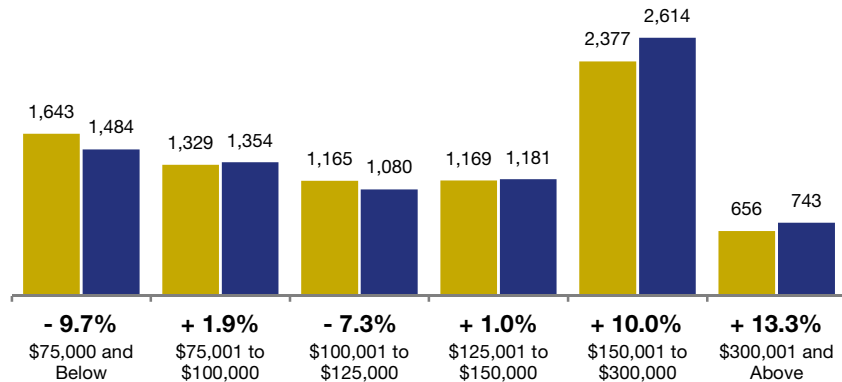
# Pending Sales

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



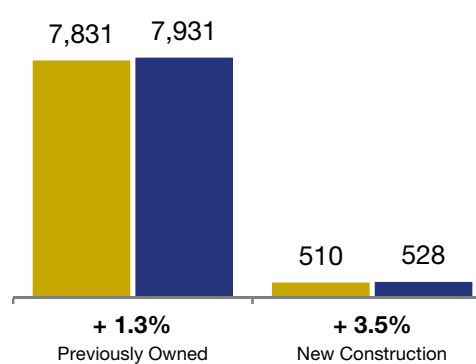
## By Price Range

■ 6-2016 ■ 6-2017



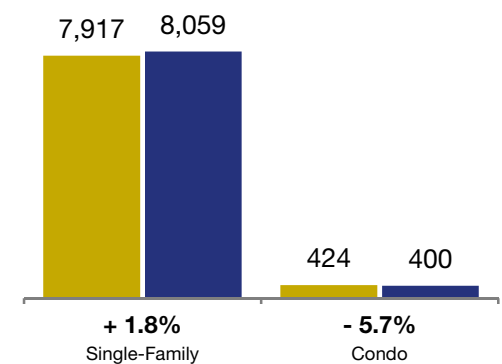
## By Construction Type

■ 6-2016 ■ 6-2017



## By Property Type

■ 6-2016 ■ 6-2017



### All Properties

#### By Price Range

	6-2016	6-2017	Change
\$75,000 and Below	1,643	1,484	- 9.7%
\$75,001 to \$100,000	1,329	1,354	+ 1.9%
\$100,001 to \$125,000	1,165	1,080	- 7.3%
\$125,001 to \$150,000	1,169	1,181	+ 1.0%
\$150,001 to \$300,000	2,377	2,614	+ 10.0%
\$300,001 and Above	656	743	+ 13.3%
<b>All Price Ranges</b>	<b>8,341</b>	<b>8,459</b>	<b>+ 1.4%</b>

### Single-Family

	6-2016	6-2017	Change
Previously Owned	7,831	7,931	+ 1.3%
New Construction	510	528	+ 3.5%
<b>All Single-Family</b>	<b>7,917</b>	<b>8,059</b>	<b>+ 1.8%</b>

### Condo

	6-2016	6-2017	Change
Single-Family	7,917	8,059	+ 1.8%
Condo	424	400	- 5.7%
<b>All Property Type</b>	<b>8,341</b>	<b>8,459</b>	<b>+ 1.4%</b>

#### By Construction Type

	6-2016	6-2017	Change
Previously Owned	7,831	7,931	+ 1.3%
New Construction	510	528	+ 3.5%
<b>All Construction Types</b>	<b>8,341</b>	<b>8,459</b>	<b>+ 1.4%</b>

	6-2016	6-2017	Change
Previously Owned	7,482	7,580	+ 1.3%
New Construction	435	479	+ 10.1%
<b>All Single-Family</b>	<b>7,917</b>	<b>8,059</b>	<b>+ 1.8%</b>

