

Housing Supply Overview

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



March 2018

Supply remains low in most markets and categories. Buyer demand continues to show that there is room for growth, but we still have not reached a point where a year-over-year increase in the number of homes for sale can be anticipated. For the 12-month period spanning April 2017 through March 2018, Closed Sales in the Fort Wayne region were up 1.0 percent overall. The price range with the largest gain in sales was the \$150,001 to \$300,000 range, where they increased 12.5 percent.

The overall Median Sales Price was up 6.4 percent to \$135,000. The property type with the largest price gain was the Single-Family segment, where prices increased 7.2 percent to \$134,000. The overall Percent of Original List Price Received at Sale was up 0.9 percent to 96.2.

Market-wide, inventory levels were down 25.0 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 9.9 percent. That amounts to 1.5 months supply for Single-Family homes and 2.5 months supply for Condos.

Quick Facts

+ 12.5%

Price Range with
Strongest Closed Sales:

\$150,001 to \$300,000

+ 6.1%

Construction Status with
Strongest Closed Sales:

New Construction

+ 1.1%

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.

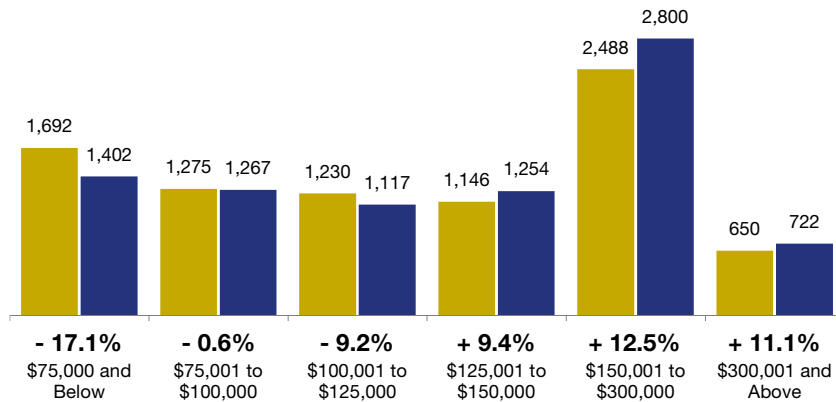
Closed Sales

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



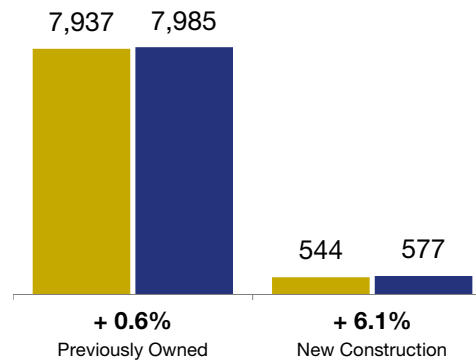
By Price Range

■ 3-2017 ■ 3-2018



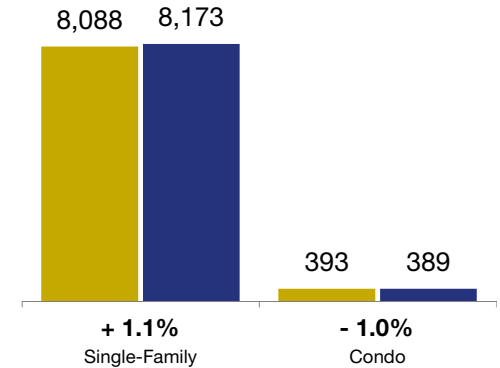
By Construction Type

■ 3-2017 ■ 3-2018



By Property Type

■ 3-2017 ■ 3-2018



All Properties

By Price Range

	3-2017	3-2018	Change
\$75,000 and Below	1,692	1,402	- 17.1%
\$75,001 to \$100,000	1,275	1,267	- 0.6%
\$100,001 to \$125,000	1,230	1,117	- 9.2%
\$125,001 to \$150,000	1,146	1,254	+ 9.4%
\$150,001 to \$300,000	2,488	2,800	+ 12.5%
\$300,001 and Above	650	722	+ 11.1%
All Price Ranges	8,481	8,562	+ 1.0%

