

Housing Supply Overview

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



February 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 March 2018 through February 2019, Closed Sales in the Fort Wayne region were down 1.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.2 percent.

The overall Median Sales Price was up 7.4 percent to \$144,900. The property type with the largest price gain was the Single-Family segment, where prices increased 7.5 percent to \$143,000. The overall Percent of Original List Price Received at Sale was up 0.4 percent to 96.6.

Market-wide, inventory levels were down 19.9 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 19.0 percent. That amounts to 1.3 months supply for Single-Family homes and 1.7 months supply for Condos.

Quick Facts

+ 18.2%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 0.3%

Construction Status with
Strongest Closed Sales:

New Construction

+ 16.8%

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.

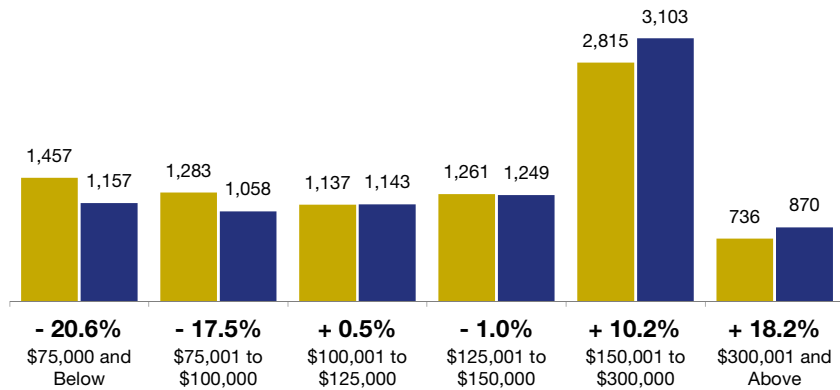
Closed Sales

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



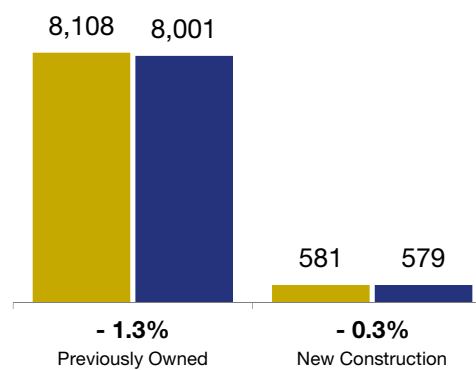
By Price Range

■ 2-2018 ■ 2-2019



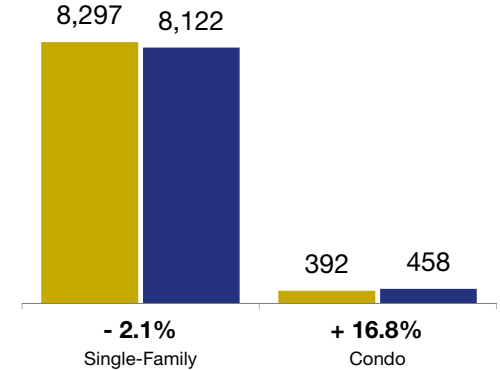
By Construction Type

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range

	2-2018	2-2019	Change
\$75,000 and Below	1,457	1,157	- 20.6%
\$75,001 to \$100,000	1,283	1,058	- 17.5%
\$100,001 to \$125,000	1,137	1,143	+ 0.5%
\$125,001 to \$150,000	1,261	1,249	- 1.0%
\$150,001 to \$300,000	2,815	3,103	+ 10.2%
\$300,001 and Above	736	870	+ 18.2%
All Price Ranges	8,689	8,580	- 1.3%

Single-Family

	2-2018	2-2019	Change
\$75,000 and Below	1,432	1,134	- 20.8%
\$75,001 to \$100,000	1,230	1,013	- 17.6%
\$100,001 to \$125,000	1,103	1,098	- 0.5%
\$125,001 to \$150,000	1,190	1,170	- 1.7%
\$150,001 to \$300,000	2,657	2,894	+ 8.9%
\$300,001 and Above	685	813	+ 18.7%
All Single-Family	8,297	8,122	- 2.1%

