

Housing Supply Overview

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



October 2017

Supply will dip for the remainder of the year, but there are some hopeful signs that we may see a bump in the new year. To say that more inventory will immediately impact housing markets is premature, especially if affordability continues to drop and prices continue to rise. For the 12-month period spanning November 2016 through October 2017, Closed Sales in the Fort Wayne region were up 3.2 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 14.9 percent.

The overall Median Sales Price was up 4.7 percent to \$130,900. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 6.6 percent to \$151,767. The overall Percent of Original List Price Received at Sale was up 1.0 percent to 96.0.

Market-wide, inventory levels were down 16.2 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 11.3 percent. That amounts to 2.3 months supply for Single-Family homes and 2.6 months supply for Condos.

Quick Facts

+ 14.9%

Price Range with
Strongest Closed Sales:

\$150,001 to \$300,000

+ 16.8%

Construction Status with
Strongest Closed Sales:

New Construction

+ 3.3%

Property Type with
Strongest Closed Sales:

Single-Family

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.

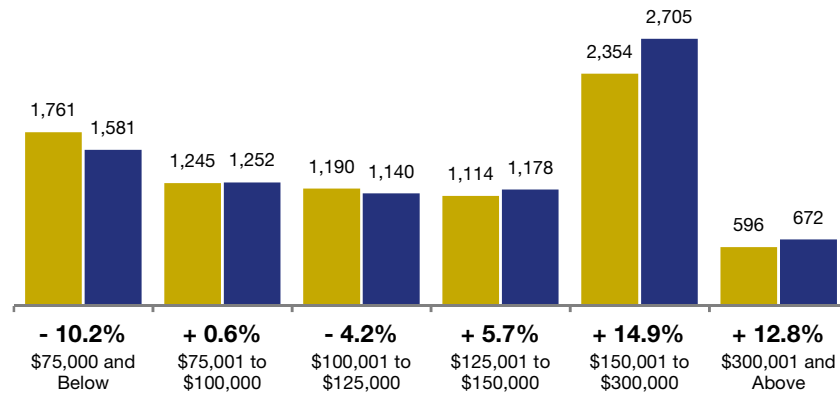
Closed Sales

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



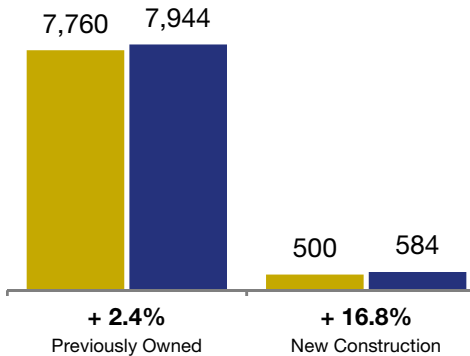
By Price Range

■ 10-2016 ■ 10-2017



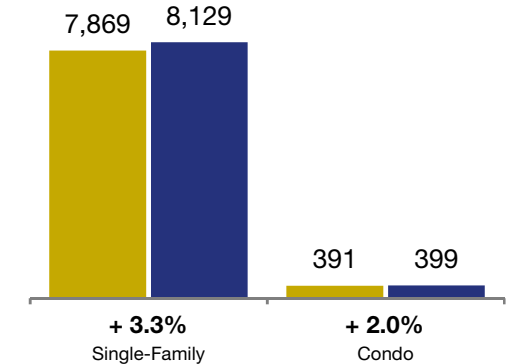
By Construction Type

■ 10-2016 ■ 10-2017



By Property Type

■ 10-2016 ■ 10-2017



All Properties

By Price Range

	10-2016	10-2017	Change
\$75,000 and Below	1,761	1,581	- 10.2%
\$75,001 to \$100,000	1,245	1,252	+ 0.6%
\$100,001 to \$125,000	1,190	1,140	- 4.2%
\$125,001 to \$150,000	1,114	1,178	+ 5.7%
\$150,001 to \$300,000	2,354	2,705	+ 14.9%
\$300,001 and Above	596	672	+ 12.8%
All Price Ranges	8,260	8,528	+ 3.2%

