

Housing Supply Overview

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



May 2018

Having a balanced number of homes for sale is an ongoing concern in most submarkets, as demand exceeds inventory. New construction optimism is tempered by building costs, but clever builders will figure out ways to turn profits while the economy is ripe for production. For the 12-month period spanning June 2017 through May 2018, Closed Sales in the Fort Wayne region were down 1.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 13.5 percent.

The overall Median Sales Price was up 6.4 percent to \$136,250. The property type with the largest price gain was the Single-Family segment, where prices increased 7.1 percent to \$135,000. The overall Percent of Original List Price Received at Sale was up 0.8 percent to 96.3.

Market-wide, inventory levels were down 17.8 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 2.7 percent. That amounts to 1.7 months supply for Single-Family homes and 2.4 months supply for Condos.

Quick Facts

+ 13.5%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 0.4%

Construction Status with
Strongest Closed Sales:

Previously Owned

- 0.8%

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.

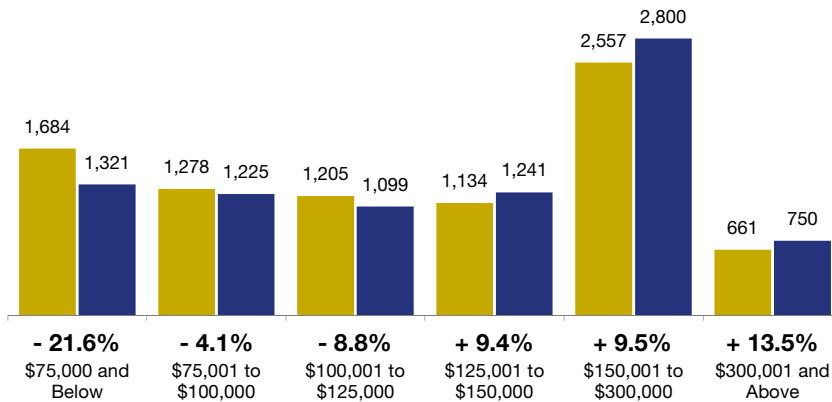
Closed Sales

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



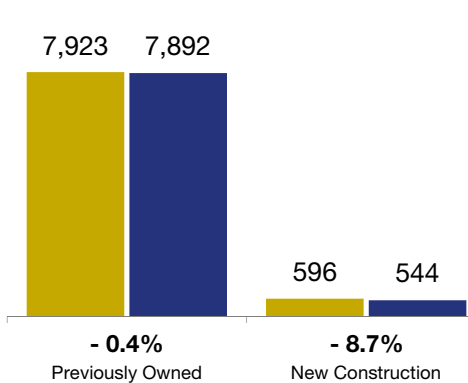
By Price Range

■ 5-2017 ■ 5-2018



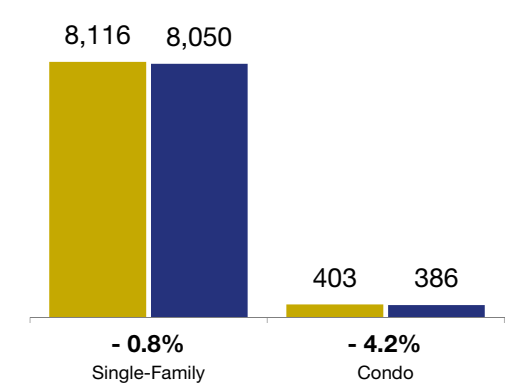
By Construction Type

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Price Range

	5-2017	5-2018	Change
\$75,000 and Below	1,684	1,321	- 21.6%
\$75,001 to \$100,000	1,278	1,225	- 4.1%
\$100,001 to \$125,000	1,205	1,099	- 8.8%
\$125,001 to \$150,000	1,134	1,241	+ 9.4%
\$150,001 to \$300,000	2,557	2,800	+ 9.5%
\$300,001 and Above	661	750	+ 13.5%
All Price Ranges	8,519	8,436	- 1.0%

Single-Family

	5-2017	5-2018	Change
\$75,000 and Below	1,649	1,293	- 21.6%
\$75,001 to \$100,000	1,221	1,173	- 3.9%
\$100,001 to \$125,000	1,169	1,067	- 8.7%
\$125,001 to \$150,000	1,059	1,174	+ 10.9%
\$150,001 to \$300,000	2,406	2,640	+ 9.7%
\$300,001 and Above	612	703	+ 14.9%
All Single-Family	8,116	8,050	- 0.8%

