

Housing Supply Overview

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



September 2018

According to a recent study by Fannie Mae, 24 percent of Americans feel that now is a good time to buy a house. That number was 54 percent five years ago. Feelings change rapidly when incomes do not match well with home prices and frustration sets in. For the 12-month period spanning October 2017 through September 2018, Closed Sales in the Fort Wayne region were down 2.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 24.0 percent.

The overall Median Sales Price was up 7.7 percent to \$140,000. The property type with the largest price gain was the Single-Family segment, where prices increased 7.7 percent to \$139,900. The overall Percent of Original List Price Received at Sale was up 0.6 percent to 96.5.

Market-wide, inventory levels were down 17.4 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 16.8 percent. That amounts to 2.1 months supply for Single-Family homes and 1.8 months supply for Condos.

Quick Facts

+ 24.0%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 1.2%

Construction Status with
Strongest Closed Sales:

Previously Owned

- 1.0%

Property Type with
Strongest Closed Sales:

Condo

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.

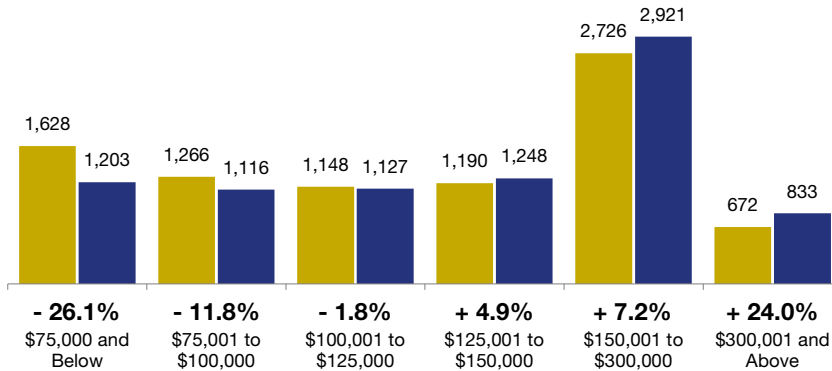
Closed Sales

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



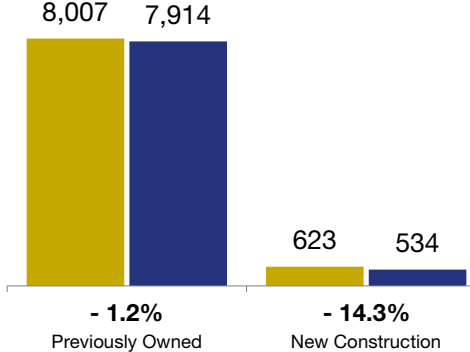
By Price Range

■ 9-2017 ■ 9-2018



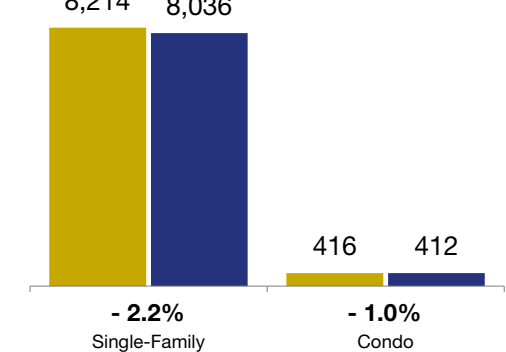
By Construction Type

■ 9-2017 ■ 9-2018



By Property Type

■ 9-2017 ■ 9-2018



All Properties

By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	1,628	1,203	- 26.1%
\$75,001 to \$100,000	1,266	1,116	- 11.8%
\$100,001 to \$125,000	1,148	1,127	- 1.8%
\$125,001 to \$150,000	1,190	1,248	+ 4.9%
\$150,001 to \$300,000	2,726	2,921	+ 7.2%
\$300,001 and Above	672	833	+ 24.0%
All Price Ranges	8,630	8,448	- 2.1%

Single-Family

	9-2017	9-2018	Change
\$75,000 and Below	1,595	1,179	- 26.1%
\$75,001 to \$100,000	1,207	1,071	- 11.3%
\$100,001 to \$125,000	1,118	1,088	- 2.7%
\$125,001 to \$150,000	1,112	1,179	+ 6.0%
\$150,001 to \$300,000	2,561	2,742	+ 7.1%
\$300,001 and Above	621	777	+ 25.1%
All Price Ranges	8,214	8,036	- 2.2%