Single-Family

	10-2016	10-2017	Change
\$75,000 and Below	1,714	1,550	- 9.6%
\$75,001 to \$100,000	1,194	1,194	0.0%
\$100,001 to \$125,000	1,141	1,109	- 2.8%
\$125,001 to \$150,000	1,043	1,101	+ 5.6%
\$150,001 to \$300,000	2,220	2,550	+ 14.9%
\$300,001 and Above	557	625	+ 12.2%
All Single-Family	7,869	8,129	+ 3.3%

Condo

	10-2016	10-2017	Change
\$75,000 and Below	47	31	- 34.0%
\$75,001 to \$100,000	51	58	+ 13.7%
\$100,001 to \$125,000	49	31	- 36.7%
\$125,001 to \$150,000	71	77	+ 8.5%
\$150,001 to \$300,000	134	155	+ 15.7%
\$300,001 and Above	39	47	+ 20.5%
All Condo	391	399	+ 2.0%

By Construction Type

	10-2016	10-2017	Change
Previously Owned	7,760	7,944	+ 2.4%
New Construction	500	584	+ 16.8%
All Construction Types	8,260	8,528	+ 3.2%

	10-2016	10-2017	Change
Previously Owned	7,429	7,604	+ 2.4%
New Construction	440	525	+ 19.3%
All Single-Family	7,869	8,129	+ 3.3%

	10-2016	10-2017	Change
Previously Owned	331	340	+ 2.7%
New Construction	60	59	- 1.7%
All Condo	391	399	+ 2.0%

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.

