

Housing Supply Overview

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



April 2019

Months of supply are beginning to rise as unaffordable-to-most listings begin to enter the market with more regularity. Sales have actually been steady in higher price ranges, while first-time buyer markets are extremely competitive. For the 12-month period spanning May 2018 through April 2019, Closed Sales in the Fort Wayne region were down 0.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.5 percent.

The overall Median Sales Price was up 8.5 percent to \$146,500. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 7.9 percent to \$168,000. The overall Percent of Original List Price Received at Sale was up 0.4 percent to 96.6.

Market-wide, inventory levels were down 13 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 12.2 percent. That amounts to 1.4 months supply for Single-Family homes and 1.8 months supply for Condos.

Quick Facts

+ 18.5%

- 0.4%

+ 15.0%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

Construction Status with
Strongest Closed Sales:

Previously Owned

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.

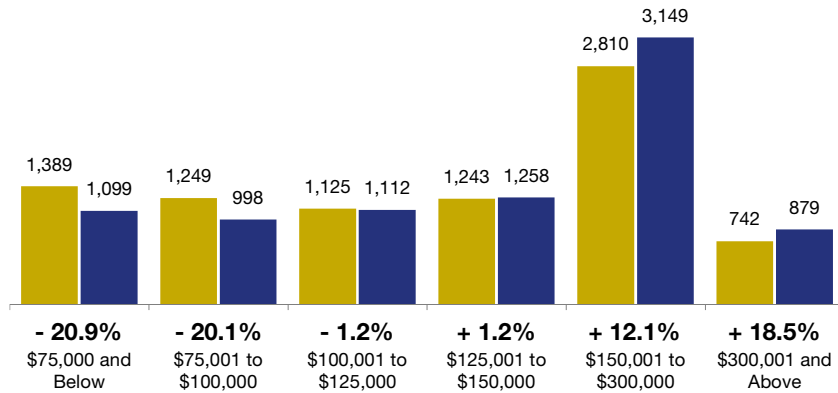
Closed Sales

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



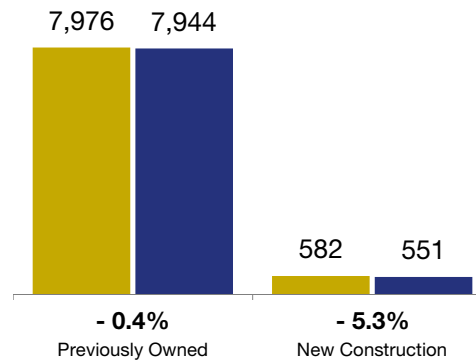
By Price Range

■ 4-2018 ■ 4-2019



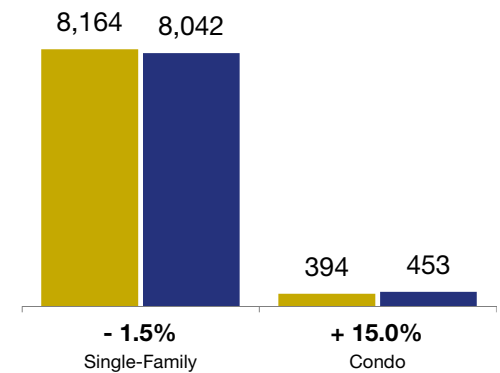
By Construction Type

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$75,000 and Below	1,389	1,099	- 20.9%
\$75,001 to \$100,000	1,249	998	- 20.1%
\$100,001 to \$125,000	1,125	1,112	- 1.2%
\$125,001 to \$150,000	1,243	1,258	+ 1.2%
\$150,001 to \$300,000	2,810	3,149	+ 12.1%
\$300,001 and Above	742	879	+ 18.5%
All Price Ranges	8,558	8,495	- 0.7%

Single-Family

	4-2018	4-2019	Change
\$75,000 and Below	1,357	1,083	- 20.2%
\$75,001 to \$100,000	1,195	957	- 19.9%
\$100,001 to \$125,000	1,091	1,068	- 2.1%
\$125,001 to \$150,000	1,179	1,180	+ 0.1%
\$150,001 to \$300,000	2,650	2,932	+ 10.6%
\$300,001 and Above	692	822	+ 18.8%
All Single-Family	8,164	8,042	- 1.5%

