

# Housing Supply Overview

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



## April 2018

Although housing supply is low and will likely remain low for the duration of 2018, there are signs of improvement for new listings. Sellers are beginning to come out of hibernation while new build projects are taking shape with more regularity. For the 12-month period spanning May 2017 through April 2018, Closed Sales in the Fort Wayne region were down 0.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 11.6 percent.

The overall Median Sales Price was up 6.3 percent to \$135,000. The property type with the largest price gain was the Single-Family segment, where prices increased 7.9 percent to \$134,900. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 96.2.

Market-wide, inventory levels were down 26.6 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 8.0 percent. That amounts to 1.5 months supply for Single-Family homes and 2.5 months supply for Condos.

## Quick Facts

**+ 11.6%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 0.5%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**- 0.5%**

Property Type with  
Strongest Closed Sales:

**Single-Family**

Closed Sales	2
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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.

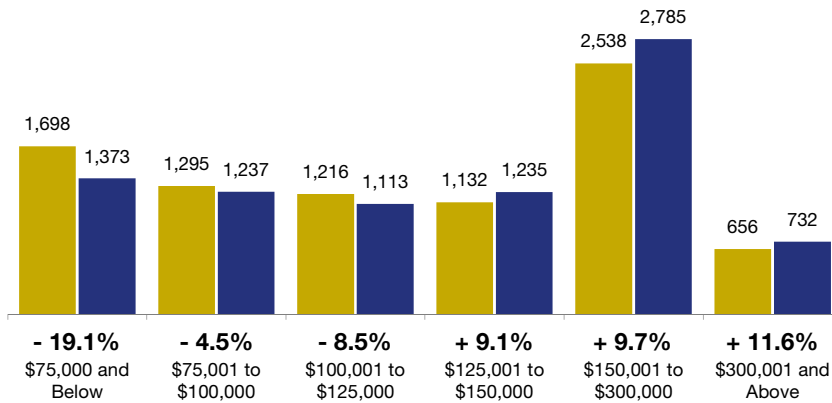
# Closed Sales

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



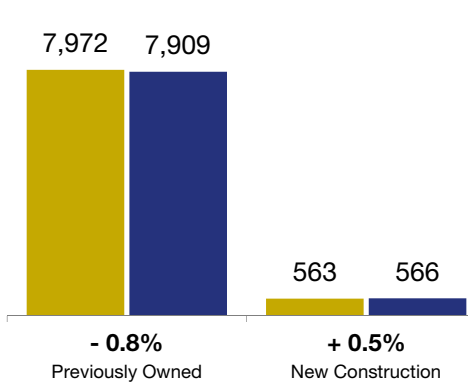
## By Price Range

■ 4-2017 ■ 4-2018



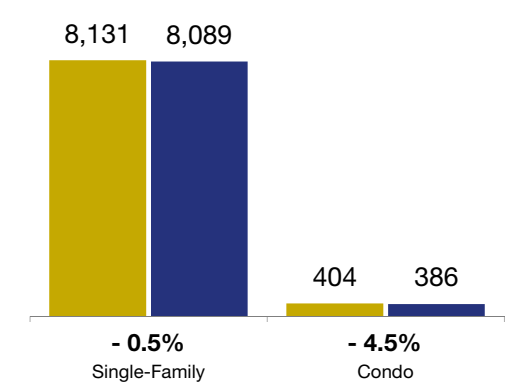
## By Construction Type

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



## All Properties

### By Price Range

	4-2017	4-2018	Change
\$75,000 and Below	1,698	1,373	- 19.1%
\$75,001 to \$100,000	1,295	1,237	- 4.5%
\$100,001 to \$125,000	1,216	1,113	- 8.5%
\$125,001 to \$150,000	1,132	1,235	+ 9.1%
\$150,001 to \$300,000	2,538	2,785	+ 9.7%
\$300,001 and Above	656	732	+ 11.6%
<b>All Price Ranges</b>	<b>8,535</b>	<b>8,475</b>	<b>- 0.7%</b>