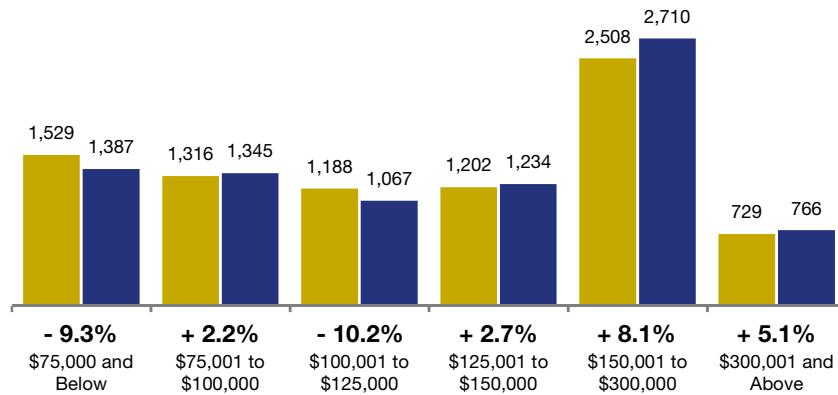
Pending Sales

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



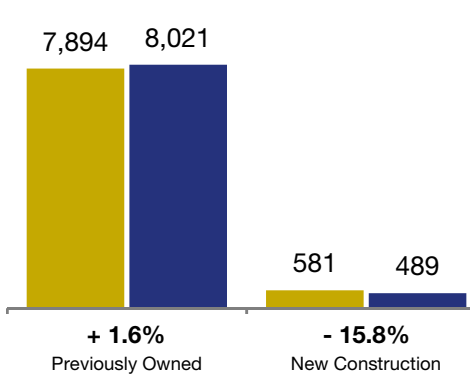
By Price Range

■ 10-2016 ■ 10-2017



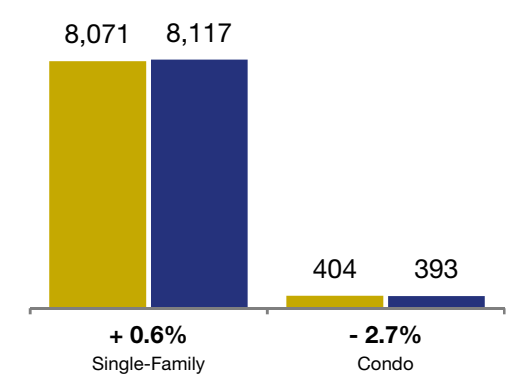
By Construction Type

■ 10-2016 ■ 10-2017



By Property Type

■ 10-2016 ■ 10-2017



All Properties

By Price Range

	10-2016	10-2017	Change
\$75,000 and Below	1,529	1,387	- 9.3%
\$75,001 to \$100,000	1,316	1,345	+ 2.2%
\$100,001 to \$125,000	1,188	1,067	- 10.2%
\$125,001 to \$150,000	1,202	1,234	+ 2.7%
\$150,001 to \$300,000	2,508	2,710	+ 8.1%
\$300,001 and Above	729	766	+ 5.1%
All Price Ranges	8,475	8,510	+ 0.4%

Single-Family

	10-2016	10-2017	Change
\$75,000 and Below	1,498	1,359	- 9.3%
\$75,001 to \$100,000	1,253	1,284	+ 2.5%
\$100,001 to \$125,000	1,153	1,043	- 9.5%
\$125,001 to \$150,000	1,127	1,158	+ 2.8%
\$150,001 to \$300,000	2,360	2,558	+ 8.4%
\$300,001 and Above	677	714	+ 5.5%
All Single-Family	8,071	8,117	+ 0.6%

Condo

	10-2016	10-2017	Change
\$75,000 and Below	31	28	- 9.7%
\$75,001 to \$100,000	63	61	- 3.2%
\$100,001 to \$125,000	35	24	- 31.4%
\$125,001 to \$150,000	75	76	+ 1.3%
\$150,001 to \$300,000	148	152	+ 2.7%
\$300,001 and Above	52	52	0.0%
All Condo	404	393	- 2.7%

By Construction Type

	10-2016	10-2017	Change
Previously Owned	7,894	8,021	+ 1.6%
New Construction	581	489	- 15.8%
All Construction Types	8,475	8,510	+ 0.4%

	10-2016	10-2017	Change
Previously Owned	7,556	7,683	+ 1.7%
New Construction	515	434	- 15.7%
All Single-Family	8,071	8,117	+ 0.6%

	10-2016	10-2017	Change
Previously Owned	338	338	0.0%
New Construction	66	55	- 16.7%
All Condo	404	393	- 2.7%

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.