Condo

	5-2017	5-2018	Change
\$75,000 and Below	35	28	- 20.0%
\$75,001 to \$100,000	57	52	- 8.8%
\$100,001 to \$125,000	36	32	- 11.1%
\$125,001 to \$150,000	75	67	- 10.7%
\$150,001 to \$300,000	151	160	+ 6.0%
\$300,001 and Above	49	47	- 4.1%
All Condo	403	386	- 4.2%

By Construction Type

	5-2017	5-2018	Change
Previously Owned	7,923	7,892	- 0.4%
New Construction	596	544	- 8.7%
All Construction Types	8,519	8,436	- 1.0%

	5-2017	5-2018	Change
Previously Owned	7,581	7,561	- 0.3%
New Construction	535	489	- 8.6%
All Single-Family	8,116	8,050	- 0.8%

	5-2017	5-2018	Change
Previously Owned	342	331	- 3.2%
New Construction	61	55	- 9.8%
All Condo	403	386	- 4.2%

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.

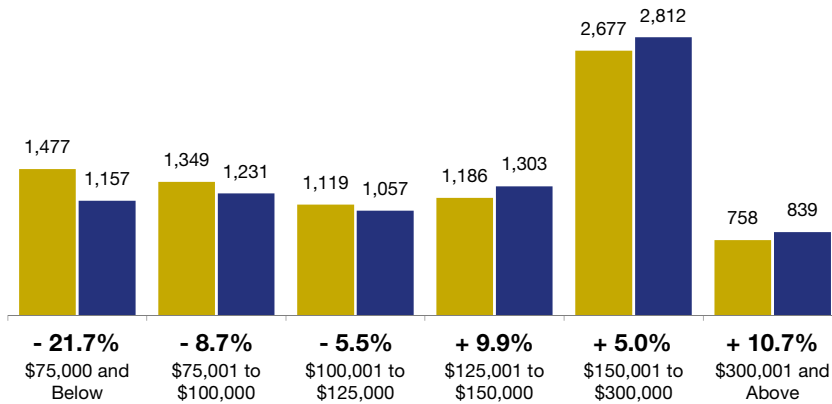
Pending Sales

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



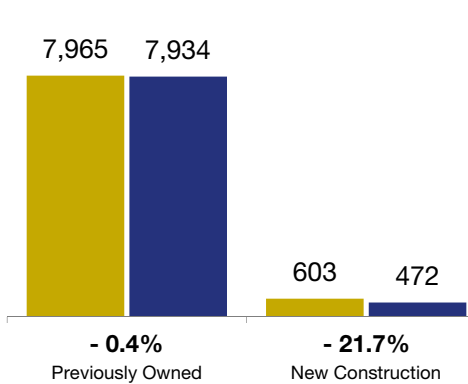
By Price Range

■ 5-2017 ■ 5-2018



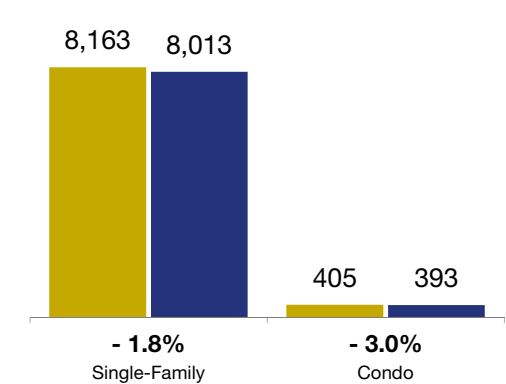
By Construction Type

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Price Range

	5-2017	5-2018	Change
\$75,000 and Below	1,477	1,157	- 21.7%
\$75,001 to \$100,000	1,349	1,231	- 8.7%
\$100,001 to \$125,000	1,119	1,057	- 5.5%
\$125,001 to \$150,000	1,186	1,303	+ 9.9%
\$150,001 to \$300,000	2,677	2,812	+ 5.0%
\$300,001 and Above	758	839	+ 10.7%
All Price Ranges	8,568	8,406	- 1.9%