Single-Family

	3-2017	3-2018	Change
\$75,000 and Below	1,655	1,377	- 16.8%
\$75,001 to \$100,000	1,218	1,211	- 0.6%
\$100,001 to \$125,000	1,190	1,084	- 8.9%
\$125,001 to \$150,000	1,063	1,184	+ 11.4%
\$150,001 to \$300,000	2,354	2,643	+ 12.3%
\$300,001 and Above	608	674	+ 10.9%
All Price Ranges	8,088	8,173	+ 1.1%

Condo

	3-2017	3-2018	Change
\$75,000 and Below	37	25	- 32.4%
\$75,001 to \$100,000	57	56	- 1.8%
\$100,001 to \$125,000	40	33	- 17.5%
\$125,001 to \$150,000	83	70	- 15.7%
\$150,001 to \$300,000	134	157	+ 17.2%
\$300,001 and Above	42	48	+ 14.3%
All Price Ranges	393	389	- 1.0%

By Construction Type

	3-2017	3-2018	Change
Previously Owned	7,937	7,985	+ 0.6%
New Construction	544	577	+ 6.1%
All Construction Types	8,481	8,562	+ 1.0%

	3-2017	3-2018	Change
Previously Owned	7,603	7,658	+ 0.7%
New Construction	485	515	+ 6.2%
All Price Ranges	8,088	8,173	+ 1.1%

	3-2017	3-2018	Change
Previously Owned	334	327	- 2.1%
New Construction	59	62	+ 5.1%
All Price Ranges	393	389	- 1.0%

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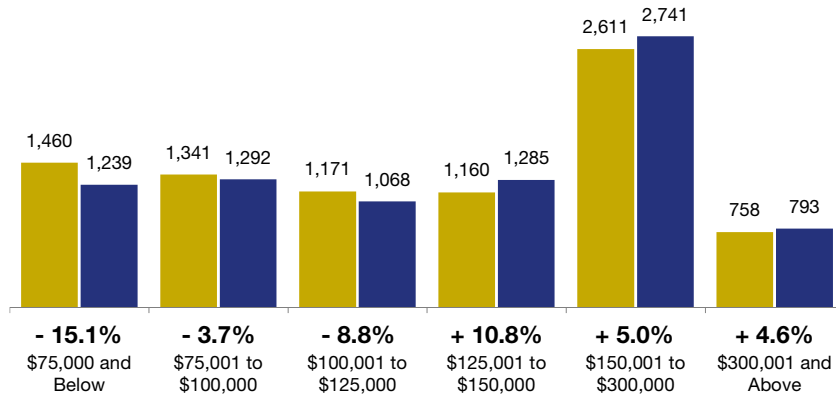
Pending Sales