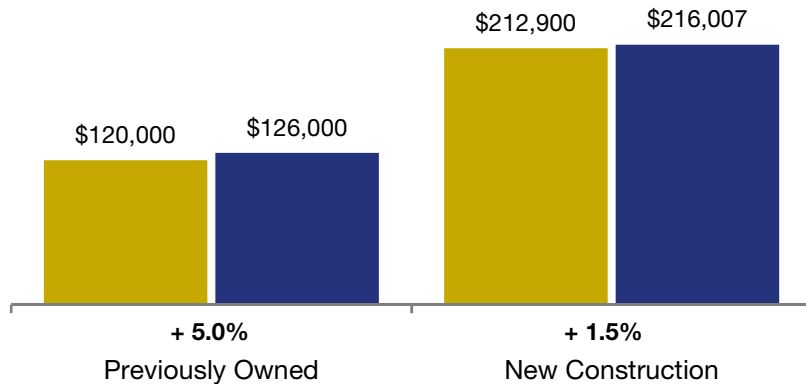
Median Sales Price

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



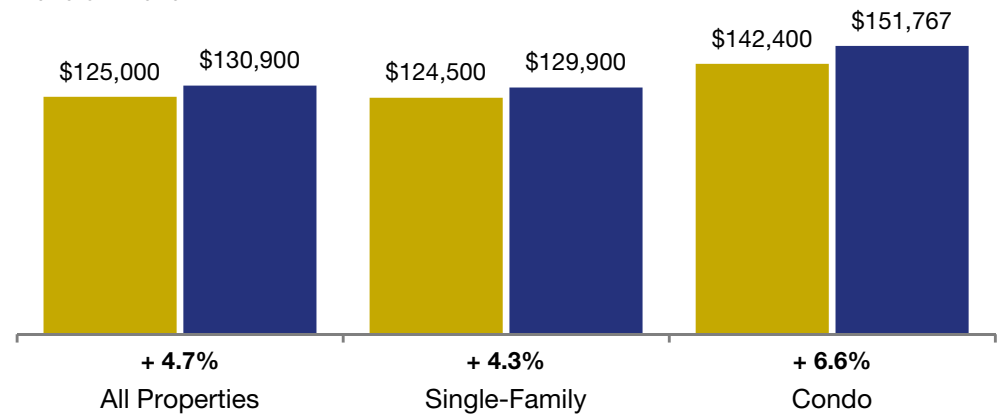
By Construction Type

■ 10-2016 ■ 10-2017



By Property Type

■ 10-2016 ■ 10-2017



All Properties

By Construction Type	10-2016	10-2017	Change
Previously Owned	\$120,000	\$126,000	+ 5.0%
New Construction	\$212,900	\$216,007	+ 1.5%
All Construction Types	\$125,000	\$130,900	+ 4.7%

Single-Family

10-2016	10-2017	Change
\$119,900	\$125,000	+ 4.3%
\$212,004	\$214,900	+ 1.4%
\$124,500	\$129,900	+ 4.3%

Condo

10-2016	10-2017	Change
\$132,900	\$147,000	+ 10.6%
\$214,700	\$228,725	+ 6.5%
\$142,400	\$151,767	+ 6.6%

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.

