

# Housing Supply Overview

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



## January 2019

Inventory is gradually starting to improve in many pockets across the country, including in several markets that are showing year-over-year percentage increases. Listings tend to improve immediately after a new year, but this national increase also has to do with fewer sales. For the 12-month period spanning February 2018 through January 2019, Closed Sales in the Fort Wayne region were down 1.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.8 percent.

The overall Median Sales Price was up 7.8 percent to \$144,500. The property type with the largest price gain was the Single-Family segment, where prices increased 7.5 percent to \$142,500. The overall Percent of Original List Price Received at Sale was up 0.4 percent to 96.6.

Market-wide, inventory levels were down 17.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 17.6 percent. That amounts to 1.5 months supply for Single-Family homes and 1.7 months supply for Condos.

## Quick Facts

**+ 18.8%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**- 1.0%**

Construction Status with  
Strongest Closed Sales:

**Previously Owned**

**+ 15.0%**

Property Type with  
Strongest Closed Sales:

**Condo**

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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.

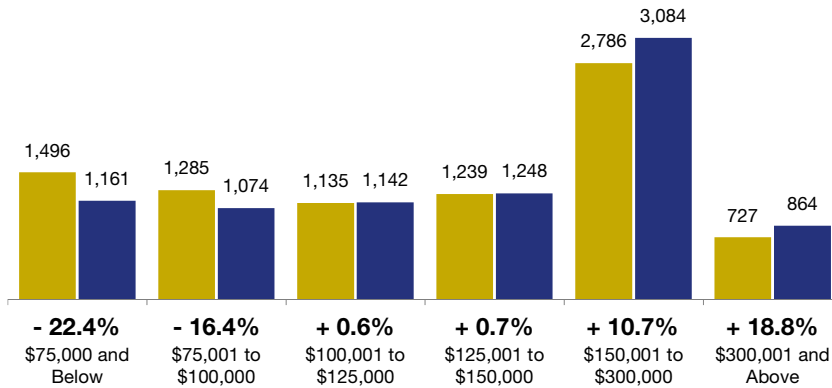
# Closed Sales

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



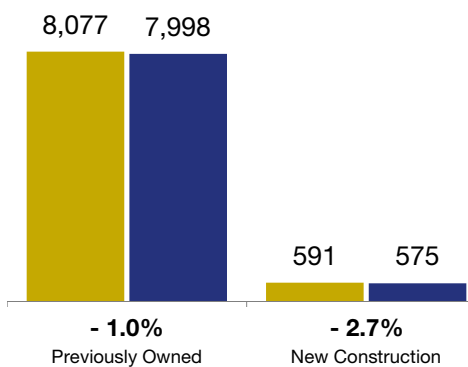
## By Price Range

■ 1-2018 ■ 1-2019



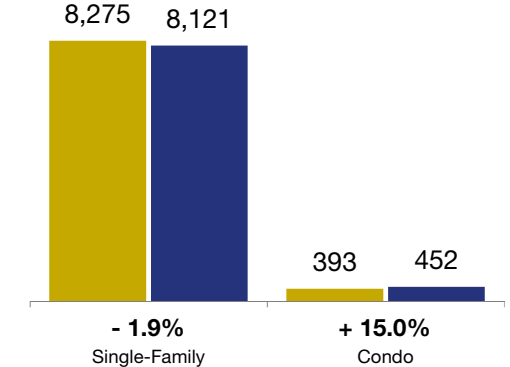
## By Construction Type

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



## All Properties

### By Price Range

	1-2018	1-2019	Change
\$75,000 and Below	1,496	1,161	- 22.4%
\$75,001 to \$100,000	1,285	1,074	- 16.4%
\$100,001 to \$125,000	1,135	1,142	+ 0.6%
\$125,001 to \$150,000	1,239	1,248	+ 0.7%
\$150,001 to \$300,000	2,786	3,084	+ 10.7%
\$300,001 and Above	727	864	+ 18.8%
<b>All Price Ranges</b>	<b>8,668</b>	<b>8,573</b>	<b>- 1.1%</b>