## Single-Family

	4-2017	4-2018	Change
\$75,000 and Below	1,661	1,343	- 19.1%
\$75,001 to \$100,000	1,239	1,184	- 4.4%
\$100,001 to \$125,000	1,177	1,079	- 8.3%
\$125,001 to \$150,000	1,048	1,171	+ 11.7%
\$150,001 to \$300,000	2,395	2,629	+ 9.8%
\$300,001 and Above	611	683	+ 11.8%
<b>All Single-Family</b>	<b>8,131</b>	<b>8,089</b>	<b>- 0.5%</b>

## Condo

	4-2017	4-2018	Change
\$75,000 and Below	37	30	- 18.9%
\$75,001 to \$100,000	56	53	- 5.4%
\$100,001 to \$125,000	39	34	- 12.8%
\$125,001 to \$150,000	84	64	- 23.8%
\$150,001 to \$300,000	143	156	+ 9.1%
\$300,001 and Above	45	49	+ 8.9%
<b>All Condo</b>	<b>404</b>	<b>386</b>	<b>- 4.5%</b>

### By Construction Type

	4-2017	4-2018	Change
Previously Owned	7,972	7,909	- 0.8%
New Construction	563	566	+ 0.5%
<b>All Construction Types</b>	<b>8,535</b>	<b>8,475</b>	<b>- 0.7%</b>

	4-2017	4-2018	Change
Previously Owned	7,626	7,582	- 0.6%
New Construction	505	507	+ 0.4%
<b>All Single-Family</b>	<b>8,131</b>	<b>8,089</b>	<b>- 0.5%</b>

	4-2017	4-2018	Change
Single-Family	346	327	- 5.5%
Condo	58	59	+ 1.7%
<b>All Condo</b>	<b>404</b>	<b>386</b>	<b>- 4.5%</b>

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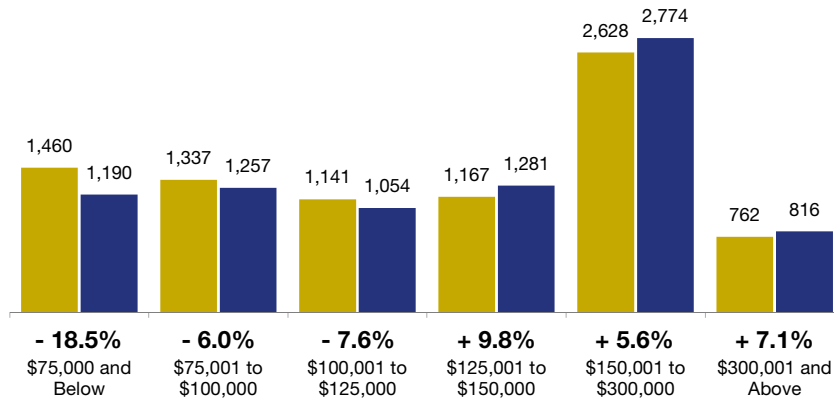
# Pending Sales

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



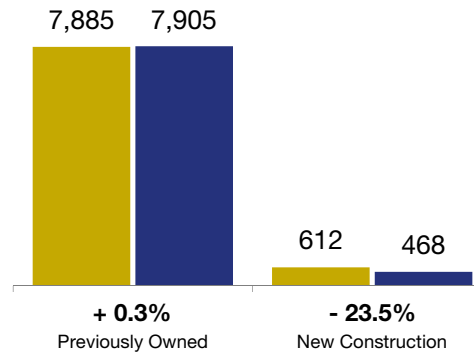
## By Price Range

■ 4-2017 ■ 4-2018



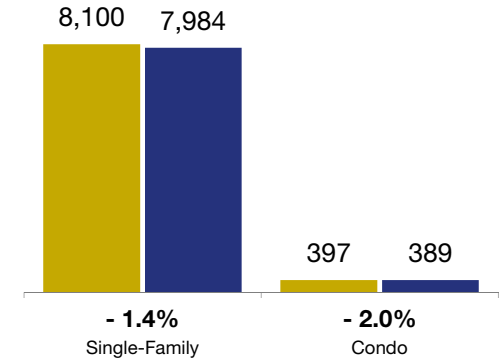
## By Construction Type

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



### All Properties

#### By Price Range

	4-2017	4-2018	Change
\$75,000 and Below	1,460	1,190	- 18.5%
\$75,001 to \$100,000	1,337	1,257	- 6.0%
\$100,001 to \$125,000	1,141	1,054	- 7.6%
\$125,001 to \$150,000	1,167	1,281	+ 9.8%
\$150,001 to \$300,000	2,628	2,774	+ 5.6%
\$300,001 and Above	762	816	+ 7.1%
<b>All Price Ranges</b>	<b>8,497</b>	<b>8,373</b>	<b>- 1.5%</b>