	6-2016	6-2017	Change
Single-Family	7,917	8,059	+ 1.8%
Condo	424	400	- 5.7%
<b>All Property Type</b>	<b>8,341</b>	<b>8,459</b>	<b>+ 1.4%</b>

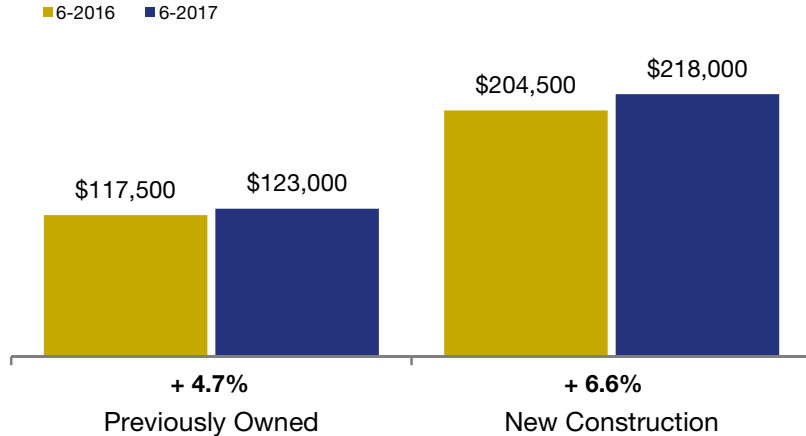
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# Median Sales Price

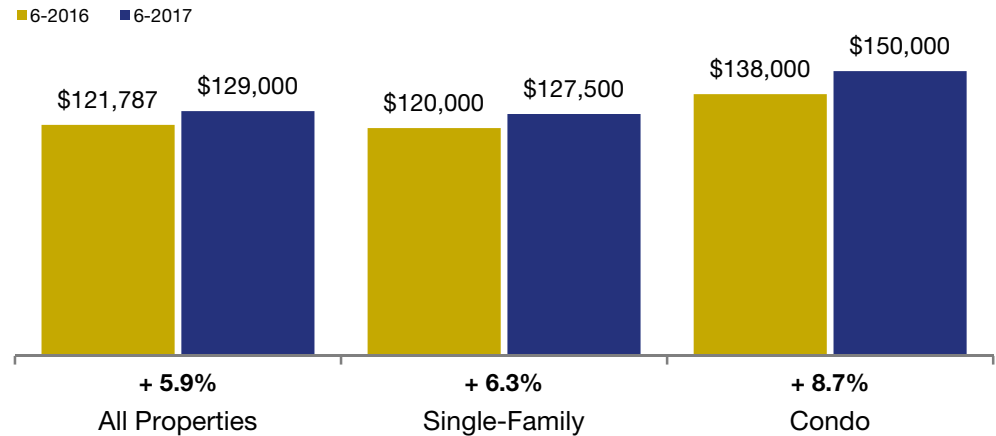
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Type



## By Property Type



### All Properties

By Construction Type	6-2016	6-2017	Change
Previously Owned	\$117,500	\$123,000	+ 4.7%
New Construction	\$204,500	\$218,000	+ 6.6%
<b>All Construction Types</b>	<b>\$121,787</b>	<b>\$129,000</b>	<b>+ 5.9%</b>

### Single-Family

6-2016	6-2017	Change
\$116,500	\$122,000	+ 4.7%
\$209,900	\$216,500	+ 3.1%
<b>\$120,000</b>	<b>\$127,500</b>	<b>+ 6.3%</b>

### Condo

6-2016	6-2017	Change
\$129,825	\$145,000	+ 11.7%
\$196,500	\$241,014	+ 22.7%
<b>\$138,000</b>	<b>\$150,000</b>	<b>+ 8.7%</b>