Condo

	2-2018	2-2019	Change
\$75,000 and Below	25	23	- 8.0%
\$75,001 to \$100,000	53	45	- 15.1%
\$100,001 to \$125,000	34	45	+ 32.4%
\$125,001 to \$150,000	71	79	+ 11.3%
\$150,001 to \$300,000	158	209	+ 32.3%
\$300,001 and Above	51	57	+ 11.8%
All Condo	392	458	+ 16.8%

By Construction Type

	2-2018	2-2019	Change
Previously Owned	8,108	8,001	- 1.3%
New Construction	581	579	- 0.3%
All Construction Types	8,689	8,580	- 1.3%

	2-2018	2-2019	Change
Previously Owned	7,773	7,619	- 2.0%
New Construction	524	503	- 4.0%
All Single-Family	8,297	8,122	- 2.1%

	2-2018	2-2019	Change
Previously Owned	335	382	+ 14.0%
New Construction	57	76	+ 33.3%
All Condo	392	458	+ 16.8%

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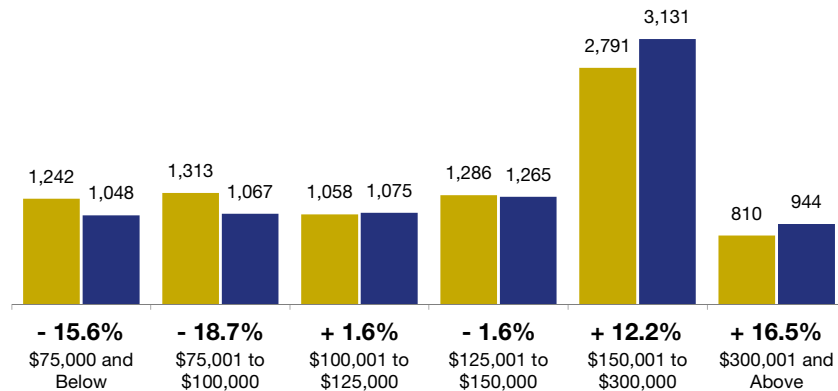
Pending Sales

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



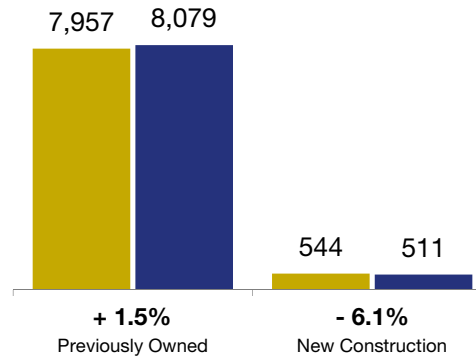
By Price Range

■ 2-2018 ■ 2-2019



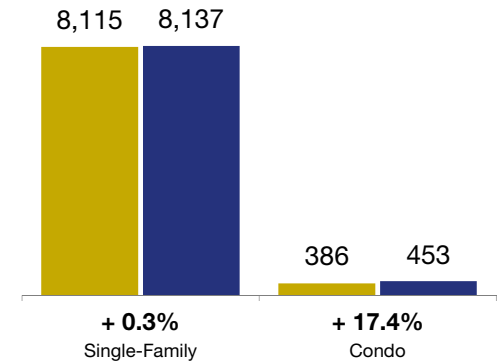
By Construction Type

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range

	2-2018	2-2019	Change
\$75,000 and Below	1,242	1,048	-15.6%
\$75,001 to \$100,000	1,313	1,067	-18.7%
\$100,001 to \$125,000	1,058	1,075	+1.6%
\$125,001 to \$150,000	1,286	1,265	-1.6%
\$150,001 to \$300,000	2,791	3,131	+12.2%
\$300,001 and Above	810	944	+16.5%
All Price Ranges	8,501	8,590	+1.0%

Single-Family

	2-2018	2-2019	Change
\$75,000 and Below	1,219	1,029	-15.6%
\$75,001 to \$100,000	1,256	1,019	-18.9%
\$100,001 to \$125,000	1,035	1,035	0.0%
\$125,001 to \$150,000	1,218	1,197	-1.7%
\$150,001 to \$300,000	2,632	2,908	+10.5%
\$300,001 and Above	754	889	+17.9%
All Price Ranges	8,115	8,137	+0.3%