Condo

	4-2018	4-2019	Change
\$75,000 and Below	32	16	- 50.0%
\$75,001 to \$100,000	54	41	- 24.1%
\$100,001 to \$125,000	34	44	+ 29.4%
\$125,001 to \$150,000	64	78	+ 21.9%
\$150,001 to \$300,000	160	217	+ 35.6%
\$300,001 and Above	50	57	+ 14.0%
All Condo	394	453	+ 15.0%

By Construction Type

	4-2018	4-2019	Change
Previously Owned	7,976	7,944	- 0.4%
New Construction	582	551	- 5.3%
All Construction Types	8,558	8,495	- 0.7%

	4-2018	4-2019	Change
Previously Owned	7,641	7,565	- 1.0%
New Construction	523	477	- 8.8%
All Single-Family	8,164	8,042	- 1.5%

	4-2018	4-2019	Change
Previously Owned	335	379	+ 13.1%
New Construction	59	74	+ 25.4%
All Condo	394	453	+ 15.0%

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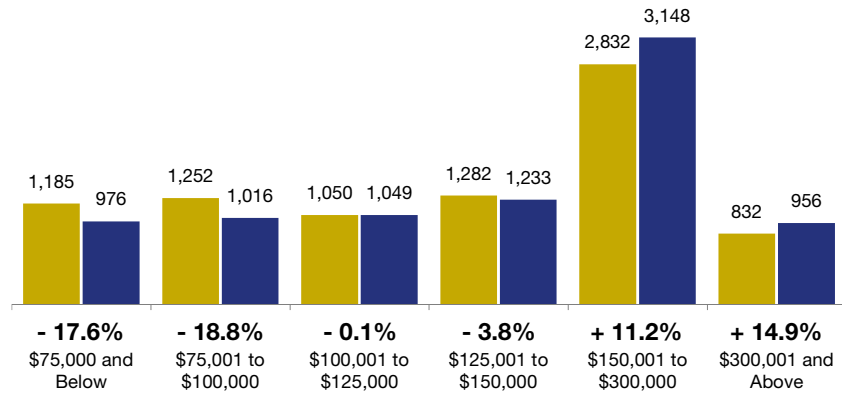
Pending Sales

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



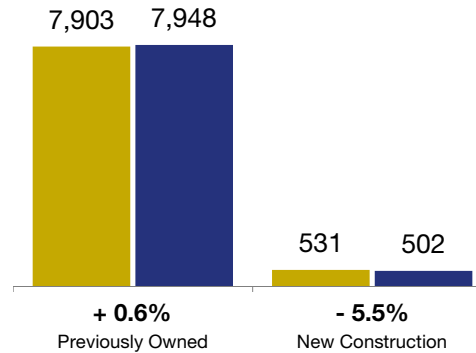
By Price Range

■ 4-2018 ■ 4-2019



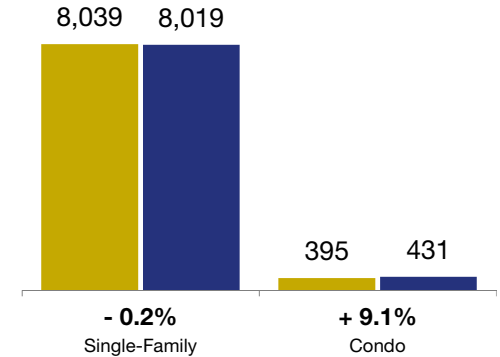
By Construction Type

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$75,000 and Below	1,185	976	- 17.6%
\$75,001 to \$100,000	1,252	1,016	- 18.8%
\$100,001 to \$125,000	1,050	1,049	- 0.1%
\$125,001 to \$150,000	1,282	1,233	- 3.8%
\$150,001 to \$300,000	2,832	3,148	+ 11.2%
\$300,001 and Above	832	956	+ 14.9%
All Price Ranges	8,434	8,450	+ 0.2%

Single-Family

	4-2018	4-2019	Change
\$75,000 and Below	1,161	959	- 17.4%
\$75,001 to \$100,000	1,199	979	- 18.3%
\$100,001 to \$125,000	1,026	1,010	- 1.6%
\$125,001 to \$150,000	1,213	1,169	- 3.6%
\$150,001 to \$300,000	2,660	2,933	+ 10.3%
\$300,001 and Above	779	897	+ 15.1%
All Single-Family	8,039	8,019	- 0.2%