### Single-Family

	4-2017	4-2018	Change
\$75,000 and Below	1,433	1,165	- 18.7%
\$75,001 to \$100,000	1,273	1,203	- 5.5%
\$100,001 to \$125,000	1,112	1,030	- 7.4%
\$125,001 to \$150,000	1,093	1,212	+ 10.9%
\$150,001 to \$300,000	2,473	2,607	+ 5.4%
\$300,001 and Above	714	766	+ 7.3%
<b>All Price Ranges</b>	<b>8,100</b>	<b>7,984</b>	<b>- 1.4%</b>

### Condo

	4-2017	4-2018	Change
\$75,000 and Below	27	25	- 7.4%
\$75,001 to \$100,000	64	54	- 15.6%
\$100,001 to \$125,000	29	24	- 17.2%
\$125,001 to \$150,000	74	69	- 6.8%
\$150,001 to \$300,000	155	167	+ 7.7%
\$300,001 and Above	48	50	+ 4.2%
<b>All Price Ranges</b>	<b>397</b>	<b>389</b>	<b>- 2.0%</b>

#### By Construction Type

	4-2017	4-2018	Change
Previously Owned	7,885	7,905	+ 0.3%
New Construction	612	468	- 23.5%
<b>All Construction Types</b>	<b>8,497</b>	<b>8,373</b>	<b>- 1.5%</b>

	4-2017	4-2018	Change
Previously Owned	7,540	7,570	+ 0.4%
New Construction	560	414	- 26.1%
<b>All Construction Types</b>	<b>8,100</b>	<b>7,984</b>	<b>- 1.4%</b>

	4-2017	4-2018	Change
Previously Owned	345	335	- 2.9%
New Construction	52	54	+ 3.8%
<b>All Construction Types</b>	<b>397</b>	<b>389</b>	<b>- 2.0%</b>

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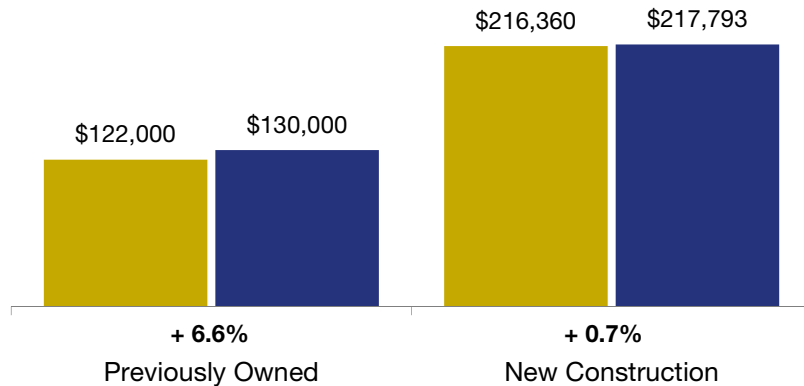
# Median Sales Price

