

Housing Supply Overview

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



June 2019

After several years of declining inventory and supply, more and more housing markets are beginning to find their way toward a state of balance in terms of available listings. There is still work to be done, but the situation is not as dire as it once was. For the 12-month period spanning July 2018 through June 2019, Closed Sales in the Fort Wayne region were down 1.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 13.3 percent.

The overall Median Sales Price was up 8.0 percent to \$149,500. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 8.8 percent to \$170,000. The overall Percent of Original List Price Received at Sale was up 0.1 percent to 96.5.

Market-wide, inventory levels were down 14.3 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 11.7 percent. That amounts to 1.6 months supply for Single-Family homes and 1.9 months supply for Condos.

Quick Facts

+ 13.3%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 1.4%

Construction Status with
Strongest Closed Sales:

New Construction

+ 3.7%

Property Type with
Strongest Closed Sales:

Condo

Closed Sales	2
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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.

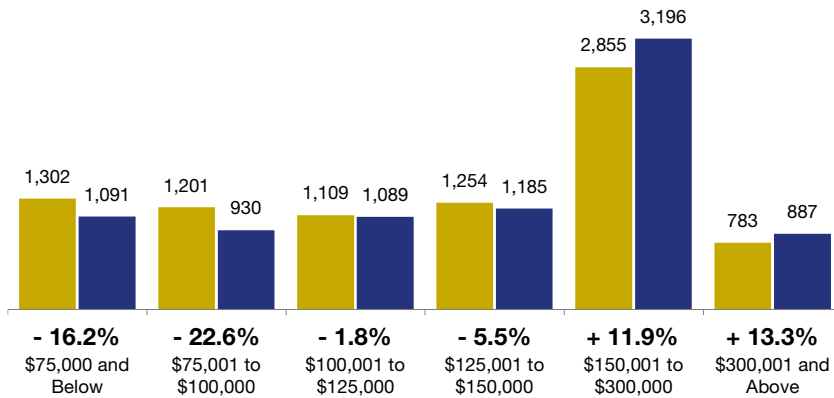
Closed Sales

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



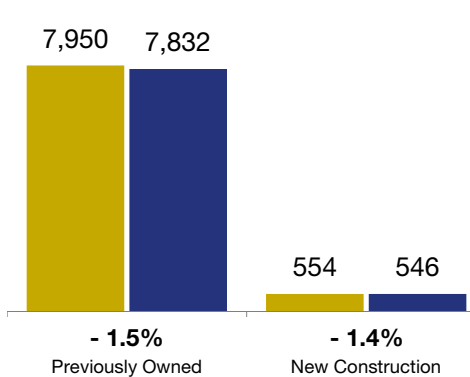
By Price Range

■ 6-2018 ■ 6-2019



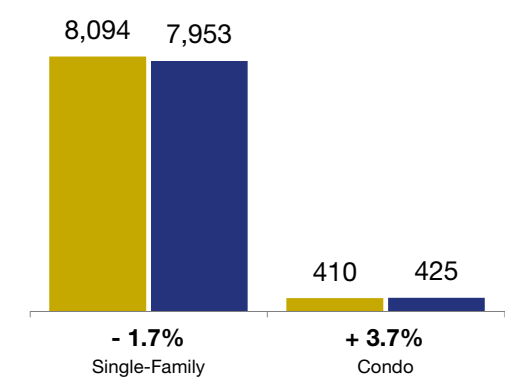
By Construction Type

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$75,000 and Below	1,302	1,091	- 16.2%
\$75,001 to \$100,000	1,201	930	- 22.6%
\$100,001 to \$125,000	1,109	1,089	- 1.8%
\$125,001 to \$150,000	1,254	1,185	- 5.5%
\$150,001 to \$300,000	2,855	3,196	+ 11.9%
\$300,001 and Above	783	887	+ 13.3%
All Price Ranges	8,504	8,378	- 1.5%

Single-Family

6-2018	6-2019	Change
1,271	1,076	- 15.3%
1,150	897	- 22.0%
1,071	1,046	- 2.3%
1,184	1,114	- 5.9%
2,685	2,992	+ 11.4%
733	828	+ 13.0%
8,094	7,953	- 1.7%