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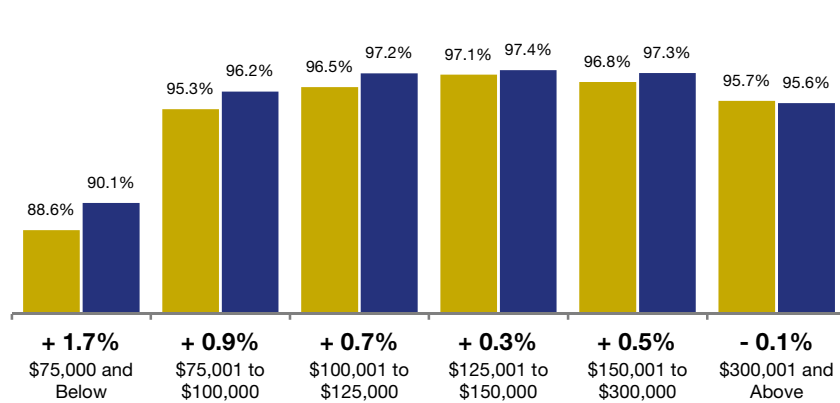
# Percent of Original List Price Received



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.**

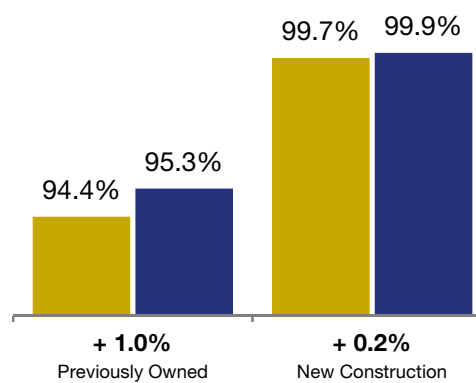
## By Price Range

■ 6-2016 ■ 6-2017



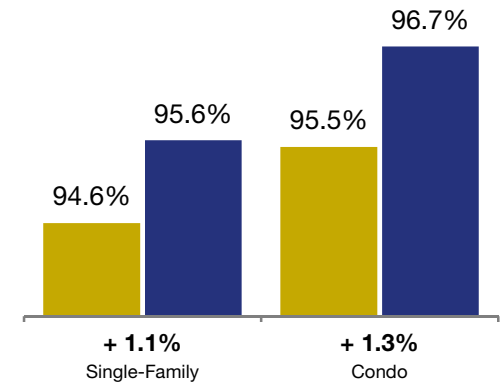
## By Construction Type

■ 6-2016 ■ 6-2017



## By Property Type

■ 6-2016 ■ 6-2017



### All Properties

#### By Price Range

	6-2016	6-2017	Change
\$75,000 and Below	88.6%	90.1%	+ 1.7%
\$75,001 to \$100,000	95.3%	96.2%	+ 0.9%
\$100,001 to \$125,000	96.5%	97.2%	+ 0.7%
\$125,001 to \$150,000	97.1%	97.4%	+ 0.3%
\$150,001 to \$300,000	96.8%	97.3%	+ 0.5%
\$300,001 and Above	95.7%	95.6%	- 0.1%
<b>All Price Ranges</b>	<b>94.6%</b>	<b>95.6%</b>	<b>+ 1.1%</b>

### Single-Family

	6-2016	6-2017	Change
\$75,000 and Below	88.6%	90.1%	+ 1.7%
\$75,001 to \$100,000	95.2%	96.2%	+ 1.1%
\$100,001 to \$125,000	96.5%	97.2%	+ 0.7%
\$125,001 to \$150,000	97.1%	97.4%	+ 0.3%
\$150,001 to \$300,000	96.8%	97.3%	+ 0.5%
\$300,001 and Above	95.8%	95.6%	- 0.2%
<b>All Price Ranges</b>	<b>94.6%</b>	<b>95.6%</b>	<b>+ 1.1%</b>

### Condo

	6-2016	6-2017	Change
\$75,000 and Below	90.0%	91.2%	+ 1.3%
\$75,001 to \$100,000	96.0%	97.4%	+ 1.5%
\$100,001 to \$125,000	96.4%	97.4%	+ 1.0%
\$125,001 to \$150,000	97.3%	97.6%	+ 0.3%
\$150,001 to \$300,000	96.8%	97.1%	+ 0.3%
\$300,001 and Above	94.4%	96.0%	+ 1.7%
<b>All Price Ranges</b>	<b>95.5%</b>	<b>96.7%</b>	<b>+ 1.3%</b>

