

# Housing Supply Overview

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



## December 2018

Housing affordability was a growing concern in 2018, and that is expected to intensify in 2019. Although inventory is poised to improve in 2019, the homes that become available may prove to be too costly for first-time buyers to afford. For the 12-month period spanning January 2018 through December 2018, Closed Sales in the Fort Wayne region were down 1.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 21.9 percent.

The overall Median Sales Price was up 7.9 percent to \$143,900. The property type with the largest price gain was the Single-Family segment, where prices increased 7.6 percent to \$142,000. The overall Percent of Original List Price Received at Sale was up 0.5 percent to 96.6.

Market-wide, inventory levels were down 10.5 percent. The property type that lost the least inventory was the Condo segment, where it decreased 8.0 percent. That amounts to 1.7 months supply for Single-Family homes and 1.8 months supply for Condos.

## Quick Facts

**+ 21.9%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**- 1.1%**

Construction Status with  
Strongest Closed Sales:

**Previously Owned**

**+ 14.7%**

Property Type with  
Strongest Closed Sales:

**Condo**

Closed Sales	<b>2</b>
Pending Sales	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Price Per Square Foot	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</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.

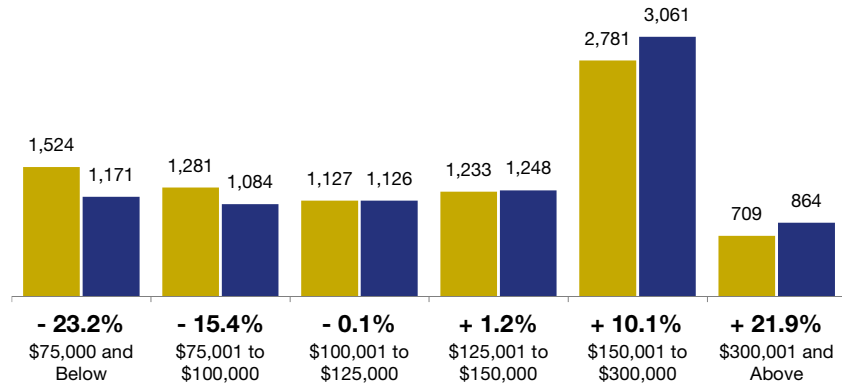
# Closed Sales

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



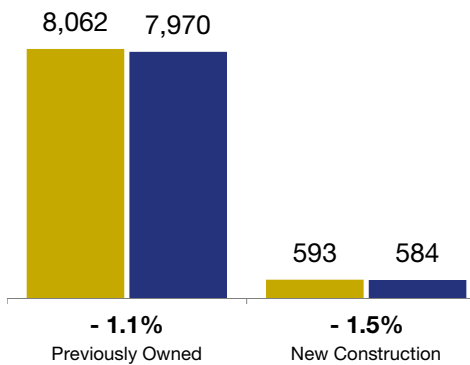
## By Price Range

■ 12-2017 ■ 12-2018



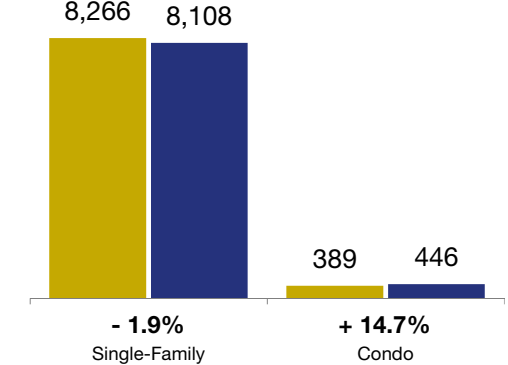
## By Construction Type

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

#### By Price Range

	12-2017	12-2018	Change
\$75,000 and Below	1,524	1,171	- 23.2%
\$75,001 to \$100,000	1,281	1,084	- 15.4%
\$100,001 to \$125,000	1,127	1,126	- 0.1%
\$125,001 to \$150,000	1,233	1,248	+ 1.2%
\$150,001 to \$300,000	2,781	3,061	+ 10.1%
\$300,001 and Above	709	864	+ 21.9%
<b>All Price Ranges</b>	<b>8,655</b>	<b>8,554</b>	<b>- 1.2%</b>