Condo

	2-2018	2-2019	Change
\$75,000 and Below	23	19	-17.4%
\$75,001 to \$100,000	57	48	-15.8%
\$100,001 to \$125,000	23	40	+73.9%
\$125,001 to \$150,000	68	68	0.0%
\$150,001 to \$300,000	159	223	+40.3%
\$300,001 and Above	56	55	-1.8%
All Price Ranges	386	453	+17.4%

By Construction Type

	2-2018	2-2019	Change
Previously Owned	7,957	8,079	+1.5%
New Construction	544	511	-6.1%
All Construction Types	8,501	8,590	+1.0%

	2-2018	2-2019	Change
Previously Owned	7,632	7,692	+0.8%
New Construction	483	445	-7.9%
All Construction Types	8,115	8,137	+0.3%

	2-2018	2-2019	Change
Previously Owned	325	387	+19.1%
New Construction	61	66	+8.2%
All Construction Types	386	453	+17.4%

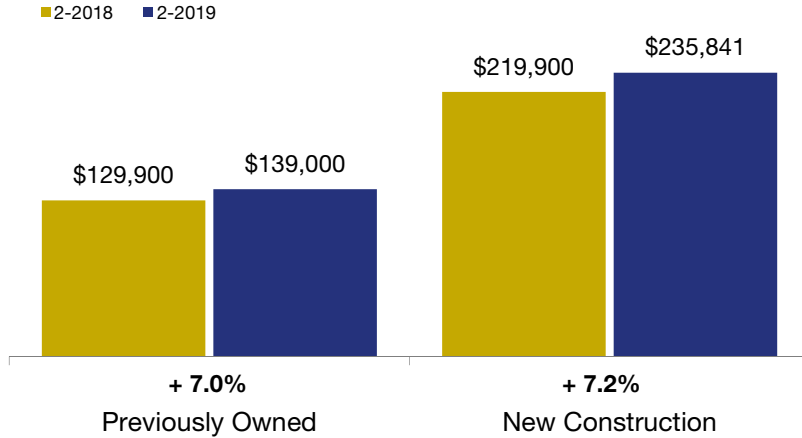
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Median Sales Price

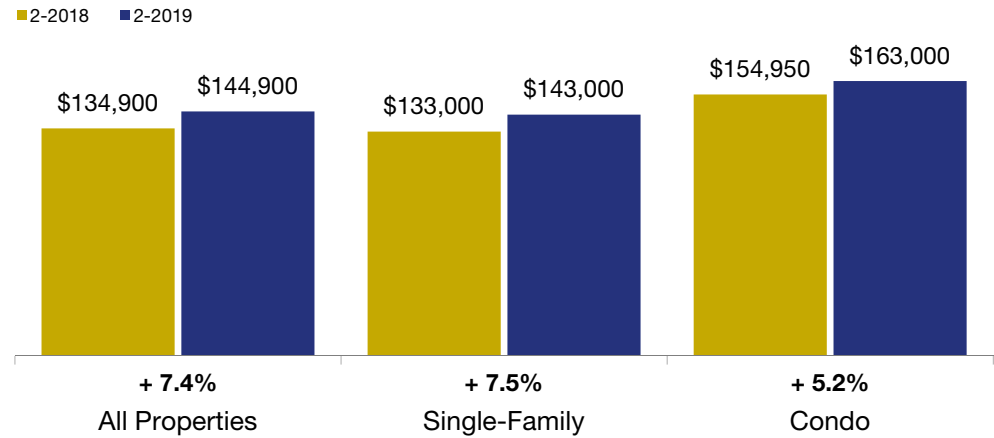
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



All Properties

By Construction Type	2-2018	2-2019	Change
Previously Owned	\$129,900	\$139,000	+ 7.0%
New Construction	\$219,900	\$235,841	+ 7.2%
All Construction Types	\$134,900	\$144,900	+ 7.4%

Single-Family

2-2018	2-2019	Change
\$128,825	\$138,000	+ 7.1%
\$218,556	\$235,500	+ 7.8%
\$133,000	\$143,000	+ 7.5%

Condo

2-2018	2-2019	Change
\$149,900	\$151,500	+ 1.1%
\$237,500	\$237,450	- 0.0%
\$154,950	\$163,000	+ 5.2%