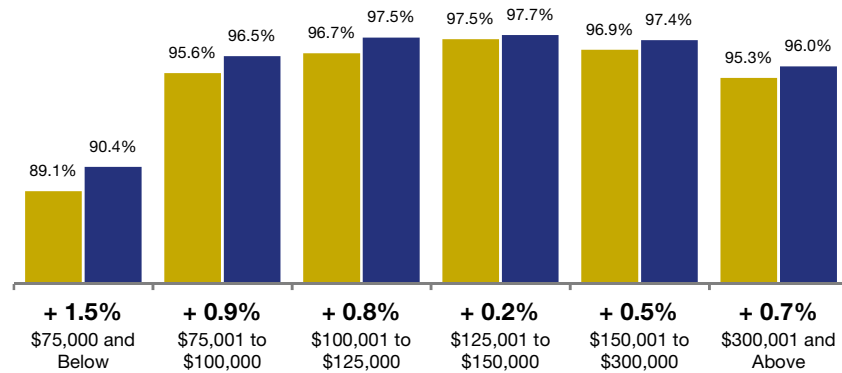
Percent of Original List Price Received

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.**



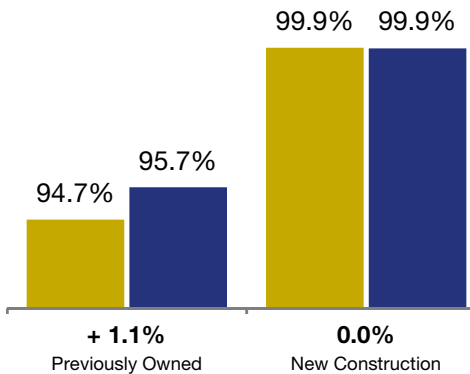
By Price Range

■ 10-2016 ■ 10-2017



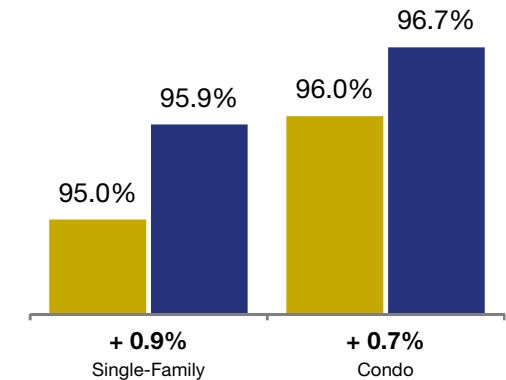
By Construction Type

■ 10-2016 ■ 10-2017



By Property Type

■ 10-2016 ■ 10-2017



All Properties

By Price Range

	10-2016	10-2017	Change
\$75,000 and Below	89.1%	90.4%	+ 1.5%
\$75,001 to \$100,000	95.6%	96.5%	+ 0.9%
\$100,001 to \$125,000	96.7%	97.5%	+ 0.8%
\$125,001 to \$150,000	97.5%	97.7%	+ 0.2%
\$150,001 to \$300,000	96.9%	97.4%	+ 0.5%
\$300,001 and Above	95.3%	96.0%	+ 0.7%
All Price Ranges	95.0%	96.0%	+ 1.1%

Single-Family

	10-2016	10-2017	Change
\$75,000 and Below	89.0%	90.5%	+ 1.7%
\$75,001 to \$100,000	95.5%	96.5%	+ 1.0%
\$100,001 to \$125,000	96.7%	97.6%	+ 0.9%
\$125,001 to \$150,000	97.5%	97.6%	+ 0.1%
\$150,001 to \$300,000	96.9%	97.4%	+ 0.5%
\$300,001 and Above	95.3%	96.0%	+ 0.7%
All Price Ranges	95.0%	95.9%	+ 0.9%

Condo

	10-2016	10-2017	Change
\$75,000 and Below	91.4%	88.1%	- 3.6%
\$75,001 to \$100,000	97.0%	98.0%	+ 1.0%
\$100,001 to \$125,000	96.1%	97.4%	+ 1.4%
\$125,001 to \$150,000	97.2%	98.3%	+ 1.1%
\$150,001 to \$300,000	96.6%	97.4%	+ 0.8%
\$300,001 and Above	95.9%	95.4%	- 0.5%
All Price Ranges	96.0%	96.7%	+ 0.7%

By Construction Type

	10-2016	10-2017	Change
Previously Owned	94.7%	95.7%	+ 1.1%
New Construction	99.9%	99.9%	0.0%
All Construction Types	95.0%	96.0%	+ 1.1%

	10-2016	10-2017	Change
Previously Owned	94.7%	95.7%	+ 1.1%
New Construction	100.0%	99.8%	- 0.2%
All Construction Types	95.0%	95.9%	+ 0.9%

	10-2016	10-2017	Change
Single-Family	95.4%	96.0%	+ 0.6%
Condo	99.3%	100.7%	+ 1.4%
All Property Types	96.0%	96.7%	+ 0.7%

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.