### Single-Family

	12-2017	12-2018	Change
\$75,000 and Below	1,497	1,145	- 23.5%
\$75,001 to \$100,000	1,227	1,036	- 15.6%
\$100,001 to \$125,000	1,096	1,087	- 0.8%
\$125,001 to \$150,000	1,162	1,172	+ 0.9%
\$150,001 to \$300,000	2,620	2,862	+ 9.2%
\$300,001 and Above	664	806	+ 21.4%
<b>All Price Ranges</b>	<b>8,266</b>	<b>8,108</b>	<b>- 1.9%</b>

### Condo

	12-2017	12-2018	Change
\$75,000 and Below	27	26	- 3.7%
\$75,001 to \$100,000	54	48	- 11.1%
\$100,001 to \$125,000	31	39	+ 25.8%
\$125,001 to \$150,000	71	76	+ 7.0%
\$150,001 to \$300,000	161	199	+ 23.6%
\$300,001 and Above	45	58	+ 28.9%
<b>All Price Ranges</b>	<b>389</b>	<b>446</b>	<b>+ 14.7%</b>

#### By Construction Type

	12-2017	12-2018	Change
Previously Owned	8,062	7,970	- 1.1%
New Construction	593	584	- 1.5%
<b>All Construction Types</b>	<b>8,655</b>	<b>8,554</b>	<b>- 1.2%</b>

	12-2017	12-2018	Change
Previously Owned	7,728	7,603	- 1.6%
New Construction	538	505	- 6.1%
<b>All Construction Types</b>	<b>8,266</b>	<b>8,108</b>	<b>- 1.9%</b>

	12-2017	12-2018	Change
Previously Owned	334	367	+ 9.9%
New Construction	55	79	+ 43.6%
<b>All Construction Types</b>	<b>389</b>	<b>446</b>	<b>+ 14.7%</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.