Single-Family

	5-2017	5-2018	Change
\$75,000 and Below	1,452	1,131	- 22.1%
\$75,001 to \$100,000	1,282	1,177	- 8.2%
\$100,001 to \$125,000	1,093	1,032	- 5.6%
\$125,001 to \$150,000	1,110	1,233	+ 11.1%
\$150,001 to \$300,000	2,515	2,642	+ 5.0%
\$300,001 and Above	709	791	+ 11.6%
All Price Ranges	8,163	8,013	- 1.8%

Condo

	5-2017	5-2018	Change
\$75,000 and Below	25	26	+ 4.0%
\$75,001 to \$100,000	67	54	- 19.4%
\$100,001 to \$125,000	26	25	- 3.8%
\$125,001 to \$150,000	76	70	- 7.9%
\$150,001 to \$300,000	162	170	+ 4.9%
\$300,001 and Above	49	48	- 2.0%
All Price Ranges	405	393	- 3.0%

By Construction Type

	5-2017	5-2018	Change
Previously Owned	7,965	7,934	- 0.4%
New Construction	603	472	- 21.7%
All Construction Types	8,568	8,406	- 1.9%

	5-2017	5-2018	Change
Previously Owned	7,611	7,596	- 0.2%
New Construction	552	417	- 24.5%
All Construction Types	8,163	8,013	- 1.8%

	5-2017	5-2018	Change
Previously Owned	354	338	- 4.5%
New Construction	51	55	+ 7.8%
All Construction Types	405	393	- 3.0%

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.

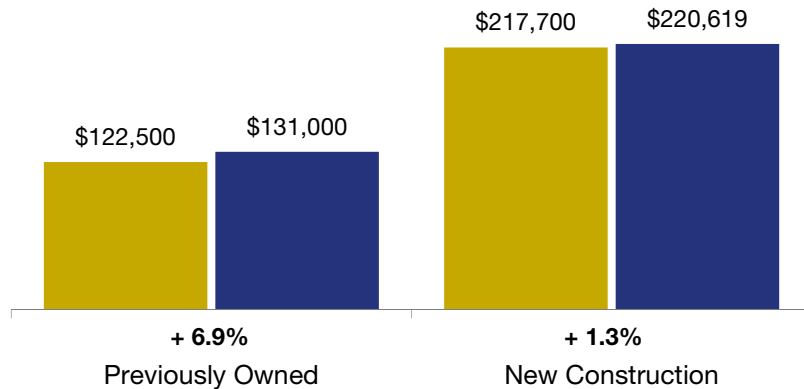
Median Sales Price

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



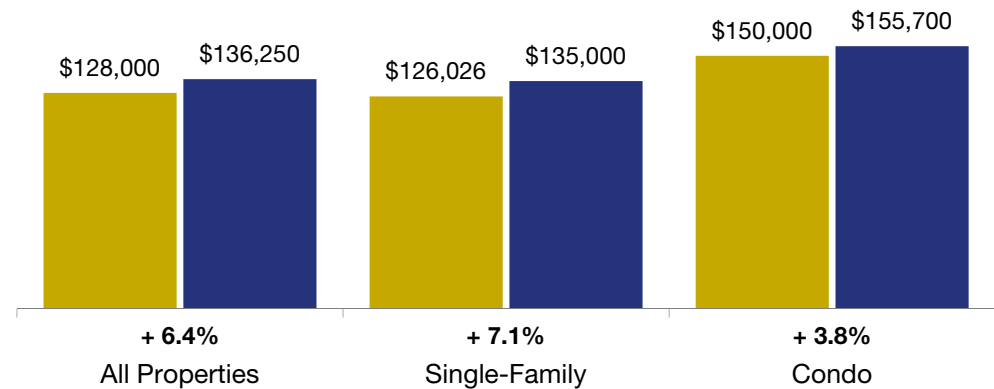
By Construction Type

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Construction Type	5-2017	5-2018	Change
Previously Owned	\$122,500	\$131,000	+ 6.9%
New Construction	\$217,700	\$220,619	+ 1.3%
All Construction Types	\$128,000	\$136,250	+ 6.4%

Single-Family

5-2017	5-2018	Change
\$121,000	\$130,000	+ 7.4%
\$216,360	\$219,890	+ 1.6%
\$126,026	\$135,000	+ 7.1%

Condo

5-2017	5-2018	Change
\$142,750	\$147,000	+ 3.0%
\$242,128	\$237,500	- 1.9%
\$150,000	\$155,700	+ 3.8%

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.