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



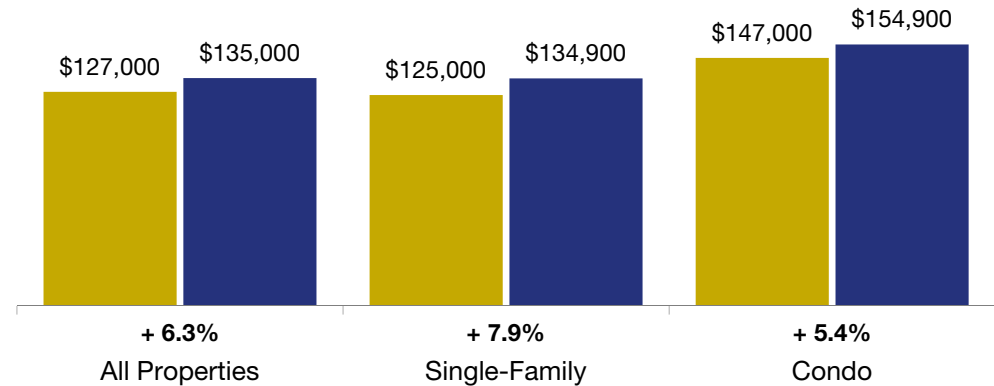
## By Construction Type

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



### All Properties

By Construction Type	4-2017	4-2018	Change
Previously Owned	\$122,000	\$130,000	+ 6.6%
New Construction	\$216,360	\$217,793	+ 0.7%
<b>All Construction Types</b>	<b>\$127,000</b>	<b>\$135,000</b>	<b>+ 6.3%</b>

### Single-Family

4-2017	4-2018	Change
\$120,500	\$129,900	+ 7.8%
\$214,900	\$215,000	+ 0.0%
<b>\$125,000</b>	<b>\$134,900</b>	<b>+ 7.9%</b>

### Condo

4-2017	4-2018	Change
\$140,000	\$145,550	+ 4.0%
\$235,264	\$237,500	+ 1.0%
<b>\$147,000</b>	<b>\$154,900</b>	<b>+ 5.4%</b>

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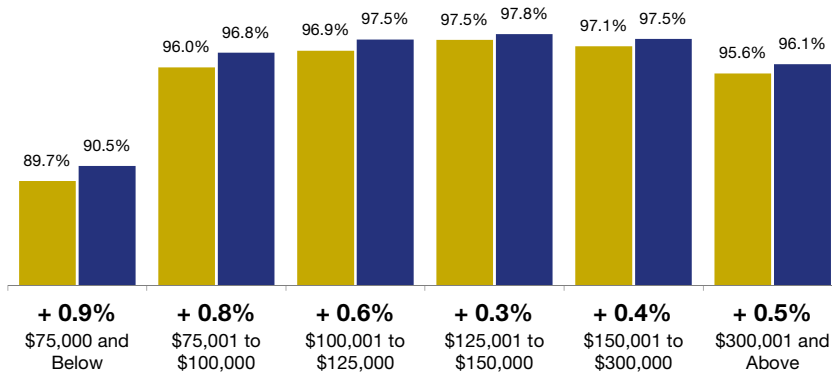
# Percent of Original List Price Received

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.**



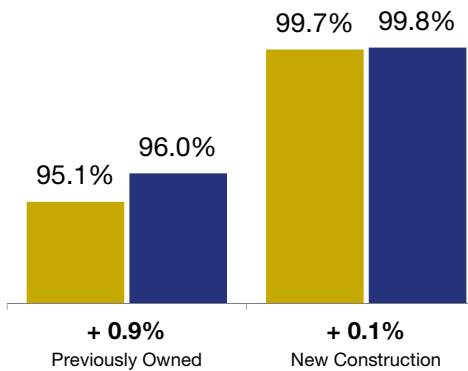
## By Price Range

■ 4-2017 ■ 4-2018



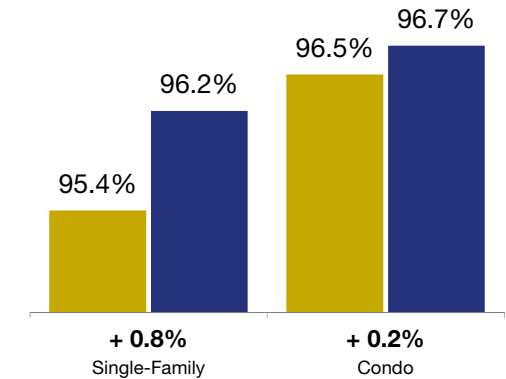
## By Construction Type

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



## All Properties

### By Price Range

	4-2017	4-2018	Change
\$75,000 and Below	89.7%	90.5%	+ 0.9%
\$75,001 to \$100,000	96.0%	96.8%	+ 0.8%
\$100,001 to \$125,000	96.9%	97.5%	+ 0.6%
\$125,001 to \$150,000	97.5%	97.8%	+ 0.3%
\$150,001 to \$300,000	97.1%	97.5%	+ 0.4%
\$300,001 and Above	95.6%	96.1%	+ 0.5%
<b>All Price Ranges</b>	<b>95.4%</b>	<b>96.2%</b>	<b>+ 0.8%</b>