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



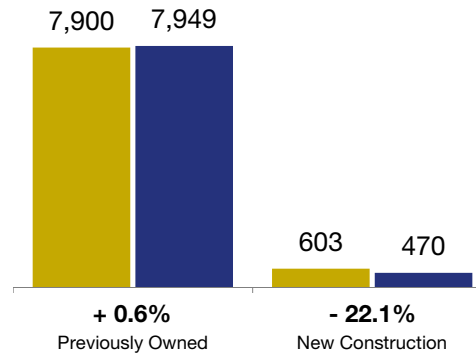
By Price Range

■ 3-2017 ■ 3-2018



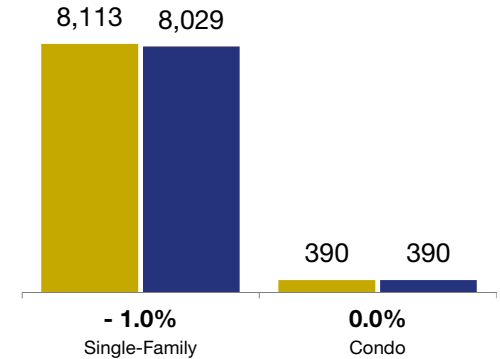
By Construction Type

■ 3-2017 ■ 3-2018



By Property Type

■ 3-2017 ■ 3-2018



All Properties

By Price Range

	3-2017	3-2018	Change
\$75,000 and Below	1,460	1,239	- 15.1%
\$75,001 to \$100,000	1,341	1,292	- 3.7%
\$100,001 to \$125,000	1,171	1,068	- 8.8%
\$125,001 to \$150,000	1,160	1,285	+ 10.8%
\$150,001 to \$300,000	2,611	2,741	+ 5.0%
\$300,001 and Above	758	793	+ 4.6%
All Price Ranges	8,503	8,419	- 1.0%

Single-Family

	3-2017	3-2018	Change
\$75,000 and Below	1,433	1,212	- 15.4%
\$75,001 to \$100,000	1,279	1,232	- 3.7%
\$100,001 to \$125,000	1,140	1,043	- 8.5%
\$125,001 to \$150,000	1,086	1,216	+ 12.0%
\$150,001 to \$300,000	2,458	2,584	+ 5.1%
\$300,001 and Above	715	741	+ 3.6%
All Price Ranges	8,113	8,029	- 1.0%

Condo

	3-2017	3-2018	Change
\$75,000 and Below	27	27	0.0%
\$75,001 to \$100,000	62	60	- 3.2%
\$100,001 to \$125,000	31	25	- 19.4%
\$125,001 to \$150,000	74	69	- 6.8%
\$150,001 to \$300,000	153	157	+ 2.6%
\$300,001 and Above	43	52	+ 20.9%
All Price Ranges	390	390	0.0%

By Construction Type

	3-2017	3-2018	Change
Previously Owned	7,900	7,949	+ 0.6%
New Construction	603	470	- 22.1%
All Construction Types	8,503	8,419	- 1.0%

	3-2017	3-2018	Change
Previously Owned	7,560	7,614	+ 0.7%
New Construction	553	415	- 25.0%
All Construction Types	8,113	8,029	- 1.0%

	3-2017	3-2018	Change
Previously Owned	340	335	- 1.5%
New Construction	50	55	+ 10.0%
All Construction Types	390	390	0.0%

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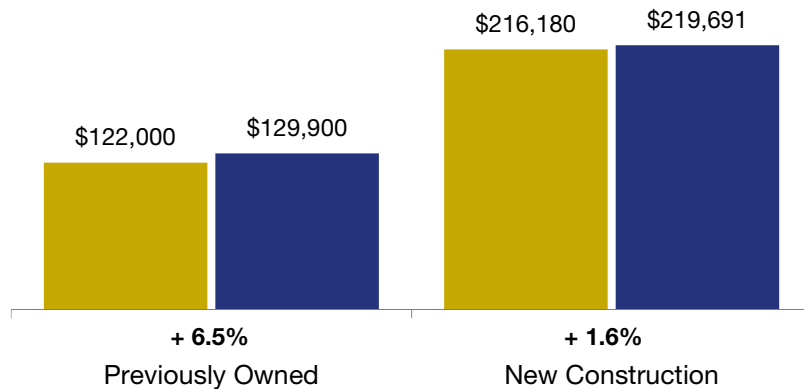
Median Sales Price