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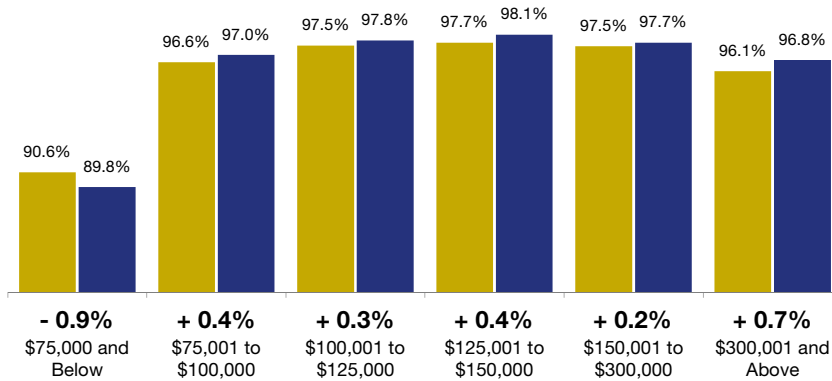
Percent of Original List Price Received



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.**

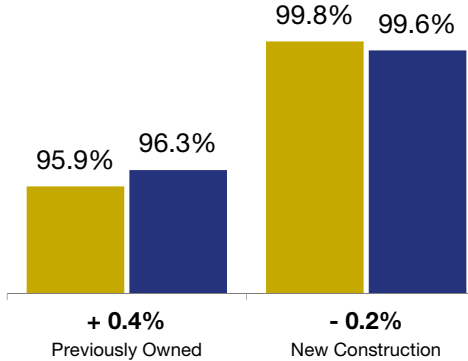
By Price Range

■ 2-2018 ■ 2-2019



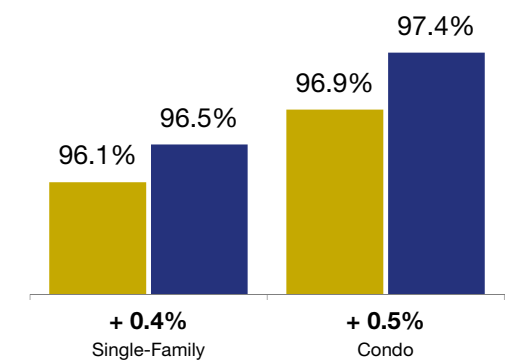
By Construction Type

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range

	2-2018	2-2019	Change
\$75,000 and Below	90.6%	89.8%	- 0.9%
\$75,001 to \$100,000	96.6%	97.0%	+ 0.4%
\$100,001 to \$125,000	97.5%	97.8%	+ 0.3%
\$125,001 to \$150,000	97.7%	98.1%	+ 0.4%
\$150,001 to \$300,000	97.5%	97.7%	+ 0.2%
\$300,001 and Above	96.1%	96.8%	+ 0.7%
All Price Ranges	96.2%	96.6%	+ 0.4%

Single-Family

	2-2018	2-2019	Change
\$75,000 and Below	90.6%	89.8%	- 0.9%
\$75,001 to \$100,000	96.6%	97.0%	+ 0.4%
\$100,001 to \$125,000	97.6%	97.8%	+ 0.2%
\$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	96.2%	96.5%	+ 0.3%
All Price Ranges	96.1%	96.5%	+ 0.4%

Condo

	2-2018	2-2019	Change
\$75,000 and Below	91.0%	89.5%	- 1.6%
\$75,001 to \$100,000	98.2%	98.4%	+ 0.2%
\$100,001 to \$125,000	96.8%	97.1%	+ 0.3%
\$125,001 to \$150,000	98.5%	96.9%	- 1.6%
\$150,001 to \$300,000	97.1%	97.5%	+ 0.4%
\$300,001 and Above	95.5%	100.7%	+ 5.4%
All Price Ranges	96.9%	97.4%	+ 0.5%

By Construction Type

	2-2018	2-2019	Change
Previously Owned	95.9%	96.3%	+ 0.4%
New Construction	99.8%	99.6%	- 0.2%
All Construction Types	96.2%	96.6%	+ 0.4%

	2-2018	2-2019	Change
Previously Owned	95.9%	96.3%	+ 0.4%
New Construction	99.7%	99.6%	- 0.1%
All Construction Types	96.1%	96.5%	+ 0.4%