Condo

	9-2017	9-2018	Change
\$75,000 and Below	33	24	- 27.3%
\$75,001 to \$100,000	59	45	- 23.7%
\$100,001 to \$125,000	30	39	+ 30.0%
\$125,001 to \$150,000	78	69	- 11.5%
\$150,001 to \$300,000	165	179	+ 8.5%
\$300,001 and Above	51	56	+ 9.8%
All Price Ranges	416	412	- 1.0%

By Construction Type

	9-2017	9-2018	Change
Previously Owned	8,007	7,914	- 1.2%
New Construction	623	534	- 14.3%
All Construction Types	8,630	8,448	- 2.1%

	9-2017	9-2018	Change
Previously Owned	7,652	7,568	- 1.1%
New Construction	562	468	- 16.7%
All Construction Types	8,214	8,036	- 2.2%

	9-2017	9-2018	Change
Single-Family	355	346	- 2.5%
Condo	61	66	+ 8.2%
All Property Types	416	412	- 1.0%

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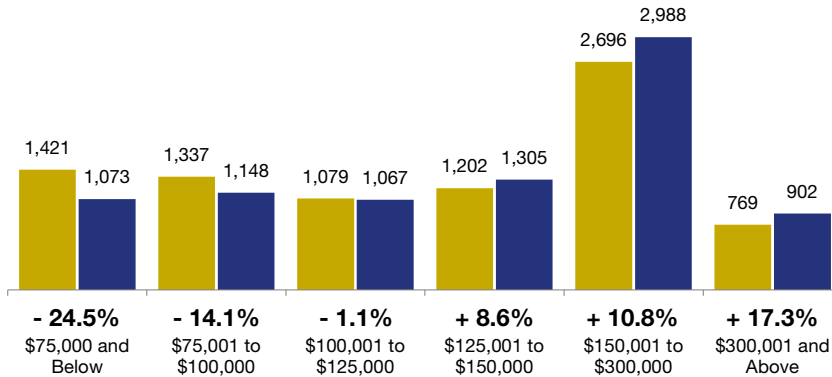
Pending Sales

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



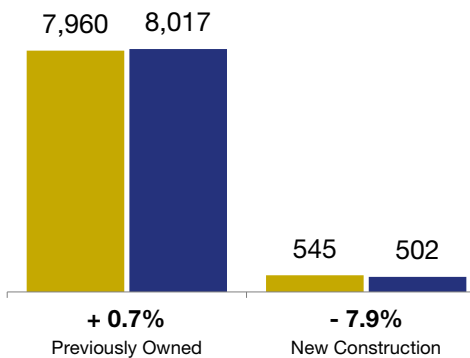
By Price Range

■ 9-2017 ■ 9-2018



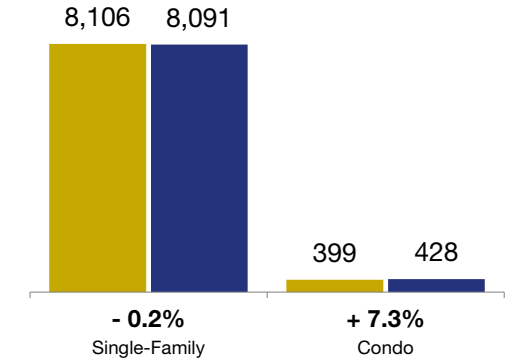
By Construction Type

■ 9-2017 ■ 9-2018



By Property Type

■ 9-2017 ■ 9-2018



All Properties

By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	1,421	1,073	- 24.5%
\$75,001 to \$100,000	1,337	1,148	- 14.1%
\$100,001 to \$125,000	1,079	1,067	- 1.1%
\$125,001 to \$150,000	1,202	1,305	+ 8.6%
\$150,001 to \$300,000	2,696	2,988	+ 10.8%
\$300,001 and Above	769	902	+ 17.3%
All Price Ranges	8,505	8,519	+ 0.2%

Single-Family

	9-2017	9-2018	Change
\$75,000 and Below	1,393	1,049	- 24.7%
\$75,001 to \$100,000	1,276	1,099	- 13.9%
\$100,001 to \$125,000	1,055	1,035	- 1.9%
\$125,001 to \$150,000	1,123	1,238	+ 10.2%
\$150,001 to \$300,000	2,541	2,789	+ 9.8%
\$300,001 and Above	717	845	+ 17.9%
All Price Ranges	8,106	8,091	- 0.2%