## Single-Family

	1-2018	1-2019	Change
\$75,000 and Below	1,469	1,137	- 22.6%
\$75,001 to \$100,000	1,230	1,027	- 16.5%
\$100,001 to \$125,000	1,103	1,100	- 0.3%
\$125,001 to \$150,000	1,170	1,170	0.0%
\$150,001 to \$300,000	2,624	2,879	+ 9.7%
\$300,001 and Above	679	808	+ 19.0%
<b>All Single-Family</b>	<b>8,275</b>	<b>8,121</b>	<b>- 1.9%</b>

## Condo

	1-2018	1-2019	Change
\$75,000 and Below	27	24	- 11.1%
\$75,001 to \$100,000	55	47	- 14.5%
\$100,001 to \$125,000	32	42	+ 31.3%
\$125,001 to \$150,000	69	78	+ 13.0%
\$150,001 to \$300,000	162	205	+ 26.5%
\$300,001 and Above	48	56	+ 16.7%
<b>All Condo</b>	<b>393</b>	<b>452</b>	<b>+ 15.0%</b>

### By Construction Type

	1-2018	1-2019	Change
Previously Owned	8,077	7,998	- 1.0%
New Construction	591	575	- 2.7%
<b>All Construction Types</b>	<b>8,668</b>	<b>8,573</b>	<b>- 1.1%</b>

	1-2018	1-2019	Change
Previously Owned	7,742	7,623	- 1.5%
New Construction	533	498	- 6.6%
<b>All Single-Family</b>	<b>8,275</b>	<b>8,121</b>	<b>- 1.9%</b>

	1-2018	1-2019	Change
Single-Family	335	375	+ 11.9%
Condo	58	77	+ 32.8%
<b>All Condo</b>	<b>393</b>	<b>452</b>	<b>+ 15.0%</b>

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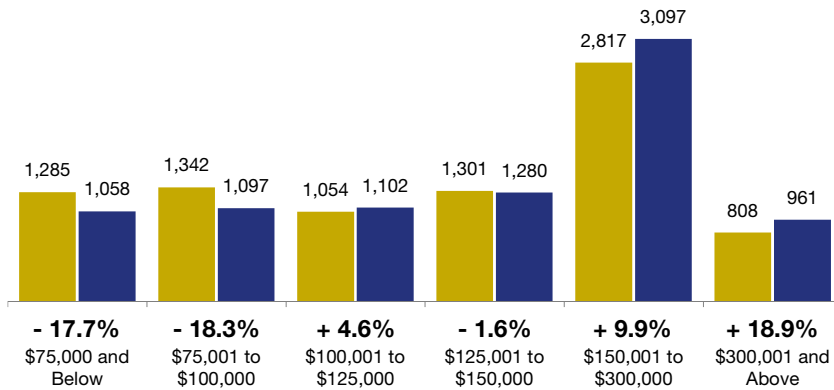
# Pending Sales