## Single-Family

	4-2017	4-2018	Change
\$75,000 and Below	89.7%	90.5%	+ 0.9%
\$75,001 to \$100,000	95.9%	96.7%	+ 0.8%
\$100,001 to \$125,000	96.9%	97.5%	+ 0.6%
\$125,001 to \$150,000	97.5%	97.7%	+ 0.2%
\$150,001 to \$300,000	97.1%	97.6%	+ 0.5%
\$300,001 and Above	95.5%	96.2%	+ 0.7%
<b>All Price Ranges</b>	<b>95.4%</b>	<b>96.2%</b>	<b>+ 0.8%</b>

## Condo

	4-2017	4-2018	Change
\$75,000 and Below	92.2%	90.7%	- 1.6%
\$75,001 to \$100,000	97.2%	98.6%	+ 1.4%
\$100,001 to \$125,000	96.5%	96.4%	- 0.1%
\$125,001 to \$150,000	97.4%	98.5%	+ 1.1%
\$150,001 to \$300,000	96.8%	97.2%	+ 0.4%
\$300,001 and Above	96.6%	95.1%	- 1.6%
<b>All Price Ranges</b>	<b>96.5%</b>	<b>96.7%</b>	<b>+ 0.2%</b>

### By Construction Type

	4-2017	4-2018	Change
Previously Owned	95.1%	96.0%	+ 0.9%
New Construction	99.7%	99.8%	+ 0.1%
<b>All Construction Types</b>	<b>95.4%</b>	<b>96.2%</b>	<b>+ 0.8%</b>

	4-2017	4-2018	Change
Previously Owned	95.1%	96.0%	+ 0.9%
New Construction	99.8%	99.7%	- 0.1%
<b>All Construction Types</b>	<b>95.4%</b>	<b>96.2%</b>	<b>+ 0.8%</b>

	4-2017	4-2018	Change
Single-Family	96.0%	96.1%	+ 0.1%
Condo	99.2%	100.5%	+ 1.3%
<b>All Property Types</b>	<b>96.5%</b>	<b>96.7%</b>	<b>+ 0.2%</b>

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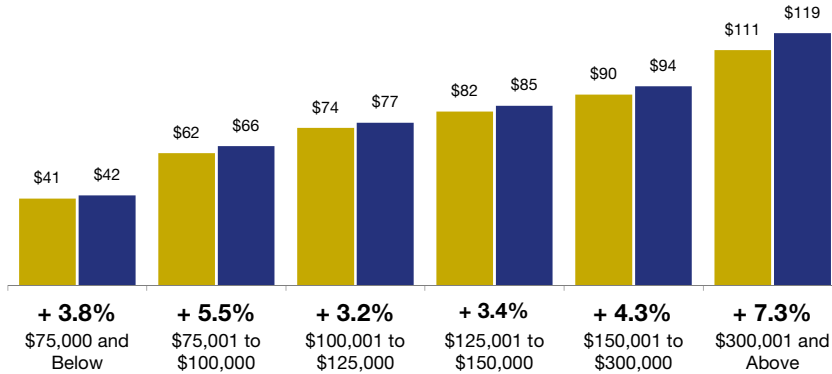
# Price Per Square Foot