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



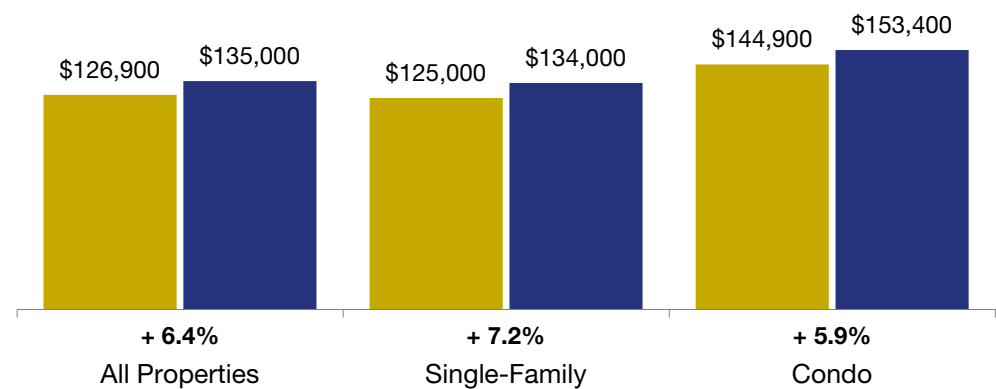
By Construction Type

■ 3-2017 ■ 3-2018



By Property Type

■ 3-2017 ■ 3-2018



All Properties

By Construction Type	3-2017	3-2018	Change
Previously Owned	\$122,000	\$129,900	+ 6.5%
New Construction	\$216,180	\$219,691	+ 1.6%
All Construction Types	\$126,900	\$135,000	+ 6.4%

Single-Family

3-2017	3-2018	Change	3-2017	3-2018	Change
\$121,000	\$129,500	+ 7.0%	\$138,500	\$146,575	+ 5.8%
\$214,900	\$218,501	+ 1.7%	\$226,958	\$231,813	+ 2.1%
\$125,000	\$134,000	+ 7.2%	\$144,900	\$153,400	+ 5.9%

Condo

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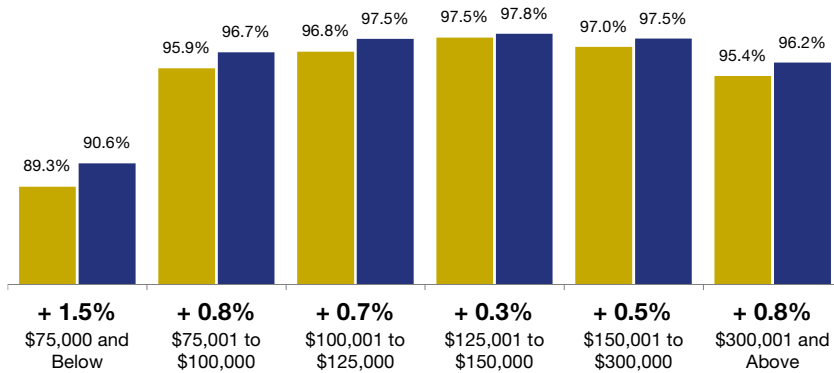
Percent of Original List Price Received



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.**

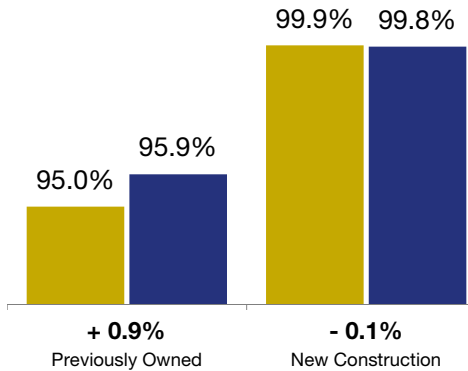
By Price Range

■ 3-2017 ■ 3-2018



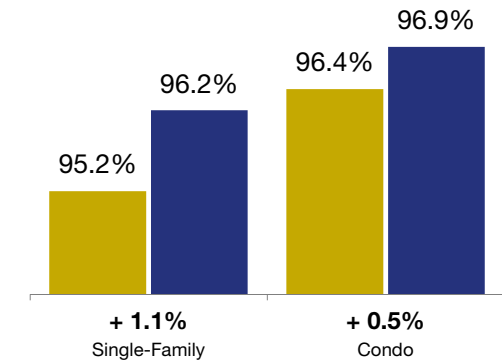
By Construction Type

■ 3-2017 ■ 3-2018



By Property Type

■ 3-2017 ■ 3-2018



All Properties

By Price Range

	3-2017	3-2018	Change
\$75,000 and Below	89.3%	90.6%	+ 1.5%
\$75,001 to \$100,000	95.9%	96.7%	+ 0.8%
\$100,001 to \$125,000	96.8%	97.5%	+ 0.7%
\$125,001 to \$150,000	97.5%	97.8%	+ 0.3%
\$150,001 to \$300,000	97.0%	97.5%	+ 0.5%
\$300,001 and Above	95.4%	96.2%	+ 0.8%
All Price Ranges	95.3%	96.2%	+ 0.9%