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



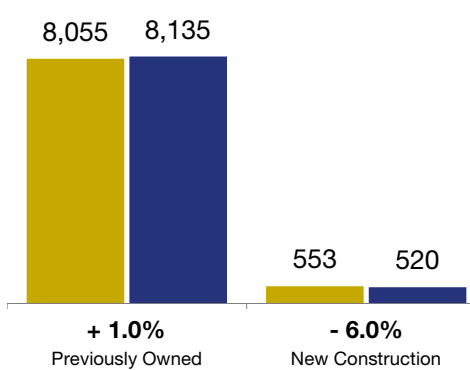
## By Price Range

■ 1-2018 ■ 1-2019



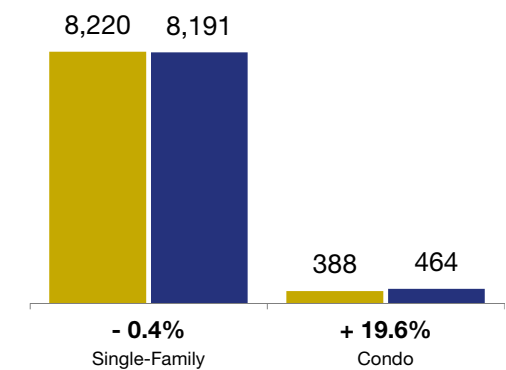
## By Construction Type

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



### All Properties

#### By Price Range

	1-2018	1-2019	Change
\$75,000 and Below	1,285	1,058	- 17.7%
\$75,001 to \$100,000	1,342	1,097	- 18.3%
\$100,001 to \$125,000	1,054	1,102	+ 4.6%
\$125,001 to \$150,000	1,301	1,280	- 1.6%
\$150,001 to \$300,000	2,817	3,097	+ 9.9%
\$300,001 and Above	808	961	+ 18.9%
<b>All Price Ranges</b>	<b>8,608</b>	<b>8,655</b>	<b>+ 0.5%</b>

### Single-Family

	1-2018	1-2019	Change
\$75,000 and Below	1,264	1,037	- 18.0%
\$75,001 to \$100,000	1,288	1,046	- 18.8%
\$100,001 to \$125,000	1,028	1,063	+ 3.4%
\$125,001 to \$150,000	1,230	1,207	- 1.9%
\$150,001 to \$300,000	2,657	2,877	+ 8.3%
\$300,001 and Above	752	901	+ 19.8%
<b>All Single-Family</b>	<b>8,220</b>	<b>8,191</b>	<b>- 0.4%</b>

### Condo

	1-2018	1-2019	Change
\$75,000 and Below	21	21	0.0%
\$75,001 to \$100,000	54	51	- 5.6%
\$100,001 to \$125,000	26	39	+ 50.0%
\$125,001 to \$150,000	71	73	+ 2.8%
\$150,001 to \$300,000	160	220	+ 37.5%
\$300,001 and Above	56	60	+ 7.1%
<b>All Condo</b>	<b>388</b>	<b>464</b>	<b>+ 19.6%</b>

#### By Construction Type

	1-2018	1-2019	Change
Previously Owned	8,055	8,135	+ 1.0%
New Construction	553	520	- 6.0%
<b>All Construction Types</b>	<b>8,608</b>	<b>8,655</b>	<b>+ 0.5%</b>

	1-2018	1-2019	Change
Previously Owned	7,725	7,743	+ 0.2%
New Construction	495	448	- 9.5%
<b>All Single-Family</b>	<b>8,220</b>	<b>8,191</b>	<b>- 0.4%</b>

	1-2018	1-2019	Change
Previously Owned	330	392	+ 18.8%
New Construction	58	72	+ 24.1%
<b>All Condo</b>	<b>388</b>	<b>464</b>	<b>+ 19.6%</b>

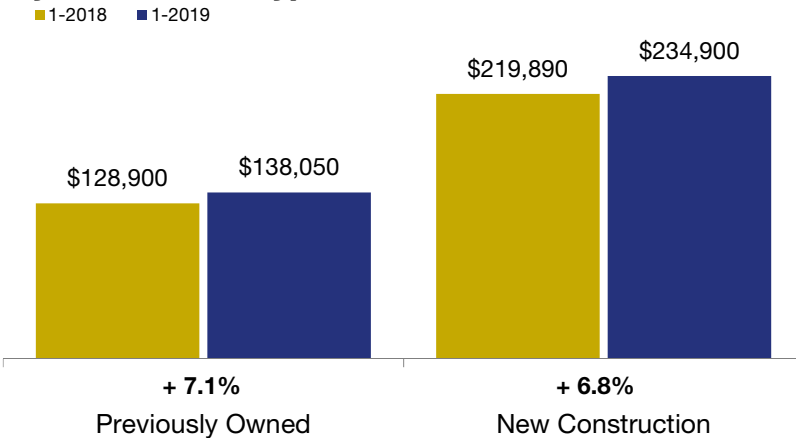
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# Median Sales Price