Condo

	6-2018	6-2019	Change
	31	15	- 51.6%
	51	33	- 35.3%
	38	43	+ 13.2%
	70	71	+ 1.4%
	170	204	+ 20.0%
	50	59	+ 18.0%
	410	425	+ 3.7%

By Construction Type

	6-2018	6-2019	Change
Previously Owned	7,950	7,832	- 1.5%
New Construction	554	546	- 1.4%
All Construction Types	8,504	8,378	- 1.5%

6-2018	6-2019	Change
7,598	7,482	- 1.5%
496	471	- 5.0%
8,094	7,953	- 1.7%

	6-2018	6-2019	Change
	352	350	- 0.6%
	58	75	+ 29.3%
	410	425	+ 3.7%

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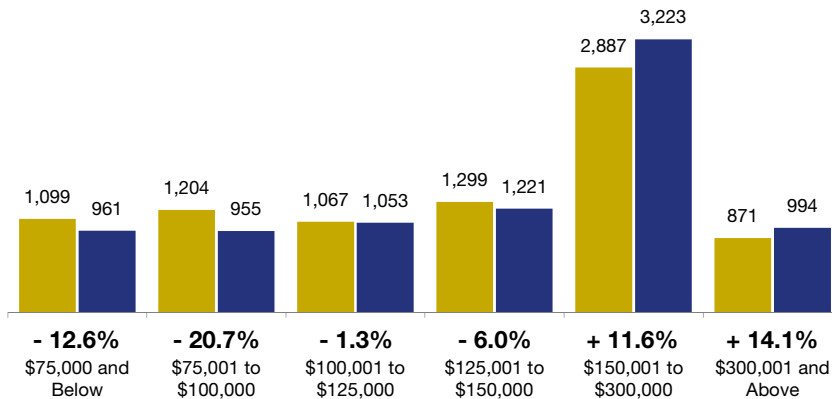
Pending Sales

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



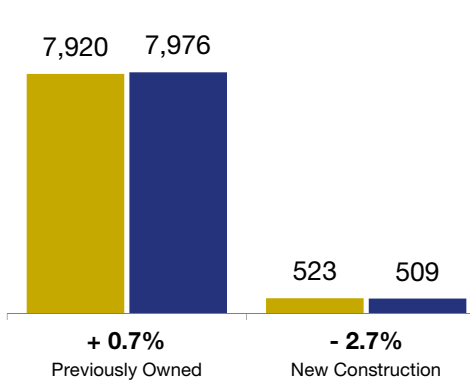
By Price Range

■ 6-2018 ■ 6-2019



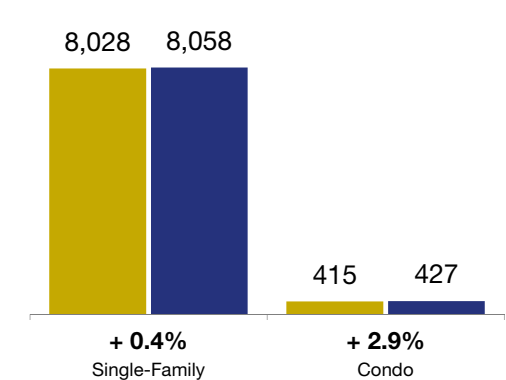
By Construction Type

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$75,000 and Below	1,099	961	- 12.6%
\$75,001 to \$100,000	1,204	955	- 20.7%
\$100,001 to \$125,000	1,067	1,053	- 1.3%
\$125,001 to \$150,000	1,299	1,221	- 6.0%
\$150,001 to \$300,000	2,887	3,223	+ 11.6%
\$300,001 and Above	871	994	+ 14.1%
All Price Ranges	8,443	8,485	+ 0.5%