	2-2018	2-2019	Change
Previously Owned	96.2%	97.0%	+ 0.8%
New Construction	100.9%	99.7%	- 1.2%
All Construction Types	96.9%	97.4%	+ 0.5%

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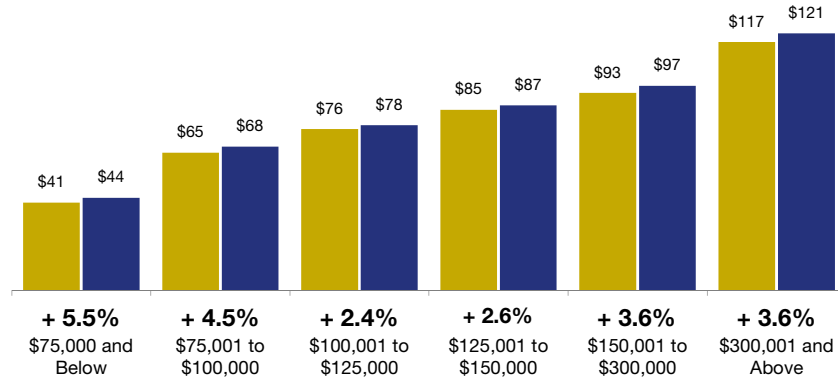
Price Per Square Foot

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



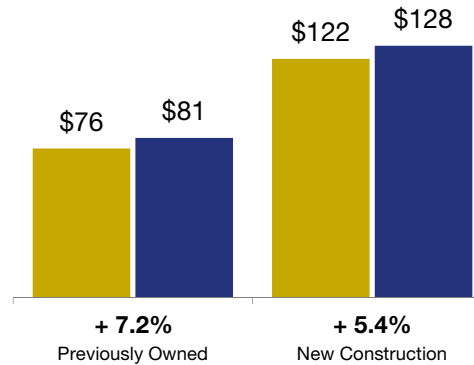
By Price Range

■ 2-2018 ■ 2-2019



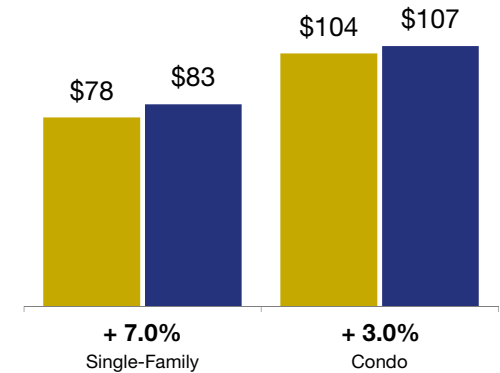
By Construction Type

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range

	2-2018	2-2019	Change
\$75,000 and Below	\$41	\$44	+ 5.5%
\$75,001 to \$100,000	\$65	\$68	+ 4.5%
\$100,001 to \$125,000	\$76	\$78	+ 2.4%
\$125,001 to \$150,000	\$85	\$87	+ 2.6%
\$150,001 to \$300,000	\$93	\$97	+ 3.6%
\$300,001 and Above	\$117	\$121	+ 3.6%
All Price Ranges	\$79	\$85	+ 7.1%

Single-Family

	2-2018	2-2019	Change
\$75,000 and Below	\$41	\$43	+ 5.6%
\$75,001 to \$100,000	\$65	\$68	+ 4.6%
\$100,001 to \$125,000	\$75	\$77	+ 2.5%
\$125,001 to \$150,000	\$84	\$86	+ 2.5%
\$150,001 to \$300,000	\$92	\$95	+ 3.5%
\$300,001 and Above	\$114	\$119	+ 3.9%
All Price Ranges	\$78	\$83	+ 7.0%

Condo

	2-2018	2-2019	Change
\$75,000 and Below	\$52	\$52	- 0.4%
\$75,001 to \$100,000	\$72	\$73	+ 1.0%
\$100,001 to \$125,000	\$96	\$92	- 5.0%
\$125,001 to \$150,000	\$99	\$100	+ 1.1%
\$150,001 to \$300,000	\$111	\$114	+ 2.2%
\$300,001 and Above	\$153	\$156	+ 1.5%
All Price Ranges	\$104	\$107	+ 3.0%

By Construction Type

	2-2018	2-2019	Change
Previously Owned	\$76	\$81	+ 7.2%
New Construction	\$122	\$128	+ 5.4%
All Construction Types	\$79	\$85	+ 7.1%