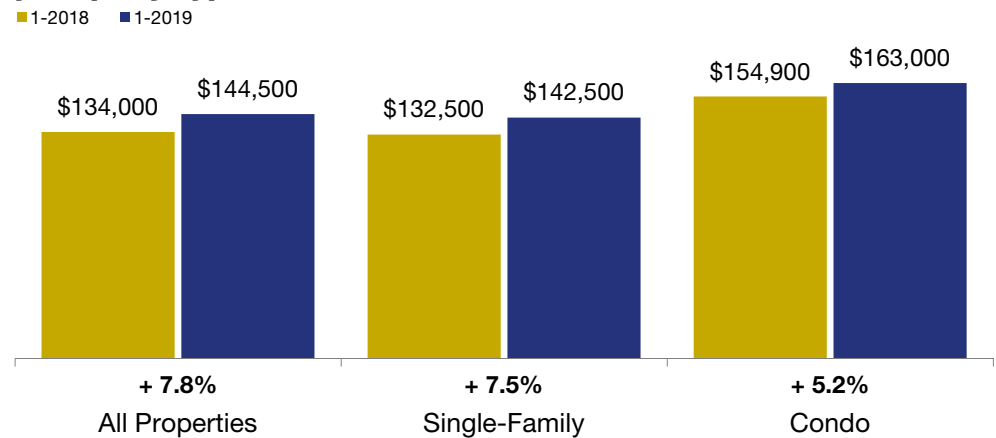
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Construction Type



## By Property Type



### All Properties

By Construction Type	1-2018	1-2019	Change
Previously Owned	\$128,900	\$138,050	+ 7.1%
New Construction	\$219,890	\$234,900	+ 6.8%
<b>All Construction Types</b>	<b>\$134,000</b>	<b>\$144,500</b>	<b>+ 7.8%</b>

### Single-Family

1-2018	1-2019	Change
\$127,900	\$137,000	+ 7.1%
\$218,501	\$230,943	+ 5.7%
<b>\$132,500</b>	<b>\$142,500</b>	<b>+ 7.5%</b>

### Condo

1-2018	1-2019	Change
\$149,900	\$150,000	+ 0.1%
\$228,563	\$239,900	+ 5.0%
<b>\$154,900</b>	<b>\$163,000</b>	<b>+ 5.2%</b>

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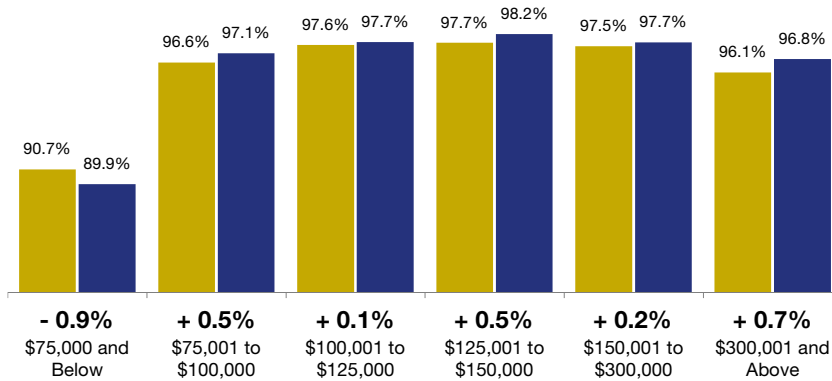
# Percent of Original List Price Received