Single-Family

	6-2018	6-2019	Change
\$75,000 and Below	1,076	943	- 12.4%
\$75,001 to \$100,000	1,146	919	- 19.8%
\$100,001 to \$125,000	1,037	1,012	- 2.4%
\$125,001 to \$150,000	1,226	1,166	- 4.9%
\$150,001 to \$300,000	2,715	3,006	+ 10.7%
\$300,001 and Above	812	934	+ 15.0%
All Price Ranges	8,028	8,058	+ 0.4%

Condo

	6-2018	6-2019	Change
\$75,000 and Below	23	18	- 21.7%
\$75,001 to \$100,000	58	36	- 37.9%
\$100,001 to \$125,000	30	41	+ 36.7%
\$125,001 to \$150,000	73	55	- 24.7%
\$150,001 to \$300,000	172	217	+ 26.2%
\$300,001 and Above	59	60	+ 1.7%
All Price Ranges	415	427	+ 2.9%

By Construction Type

	6-2018	6-2019	Change
Previously Owned	7,920	7,976	+ 0.7%
New Construction	523	509	- 2.7%
All Construction Types	8,443	8,485	+ 0.5%

	6-2018	6-2019	Change
Previously Owned	7,565	7,617	+ 0.7%
New Construction	463	441	- 4.8%
All Construction Types	8,028	8,058	+ 0.4%

	6-2018	6-2019	Change
Previously Owned	355	359	+ 1.1%
New Construction	60	68	+ 13.3%
All Construction Types	415	427	+ 2.9%

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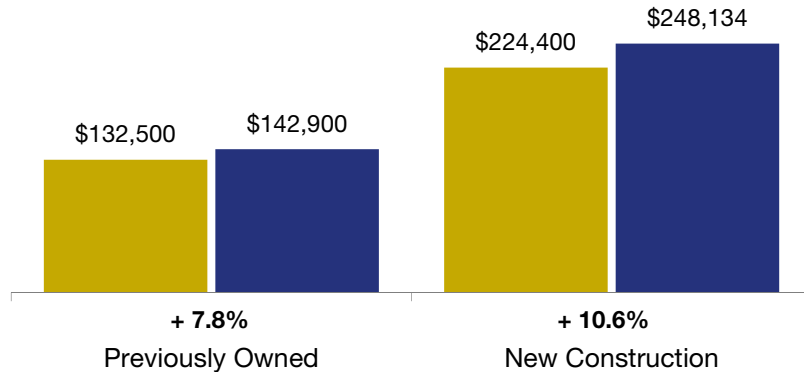
Median Sales Price

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



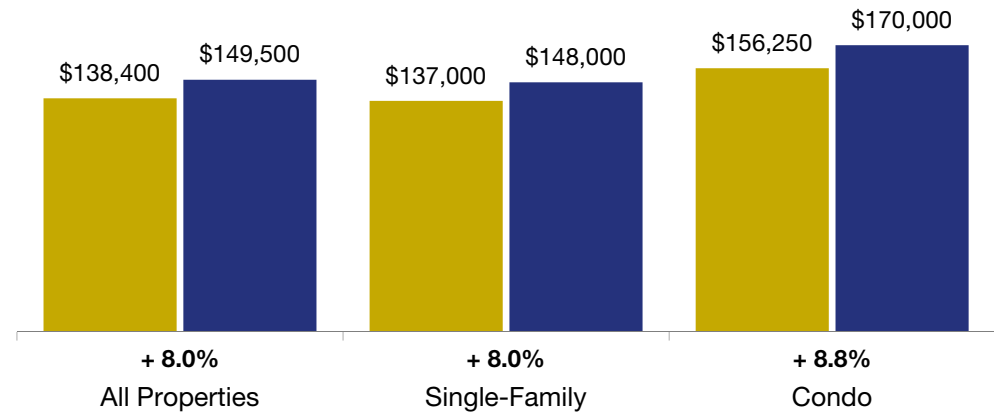
By Construction Type

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Construction Type	6-2018	6-2019	Change
Previously Owned	\$132,500	\$142,900	+ 7.8%
New Construction	\$224,400	\$248,134	+ 10.6%
All Construction Types	\$138,400	\$149,500	+ 8.0%