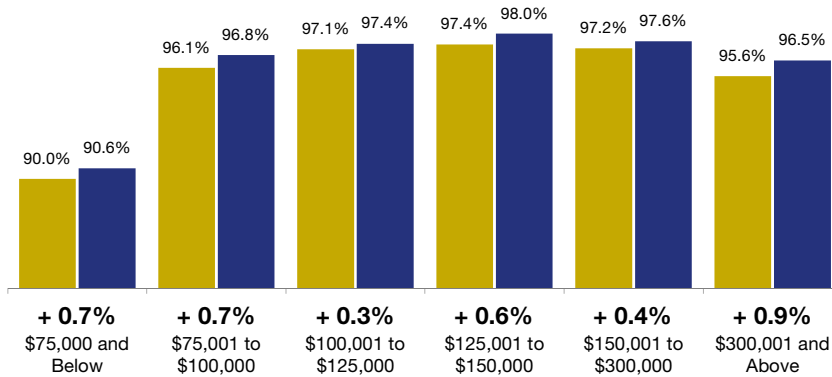
Percent of Original List Price Received

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.**



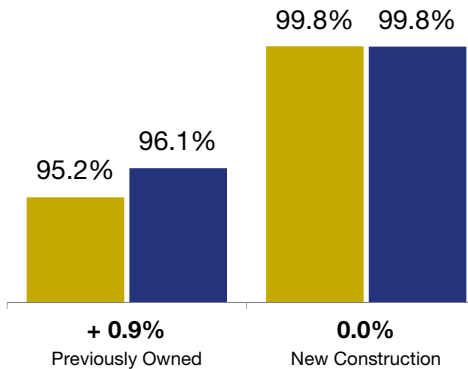
By Price Range

■ 5-2017 ■ 5-2018



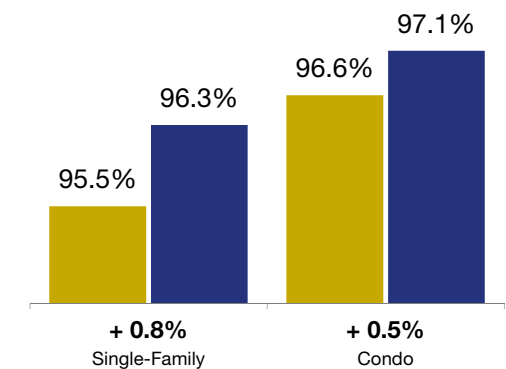
By Construction Type

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Price Range

	5-2017	5-2018	Change
\$75,000 and Below	90.0%	90.6%	+ 0.7%
\$75,001 to \$100,000	96.1%	96.8%	+ 0.7%
\$100,001 to \$125,000	97.1%	97.4%	+ 0.3%
\$125,001 to \$150,000	97.4%	98.0%	+ 0.6%
\$150,001 to \$300,000	97.2%	97.6%	+ 0.4%
\$300,001 and Above	95.6%	96.5%	+ 0.9%
All Price Ranges	95.5%	96.3%	+ 0.8%

Single-Family

5-2017	5-2018	Change
89.9%	90.6%	+ 0.8%
96.0%	96.7%	+ 0.7%
97.1%	97.5%	+ 0.4%
97.4%	97.9%	+ 0.5%
97.2%	97.6%	+ 0.4%
95.6%	96.5%	+ 0.9%
95.5%	96.3%	+ 0.8%

Condo

	5-2017	5-2018	Change
	92.1%	90.6%	- 1.6%
	97.8%	98.1%	+ 0.3%
	97.4%	95.6%	- 1.8%
	97.4%	98.7%	+ 1.3%
	96.8%	97.4%	+ 0.6%
	96.2%	97.4%	+ 1.2%
	96.6%	97.1%	+ 0.5%

By Construction Type

	5-2017	5-2018	Change
Previously Owned	95.2%	96.1%	+ 0.9%
New Construction	99.8%	99.8%	0.0%
All Construction Types	95.5%	96.3%	+ 0.8%

5-2017	5-2018	Change
95.2%	96.1%	+ 0.9%
99.8%	99.7%	- 0.1%
95.5%	96.3%	+ 0.8%

	5-2017	5-2018	Change
	96.1%	96.5%	+ 0.4%
	99.4%	100.4%	+ 1.0%
	96.6%	97.1%	+ 0.5%

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.