Condo

	9-2017	9-2018	Change
\$75,000 and Below	28	24	- 14.3%
\$75,001 to \$100,000	61	49	- 19.7%
\$100,001 to \$125,000	24	32	+ 33.3%
\$125,001 to \$150,000	79	67	- 15.2%
\$150,001 to \$300,000	155	199	+ 28.4%
\$300,001 and Above	52	57	+ 9.6%
All Price Ranges	399	428	+ 7.3%

By Construction Type

	9-2017	9-2018	Change
Previously Owned	7,960	8,017	+ 0.7%
New Construction	545	502	- 7.9%
All Construction Types	8,505	8,519	+ 0.2%

	9-2017	9-2018	Change
Previously Owned	7,620	7,657	+ 0.5%
New Construction	486	434	- 10.7%
All Construction Types	8,106	8,091	- 0.2%

	9-2017	9-2018	Change
Single-Family	340	360	+ 5.9%
Condo	59	68	+ 15.3%
All Property Types	399	428	+ 7.3%

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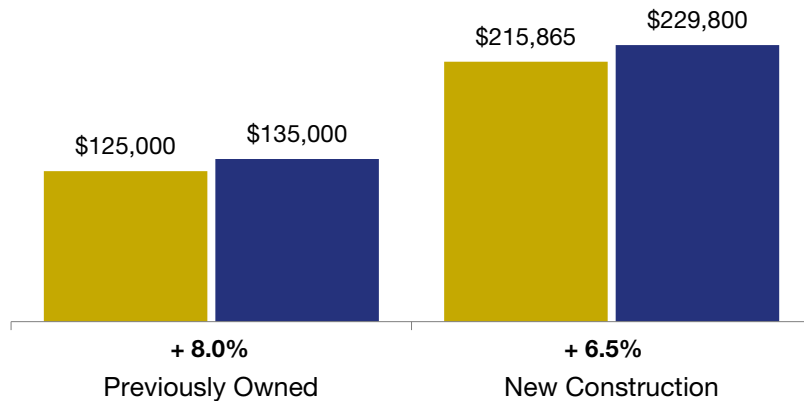
Median Sales Price

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



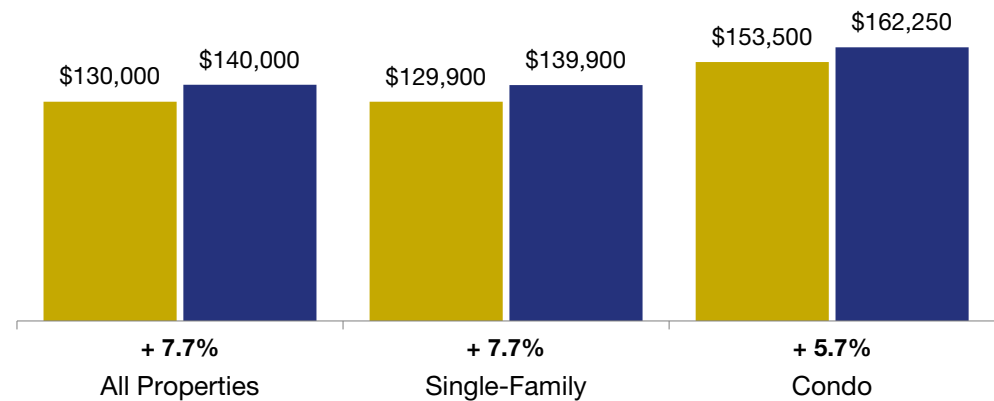
By Construction Type

■ 9-2017 ■ 9-2018



By Property Type

■ 9-2017 ■ 9-2018



All Properties

By Construction Type	9-2017	9-2018	Change
Previously Owned	\$125,000	\$135,000	+ 8.0%
New Construction	\$215,865	\$229,800	+ 6.5%
All Construction Types	\$130,000	\$140,000	+ 7.7%

Single-Family

9-2017	9-2018	Change
\$124,013	\$135,000	+ 8.9%
\$213,299	\$229,292	+ 7.5%
\$129,900	\$139,900	+ 7.7%

Condo

9-2017	9-2018	Change
\$149,413	\$150,000	+ 0.4%
\$239,900	\$239,450	- 0.2%
\$153,500	\$162,250	+ 5.7%