Single-Family

	3-2017	3-2018	Change
\$75,000 and Below	89.3%	90.6%	+ 1.5%
\$75,001 to \$100,000	95.8%	96.7%	+ 0.9%
\$100,001 to \$125,000	96.8%	97.5%	+ 0.7%
\$125,001 to \$150,000	97.6%	97.7%	+ 0.1%
\$150,001 to \$300,000	97.0%	97.5%	+ 0.5%
\$300,001 and Above	95.4%	96.2%	+ 0.8%
All Price Ranges	95.2%	96.2%	+ 1.1%

Condo

	3-2017	3-2018	Change
\$75,000 and Below	91.7%	91.3%	- 0.4%
\$75,001 to \$100,000	97.2%	98.4%	+ 1.2%
\$100,001 to \$125,000	96.6%	96.3%	- 0.3%
\$125,001 to \$150,000	97.2%	98.6%	+ 1.4%
\$150,001 to \$300,000	96.8%	97.2%	+ 0.4%
\$300,001 and Above	96.6%	95.3%	- 1.3%
All Price Ranges	96.4%	96.9%	+ 0.5%

By Construction Type

	3-2017	3-2018	Change
Previously Owned	95.0%	95.9%	+ 0.9%
New Construction	99.9%	99.8%	- 0.1%
All Construction Types	95.3%	96.2%	+ 0.9%

	3-2017	3-2018	Change
Previously Owned	94.9%	95.9%	+ 1.1%
New Construction	99.9%	99.7%	- 0.2%
All Construction Types	95.2%	96.2%	+ 1.1%

	3-2017	3-2018	Change
Previously Owned	95.9%	96.2%	+ 0.3%
New Construction	99.1%	100.7%	+ 1.6%
All Construction Types	96.4%	96.9%	+ 0.5%

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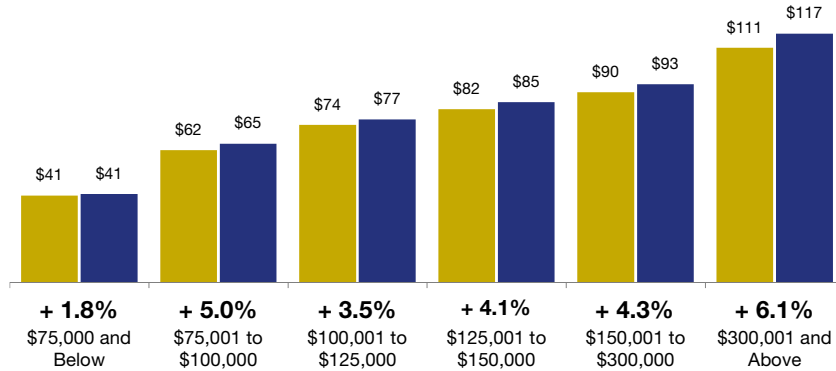
Price Per Square Foot