Condo

	4-2018	4-2019	Change
\$75,000 and Below	24	17	- 29.2%
\$75,001 to \$100,000	53	37	- 30.2%
\$100,001 to \$125,000	24	39	+ 62.5%
\$125,001 to \$150,000	69	64	- 7.2%
\$150,001 to \$300,000	172	215	+ 25.0%
\$300,001 and Above	53	59	+ 11.3%
All Condo	395	431	+ 9.1%

By Construction Type

	4-2018	4-2019	Change
Previously Owned	7,903	7,948	+ 0.6%
New Construction	531	502	- 5.5%
All Construction Types	8,434	8,450	+ 0.2%

	4-2018	4-2019	Change
Previously Owned	7,568	7,584	+ 0.2%
New Construction	471	435	- 7.6%
All Single-Family	8,039	8,019	- 0.2%

	4-2018	4-2019	Change
Previously Owned	335	364	+ 8.7%
New Construction	60	67	+ 11.7%
All Condo	395	431	+ 9.1%

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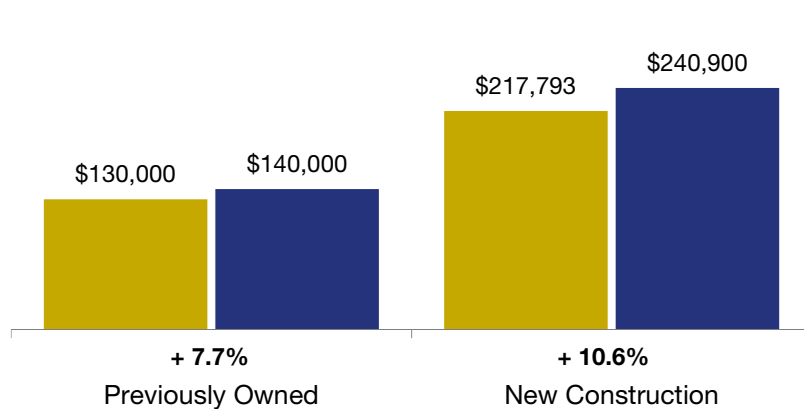
Median Sales Price

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



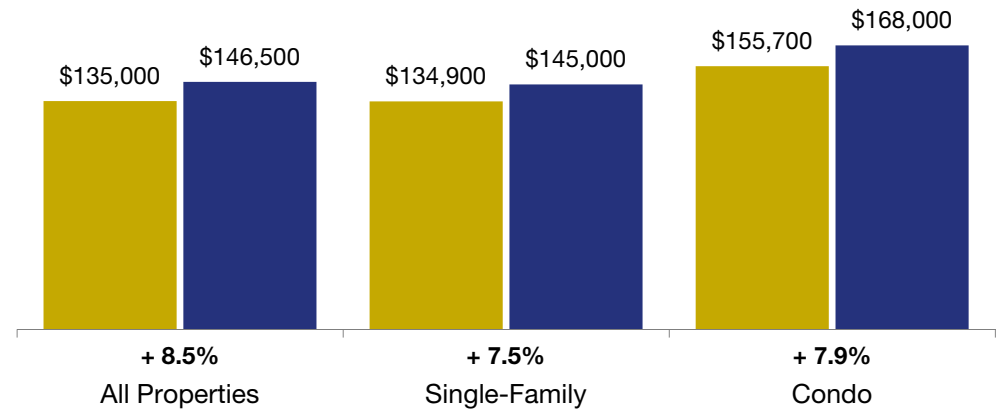
By Construction Type

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Construction Type	4-2018	4-2019	Change
Previously Owned	\$130,000	\$140,000	+ 7.7%
New Construction	\$217,793	\$240,900	+ 10.6%
All Construction Types	\$135,000	\$146,500	+ 8.5%

Single-Family

4-2018	4-2019	Change	4-2018	4-2019	Change
\$129,900	\$140,000	+ 7.8%	\$145,700	\$155,000	+ 6.4%
\$215,636	\$245,567	+ 13.9%	\$237,500	\$229,156	- 3.5%
\$134,900	\$145,000	+ 7.5%	\$155,700	\$168,000	+ 7.9%