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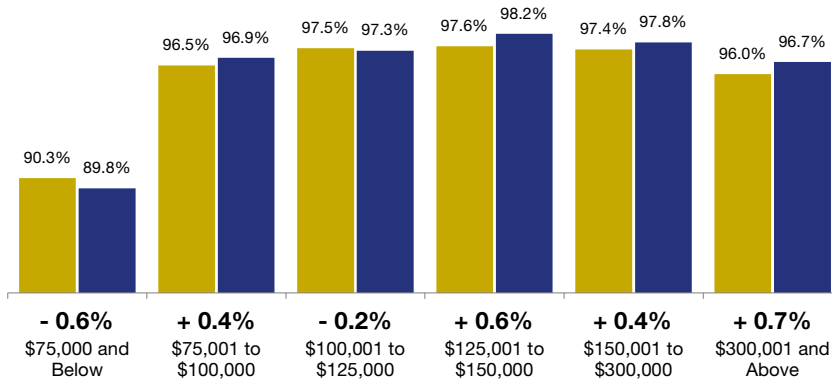
Percent of Original List Price Received

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.**



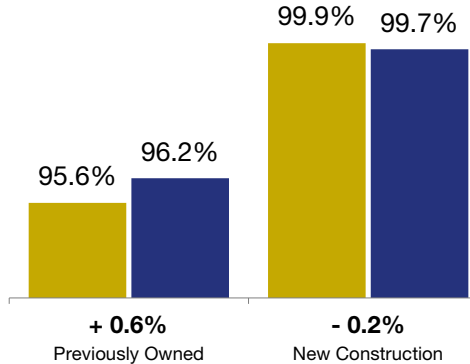
By Price Range

■ 9-2017 ■ 9-2018



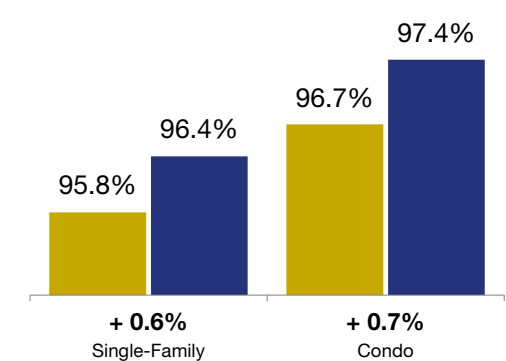
By Construction Type

■ 9-2017 ■ 9-2018



By Property Type

■ 9-2017 ■ 9-2018



All Properties

By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	90.3%	89.8%	- 0.6%
\$75,001 to \$100,000	96.5%	96.9%	+ 0.4%
\$100,001 to \$125,000	97.5%	97.3%	- 0.2%
\$125,001 to \$150,000	97.6%	98.2%	+ 0.6%
\$150,001 to \$300,000	97.4%	97.8%	+ 0.4%
\$300,001 and Above	96.0%	96.7%	+ 0.7%
All Price Ranges	95.9%	96.5%	+ 0.6%

Single-Family

	9-2017	9-2018	Change
\$75,000 and Below	90.4%	89.7%	- 0.8%
\$75,001 to \$100,000	96.4%	96.9%	+ 0.5%
\$100,001 to \$125,000	97.4%	97.4%	0.0%
\$125,001 to \$150,000	97.5%	98.3%	+ 0.8%
\$150,001 to \$300,000	97.4%	97.8%	+ 0.4%
\$300,001 and Above	96.1%	96.4%	+ 0.3%
All Price Ranges	95.8%	96.4%	+ 0.6%

Condo

	9-2017	9-2018	Change
\$75,000 and Below	88.3%	92.7%	+ 5.0%
\$75,001 to \$100,000	98.0%	98.2%	+ 0.2%
\$100,001 to \$125,000	98.1%	96.0%	- 2.1%
\$125,001 to \$150,000	98.3%	97.6%	- 0.7%
\$150,001 to \$300,000	97.2%	97.2%	0.0%
\$300,001 and Above	95.8%	100.2%	+ 4.6%
All Price Ranges	96.7%	97.4%	+ 0.7%

By Construction Type

	9-2017	9-2018	Change
Previously Owned	95.6%	96.2%	+ 0.6%
New Construction	99.9%	99.7%	- 0.2%
All Construction Types	95.9%	96.5%	+ 0.6%