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



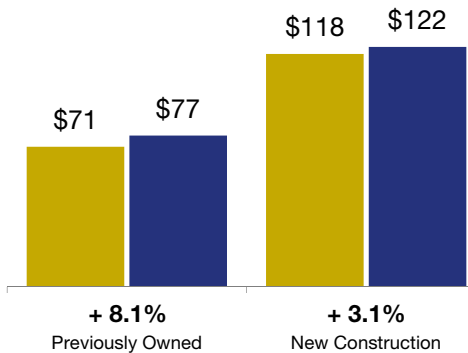
## By Price Range

■ 4-2017 ■ 4-2018



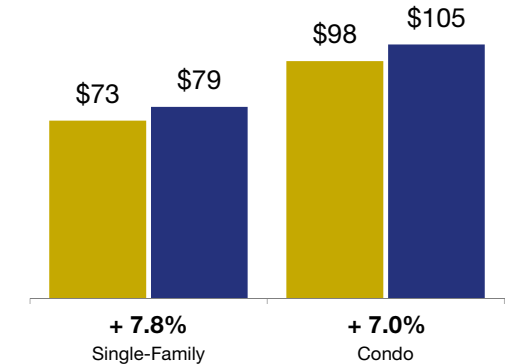
## By Construction Type

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



## All Properties

### By Price Range

	4-2017	4-2018	Change
\$75,000 and Below	\$41	\$42	+ 3.8%
\$75,001 to \$100,000	\$62	\$66	+ 5.5%
\$100,001 to \$125,000	\$74	\$77	+ 3.2%
\$125,001 to \$150,000	\$82	\$85	+ 3.4%
\$150,001 to \$300,000	\$90	\$94	+ 4.3%
\$300,001 and Above	\$111	\$119	+ 7.3%
<b>All Price Ranges</b>	<b>\$74</b>	<b>\$80</b>	<b>+ 7.6%</b>

## Single-Family

	4-2017	4-2018	Change
\$40	\$40	\$42	+ 4.0%
\$62	\$62	\$65	+ 6.0%
\$74	\$74	\$76	+ 3.1%
\$81	\$81	\$84	+ 3.9%
\$89	\$89	\$93	+ 4.0%
\$108	\$108	\$117	+ 7.7%
<b>All Single-Family</b>	<b>\$73</b>	<b>\$79</b>	<b>+ 7.8%</b>

## Condo

	4-2017	4-2018	Change
\$54	\$54	\$53	- 2.2%
\$75	\$75	\$72	- 3.8%
\$89	\$89	\$95	+ 6.5%
\$97	\$97	\$99	+ 2.2%
\$105	\$105	\$115	+ 9.3%
\$149	\$149	\$154	+ 3.1%
<b>All Condo</b>	<b>\$98</b>	<b>\$105</b>	<b>+ 7.0%</b>

### By Construction Type

	4-2017	4-2018	Change
Previously Owned	\$71	\$77	+ 8.1%
New Construction	\$118	\$122	+ 3.1%
<b>All Construction Types</b>	<b>\$74</b>	<b>\$80</b>	<b>+ 7.6%</b>

	4-2017	4-2018	Change
\$70	\$70	\$76	+ 8.2%
\$117	\$117	\$120	+ 3.3%
<b>All Single-Family</b>	<b>\$73</b>	<b>\$79</b>	<b>+ 7.8%</b>

	4-2017	4-2018	Change
\$92	\$92	\$99	+ 7.8%
\$134	\$134	\$136	+ 1.8%
<b>All Condo</b>	<b>\$98</b>	<b>\$105</b>	<b>+ 7.0%</b>

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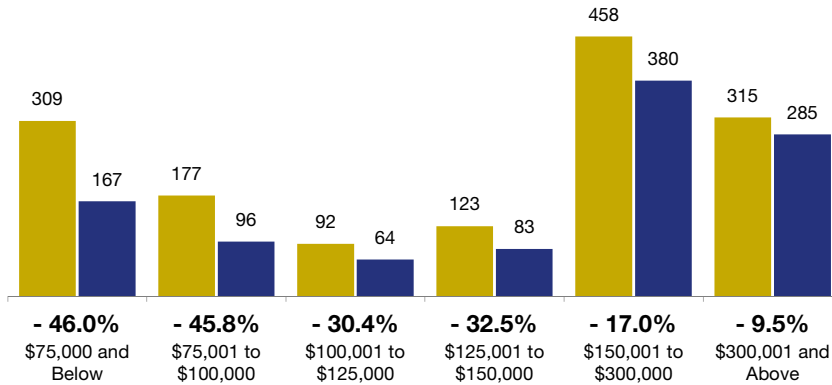
# Inventory of Homes for Sale