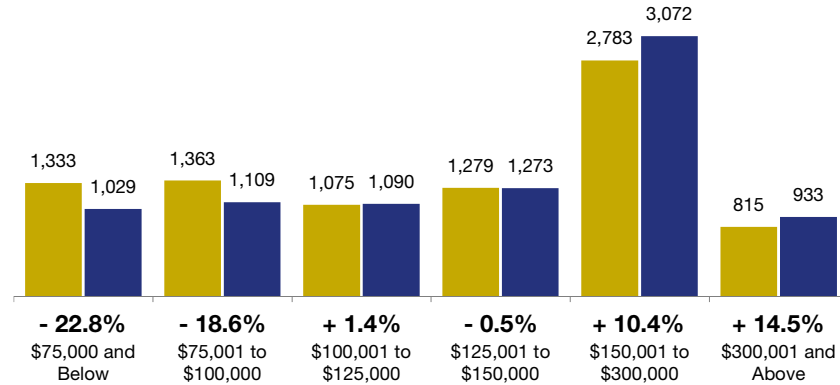
# Pending Sales

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



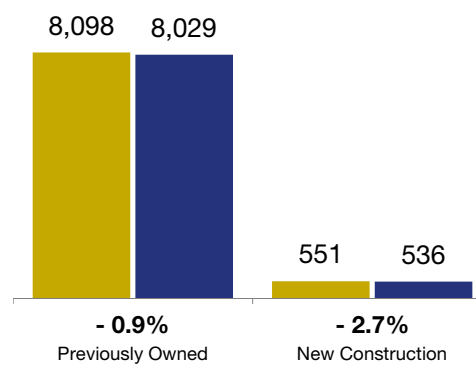
## By Price Range

■ 12-2017 ■ 12-2018



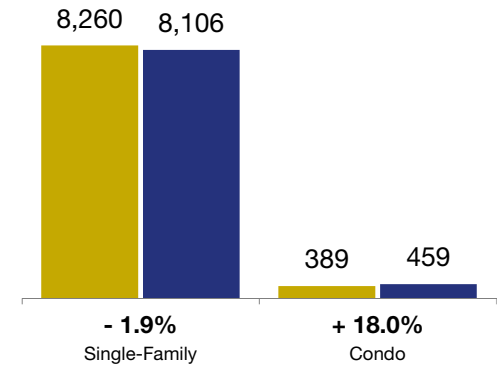
## By Construction Type

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

#### By Price Range

	12-2017	12-2018	Change
\$75,000 and Below	1,333	1,029	- 22.8%
\$75,001 to \$100,000	1,363	1,109	- 18.6%
\$100,001 to \$125,000	1,075	1,090	+ 1.4%
\$125,001 to \$150,000	1,279	1,273	- 0.5%
\$150,001 to \$300,000	2,783	3,072	+ 10.4%
\$300,001 and Above	815	933	+ 14.5%
<b>All Price Ranges</b>	<b>8,649</b>	<b>8,565</b>	<b>- 1.0%</b>

### Single-Family

	12-2017	12-2018	Change
\$75,000 and Below	1,310	1,009	- 23.0%
\$75,001 to \$100,000	1,306	1,058	- 19.0%
\$100,001 to \$125,000	1,047	1,053	+ 0.6%
\$125,001 to \$150,000	1,208	1,202	- 0.5%
\$150,001 to \$300,000	2,627	2,853	+ 8.6%
\$300,001 and Above	761	872	+ 14.6%
<b>All Price Ranges</b>	<b>8,260</b>	<b>8,106</b>	<b>- 1.9%</b>

### Condo

	12-2017	12-2018	Change
\$75,000 and Below	23	20	- 13.0%
\$75,001 to \$100,000	57	51	- 10.5%
\$100,001 to \$125,000	28	37	+ 32.1%
\$125,001 to \$150,000	71	71	0.0%
\$150,001 to \$300,000	156	219	+ 40.4%
\$300,001 and Above	54	61	+ 13.0%
<b>All Price Ranges</b>	<b>389</b>	<b>459</b>	<b>+ 18.0%</b>

#### By Construction Type

	12-2017	12-2018	Change
Previously Owned	8,098	8,029	- 0.9%
New Construction	551	536	- 2.7%
<b>All Construction Types</b>	<b>8,649</b>	<b>8,565</b>	<b>- 1.0%</b>

	12-2017	12-2018	Change
Previously Owned	7,767	7,644	- 1.6%
New Construction	493	462	- 6.3%
<b>All Construction Types</b>	<b>8,260</b>	<b>8,106</b>	<b>- 1.9%</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.