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



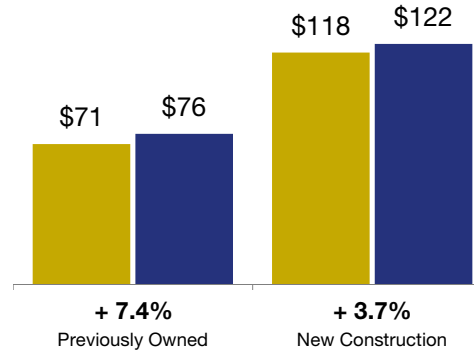
By Price Range

■ 3-2017 ■ 3-2018



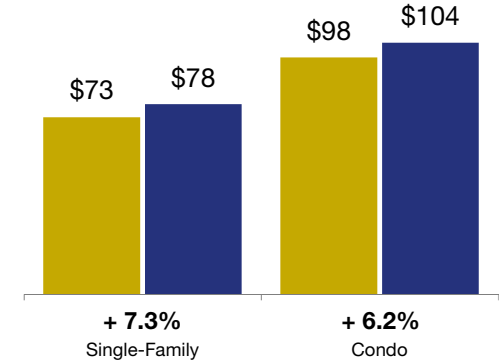
By Construction Type

■ 3-2017 ■ 3-2018



By Property Type

■ 3-2017 ■ 3-2018



All Properties

By Price Range

	3-2017	3-2018	Change
\$75,000 and Below	\$41	\$41	+ 1.8%
\$75,001 to \$100,000	\$62	\$65	+ 5.0%
\$100,001 to \$125,000	\$74	\$77	+ 3.5%
\$125,001 to \$150,000	\$82	\$85	+ 4.1%
\$150,001 to \$300,000	\$90	\$93	+ 4.3%
\$300,001 and Above	\$111	\$117	+ 6.1%
All Price Ranges	\$74	\$79	+ 7.2%

Single-Family

	3-2017	3-2018	Change
\$75,000 and Below	\$41	\$41	+ 1.9%
\$75,001 to \$100,000	\$62	\$65	+ 5.5%
\$100,001 to \$125,000	\$74	\$76	+ 3.3%
\$125,001 to \$150,000	\$81	\$84	+ 4.3%
\$150,001 to \$300,000	\$89	\$92	+ 4.3%
\$300,001 and Above	\$108	\$115	+ 6.6%
All Price Ranges	\$73	\$78	+ 7.3%

Condo

	3-2017	3-2018	Change
\$75,000 and Below	\$52	\$53	+ 1.1%
\$75,001 to \$100,000	\$74	\$72	- 3.7%
\$100,001 to \$125,000	\$89	\$97	+ 9.2%
\$125,001 to \$150,000	\$94	\$99	+ 5.4%
\$150,001 to \$300,000	\$108	\$112	+ 4.0%
\$300,001 and Above	\$151	\$150	- 0.7%
All Price Ranges	\$98	\$104	+ 6.2%

By Construction Type

	3-2017	3-2018	Change
Previously Owned	\$71	\$76	+ 7.4%
New Construction	\$118	\$122	+ 3.7%
All Construction Types	\$74	\$79	+ 7.2%

	3-2017	3-2018	Change
Previously Owned	\$70	\$75	+ 7.4%
New Construction	\$116	\$121	+ 4.2%
All Construction Types	\$73	\$78	+ 7.3%

	3-2017	3-2018	Change
Previously Owned	\$91	\$98	+ 7.1%
New Construction	\$133	\$134	+ 0.9%
All Construction Types	\$98	\$104	+ 6.2%

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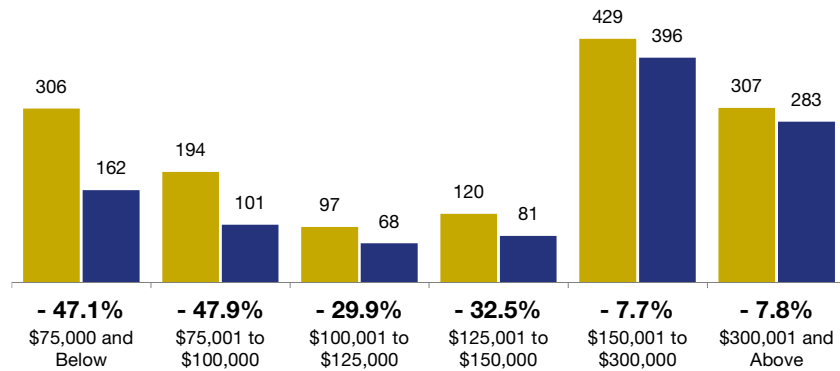
Inventory of Homes for Sale