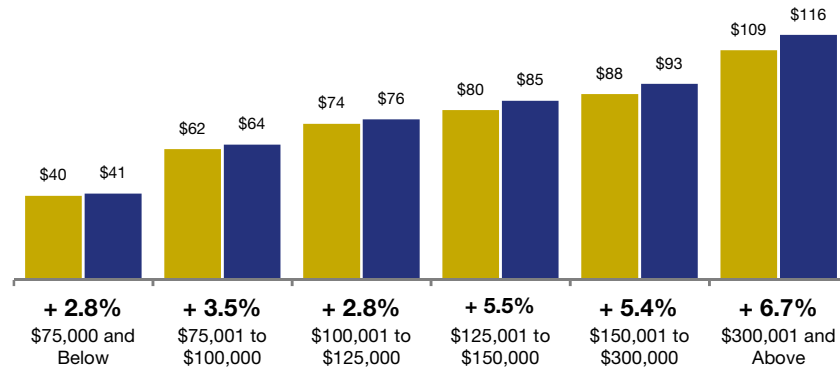
Price Per Square Foot

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



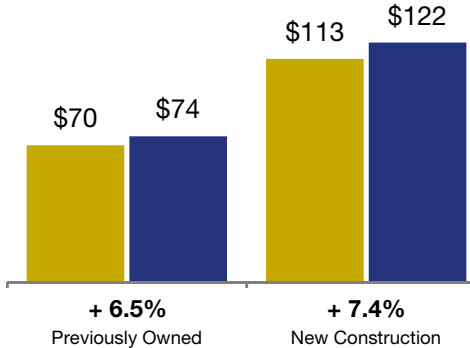
By Price Range

■ 10-2016 ■ 10-2017



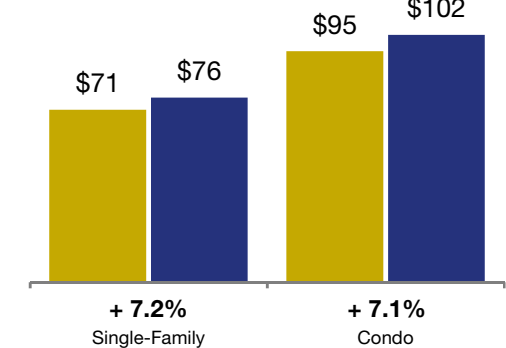
By Construction Type

■ 10-2016 ■ 10-2017



By Property Type

■ 10-2016 ■ 10-2017



All Properties

By Price Range

	10-2016	10-2017	Change
\$75,000 and Below	\$40	\$41	+ 2.8%
\$75,001 to \$100,000	\$62	\$64	+ 3.5%
\$100,001 to \$125,000	\$74	\$76	+ 2.8%
\$125,001 to \$150,000	\$80	\$85	+ 5.5%
\$150,001 to \$300,000	\$88	\$93	+ 5.4%
\$300,001 and Above	\$109	\$116	+ 6.7%
All Price Ranges	\$72	\$77	+ 7.2%

Single-Family

10-2016	10-2017	Change
\$39	\$41	+ 3.3%
\$61	\$64	+ 3.8%
\$73	\$75	+ 3.0%
\$80	\$84	+ 5.1%
\$87	\$92	+ 5.8%
\$106	\$113	+ 6.2%
\$71	\$76	+ 7.2%

Condo

	10-2016	10-2017	Change
	\$54	\$50	- 6.7%
	\$76	\$73	- 3.9%
	\$86	\$91	+ 5.6%
	\$92	\$101	+ 9.7%
	\$109	\$110	+ 1.0%
	\$140	\$153	+ 9.7%
	\$95	\$102	+ 7.1%

By Construction Type

	10-2016	10-2017	Change
Previously Owned	\$70	\$74	+ 6.5%
New Construction	\$113	\$122	+ 7.4%
All Construction Types	\$72	\$77	+ 7.2%

10-2016	10-2017	Change
\$69	\$73	+ 6.4%
\$111	\$120	+ 8.3%
\$71	\$76	+ 7.2%

	10-2016	10-2017	Change
	\$89	\$96	+ 8.3%
	\$131	\$135	+ 3.4%
	\$95	\$102	+ 7.1%

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.