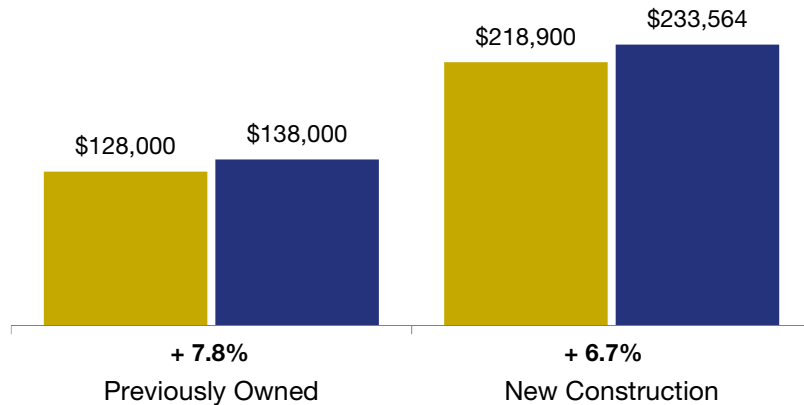
# Median Sales Price

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



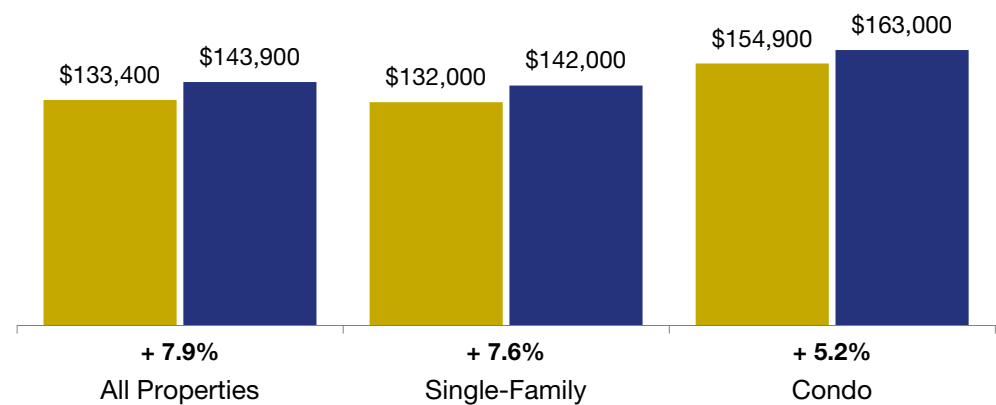
## By Construction Type

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

By Construction Type	12-2017	12-2018	Change
Previously Owned	\$128,000	\$138,000	+ 7.8%
New Construction	\$218,900	\$233,564	+ 6.7%
<b>All Construction Types</b>	<b>\$133,400</b>	<b>\$143,900</b>	<b>+ 7.9%</b>

### Single-Family

12-2017	12-2018	Change	12-2017	12-2018	Change
\$127,000	\$137,000	+ 7.9%	\$149,900	\$150,000	+ 0.1%
\$217,000	\$229,900	+ 5.9%	\$228,725	\$239,900	+ 4.9%
<b>\$132,000</b>	<b>\$142,000</b>	<b>+ 7.6%</b>	<b>\$154,900</b>	<b>\$163,000</b>	<b>+ 5.2%</b>

### Condo

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.

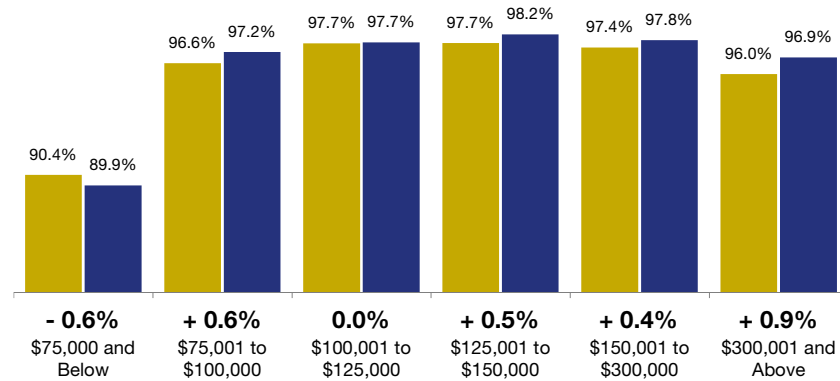
# Percent of Original List Price Received



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.**

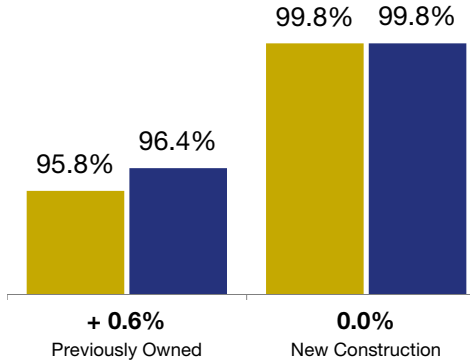
## By Price Range

■ 12-2017 ■ 12-2018



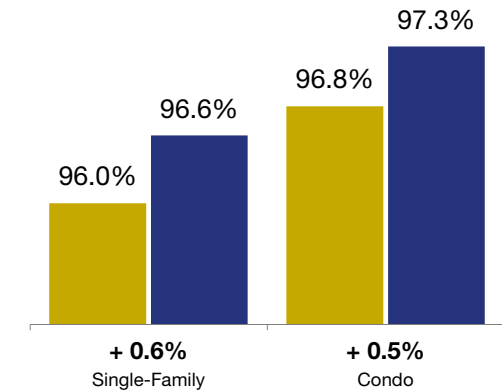
## By Construction Type

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



## All Properties

### By Price Range

	12-2017	12-2018	Change
\$75,000 and Below	90.4%	89.9%	- 0.6%
\$75,001 to \$100,000	96.6%	97.2%	+ 0.6%
\$100,001 to \$125,000	97.7%	97.7%	0.0%
\$125,001 to \$150,000	97.7%	98.2%	+ 0.5%
\$150,001 to \$300,000	97.4%	97.8%	+ 0.4%
\$300,001 and Above	96.0%	96.9%	+ 0.9%
<b>All Price Ranges</b>	<b>96.1%</b>	<b>96.6%</b>	<b>+ 0.5%</b>