Condo

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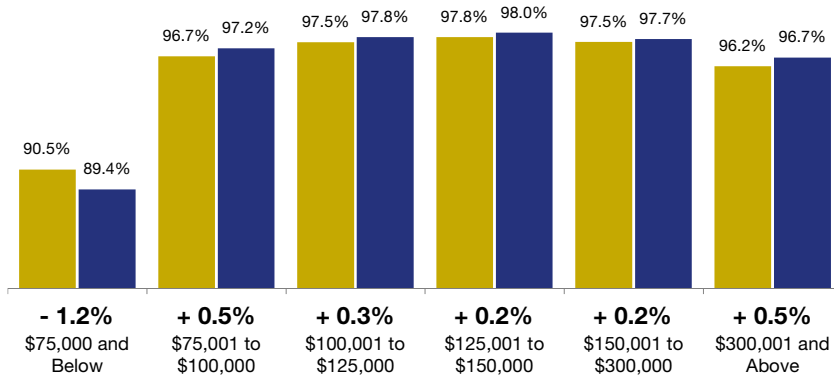
Percent of Original List Price Received



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.**

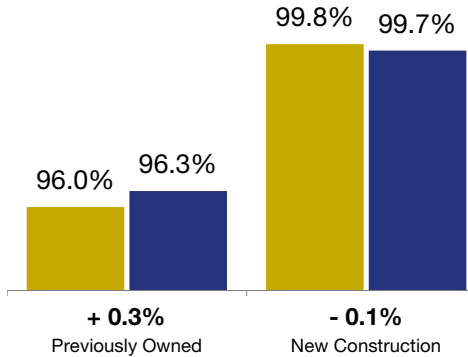
By Price Range

■ 4-2018 ■ 4-2019



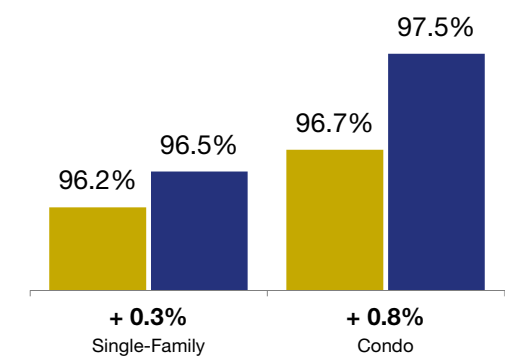
By Construction Type

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$75,000 and Below	90.5%	89.4%	- 1.2%
\$75,001 to \$100,000	96.7%	97.2%	+ 0.5%
\$100,001 to \$125,000	97.5%	97.8%	+ 0.3%
\$125,001 to \$150,000	97.8%	98.0%	+ 0.2%
\$150,001 to \$300,000	97.5%	97.7%	+ 0.2%
\$300,001 and Above	96.2%	96.7%	+ 0.5%
All Price Ranges	96.2%	96.6%	+ 0.4%

Single-Family

	4-2018	4-2019	Change
\$75,000 and Below	90.5%	89.5%	- 1.1%
\$75,001 to \$100,000	96.7%	97.1%	+ 0.4%
\$100,001 to \$125,000	97.5%	97.8%	+ 0.3%
\$125,001 to \$150,000	97.8%	98.1%	+ 0.3%
\$150,001 to \$300,000	97.6%	97.7%	+ 0.1%
\$300,001 and Above	96.3%	96.4%	+ 0.1%
All Price Ranges	96.2%	96.5%	+ 0.3%

Condo

	4-2018	4-2019	Change
\$75,000 and Below	90.6%	86.2%	- 4.9%
\$75,001 to \$100,000	98.1%	98.7%	+ 0.6%
\$100,001 to \$125,000	96.4%	97.0%	+ 0.6%
\$125,001 to \$150,000	98.5%	96.7%	- 1.8%
\$150,001 to \$300,000	97.2%	97.7%	+ 0.5%
\$300,001 and Above	95.2%	100.8%	+ 5.9%
All Price Ranges	96.7%	97.5%	+ 0.8%

By Construction Type

	4-2018	4-2019	Change
Previously Owned	96.0%	96.3%	+ 0.3%
New Construction	99.8%	99.7%	- 0.1%
All Construction Types	96.2%	96.6%	+ 0.4%

	4-2018	4-2019	Change
Previously Owned	96.0%	96.3%	+ 0.3%
New Construction	99.7%	99.6%	- 0.1%
All Construction Types	96.2%	96.5%	+ 0.3%