#### By Construction Type

	6-2016	6-2017	Change
Previously Owned	94.4%	95.3%	+ 1.0%
New Construction	99.7%	99.9%	+ 0.2%
<b>All Construction Types</b>	<b>94.6%</b>	<b>95.6%</b>	<b>+ 1.1%</b>

	6-2016	6-2017	Change
Previously Owned	94.3%	95.3%	+ 1.1%
New Construction	99.8%	99.9%	+ 0.1%
<b>All Construction Types</b>	<b>94.6%</b>	<b>95.6%</b>	<b>+ 1.1%</b>

	6-2016	6-2017	Change
Previously Owned	94.8%	96.1%	+ 1.4%
New Construction	99.3%	100.2%	+ 0.9%
<b>All Construction Types</b>	<b>95.5%</b>	<b>96.7%</b>	<b>+ 1.3%</b>

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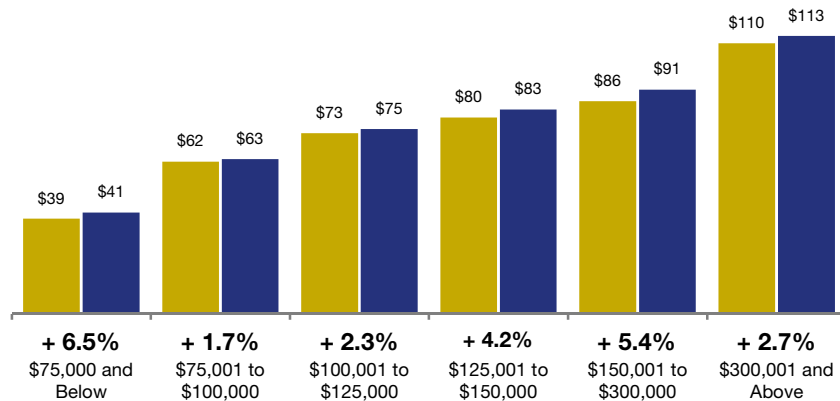
# Price Per Square Foot

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



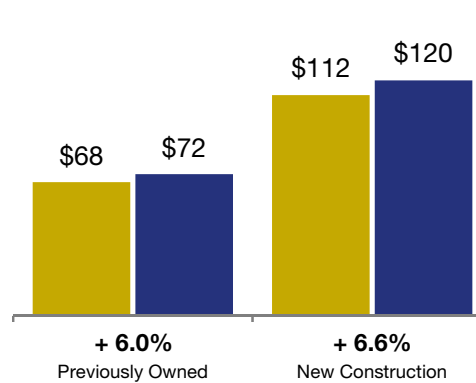
## By Price Range

■ 6-2016 ■ 6-2017



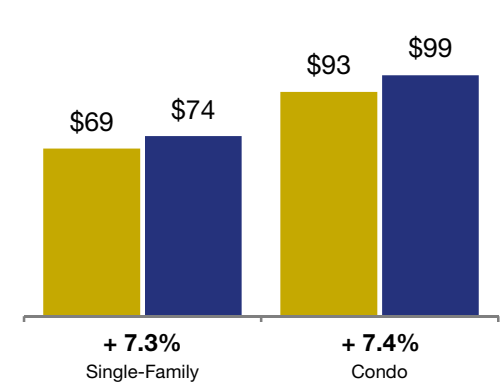
## By Construction Type

■ 6-2016 ■ 6-2017



## By Property Type

■ 6-2016 ■ 6-2017



### All Properties

#### By Price Range

	6-2016	6-2017	Change
\$75,000 and Below	\$39	\$41	+ 6.5%
\$75,001 to \$100,000	\$62	\$63	+ 1.7%
\$100,001 to \$125,000	\$73	\$75	+ 2.3%
\$125,001 to \$150,000	\$80	\$83	+ 4.2%
\$150,001 to \$300,000	\$86	\$91	+ 5.4%
\$300,001 and Above	\$110	\$113	+ 2.7%
<b>All Price Ranges</b>	<b>\$70</b>	<b>\$75</b>	<b>+ 7.2%</b>