## Single-Family

	12-2017	12-2018	Change
\$75,000 and Below	90.5%	89.9%	- 0.7%
\$75,001 to \$100,000	96.5%	97.2%	+ 0.7%
\$100,001 to \$125,000	97.7%	97.7%	0.0%
\$125,001 to \$150,000	97.6%	98.2%	+ 0.6%
\$150,001 to \$300,000	97.4%	97.9%	+ 0.5%
\$300,001 and Above	96.0%	96.6%	+ 0.6%
<b>All Price Ranges</b>	<b>96.0%</b>	<b>96.6%</b>	<b>+ 0.6%</b>

## Condo

	12-2017	12-2018	Change
\$75,000 and Below	89.1%	90.2%	+ 1.2%
\$75,001 to \$100,000	98.3%	97.9%	- 0.4%
\$100,001 to \$125,000	97.3%	96.8%	- 0.5%
\$125,001 to \$150,000	98.5%	97.2%	- 1.3%
\$150,001 to \$300,000	97.3%	97.3%	0.0%
\$300,001 and Above	95.1%	100.9%	+ 6.1%
<b>All Price Ranges</b>	<b>96.8%</b>	<b>97.3%</b>	<b>+ 0.5%</b>

### By Construction Type

	12-2017	12-2018	Change
Previously Owned	95.8%	96.4%	+ 0.6%
New Construction	99.8%	99.8%	0.0%
<b>All Construction Types</b>	<b>96.1%</b>	<b>96.6%</b>	<b>+ 0.5%</b>

	12-2017	12-2018	Change
Previously Owned	95.8%	96.4%	+ 0.6%
New Construction	99.6%	99.8%	+ 0.2%
<b>All Construction Types</b>	<b>96.0%</b>	<b>96.6%</b>	<b>+ 0.6%</b>

	12-2017	12-2018	Change
Previously Owned	96.1%	96.9%	+ 0.8%
New Construction	101.0%	99.5%	- 1.5%
<b>All Construction Types</b>	<b>96.8%</b>	<b>97.3%</b>	<b>+ 0.5%</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.