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.**

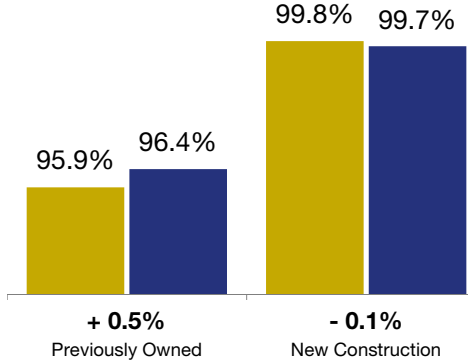
## By Price Range

■ 1-2018 ■ 1-2019



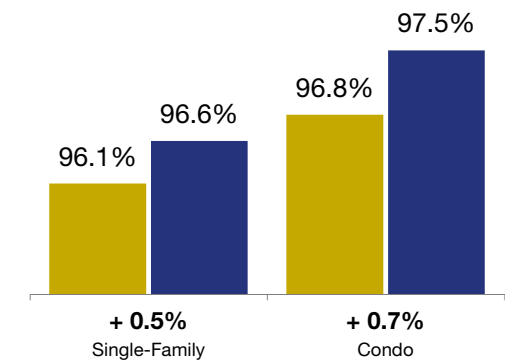
## By Construction Type

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



## All Properties

### By Price Range

	1-2018	1-2019	Change
\$75,000 and Below	90.7%	89.9%	- 0.9%
\$75,001 to \$100,000	96.6%	97.1%	+ 0.5%
\$100,001 to \$125,000	97.6%	97.7%	+ 0.1%
\$125,001 to \$150,000	97.7%	98.2%	+ 0.5%
\$150,001 to \$300,000	97.5%	97.7%	+ 0.2%
\$300,001 and Above	96.1%	96.8%	+ 0.7%
<b>All Price Ranges</b>	<b>96.2%</b>	<b>96.6%</b>	<b>+ 0.4%</b>

## Single-Family

	1-2018	1-2019	Change
\$75,000 and Below	90.7%	89.9%	- 0.9%
\$75,001 to \$100,000	96.6%	97.1%	+ 0.5%
\$100,001 to \$125,000	97.6%	97.8%	+ 0.2%
\$125,001 to \$150,000	97.7%	98.3%	+ 0.6%
\$150,001 to \$300,000	97.5%	97.7%	+ 0.2%
\$300,001 and Above	96.1%	96.5%	+ 0.4%
<b>All Price Ranges</b>	<b>96.1%</b>	<b>96.6%</b>	<b>+ 0.5%</b>

## Condo

	1-2018	1-2019	Change
\$75,000 and Below	90.4%	89.6%	- 0.9%
\$75,001 to \$100,000	98.0%	98.2%	+ 0.2%
\$100,001 to \$125,000	96.6%	97.3%	+ 0.7%
\$125,001 to \$150,000	98.5%	97.1%	- 1.4%
\$150,001 to \$300,000	97.3%	97.5%	+ 0.2%
\$300,001 and Above	95.3%	101.0%	+ 6.0%
<b>All Price Ranges</b>	<b>96.8%</b>	<b>97.5%</b>	<b>+ 0.7%</b>

### By Construction Type

	1-2018	1-2019	Change
Previously Owned	95.9%	96.4%	+ 0.5%
New Construction	99.8%	99.7%	- 0.1%
<b>All Construction Types</b>	<b>96.2%</b>	<b>96.6%</b>	<b>+ 0.4%</b>

	1-2018	1-2019	Change
Previously Owned	95.9%	96.3%	+ 0.4%
New Construction	99.7%	99.7%	0.0%
<b>All Construction Types</b>	<b>96.1%</b>	<b>96.6%</b>	<b>+ 0.5%</b>

	1-2018	1-2019	Change
Previously Owned	96.1%	97.1%	+ 1.0%
New Construction	101.0%	99.5%	- 1.5%
<b>All Construction Types</b>	<b>96.8%</b>	<b>97.5%</b>	<b>+ 0.7%</b>

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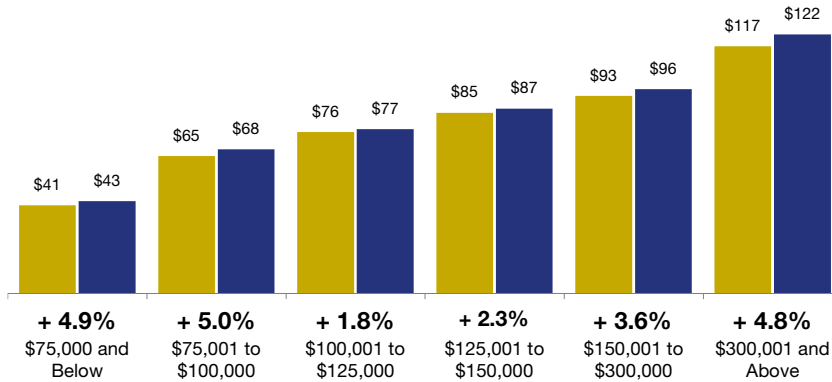
# Price Per Square Foot