### Single-Family

	6-2016	6-2017	Change
\$75,000 and Below	\$38	\$41	+ 7.2%
\$75,001 to \$100,000	\$61	\$62	+ 2.0%
\$100,001 to \$125,000	\$73	\$74	+ 2.5%
\$125,001 to \$150,000	\$79	\$82	+ 3.9%
\$150,001 to \$300,000	\$85	\$90	+ 6.2%
\$300,001 and Above	\$108	\$110	+ 2.0%
<b>All Price Ranges</b>	<b>\$69</b>	<b>\$74</b>	<b>+ 7.3%</b>

### Condo

	6-2016	6-2017	Change
\$75,000 and Below	\$51	\$51	+ 1.1%
\$75,001 to \$100,000	\$75	\$72	- 4.3%
\$100,001 to \$125,000	\$85	\$92	+ 8.5%
\$125,001 to \$150,000	\$90	\$98	+ 8.1%
\$150,001 to \$300,000	\$111	\$108	- 2.9%
\$300,001 and Above	\$133	\$147	+ 10.5%
<b>All Price Ranges</b>	<b>\$93</b>	<b>\$99</b>	<b>+ 7.4%</b>

#### By Construction Type

	6-2016	6-2017	Change
Previously Owned	\$68	\$72	+ 6.0%
New Construction	\$112	\$120	+ 6.6%
<b>All Construction Types</b>	<b>\$70</b>	<b>\$75</b>	<b>+ 7.2%</b>

	6-2016	6-2017	Change
Previously Owned	\$67	\$71	+ 5.9%
New Construction	\$110	\$118	+ 7.8%
<b>All Construction Types</b>	<b>\$69</b>	<b>\$74</b>	<b>+ 7.3%</b>

	6-2016	6-2017	Change
Single-Family	\$86	\$93	+ 8.6%
Condo	\$126	\$133	+ 5.4%
<b>All Property Types</b>	<b>\$93</b>	<b>\$99</b>	<b>+ 7.4%</b>

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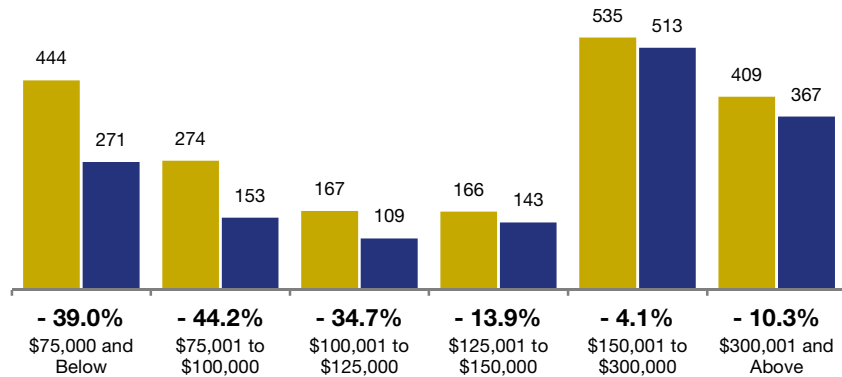
# Inventory of Homes for Sale