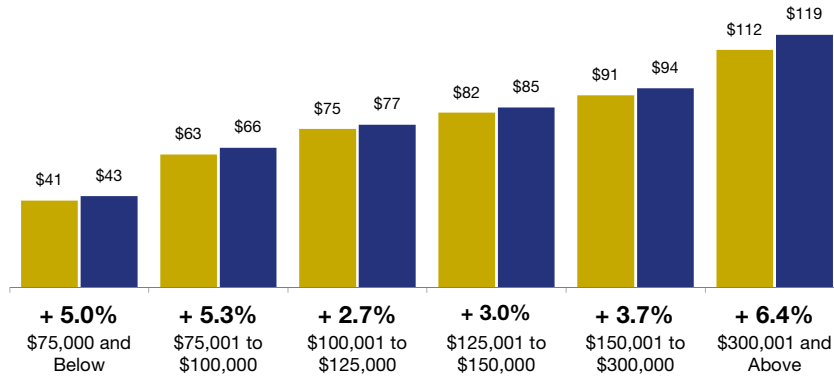
Price Per Square Foot

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



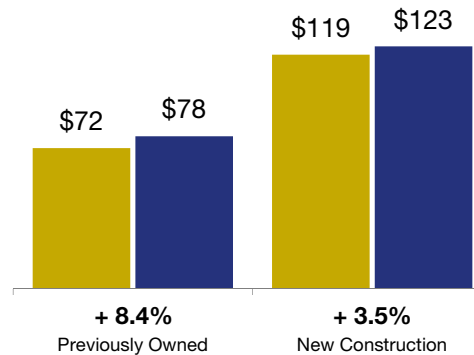
By Price Range

■ 5-2017 ■ 5-2018



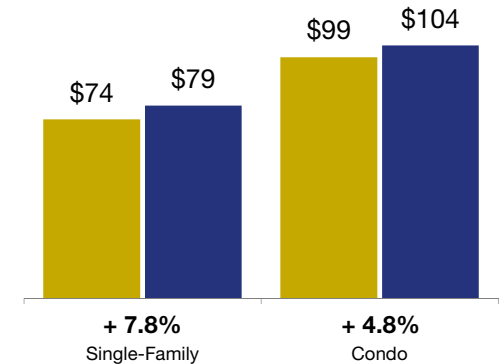
By Construction Type

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Price Range

	5-2017	5-2018	Change
\$75,000 and Below	\$41	\$43	+ 5.0%
\$75,001 to \$100,000	\$63	\$66	+ 5.3%
\$100,001 to \$125,000	\$75	\$77	+ 2.7%
\$125,001 to \$150,000	\$82	\$85	+ 3.0%
\$150,001 to \$300,000	\$91	\$94	+ 3.7%
\$300,001 and Above	\$112	\$119	+ 6.4%
All Price Ranges	\$75	\$81	+ 7.6%

Single-Family

5-2017	5-2018	Change
\$41	\$43	+ 5.1%
\$62	\$66	+ 5.8%
\$74	\$76	+ 2.7%
\$81	\$84	+ 3.2%
\$90	\$93	+ 3.6%
\$109	\$117	+ 6.9%
\$74	\$79	+ 7.8%

Condo

	5-2017	5-2018	Change
	\$53	\$53	- 0.3%
	\$75	\$72	- 4.1%
	\$92	\$94	+ 2.5%
	\$96	\$99	+ 2.8%
	\$107	\$113	+ 5.4%
	\$147	\$155	+ 5.1%
	\$99	\$104	+ 4.8%

By Construction Type

	5-2017	5-2018	Change
Previously Owned	\$72	\$78	+ 8.4%
New Construction	\$119	\$123	+ 3.5%
All Construction Types	\$75	\$81	+ 7.6%

5-2017	5-2018	Change	5-2017	5-2018	Change
\$71	\$77	+ 8.6%	\$93	\$99	+ 6.0%
\$117	\$122	+ 3.7%	\$134	\$136	+ 1.6%
\$74	\$79	+ 7.8%	\$99	\$104	+ 4.8%

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.