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



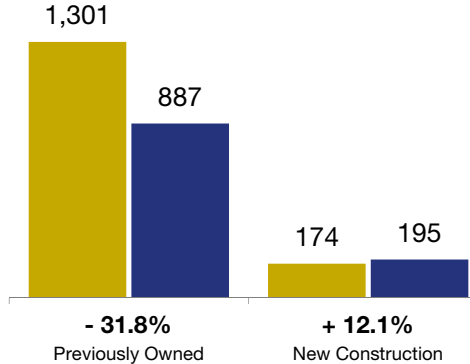
## By Price Range

■ 4-2017 ■ 4-2018



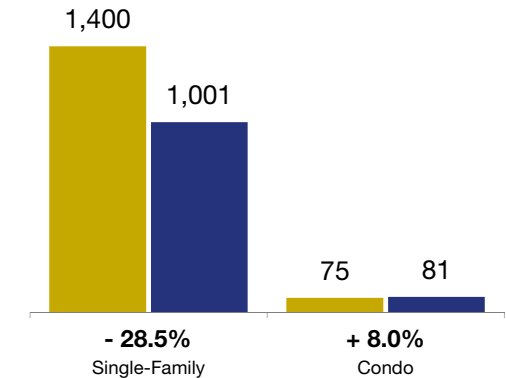
## By Construction Type

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



### All Properties

#### By Price Range

	4-2017	4-2018	Change
\$75,000 and Below	309	167	- 46.0%
\$75,001 to \$100,000	177	96	- 45.8%
\$100,001 to \$125,000	92	64	- 30.4%
\$125,001 to \$150,000	123	83	- 32.5%
\$150,001 to \$300,000	458	380	- 17.0%
\$300,001 and Above	315	285	- 9.5%
<b>All Price Ranges</b>	<b>1,475</b>	<b>1,082</b>	<b>- 26.6%</b>

### Single-Family

	4-2017	4-2018	Change
\$75,000 and Below	305	160	- 47.5%
\$75,001 to \$100,000	171	93	- 45.6%
\$100,001 to \$125,000	92	62	- 32.6%
\$125,001 to \$150,000	114	78	- 31.6%
\$150,001 to \$300,000	423	339	- 19.9%
\$300,001 and Above	294	262	- 10.9%
<b>All Single-Family</b>	<b>1,400</b>	<b>1,001</b>	<b>- 28.5%</b>

### Condo

	4-2017	4-2018	Change
\$75,000 and Below	4	7	+ 75.0%
\$75,001 to \$100,000	6	3	- 50.0%
\$100,001 to \$125,000	0	2	0.0%
\$125,001 to \$150,000	9	5	- 44.4%
\$150,001 to \$300,000	35	41	+ 17.1%
\$300,001 and Above	21	23	+ 9.5%
<b>All Condo</b>	<b>75</b>	<b>81</b>	<b>+ 8.0%</b>

#### By Construction Type

	4-2017	4-2018	Change
Previously Owned	1,301	887	- 31.8%
New Construction	174	195	+ 12.1%
<b>All Construction Types</b>	<b>1,475</b>	<b>1,082</b>	<b>- 26.6%</b>

	4-2017	4-2018	Change
Previously Owned	1,250	837	- 33.0%
New Construction	150	164	+ 9.3%
<b>All Single-Family</b>	<b>1,400</b>	<b>1,001</b>	<b>- 28.5%</b>

	4-2017	4-2018	Change
Single-Family	51	50	- 2.0%
Condo	24	31	+ 29.2%
<b>All Condo</b>	<b>75</b>	<b>81</b>	<b>+ 8.0%</b>

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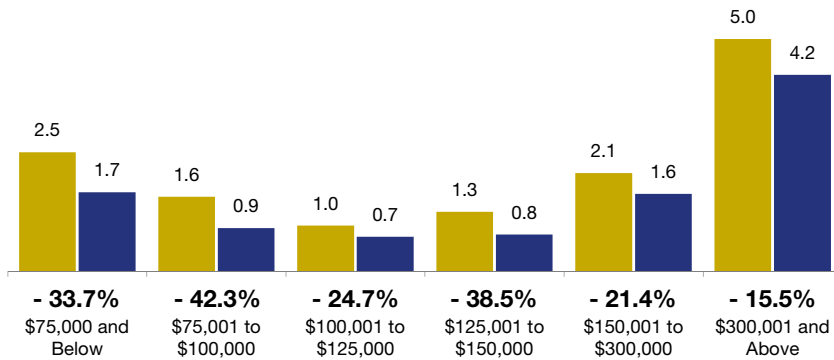
# Months Supply of Inventory

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.