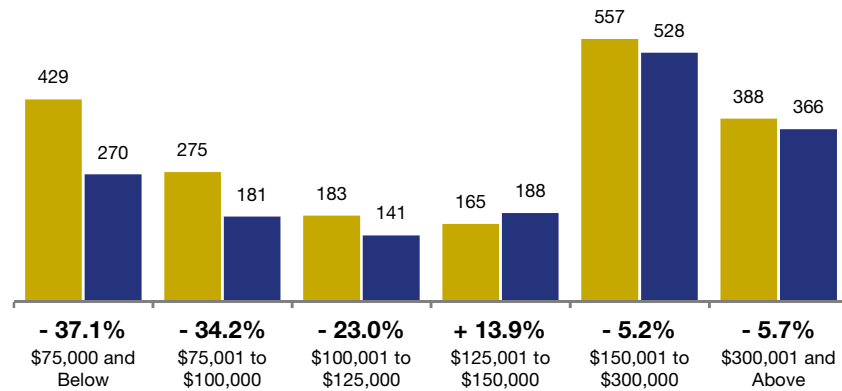
Inventory of Homes for Sale

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



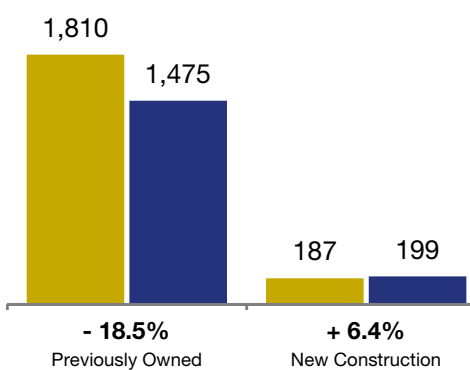
By Price Range

■ 10-2016 ■ 10-2017



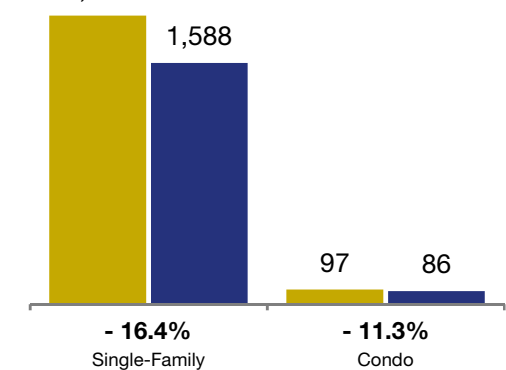
By Construction Type

■ 10-2016 ■ 10-2017



By Property Type

■ 10-2016 ■ 10-2017



All Properties

By Price Range

	10-2016	10-2017	Change
\$75,000 and Below	429	270	- 37.1%
\$75,001 to \$100,000	275	181	- 34.2%
\$100,001 to \$125,000	183	141	- 23.0%
\$125,001 to \$150,000	165	188	+ 13.9%
\$150,001 to \$300,000	557	528	- 5.2%
\$300,001 and Above	388	366	- 5.7%
All Price Ranges	1,997	1,674	- 16.2%

Single-Family

	10-2016	10-2017	Change
\$75,000 and Below	421	268	- 36.3%
\$75,001 to \$100,000	263	179	- 31.9%
\$100,001 to \$125,000	182	137	- 24.7%
\$125,001 to \$150,000	154	179	+ 16.2%
\$150,001 to \$300,000	512	481	- 6.1%
\$300,001 and Above	368	344	- 6.5%
All Single-Family	1,900	1,588	- 16.4%

Condo

	10-2016	10-2017	Change
\$75,000 and Below	8	2	- 75.0%
\$75,001 to \$100,000	12	2	- 83.3%
\$100,001 to \$125,000	1	4	+ 300.0%
\$125,001 to \$150,000	11	9	- 18.2%
\$150,001 to \$300,000	45	47	+ 4.4%
\$300,001 and Above	20	22	+ 10.0%
All Condo	97	86	- 11.3%

By Construction Type

	10-2016	10-2017	Change
Previously Owned	1,810	1,475	- 18.5%
New Construction	187	199	+ 6.4%
All Construction Types	1,997	1,674	- 16.2%

	10-2016	10-2017	Change
Previously Owned	1,740	1,425	- 18.1%
New Construction	160	163	+ 1.9%
All Single-Family	1,900	1,588	- 16.4%

	10-2016	10-2017	Change
Single-Family	70	50	- 28.6%
Condo	27	36	+ 33.3%
All Condo	97	86	- 11.3%

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.