	9-2017	9-2018	Change
Previously Owned	95.5%	96.2%	+ 0.7%
New Construction	99.8%	99.7%	- 0.1%
All Construction Types	95.8%	96.4%	+ 0.6%

	9-2017	9-2018	Change
Previously Owned	96.0%	97.0%	+ 1.0%
New Construction	100.7%	99.5%	- 1.2%
All Construction Types	96.7%	97.4%	+ 0.7%

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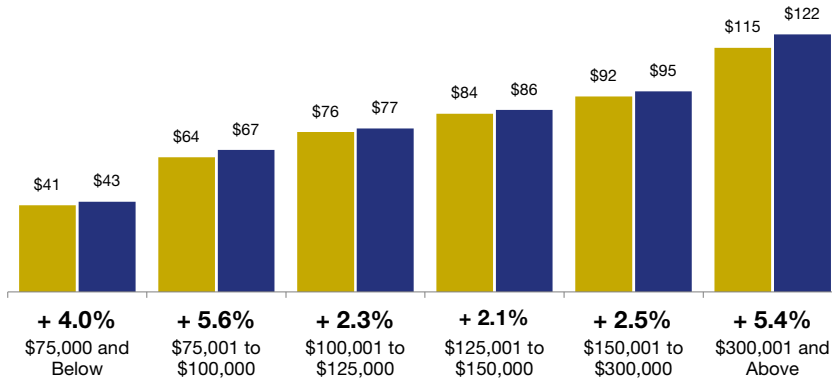
Price Per Square Foot

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



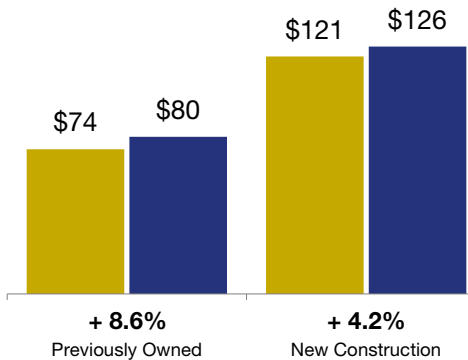
By Price Range

■ 9-2017 ■ 9-2018



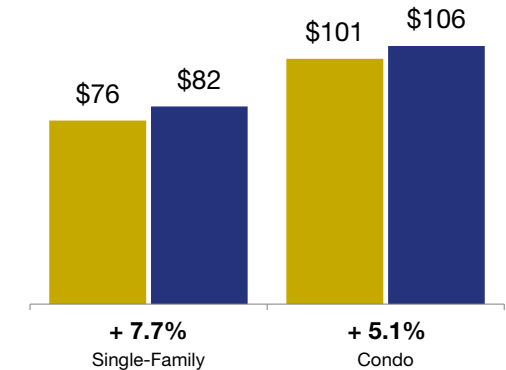
By Construction Type

■ 9-2017 ■ 9-2018



By Property Type

■ 9-2017 ■ 9-2018



All Properties

By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	\$41	\$43	+ 4.0%
\$75,001 to \$100,000	\$64	\$67	+ 5.6%
\$100,001 to \$125,000	\$76	\$77	+ 2.3%
\$125,001 to \$150,000	\$84	\$86	+ 2.1%
\$150,001 to \$300,000	\$92	\$95	+ 2.5%
\$300,001 and Above	\$115	\$122	+ 5.4%
All Price Ranges	\$77	\$83	+ 7.6%

Single-Family

9-2017	9-2018	Change
\$41	\$42	+ 3.9%
\$63	\$67	+ 6.2%
\$75	\$77	+ 1.8%
\$83	\$85	+ 2.7%
\$91	\$94	+ 2.5%
\$113	\$119	+ 5.7%
\$76	\$82	+ 7.7%

Condo

	9-2017	9-2018	Change
	\$50	\$53	+ 6.4%
	\$73	\$71	- 3.3%
	\$89	\$98	+ 10.3%
	\$100	\$96	- 3.6%
	\$110	\$113	+ 2.5%
	\$149	\$157	+ 5.4%
	\$101	\$106	+ 5.1%

By Construction Type

	9-2017	9-2018	Change
Previously Owned	\$74	\$80	+ 8.6%
New Construction	\$121	\$126	+ 4.2%
All Construction Types	\$77	\$83	+ 7.6%