Single-Family

6-2018	6-2019	Change
\$132,000	\$141,050	+ 6.9%
\$221,200	\$248,368	+ 12.3%
\$137,000	\$148,000	+ 8.0%

Condo

6-2018	6-2019	Change
\$145,275	\$156,450	+ 7.7%
\$238,700	\$246,900	+ 3.4%
\$156,250	\$170,000	+ 8.8%

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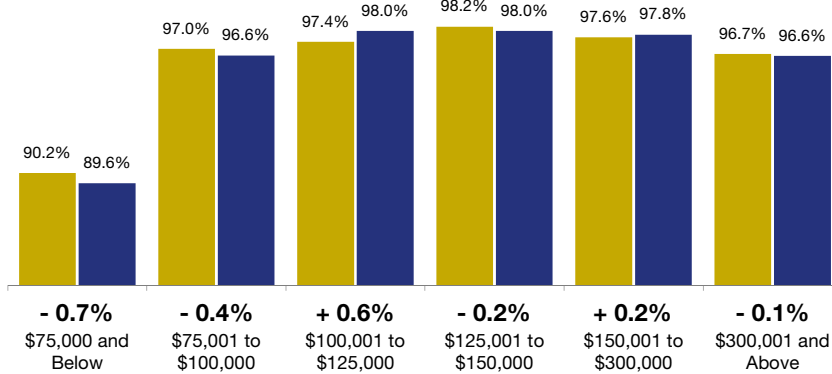
Percent of Original List Price Received



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.**

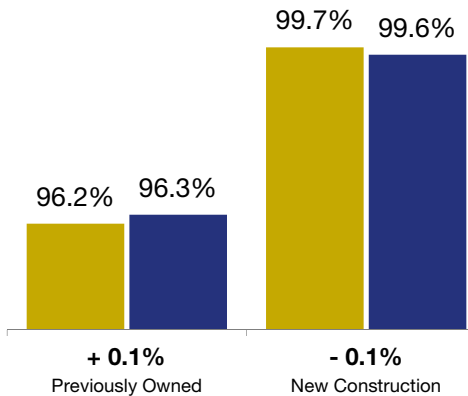
By Price Range

■ 6-2018 ■ 6-2019



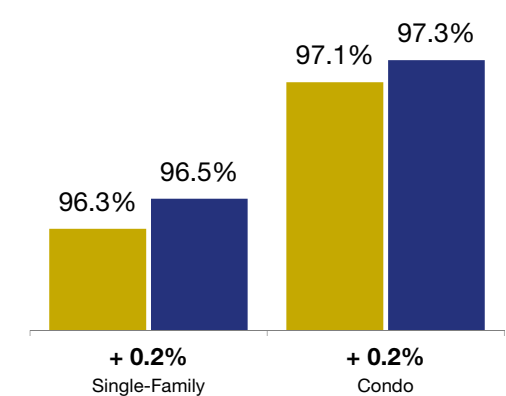
By Construction Type

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$75,000 and Below	90.2%	89.6%	- 0.7%
\$75,001 to \$100,000	97.0%	96.6%	- 0.4%
\$100,001 to \$125,000	97.4%	98.0%	+ 0.6%
\$125,001 to \$150,000	98.2%	98.0%	- 0.2%
\$150,001 to \$300,000	97.6%	97.8%	+ 0.2%
\$300,001 and Above	96.7%	96.6%	- 0.1%
All Price Ranges	96.4%	96.5%	+ 0.1%

Single-Family

	6-2018	6-2019	Change
\$75,000 and Below	90.1%	89.6%	- 0.6%
\$75,001 to \$100,000	96.9%	96.5%	- 0.4%
\$100,001 to \$125,000	97.4%	98.0%	+ 0.6%
\$125,001 to \$150,000	98.2%	98.1%	- 0.1%
\$150,001 to \$300,000	97.6%	97.7%	+ 0.1%
\$300,001 and Above	96.5%	96.5%	0.0%
All Price Ranges	96.3%	96.5%	+ 0.2%