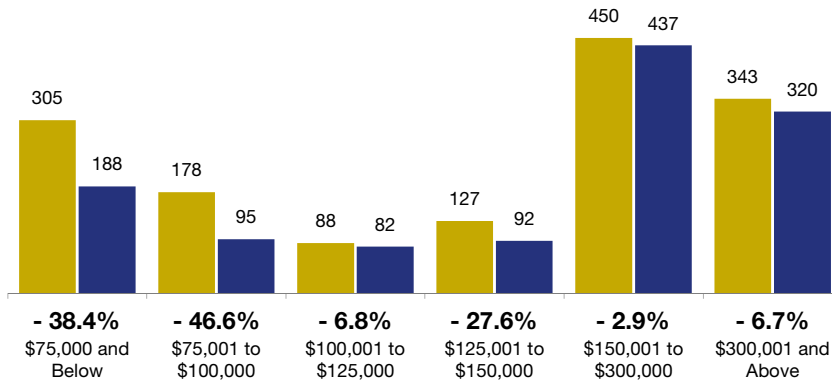
Inventory of Homes for Sale

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



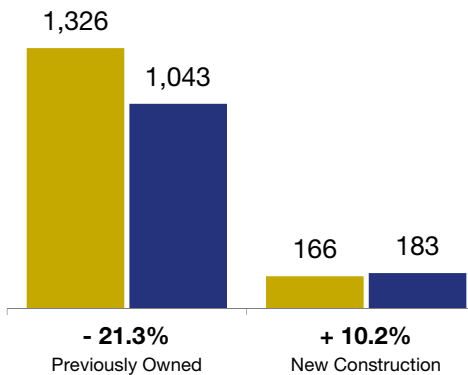
By Price Range

■ 5-2017 ■ 5-2018



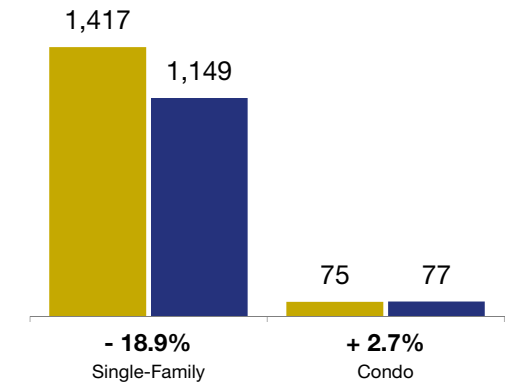
By Construction Type

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Price Range

	5-2017	5-2018	Change
\$75,000 and Below	305	188	- 38.4%
\$75,001 to \$100,000	178	95	- 46.6%
\$100,001 to \$125,000	88	82	- 6.8%
\$125,001 to \$150,000	127	92	- 27.6%
\$150,001 to \$300,000	450	437	- 2.9%
\$300,001 and Above	343	320	- 6.7%
All Price Ranges	1,492	1,226	- 17.8%

Single-Family

5-2017	5-2018	Change
300	182	- 39.3%
169	95	- 43.8%
87	79	- 9.2%
118	86	- 27.1%
417	399	- 4.3%
325	296	- 8.9%
1,417	1,149	- 18.9%

Condo

	5-2017	5-2018	Change
	5	6	+ 20.0%
	9	0	- 100.0%
	1	3	+ 200.0%
	9	6	- 33.3%
	33	38	+ 15.2%
	18	24	+ 33.3%
	75	77	+ 2.7%

By Construction Type

	5-2017	5-2018	Change
Previously Owned	1,326	1,043	- 21.3%
New Construction	166	183	+ 10.2%
All Construction Types	1,492	1,226	- 17.8%

5-2017	5-2018	Change
1,273	997	- 21.7%
144	152	+ 5.6%
1,417	1,149	- 18.9%

	5-2017	5-2018	Change
	53	46	- 13.2%
	22	31	+ 40.9%
	75	77	+ 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.