9-2017	9-2018	Change
\$73	\$79	+ 8.9%
\$119	\$124	+ 3.5%
\$76	\$82	+ 7.7%

	9-2017	9-2018	Change
	\$96	\$100	+ 4.3%
	\$134	\$142	+ 5.8%
	\$101	\$106	+ 5.1%

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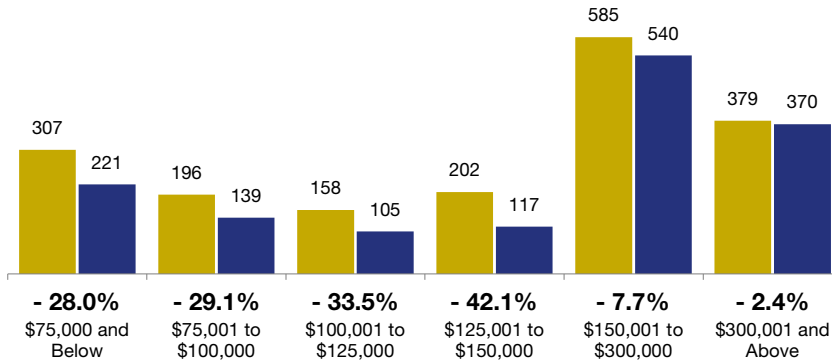
Inventory of Homes for Sale

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



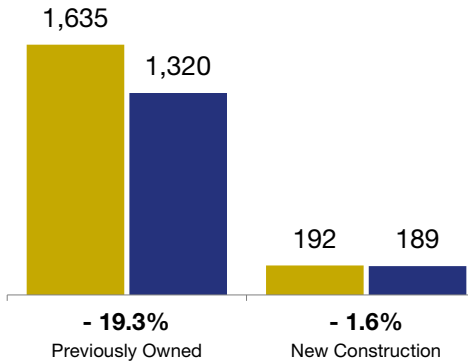
By Price Range

■ 9-2017 ■ 9-2018



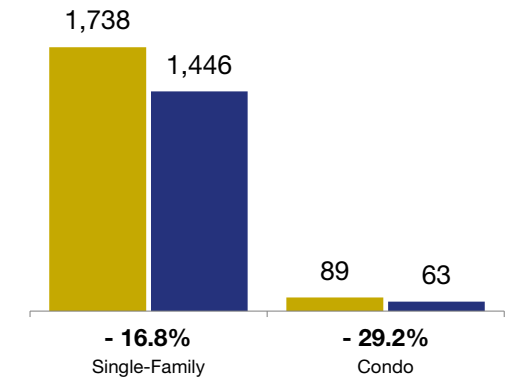
By Construction Type

■ 9-2017 ■ 9-2018



By Property Type

■ 9-2017 ■ 9-2018



All Properties

By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	307	221	- 28.0%
\$75,001 to \$100,000	196	139	- 29.1%
\$100,001 to \$125,000	158	105	- 33.5%
\$125,001 to \$150,000	202	117	- 42.1%
\$150,001 to \$300,000	585	540	- 7.7%
\$300,001 and Above	379	370	- 2.4%
All Price Ranges	1,827	1,509	- 17.4%

Single-Family

9-2017	9-2018	Change
307	220	- 28.3%
192	139	- 27.6%
157	101	- 35.7%
194	112	- 42.3%
533	511	- 4.1%
355	346	- 2.5%
1,738	1,446	- 16.8%

Condo

	9-2017	9-2018	Change
	0	1	0.0%
	4	0	- 100.0%
	1	4	+ 300.0%
	8	5	- 37.5%
	52	29	- 44.2%
	24	24	0.0%
	89	63	- 29.2%

By Construction Type

	9-2017	9-2018	Change
Previously Owned	1,635	1,320	- 19.3%
New Construction	192	189	- 1.6%
All Construction Types	1,827	1,509	- 17.4%