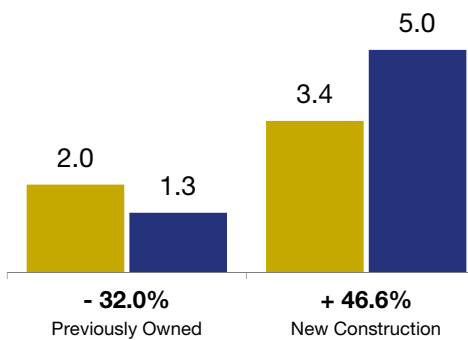
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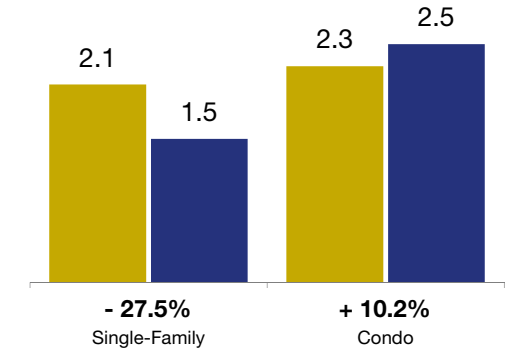
## By Construction Type

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



## All Properties

### By Price Range

	4-2017	4-2018	Change
\$75,000 and Below	2.5	1.7	- 33.7%
\$75,001 to \$100,000	1.6	0.9	- 42.3%
\$100,001 to \$125,000	1.0	0.7	- 24.7%
\$125,001 to \$150,000	1.3	0.8	- 38.5%
\$150,001 to \$300,000	2.1	1.6	- 21.4%
\$300,001 and Above	5.0	4.2	- 15.5%
<b>All Price Ranges</b>	<b>2.1</b>	<b>1.6</b>	<b>- 23.8%</b>

## Single-Family

	4-2017	4-2018	Change
\$75,000 and Below	2.6	1.6	- 35.5%
\$75,001 to \$100,000	1.6	0.9	- 42.4%
\$100,001 to \$125,000	1.0	0.7	- 27.2%
\$125,001 to \$150,000	1.3	0.8	- 38.3%
\$150,001 to \$300,000	2.1	1.6	- 24.0%
\$300,001 and Above	4.9	4.1	- 16.9%
<b>All Price Ranges</b>	<b>2.1</b>	<b>1.5</b>	<b>- 27.5%</b>

## Condo

	4-2017	4-2018	Change
\$75,000 and Below	1.5	3.1	+ 107.9%
\$75,001 to \$100,000	1.1	0.6	- 45.7%
\$100,001 to \$125,000	0.0	0.9	0.0%
\$125,001 to \$150,000	1.5	0.9	- 40.4%
\$150,001 to \$300,000	2.7	2.9	+ 8.7%
\$300,001 and Above	4.8	5.1	+ 5.1%
<b>All Price Ranges</b>	<b>2.3</b>	<b>2.5</b>	<b>+ 10.2%</b>

### By Construction Type

	4-2017	4-2018	Change
Previously Owned	2.0	1.3	- 32.0%
New Construction	3.4	5.0	+ 46.6%
<b>All Construction Types</b>	<b>2.1</b>	<b>1.6</b>	<b>- 23.8%</b>

	4-2017	4-2018	Change
Previously Owned	2.0	1.3	- 33.3%
New Construction	3.2	4.8	+ 47.9%
<b>All Construction Types</b>	<b>2.1</b>	<b>1.5</b>	<b>- 27.5%</b>

	4-2017	4-2018	Change
Single-Family	1.8	1.8	+ 1.0%
Condo	5.5	6.9	+ 24.4%
<b>All Property Types</b>	<b>2.3</b>	<b>2.5</b>	<b>+ 10.2%</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.