Condo

	6-2018	6-2019	Change
\$75,000 and Below	90.5%	86.2%	- 4.8%
\$75,001 to \$100,000	97.9%	99.2%	+ 1.3%
\$100,001 to \$125,000	95.5%	97.9%	+ 2.5%
\$125,001 to \$150,000	98.1%	96.5%	- 1.6%
\$150,001 to \$300,000	97.2%	97.9%	+ 0.7%
\$300,001 and Above	100.0%	97.3%	- 2.7%
All Price Ranges	97.1%	97.3%	+ 0.2%

By Construction Type

	6-2018	6-2019	Change
Previously Owned	96.2%	96.3%	+ 0.1%
New Construction	99.7%	99.6%	- 0.1%
All Construction Types	96.4%	96.5%	+ 0.1%

	6-2018	6-2019	Change
Previously Owned	96.1%	96.3%	+ 0.2%
New Construction	99.8%	99.5%	- 0.3%
All Construction Types	96.3%	96.5%	+ 0.2%

	6-2018	6-2019	Change
Previously Owned	96.8%	96.6%	- 0.2%
New Construction	99.4%	100.2%	+ 0.8%
All Construction Types	97.1%	97.3%	+ 0.2%

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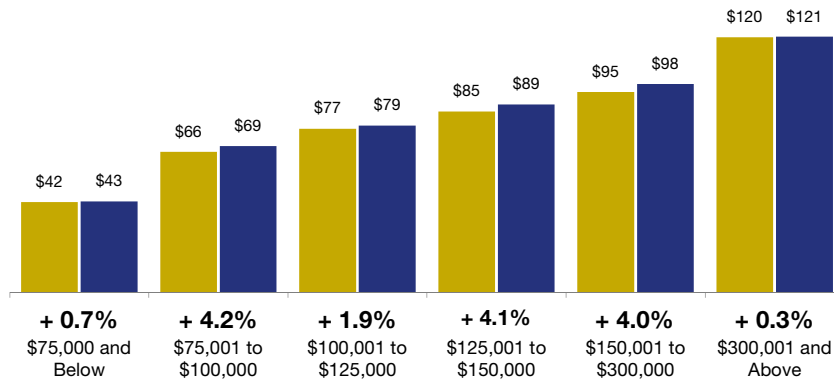
Price Per Square Foot

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



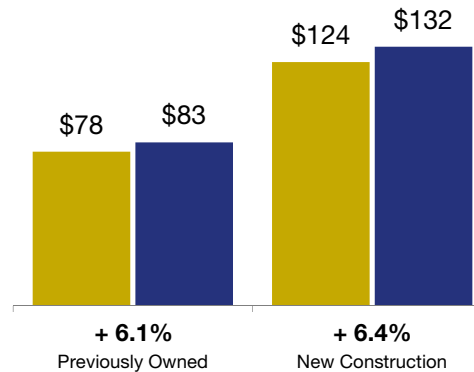
By Price Range

■ 6-2018 ■ 6-2019



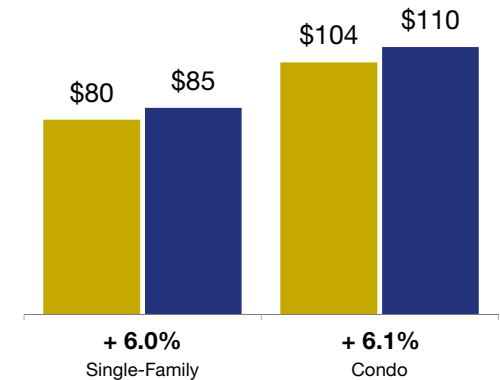
By Construction Type

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$75,000 and Below	\$42	\$43	+ 0.7%
\$75,001 to \$100,000	\$66	\$69	+ 4.2%
\$100,001 to \$125,000	\$77	\$79	+ 1.9%
\$125,001 to \$150,000	\$85	\$89	+ 4.1%
\$150,001 to \$300,000	\$95	\$98	+ 4.0%
\$300,001 and Above	\$120	\$121	+ 0.3%
All Price Ranges	\$81	\$86	+ 6.1%