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



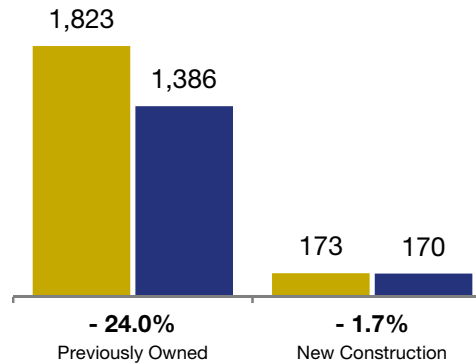
## By Price Range

■ 6-2016 ■ 6-2017



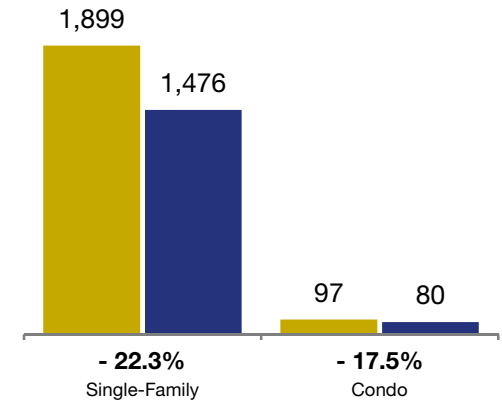
## By Construction Type

■ 6-2016 ■ 6-2017



## By Property Type

■ 6-2016 ■ 6-2017



### All Properties

#### By Price Range

	6-2016	6-2017	Change
\$75,000 and Below	444	271	- 39.0%
\$75,001 to \$100,000	274	153	- 44.2%
\$100,001 to \$125,000	167	109	- 34.7%
\$125,001 to \$150,000	166	143	- 13.9%
\$150,001 to \$300,000	535	513	- 4.1%
\$300,001 and Above	409	367	- 10.3%
<b>All Price Ranges</b>	<b>1,996</b>	<b>1,556</b>	<b>- 22.0%</b>

### Single-Family

	6-2016	6-2017	Change
\$75,000 and Below	436	265	- 39.2%
\$75,001 to \$100,000	264	148	- 43.9%
\$100,001 to \$125,000	164	109	- 33.5%
\$125,001 to \$150,000	156	134	- 14.1%
\$150,001 to \$300,000	485	476	- 1.9%
\$300,001 and Above	393	344	- 12.5%
<b>All Single-Family</b>	<b>1,899</b>	<b>1,476</b>	<b>- 22.3%</b>

### Condo

	6-2016	6-2017	Change
\$75,000 and Below	8	6	- 25.0%
\$75,001 to \$100,000	10	5	- 50.0%
\$100,001 to \$125,000	3	0	- 100.0%
\$125,001 to \$150,000	10	9	- 10.0%
\$150,001 to \$300,000	50	37	- 26.0%
\$300,001 and Above	16	23	+ 43.8%
<b>All Condo</b>	<b>97</b>	<b>80</b>	<b>- 17.5%</b>

#### By Construction Type

	6-2016	6-2017	Change
Previously Owned	1,823	1,386	- 24.0%
New Construction	173	170	- 1.7%
<b>All Construction Types</b>	<b>1,996</b>	<b>1,556</b>	<b>- 22.0%</b>

	6-2016	6-2017	Change
Previously Owned	1,750	1,328	- 24.1%
New Construction	149	148	- 0.7%
<b>All Single-Family</b>	<b>1,899</b>	<b>1,476</b>	<b>- 22.3%</b>

	6-2016	6-2017	Change
Previously Owned	73	58	- 20.5%
New Construction	24	22	- 8.3%
<b>All Condo</b>	<b>97</b>	<b>80</b>	<b>- 17.5%</b>

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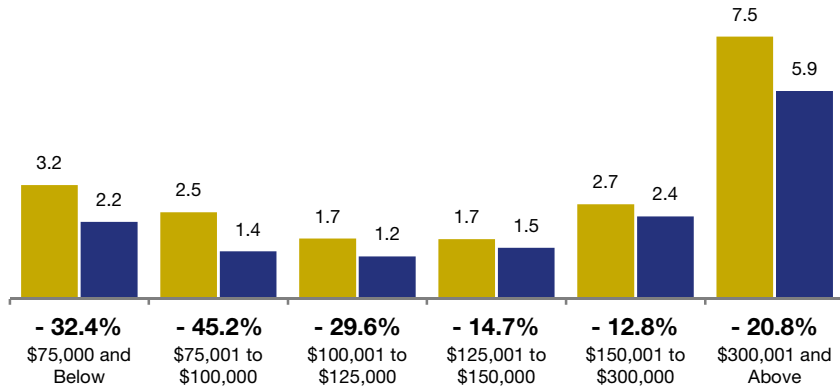
# Months Supply of Inventory



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.