9-2017	9-2018	Change
1,581	1,286	- 18.7%
157	160	+ 1.9%
1,738	1,446	- 16.8%

	9-2017	9-2018	Change
	54	34	- 37.0%
	35	29	- 17.1%
	89	63	- 29.2%

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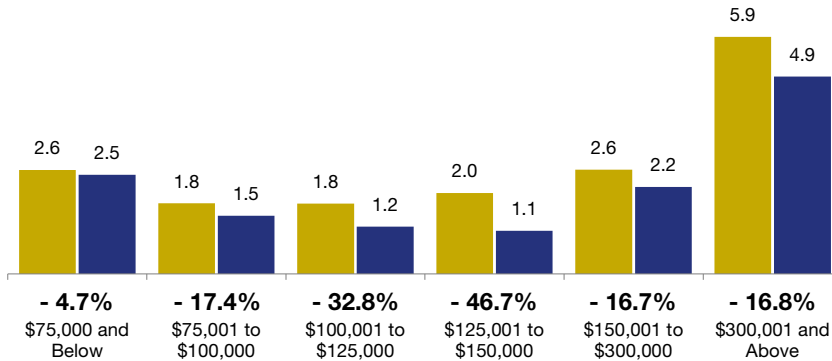
Months Supply of Inventory

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.



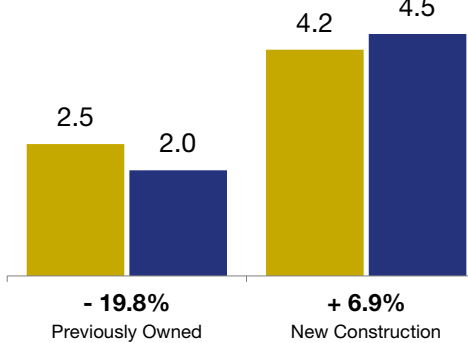
By Price Range

■ 9-2017 ■ 9-2018



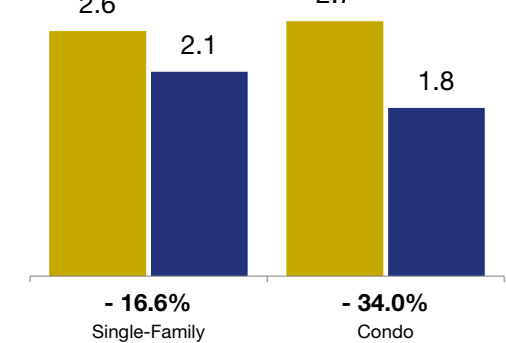
By Construction Type

■ 9-2017 ■ 9-2018



By Property Type

■ 9-2017 ■ 9-2018



All Properties

By Price Range

	9-2017	9-2018	Change
\$75,000 and Below	2.6	2.5	- 4.7%
\$75,001 to \$100,000	1.8	1.5	- 17.4%
\$100,001 to \$125,000	1.8	1.2	- 32.8%
\$125,001 to \$150,000	2.0	1.1	- 46.7%
\$150,001 to \$300,000	2.6	2.2	- 16.7%
\$300,001 and Above	5.9	4.9	- 16.8%
All Price Ranges	2.6	2.1	- 19.2%

Single-Family

	9-2017	9-2018	Change
\$75,000 and Below	2.6	2.5	- 4.8%
\$75,001 to \$100,000	1.8	1.5	- 15.9%
\$100,001 to \$125,000	1.8	1.2	- 34.4%
\$125,001 to \$150,000	2.1	1.1	- 47.6%
\$150,001 to \$300,000	2.5	2.2	- 12.7%
\$300,001 and Above	5.9	4.9	- 17.3%
All Price Ranges	2.6	2.1	- 16.6%

Condo

	9-2017	9-2018	Change
\$75,000 and Below	0.0	0.4	0.0%
\$75,001 to \$100,000	0.8	0.0	- 100.0%
\$100,001 to \$125,000	0.4	1.5	+ 300.0%
\$125,001 to \$150,000	1.2	0.9	- 26.3%
\$150,001 to \$300,000	4.0	1.7	- 56.6%
\$300,001 and Above	5.1	4.6	- 8.8%
All Price Ranges	2.7	1.8	- 34.0%

By Construction Type

	9-2017	9-2018	Change
Previously Owned	2.5	2.0	- 19.8%
New Construction	4.2	4.5	+ 6.9%
All Construction Types	2.6	2.1	- 19.2%

	9-2017	9-2018	Change
Previously Owned	2.5	2.0	- 19.1%
New Construction	3.9	4.4	+ 14.1%
All Construction Types	2.6	2.1	- 16.6%

	9-2017	9-2018	Change
Previously Owned	1.9	1.1	- 40.5%
New Construction	7.1	5.1	- 28.1%
All Construction Types	2.7	1.8	- 34.0%

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