	4-2018	4-2019	Change
Previously Owned	96.0%	97.0%	+ 1.0%
New Construction	100.5%	100.1%	- 0.4%
All Construction Types	96.7%	97.5%	+ 0.8%

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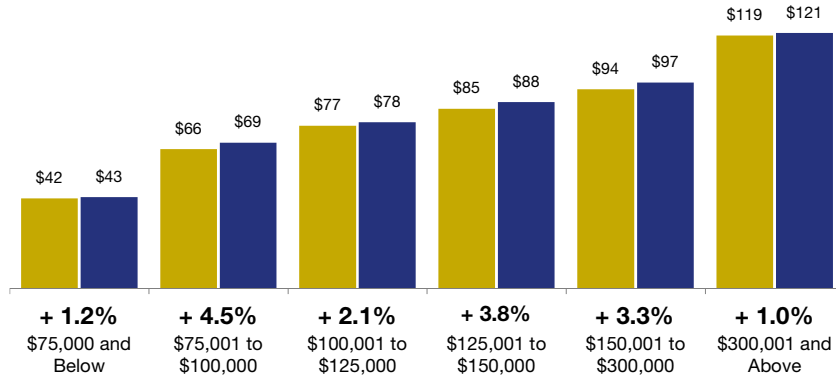
Price Per Square Foot

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



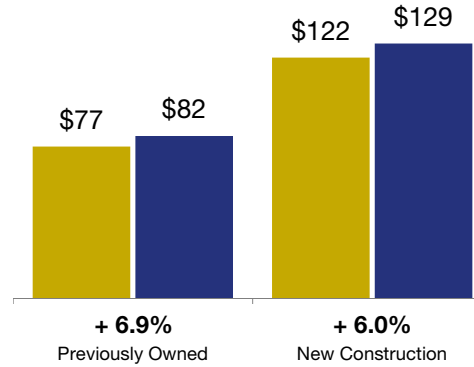
By Price Range

■ 4-2018 ■ 4-2019



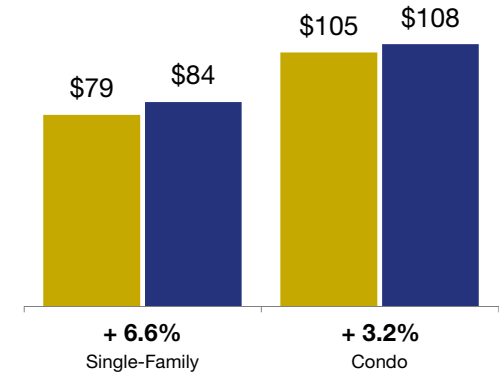
By Construction Type

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$75,000 and Below	\$42	\$43	+ 1.2%
\$75,001 to \$100,000	\$66	\$69	+ 4.5%
\$100,001 to \$125,000	\$77	\$78	+ 2.1%
\$125,001 to \$150,000	\$85	\$88	+ 3.8%
\$150,001 to \$300,000	\$94	\$97	+ 3.3%
\$300,001 and Above	\$119	\$121	+ 1.0%
All Price Ranges	\$80	\$85	+ 6.6%

Single-Family

	4-2018	4-2019	Change
\$75,000 and Below	\$42	\$43	+ 1.6%
\$75,001 to \$100,000	\$65	\$68	+ 4.6%
\$100,001 to \$125,000	\$76	\$78	+ 2.1%
\$125,001 to \$150,000	\$84	\$87	+ 3.6%
\$150,001 to \$300,000	\$93	\$96	+ 3.4%
\$300,001 and Above	\$117	\$118	+ 1.3%
All Single-Family	\$79	\$84	+ 6.6%

Condo

	4-2018	4-2019	Change
\$75,000 and Below	\$52	\$46	- 10.9%
\$75,001 to \$100,000	\$72	\$74	+ 3.6%
\$100,001 to \$125,000	\$95	\$92	- 3.4%
\$125,001 to \$150,000	\$99	\$101	+ 2.7%
\$150,001 to \$300,000	\$115	\$113	- 1.7%
\$300,001 and Above	\$155	\$152	- 2.0%
All Condo	\$105	\$108	+ 3.2%