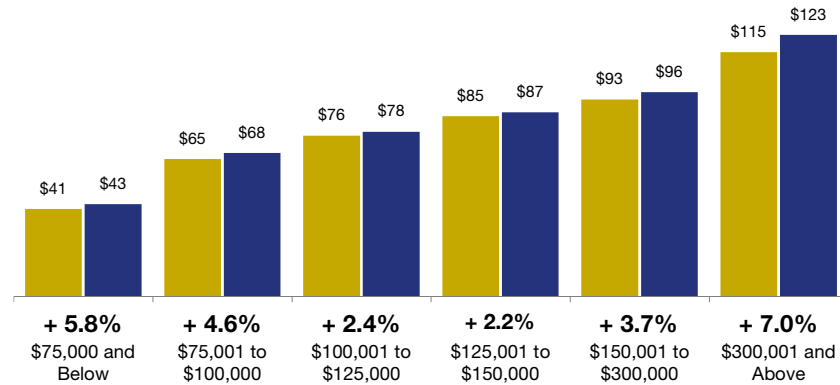
# Price Per Square Foot

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



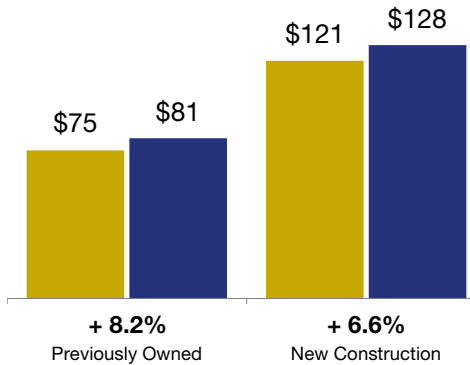
## By Price Range

■ 12-2017 ■ 12-2018



## By Construction Type

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

#### By Price Range

	12-2017	12-2018	Change
\$75,000 and Below	\$41	\$43	+ 5.8%
\$75,001 to \$100,000	\$65	\$68	+ 4.6%
\$100,001 to \$125,000	\$76	\$78	+ 2.4%
\$125,001 to \$150,000	\$85	\$87	+ 2.2%
\$150,001 to \$300,000	\$93	\$96	+ 3.7%
\$300,001 and Above	\$115	\$123	+ 7.0%
<b>All Price Ranges</b>	<b>\$78</b>	<b>\$84</b>	<b>+ 8.0%</b>

### Single-Family

	12-2017	12-2018	Change
\$75,000 and Below	\$41	\$43	+ 5.9%
\$75,001 to \$100,000	\$64	\$67	+ 4.9%
\$100,001 to \$125,000	\$75	\$77	+ 2.5%
\$125,001 to \$150,000	\$84	\$86	+ 2.3%
\$150,001 to \$300,000	\$92	\$95	+ 3.7%
\$300,001 and Above	\$113	\$121	+ 7.3%
<b>All Price Ranges</b>	<b>\$77</b>	<b>\$83</b>	<b>+ 8.0%</b>

### Condo

	12-2017	12-2018	Change
\$75,000 and Below	\$53	\$51	- 2.2%
\$75,001 to \$100,000	\$73	\$72	- 2.4%
\$100,001 to \$125,000	\$97	\$92	- 4.7%
\$125,001 to \$150,000	\$100	\$99	- 0.3%
\$150,001 to \$300,000	\$111	\$114	+ 2.5%
\$300,001 and Above	\$154	\$158	+ 2.4%
<b>All Price Ranges</b>	<b>\$104</b>	<b>\$107</b>	<b>+ 3.4%</b>

#### By Construction Type

	12-2017	12-2018	Change
Previously Owned	\$75	\$81	+ 8.2%
New Construction	\$121	\$128	+ 6.6%
<b>All Construction Types</b>	<b>\$78</b>	<b>\$84</b>	<b>+ 8.0%</b>

	12-2017	12-2018	Change
Previously Owned	\$74	\$80	+ 8.5%
New Construction	\$119	\$126	+ 5.8%
<b>All Construction Types</b>	<b>\$77</b>	<b>\$83</b>	<b>+ 8.0%</b>

	12-2017	12-2018	Change
Single-Family	\$98	\$99	+ 0.7%
Condo	\$135	\$144	+ 6.8%
<b>All Property Types</b>	<b>\$104</b>	<b>\$107</b>	<b>+ 3.4%</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.