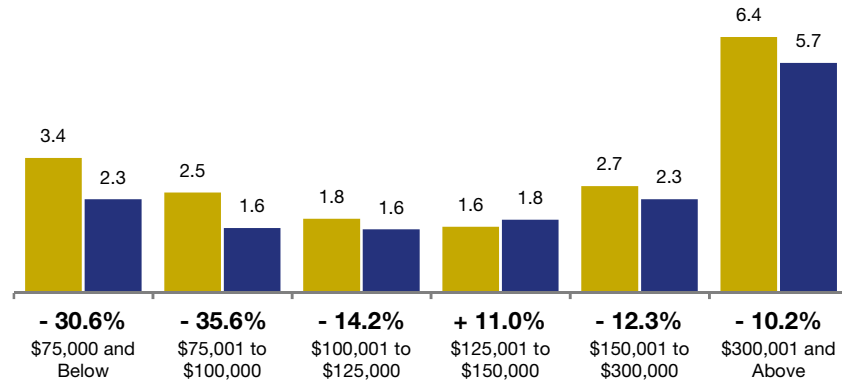
Months Supply of Inventory

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.



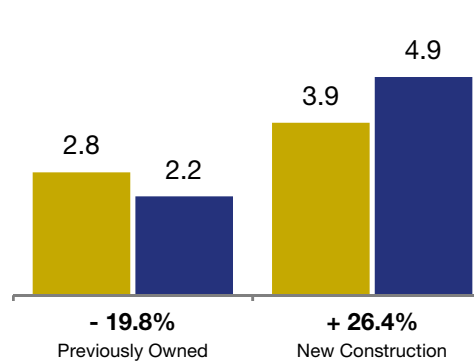
By Price Range

■ 10-2016 ■ 10-2017



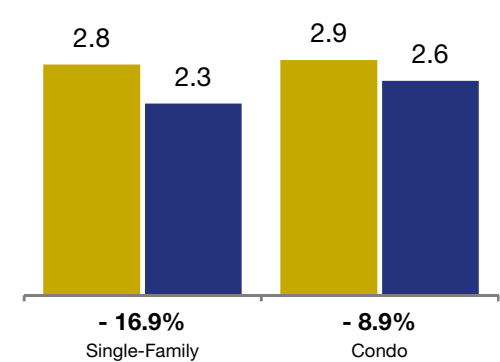
By Construction Type

■ 10-2016 ■ 10-2017



By Property Type

■ 10-2016 ■ 10-2017



All Properties

By Price Range

	10-2016	10-2017	Change
\$75,000 and Below	3.4	2.3	- 30.6%
\$75,001 to \$100,000	2.5	1.6	- 35.6%
\$100,001 to \$125,000	1.8	1.6	- 14.2%
\$125,001 to \$150,000	1.6	1.8	+ 11.0%
\$150,001 to \$300,000	2.7	2.3	- 12.3%
\$300,001 and Above	6.4	5.7	- 10.2%
All Price Ranges	2.8	2.4	- 14.3%

Single-Family

	10-2016	10-2017	Change
\$75,000 and Below	3.4	2.4	- 29.8%
\$75,001 to \$100,000	2.5	1.7	- 33.6%
\$100,001 to \$125,000	1.9	1.6	- 16.8%
\$125,001 to \$150,000	1.6	1.9	+ 13.1%
\$150,001 to \$300,000	2.6	2.3	- 13.3%
\$300,001 and Above	6.5	5.8	- 11.4%
All Price Ranges	2.8	2.3	- 16.9%

Condo

	10-2016	10-2017	Change
\$75,000 and Below	2.6	0.9	- 66.8%
\$75,001 to \$100,000	2.3	0.4	- 82.8%
\$100,001 to \$125,000	0.3	1.5	+ 377.3%
\$125,001 to \$150,000	1.8	1.4	- 19.3%
\$150,001 to \$300,000	3.6	3.7	+ 1.7%
\$300,001 and Above	4.6	4.7	+ 0.8%
All Price Ranges	2.9	2.6	- 8.9%

By Construction Type

	10-2016	10-2017	Change
Previously Owned	2.8	2.2	- 19.8%
New Construction	3.9	4.9	+ 26.4%
All Construction Types	2.8	2.4	- 14.3%

	10-2016	10-2017	Change
Previously Owned	2.8	2.2	- 19.5%
New Construction	3.7	4.5	+ 20.9%
All Construction Types	2.8	2.3	- 16.9%

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.