By Construction Type

	4-2018	4-2019	Change
Previously Owned	\$77	\$82	+ 6.9%
New Construction	\$122	\$129	+ 6.0%
All Construction Types	\$80	\$85	+ 6.6%

	4-2018	4-2019	Change
Previously Owned	\$76	\$81	+ 7.0%
New Construction	\$121	\$127	+ 5.7%
All Single-Family	\$79	\$84	+ 6.6%

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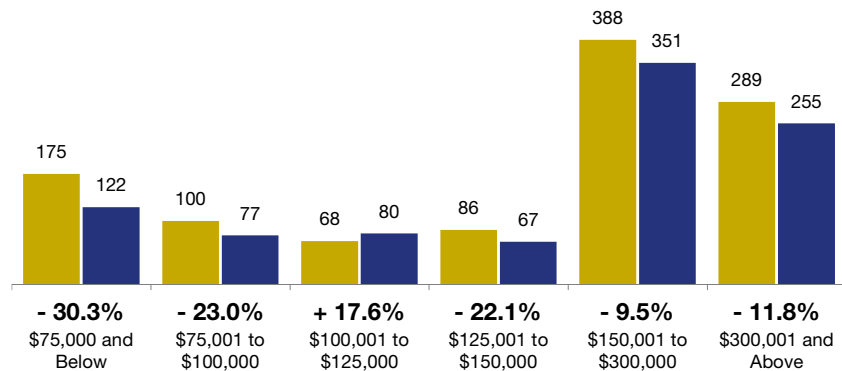
Inventory of Homes for Sale

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



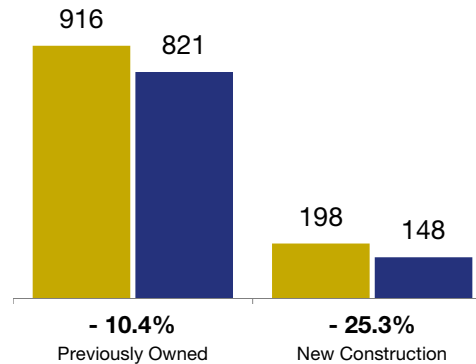
By Price Range

■ 4-2018 ■ 4-2019



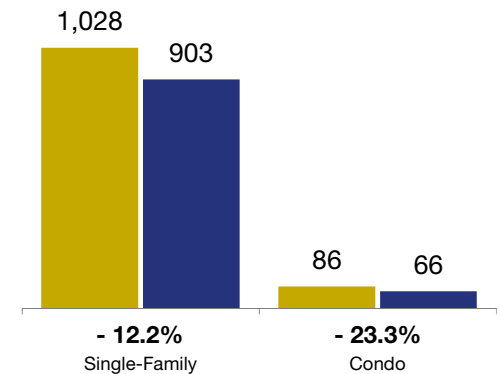
By Construction Type

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$75,000 and Below	175	122	- 30.3%
\$75,001 to \$100,000	100	77	- 23.0%
\$100,001 to \$125,000	68	80	+ 17.6%
\$125,001 to \$150,000	86	67	- 22.1%
\$150,001 to \$300,000	388	351	- 9.5%
\$300,001 and Above	289	255	- 11.8%
All Price Ranges	1,114	969	- 13.0%

Single-Family

	4-2018	4-2019	Change
Previously Owned	167	120	- 28.1%
New Construction	96	75	- 21.9%
	66	78	+ 18.2%
	82	65	- 20.7%
	343	320	- 6.7%
	266	228	- 14.3%
All Single-Family	1,028	903	- 12.2%

Condo

	4-2018	4-2019	Change
Single-Family	8	2	- 75.0%
New Construction	4	2	- 50.0%
	2	2	0.0%
	4	2	- 50.0%
	45	31	- 31.1%
	23	27	+ 17.4%
All Condo	86	66	- 23.3%

By Construction Type

	4-2018	4-2019	Change
Previously Owned	916	821	- 10.4%
New Construction	198	148	- 25.3%
All Construction Types	1,114	969	- 13.0%

	4-2018	4-2019	Change
Previously Owned	863	785	- 9.0%
New Construction	165	118	- 28.5%
All Single-Family	1,028	903	- 12.2%

	4-2018	4-2019	Change
Single-Family	53	36	- 32.1%
New Construction	33	30	- 9.1%
All Condo	86	66	- 23.3%