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



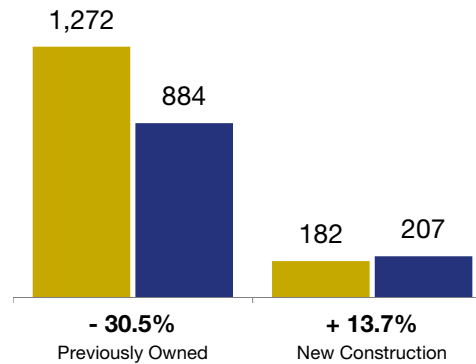
By Price Range

■ 3-2017 ■ 3-2018



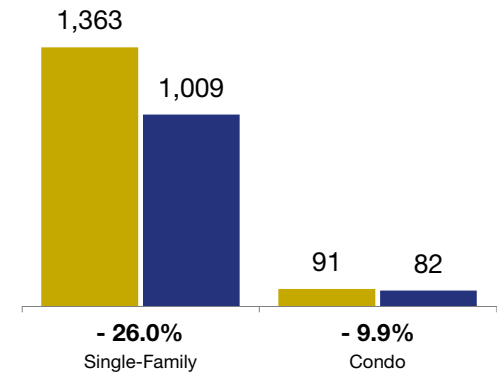
By Construction Type

■ 3-2017 ■ 3-2018



By Property Type

■ 3-2017 ■ 3-2018



All Properties

By Price Range

	3-2017	3-2018	Change
\$75,000 and Below	306	162	- 47.1%
\$75,001 to \$100,000	194	101	- 47.9%
\$100,001 to \$125,000	97	68	- 29.9%
\$125,001 to \$150,000	120	81	- 32.5%
\$150,001 to \$300,000	429	396	- 7.7%
\$300,001 and Above	307	283	- 7.8%
All Price Ranges	1,454	1,091	- 25.0%

Single-Family

	3-2017	3-2018	Change
\$75,000 and Below	300	156	- 48.0%
\$75,001 to \$100,000	188	99	- 47.3%
\$100,001 to \$125,000	93	67	- 28.0%
\$125,001 to \$150,000	111	75	- 32.4%
\$150,001 to \$300,000	386	354	- 8.3%
\$300,001 and Above	284	258	- 9.2%
All Price Ranges	1,363	1,009	- 26.0%

Condo

	3-2017	3-2018	Change
\$75,000 and Below	6	6	0.0%
\$75,001 to \$100,000	6	2	- 66.7%
\$100,001 to \$125,000	4	1	- 75.0%
\$125,001 to \$150,000	9	6	- 33.3%
\$150,001 to \$300,000	43	42	- 2.3%
\$300,001 and Above	23	25	+ 8.7%
All Price Ranges	91	82	- 9.9%

By Construction Type

	3-2017	3-2018	Change
Previously Owned	1,272	884	- 30.5%
New Construction	182	207	+ 13.7%
All Construction Types	1,454	1,091	- 25.0%

	3-2017	3-2018	Change
Previously Owned	1,210	831	- 31.3%
New Construction	153	178	+ 16.3%
All Construction Types	1,363	1,009	- 26.0%

	3-2017	3-2018	Change
Previously Owned	62	53	- 14.5%
New Construction	29	29	0.0%
All Construction Types	91	82	- 9.9%

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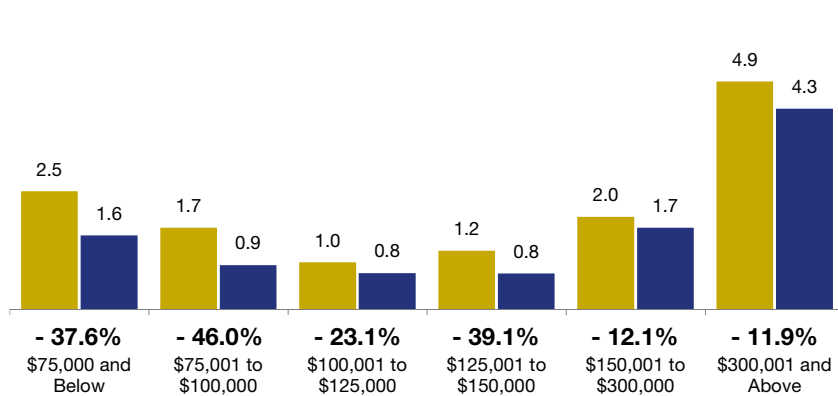
Months Supply of Inventory



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.