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



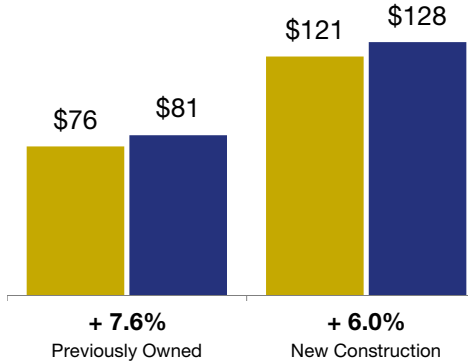
## By Price Range

■ 1-2018 ■ 1-2019



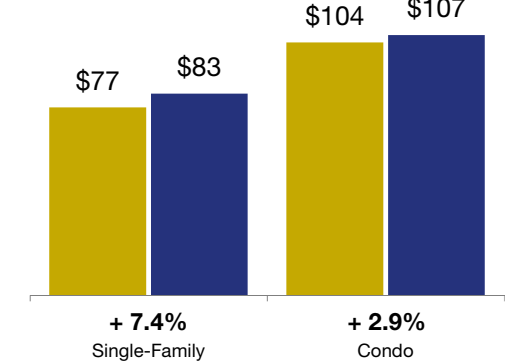
## By Construction Type

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



## All Properties

### By Price Range

	1-2018	1-2019	Change
\$75,000 and Below	\$41	\$43	+ 4.9%
\$75,001 to \$100,000	\$65	\$68	+ 5.0%
\$100,001 to \$125,000	\$76	\$77	+ 1.8%
\$125,001 to \$150,000	\$85	\$87	+ 2.3%
\$150,001 to \$300,000	\$93	\$96	+ 3.6%
\$300,001 and Above	\$117	\$122	+ 4.8%
<b>All Price Ranges</b>	<b>\$79</b>	<b>\$84</b>	<b>+ 7.4%</b>

## Single-Family

1-2018	1-2019	Change
\$41	\$43	+ 5.1%
\$64	\$68	+ 5.3%
\$75	\$77	+ 2.1%
\$84	\$86	+ 2.4%
\$92	\$95	+ 3.5%
\$114	\$120	+ 5.0%
<b>\$77</b>	<b>\$83</b>	<b>+ 7.4%</b>

## Condo

	1-2018	1-2019	Change
	\$54	\$51	- 4.9%
	\$73	\$72	- 1.5%
	\$99	\$91	- 8.4%
	\$100	\$100	- 0.2%
	\$111	\$114	+ 2.5%
	\$154	\$160	+ 3.3%
	<b>\$104</b>	<b>\$107</b>	<b>+ 2.9%</b>

### By Construction Type

	1-2018	1-2019	Change
Previously Owned	\$76	\$81	+ 7.6%
New Construction	\$121	\$128	+ 6.0%
<b>All Construction Types</b>	<b>\$79</b>	<b>\$84</b>	<b>+ 7.4%</b>

1-2018	1-2019	Change
\$74	\$80	+ 7.9%
\$120	\$126	+ 5.2%
<b>\$77</b>	<b>\$83</b>	<b>+ 7.4%</b>

	1-2018	1-2019	Change
	\$99	\$100	+ 0.5%
	\$134	\$144	+ 7.8%
	<b>\$104</b>	<b>\$107</b>	<b>+ 2.9%</b>

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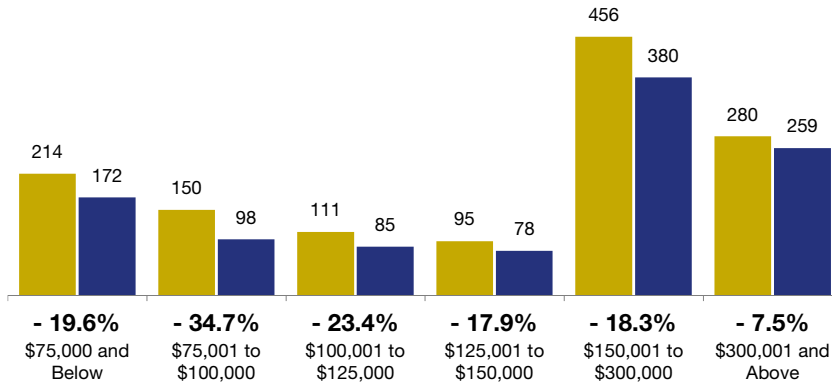
# Inventory of Homes for Sale