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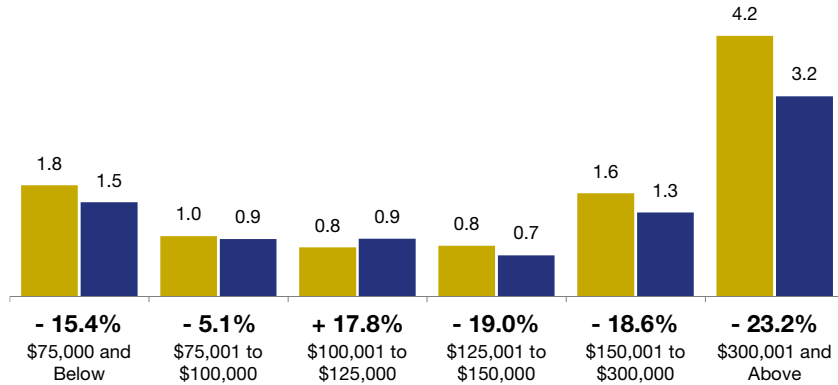
Months Supply of Inventory



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.

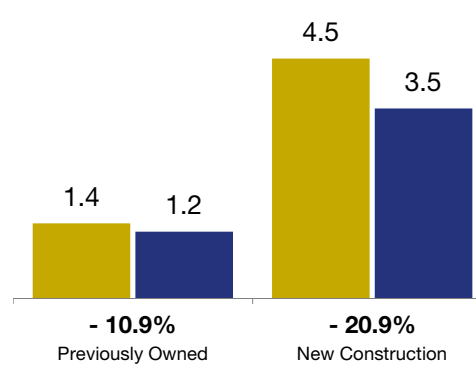
By Price Range

■ 4-2018 ■ 4-2019



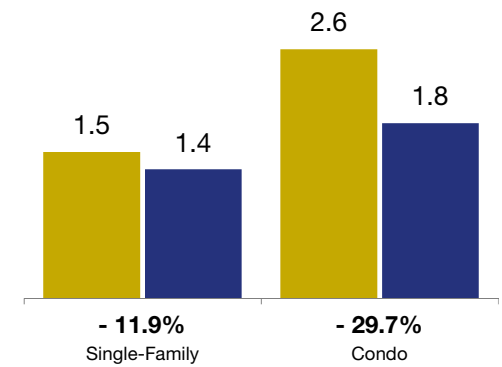
By Construction Type

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$75,000 and Below	1.8	1.5	-15.4%
\$75,001 to \$100,000	1.0	0.9	-5.1%
\$100,001 to \$125,000	0.8	0.9	+17.8%
\$125,001 to \$150,000	0.8	0.7	-19.0%
\$150,001 to \$300,000	1.6	1.3	-18.6%
\$300,001 and Above	4.2	3.2	-23.2%
All Price Ranges	1.6	1.4	-12.5%

Single-Family

	4-2018	4-2019	Change
\$75,000 and Below	1.7	1.5	-13.0%
\$75,001 to \$100,000	1.0	0.9	-4.3%
\$100,001 to \$125,000	0.8	0.9	+20.1%
\$125,001 to \$150,000	0.8	0.7	-17.7%
\$150,001 to \$300,000	1.5	1.3	-15.4%
\$300,001 and Above	4.1	3.1	-25.6%
All Price Ranges	1.5	1.4	-11.9%

Condo

	4-2018	4-2019	Change
\$75,000 and Below	3.7	1.1	-71.1%
\$75,001 to \$100,000	0.8	0.5	-41.4%
\$100,001 to \$125,000	0.9	0.6	-32.9%
\$125,001 to \$150,000	0.7	0.4	-46.1%
\$150,001 to \$300,000	3.1	1.7	-44.9%
\$300,001 and Above	4.8	5.5	+15.0%
All Price Ranges	2.6	1.8	-29.7%

By Construction Type

	4-2018	4-2019	Change
Previously Owned	1.4	1.2	-10.9%
New Construction	4.5	3.5	-20.9%
All Construction Types	1.6	1.4	-12.5%

	4-2018	4-2019	Change
Previously Owned	1.4	1.2	-9.2%
New Construction	4.2	3.3	-22.6%
All Construction Types	1.5	1.4	-11.9%

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