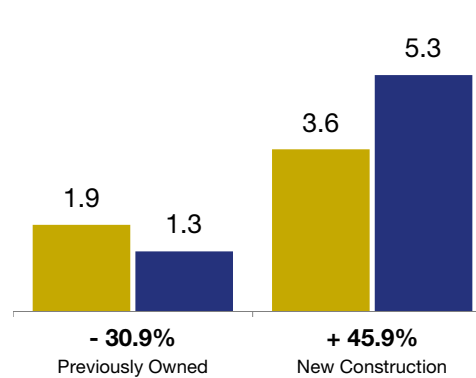
By Price Range

■ 3-2017 ■ 3-2018



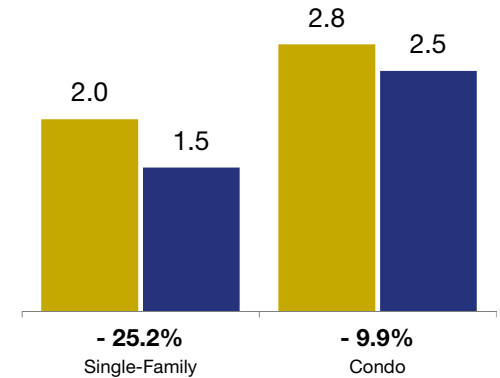
By Construction Type

■ 3-2017 ■ 3-2018



By Property Type

■ 3-2017 ■ 3-2018



All Properties

By Price Range

	3-2017	3-2018	Change
\$75,000 and Below	2.5	1.6	- 37.6%
\$75,001 to \$100,000	1.7	0.9	- 46.0%
\$100,001 to \$125,000	1.0	0.8	- 23.1%
\$125,001 to \$150,000	1.2	0.8	- 39.1%
\$150,001 to \$300,000	2.0	1.7	- 12.1%
\$300,001 and Above	4.9	4.3	- 11.9%
All Price Ranges	2.1	1.6	- 23.8%

Single-Family

	3-2017	3-2018	Change
\$75,000 and Below	2.5	1.5	- 38.5%
\$75,001 to \$100,000	1.8	1.0	- 45.3%
\$100,001 to \$125,000	1.0	0.8	- 21.3%
\$125,001 to \$150,000	1.2	0.7	- 39.7%
\$150,001 to \$300,000	1.9	1.6	- 12.8%
\$300,001 and Above	4.8	4.2	- 12.3%
All Price Ranges	2.0	1.5	- 25.2%

Condo

	3-2017	3-2018	Change
\$75,000 and Below	2.2	2.4	+ 10.0%
\$75,001 to \$100,000	1.2	0.4	- 68.4%
\$100,001 to \$125,000	1.2	0.4	- 62.1%
\$125,001 to \$150,000	1.5	1.0	- 28.5%
\$150,001 to \$300,000	3.4	3.2	- 4.8%
\$300,001 and Above	5.9	5.3	- 10.1%
All Price Ranges	2.8	2.5	- 9.9%

By Construction Type

	3-2017	3-2018	Change
Previously Owned	1.9	1.3	- 30.9%
New Construction	3.6	5.3	+ 45.9%
All Construction Types	2.1	1.6	- 23.8%

	3-2017	3-2018	Change
Previously Owned	1.9	1.3	- 31.8%
New Construction	3.3	5.1	+ 55.0%
All Construction Types	2.0	1.5	- 25.2%

	3-2017	3-2018	Change
Previously Owned	2.2	1.9	- 13.2%
New Construction	7.0	6.3	- 9.1%
All Construction Types	2.8	2.5	- 9.9%

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.