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



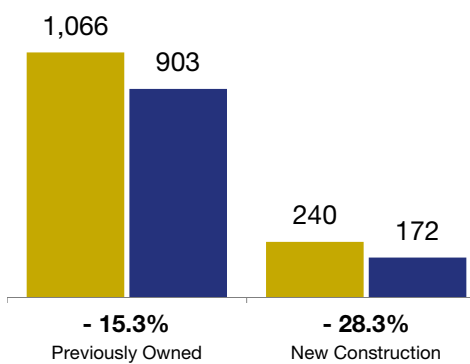
## By Price Range

■ 1-2018 ■ 1-2019



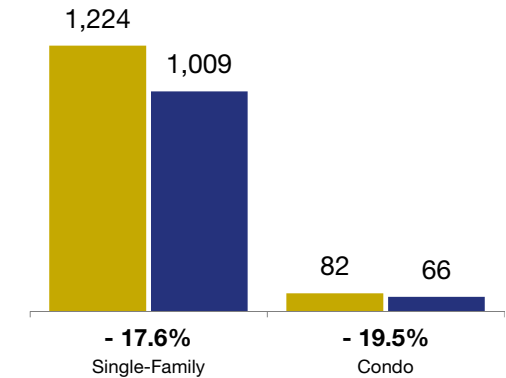
## By Construction Type

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



### All Properties

#### By Price Range

	1-2018	1-2019	Change
\$75,000 and Below	214	172	- 19.6%
\$75,001 to \$100,000	150	98	- 34.7%
\$100,001 to \$125,000	111	85	- 23.4%
\$125,001 to \$150,000	95	78	- 17.9%
\$150,001 to \$300,000	456	380	- 18.3%
\$300,001 and Above	280	259	- 7.5%
<b>All Price Ranges</b>	<b>1,306</b>	<b>1,075</b>	<b>- 17.7%</b>

### Single-Family

1-2018	1-2019	Change
211	171	- 19.0%
143	97	- 32.2%
107	84	- 21.5%
91	74	- 18.7%
412	347	- 18.8%
260	233	- 10.4%
<b>1,224</b>	<b>1,009</b>	<b>- 17.6%</b>

### Condo

	1-2018	1-2019	Change
	3	1	- 66.7%
	7	1	- 85.7%
	4	1	- 75.0%
	4	4	0.0%
	44	33	- 25.0%
	20	26	+ 30.0%
	82	66	- 19.5%

#### By Construction Type

	1-2018	1-2019	Change
Previously Owned	1,066	903	- 15.3%
New Construction	240	172	- 28.3%
<b>All Construction Types</b>	<b>1,306</b>	<b>1,075</b>	<b>- 17.7%</b>

1-2018	1-2019	Change
1,018	868	- 14.7%
206	141	- 31.6%
<b>1,224</b>	<b>1,009</b>	<b>- 17.6%</b>

	1-2018	1-2019	Change
	48	35	- 27.1%
	34	31	- 8.8%
	82	66	- 19.5%

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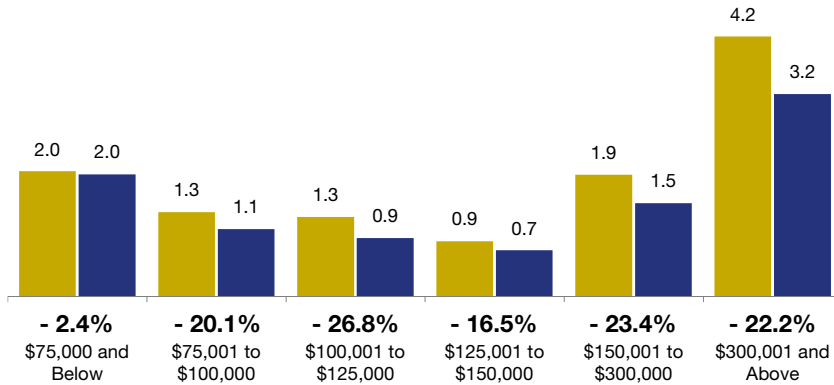
# Months Supply of Inventory

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.