	2-2018	2-2019	Change
Previously Owned	\$75	\$80	+ 7.4%
New Construction	\$120	\$126	+ 4.9%
All Construction Types	\$78	\$83	+ 7.0%

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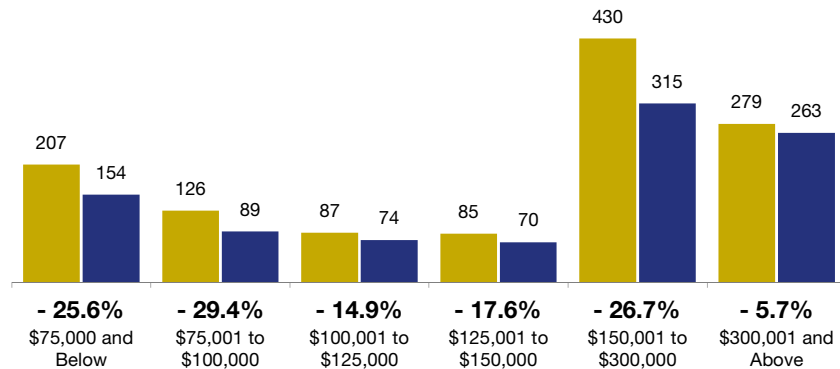
Inventory of Homes for Sale

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



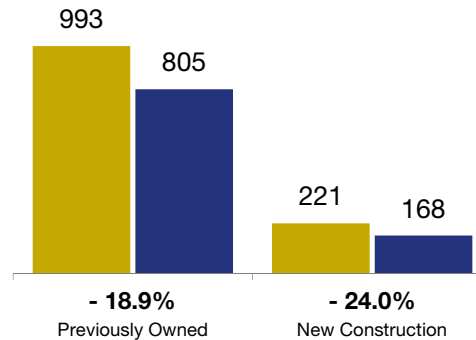
By Price Range

■ 2-2018 ■ 2-2019



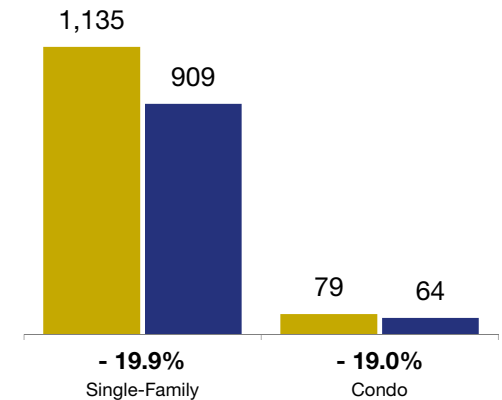
By Construction Type

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range

	2-2018	2-2019	Change
\$75,000 and Below	207	154	- 25.6%
\$75,001 to \$100,000	126	89	- 29.4%
\$100,001 to \$125,000	87	74	- 14.9%
\$125,001 to \$150,000	85	70	- 17.6%
\$150,001 to \$300,000	430	315	- 26.7%
\$300,001 and Above	279	263	- 5.7%
All Price Ranges	1,214	973	- 19.9%

Single-Family

	2-2018	2-2019	Change
Previously Owned	203	152	- 25.1%
New Construction	123	87	- 29.3%
	84	73	- 13.1%
	82	69	- 15.9%
	387	286	- 26.1%
	256	234	- 8.6%
All Single-Family	1,135	909	- 19.9%

Condo

	2-2018	2-2019	Change
	4	2	- 50.0%
	3	2	- 33.3%
	3	1	- 66.7%
	3	1	- 66.7%
	43	29	- 32.6%
	23	29	+ 26.1%
All Condo	79	64	- 19.0%

By Construction Type

	2-2018	2-2019	Change
Previously Owned	993	805	- 18.9%
New Construction	221	168	- 24.0%
All Construction Types	1,214	973	- 19.9%

	2-2018	2-2019	Change
Previously Owned	944	770	- 18.4%
New Construction	191	139	- 27.2%
All Single-Family	1,135	909	- 19.9%