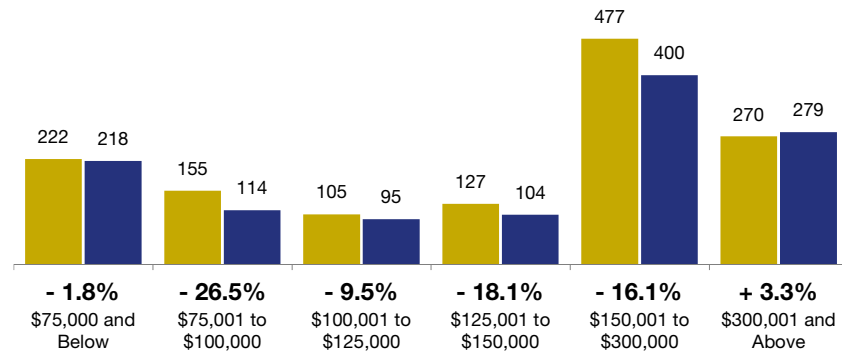
# Inventory of Homes for Sale

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



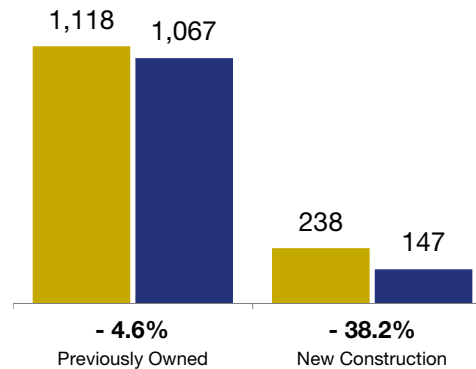
## By Price Range

■ 12-2017 ■ 12-2018



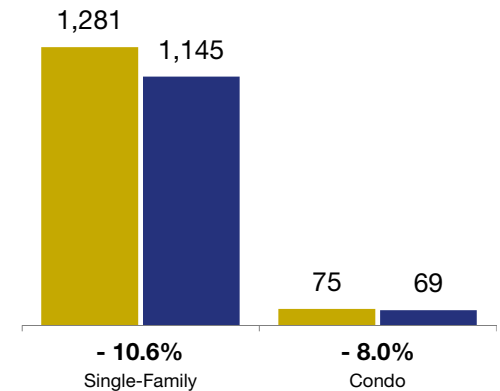
## By Construction Type

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

#### By Price Range

	12-2017	12-2018	Change
\$75,000 and Below	222	218	- 1.8%
\$75,001 to \$100,000	155	114	- 26.5%
\$100,001 to \$125,000	105	95	- 9.5%
\$125,001 to \$150,000	127	104	- 18.1%
\$150,001 to \$300,000	477	400	- 16.1%
\$300,001 and Above	270	279	+ 3.3%
<b>All Price Ranges</b>	<b>1,356</b>	<b>1,214</b>	<b>- 10.5%</b>

### Single-Family

	12-2017	12-2018	Change
\$75,000 and Below	220	217	- 1.4%
\$75,001 to \$100,000	149	113	- 24.2%
\$100,001 to \$125,000	104	92	- 11.5%
\$125,001 to \$150,000	120	99	- 17.5%
\$150,001 to \$300,000	432	367	- 15.0%
\$300,001 and Above	256	253	- 1.2%
<b>All Price Ranges</b>	<b>1,281</b>	<b>1,145</b>	<b>- 10.6%</b>

### Condo

	12-2017	12-2018	Change
\$75,000 and Below	2	1	- 50.0%
\$75,001 to \$100,000	6	1	- 83.3%
\$100,001 to \$125,000	1	3	+ 200.0%
\$125,001 to \$150,000	7	5	- 28.6%
\$150,001 to \$300,000	45	33	- 26.7%
\$300,001 and Above	14	26	+ 85.7%
<b>All Price Ranges</b>	<b>75</b>	<b>69</b>	<b>- 8.0%</b>

#### By Construction Type

	12-2017	12-2018	Change
Previously Owned	1,118	1,067	- 4.6%
New Construction	238	147	- 38.2%
<b>All Construction Types</b>	<b>1,356</b>	<b>1,214</b>	<b>- 10.5%</b>

	12-2017	12-2018	Change
Previously Owned	1,078	1,026	- 4.8%
New Construction	203	119	- 41.4%
<b>All Construction Types</b>	<b>1,281</b>	<b>1,145</b>	<b>- 10.6%</b>

	12-2017	12-2018	Change
Previously Owned	40	41	+ 2.5%
New Construction	35	28	- 20.0%
<b>All Construction Types</b>	<b>75</b>	<b>69</b>	<b>- 8.0%</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.

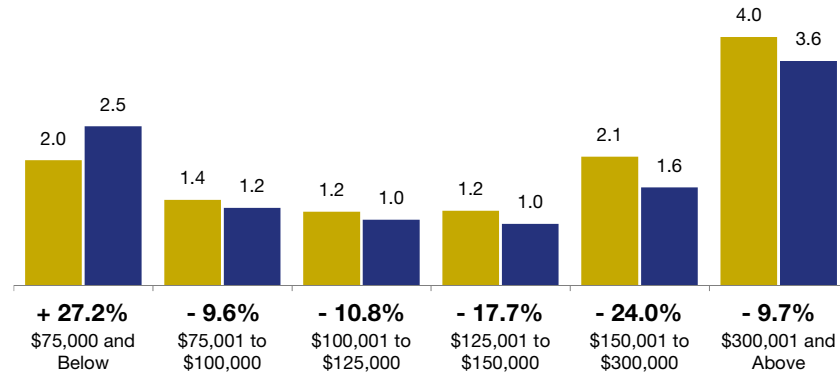
# Months Supply of Inventory



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.