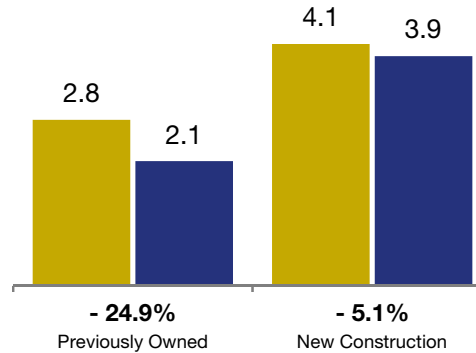
## By Price Range

■ 6-2016 ■ 6-2017



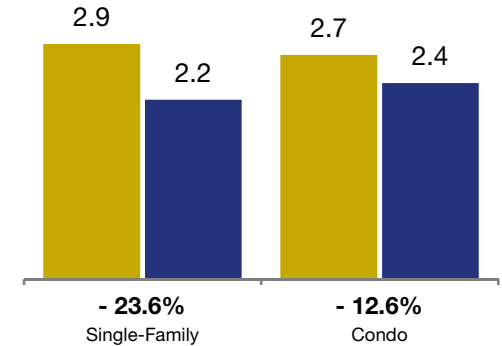
## By Construction Type

■ 6-2016 ■ 6-2017



## By Property Type

■ 6-2016 ■ 6-2017



### All Properties

#### By Price Range

	6-2016	6-2017	Change
\$75,000 and Below	3.2	2.2	- 32.4%
\$75,001 to \$100,000	2.5	1.4	- 45.2%
\$100,001 to \$125,000	1.7	1.2	- 29.6%
\$125,001 to \$150,000	1.7	1.5	- 14.7%
\$150,001 to \$300,000	2.7	2.4	- 12.8%
\$300,001 and Above	7.5	5.9	- 20.8%
<b>All Price Ranges</b>	<b>2.9</b>	<b>2.2</b>	<b>- 24.1%</b>

### Single-Family

	6-2016	6-2017	Change
\$75,000 and Below	3.3	2.2	- 33.6%
\$75,001 to \$100,000	2.5	1.4	- 44.5%
\$100,001 to \$125,000	1.8	1.2	- 29.9%
\$125,001 to \$150,000	1.7	1.4	- 16.0%
\$150,001 to \$300,000	2.6	2.3	- 9.8%
\$300,001 and Above	7.8	5.9	- 24.7%
<b>All Price Ranges</b>	<b>2.9</b>	<b>2.2</b>	<b>- 23.6%</b>

### Condo

	6-2016	6-2017	Change
\$75,000 and Below	2.0	2.5	+ 27.6%
\$75,001 to \$100,000	2.2	0.9	- 59.0%
\$100,001 to \$125,000	0.7	0.0	- 100.0%
\$125,001 to \$150,000	1.5	1.5	+ 5.4%
\$150,001 to \$300,000	4.5	2.6	- 42.7%
\$300,001 and Above	3.5	6.3	+ 83.3%
<b>All Price Ranges</b>	<b>2.7</b>	<b>2.4</b>	<b>- 12.6%</b>

#### By Construction Type

	6-2016	6-2017	Change
Previously Owned	2.8	2.1	- 24.9%
New Construction	4.1	3.9	- 5.1%
<b>All Construction Types</b>	<b>2.9</b>	<b>2.2</b>	<b>- 24.1%</b>

	6-2016	6-2017	Change
Previously Owned	2.8	2.1	- 25.1%
New Construction	4.1	3.7	- 9.8%
<b>All Construction Types</b>	<b>2.9</b>	<b>2.2</b>	<b>- 23.6%</b>

	6-2016	6-2017	Change
Previously Owned	2.5	2.0	- 21.0%
New Construction	3.8	5.4	+ 40.3%
<b>All Construction Types</b>	<b>2.7</b>	<b>2.4</b>	<b>- 12.6%</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.