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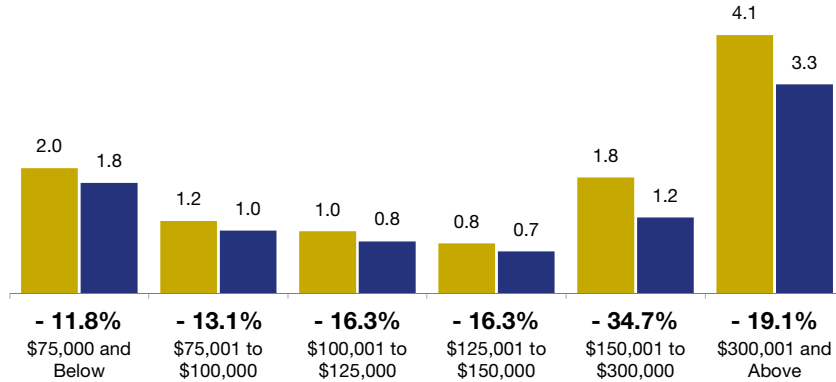
Months Supply of Inventory



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.

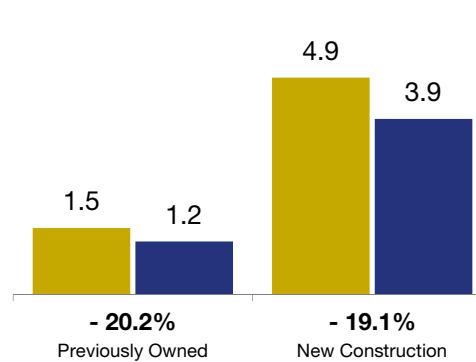
By Price Range

■ 2-2018 ■ 2-2019



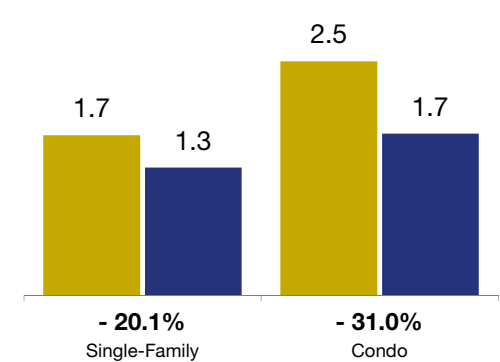
By Construction Type

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range

	2-2018	2-2019	Change
\$75,000 and Below	2.0	1.8	- 11.8%
\$75,001 to \$100,000	1.2	1.0	- 13.1%
\$100,001 to \$125,000	1.0	0.8	- 16.3%
\$125,001 to \$150,000	0.8	0.7	- 16.3%
\$150,001 to \$300,000	1.8	1.2	- 34.7%
\$300,001 and Above	4.1	3.3	- 19.1%
All Price Ranges	1.7	1.4	- 17.6%

Single-Family

	2-2018	2-2019	Change
\$75,000 and Below	2.0	1.8	- 11.3%
\$75,001 to \$100,000	1.2	1.0	- 12.8%
\$100,001 to \$125,000	1.0	0.8	- 13.1%
\$125,001 to \$150,000	0.8	0.7	- 14.4%
\$150,001 to \$300,000	1.8	1.2	- 33.1%
\$300,001 and Above	4.1	3.2	- 22.5%
All Price Ranges	1.7	1.3	- 20.1%

Condo

	2-2018	2-2019	Change
\$75,000 and Below	1.9	0.9	- 50.5%
\$75,001 to \$100,000	0.6	0.5	- 20.8%
\$100,001 to \$125,000	1.3	0.3	- 77.0%
\$125,001 to \$150,000	0.5	0.2	- 66.7%
\$150,001 to \$300,000	3.2	1.6	- 51.9%
\$300,001 and Above	4.5	6.3	+ 40.1%
All Price Ranges	2.5	1.7	- 31.0%

By Construction Type

	2-2018	2-2019	Change
Previously Owned	1.5	1.2	- 20.2%
New Construction	4.9	3.9	- 19.1%
All Construction Types	1.7	1.4	- 17.6%

	2-2018	2-2019	Change
Previously Owned	1.5	1.2	- 19.1%
New Construction	4.7	3.7	- 21.0%
All Construction Types	1.7	1.3	- 20.1%

	2-2018	2-2019	Change
Previously Owned	1.8	1.1	- 40.0%
New Construction	5.9	5.3	- 10.7%
All Construction Types	2.5	1.7	- 31.0%

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