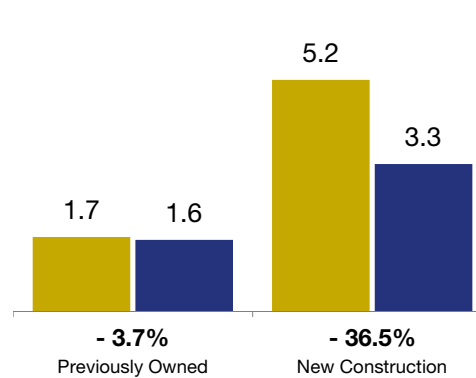
## By Price Range

■ 12-2017 ■ 12-2018



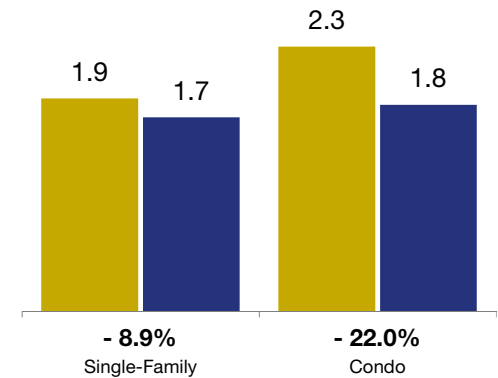
## By Construction Type

■ 12-2017 ■ 12-2018



## By Property Type

■ 12-2017 ■ 12-2018



### All Properties

#### By Price Range

	12-2017	12-2018	Change
\$75,000 and Below	2.0	2.5	+ 27.2%
\$75,001 to \$100,000	1.4	1.2	- 9.6%
\$100,001 to \$125,000	1.2	1.0	- 10.8%
\$125,001 to \$150,000	1.2	1.0	- 17.7%
\$150,001 to \$300,000	2.1	1.6	- 24.0%
\$300,001 and Above	4.0	3.6	- 9.7%
<b>All Price Ranges</b>	<b>1.9</b>	<b>1.7</b>	<b>- 10.5%</b>

### Single-Family

	12-2017	12-2018	Change
\$75,000 and Below	2.0	2.6	+ 28.1%
\$75,001 to \$100,000	1.4	1.3	- 6.4%
\$100,001 to \$125,000	1.2	1.0	- 12.0%
\$125,001 to \$150,000	1.2	1.0	- 17.1%
\$150,001 to \$300,000	2.0	1.5	- 21.8%
\$300,001 and Above	4.0	3.5	- 13.8%
<b>All Price Ranges</b>	<b>1.9</b>	<b>1.7</b>	<b>- 8.9%</b>

### Condo

	12-2017	12-2018	Change
\$75,000 and Below	1.0	0.5	- 56.9%
\$75,001 to \$100,000	1.2	0.2	- 81.4%
\$100,001 to \$125,000	0.4	1.0	+ 172.4%
\$125,001 to \$150,000	1.2	0.8	- 28.6%
\$150,001 to \$300,000	3.5	1.8	- 47.8%
\$300,001 and Above	2.9	5.1	+ 79.3%
<b>All Price Ranges</b>	<b>2.3</b>	<b>1.8</b>	<b>- 22.0%</b>

#### By Construction Type

	12-2017	12-2018	Change
Previously Owned	1.7	1.6	- 3.7%
New Construction	5.2	3.3	- 36.5%
<b>All Construction Types</b>	<b>1.9</b>	<b>1.7</b>	<b>- 10.5%</b>

	12-2017	12-2018	Change
Previously Owned	1.7	1.6	- 3.3%
New Construction	4.9	3.1	- 37.4%
<b>All Construction Types</b>	<b>1.9</b>	<b>1.7</b>	<b>- 8.9%</b>

	12-2017	12-2018	Change
Previously Owned	1.5	1.3	- 11.9%
New Construction	7.2	4.5	- 37.3%
<b>All Construction Types</b>	<b>2.3</b>	<b>1.8</b>	<b>- 22.0%</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.