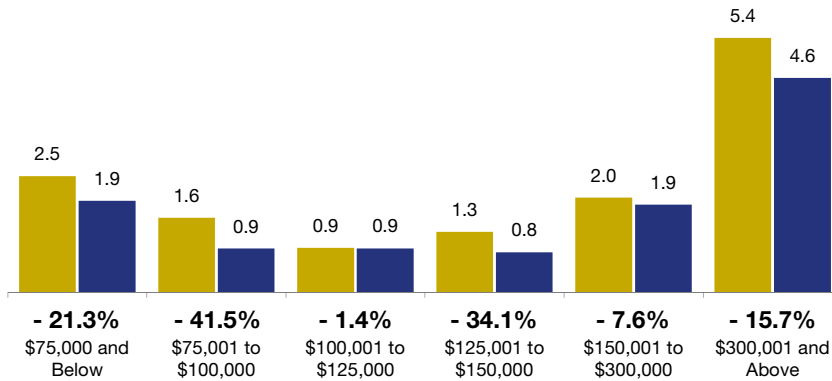
Months Supply of Inventory

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.



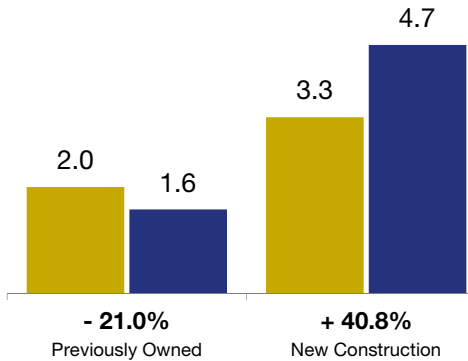
By Price Range

■ 5-2017 ■ 5-2018



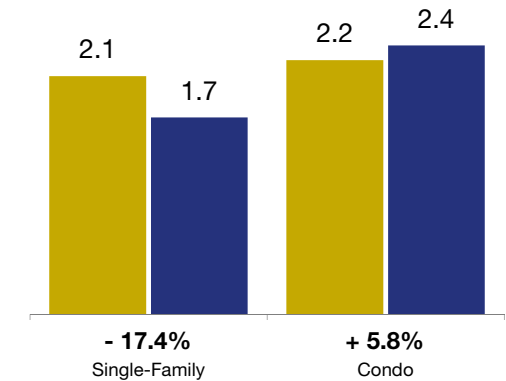
By Construction Type

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Price Range

	5-2017	5-2018	Change
\$75,000 and Below	2.5	1.9	- 21.3%
\$75,001 to \$100,000	1.6	0.9	- 41.5%
\$100,001 to \$125,000	0.9	0.9	- 1.4%
\$125,001 to \$150,000	1.3	0.8	- 34.1%
\$150,001 to \$300,000	2.0	1.9	- 7.6%
\$300,001 and Above	5.4	4.6	- 15.7%
All Price Ranges	2.1	1.8	- 14.3%

Single-Family

	5-2017	5-2018	Change
\$75,000 and Below	2.5	1.9	- 22.1%
\$75,001 to \$100,000	1.6	1.0	- 38.8%
\$100,001 to \$125,000	1.0	0.9	- 3.8%
\$125,001 to \$150,000	1.3	0.8	- 34.4%
\$150,001 to \$300,000	2.0	1.8	- 8.9%
\$300,001 and Above	5.5	4.5	- 18.4%
All Price Ranges	2.1	1.7	- 17.4%

Condo

	5-2017	5-2018	Change
\$75,000 and Below	2.0	2.5	+ 26.9%
\$75,001 to \$100,000	1.6	0.0	- 100.0%
\$100,001 to \$125,000	0.3	1.3	+ 281.3%
\$125,001 to \$150,000	1.4	1.0	- 27.6%
\$150,001 to \$300,000	2.4	2.7	+ 9.7%
\$300,001 and Above	4.0	5.5	+ 36.1%
All Price Ranges	2.2	2.4	+ 5.8%

By Construction Type

	5-2017	5-2018	Change
Previously Owned	2.0	1.6	- 21.0%
New Construction	3.3	4.7	+ 40.8%
All Construction Types	2.1	1.8	- 14.3%

	5-2017	5-2018	Change
Previously Owned	2.0	1.6	- 21.5%
New Construction	3.1	4.4	+ 39.7%
All Construction Types	2.1	1.7	- 17.4%

	5-2017	5-2018	Change
Previously Owned	1.8	1.6	- 9.1%
New Construction	5.2	6.8	+ 30.7%
All Construction Types	2.2	2.4	+ 5.8%

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.