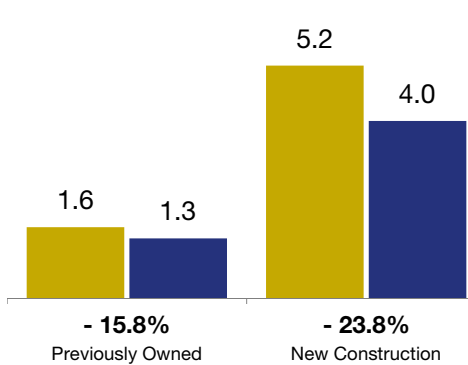
## By Price Range

■ 1-2018 ■ 1-2019



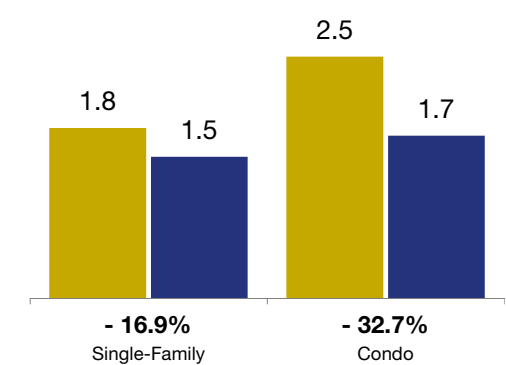
## By Construction Type

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



## All Properties

### By Price Range

	1-2018	1-2019	Change
\$75,000 and Below	2.0	2.0	- 2.4%
\$75,001 to \$100,000	1.3	1.1	- 20.1%
\$100,001 to \$125,000	1.3	0.9	- 26.8%
\$125,001 to \$150,000	0.9	0.7	- 16.5%
\$150,001 to \$300,000	1.9	1.5	- 23.4%
\$300,001 and Above	4.2	3.2	- 22.2%
<b>All Price Ranges</b>	<b>1.8</b>	<b>1.5</b>	<b>- 16.7%</b>

## Single-Family

	1-2018	1-2019	Change
\$75,000 and Below	2.0	2.0	- 1.2%
\$75,001 to \$100,000	1.3	1.1	- 16.5%
\$100,001 to \$125,000	1.2	0.9	- 24.1%
\$125,001 to \$150,000	0.9	0.7	- 17.1%
\$150,001 to \$300,000	1.9	1.5	- 21.3%
\$300,001 and Above	4.1	3.1	- 25.2%
<b>All Price Ranges</b>	<b>1.8</b>	<b>1.5</b>	<b>- 16.9%</b>

## Condo

	1-2018	1-2019	Change
\$75,000 and Below	1.6	0.5	- 69.7%
\$75,001 to \$100,000	1.4	0.2	- 84.9%
\$100,001 to \$125,000	1.5	0.3	- 80.0%
\$125,001 to \$150,000	0.7	0.7	- 2.7%
\$150,001 to \$300,000	3.3	1.8	- 45.5%
\$300,001 and Above	3.9	5.2	+ 32.4%
<b>All Price Ranges</b>	<b>2.5</b>	<b>1.7</b>	<b>- 32.7%</b>

### By Construction Type

	1-2018	1-2019	Change
Previously Owned	1.6	1.3	- 15.8%
New Construction	5.2	4.0	- 23.8%
<b>All Construction Types</b>	<b>1.8</b>	<b>1.5</b>	<b>- 16.7%</b>

	1-2018	1-2019	Change
Previously Owned	1.6	1.4	- 14.5%
New Construction	5.0	3.8	- 24.4%
<b>All Construction Types</b>	<b>1.8</b>	<b>1.5</b>	<b>- 16.9%</b>

	1-2018	1-2019	Change
Single-Family	1.7	1.1	- 38.6%
Condo	7.0	5.2	- 26.6%
<b>All Property Types</b>	<b>2.5</b>	<b>1.7</b>	<b>- 32.7%</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.