Single-Family

	6-2018	6-2019	Change
\$75,000 and Below	\$42	\$43	+ 1.1%
\$75,001 to \$100,000	\$66	\$69	+ 4.1%
\$100,001 to \$125,000	\$77	\$78	+ 1.8%
\$125,001 to \$150,000	\$85	\$88	+ 3.9%
\$150,001 to \$300,000	\$93	\$97	+ 4.1%
\$300,001 and Above	\$118	\$118	+ 0.5%
All Price Ranges	\$80	\$85	+ 6.0%

Condo

	6-2018	6-2019	Change
\$75,000 and Below	\$52	\$46	- 11.1%
\$75,001 to \$100,000	\$71	\$76	+ 7.4%
\$100,001 to \$125,000	\$92	\$95	+ 3.0%
\$125,001 to \$150,000	\$97	\$102	+ 5.1%
\$150,001 to \$300,000	\$113	\$115	+ 1.4%
\$300,001 and Above	\$156	\$151	- 3.4%
All Price Ranges	\$104	\$110	+ 6.1%

By Construction Type

	6-2018	6-2019	Change
Previously Owned	\$78	\$83	+ 6.1%
New Construction	\$124	\$132	+ 6.4%
All Construction Types	\$81	\$86	+ 6.1%

	6-2018	6-2019	Change
Previously Owned	\$77	\$82	+ 6.2%
New Construction	\$122	\$129	+ 5.6%
All Construction Types	\$80	\$85	+ 6.0%

	6-2018	6-2019	Change
Previously Owned	\$98	\$102	+ 3.8%
New Construction	\$137	\$148	+ 7.9%
All Construction Types	\$104	\$110	+ 6.1%

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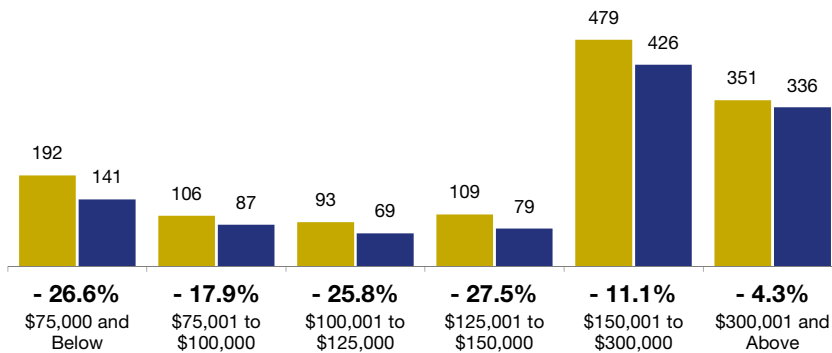
Inventory of Homes for Sale

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



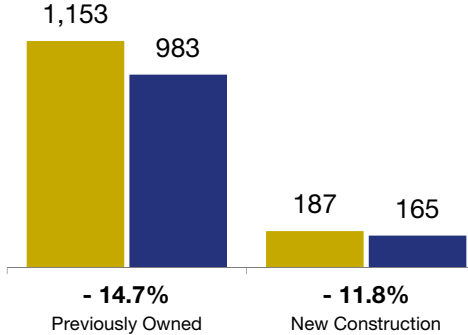
By Price Range

■ 6-2018 ■ 6-2019



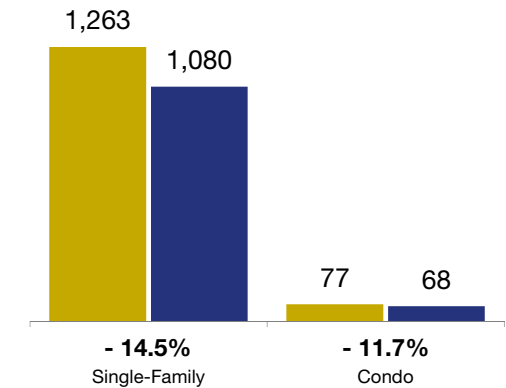
By Construction Type

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$75,000 and Below	192	141	- 26.6%
\$75,001 to \$100,000	106	87	- 17.9%
\$100,001 to \$125,000	93	69	- 25.8%
\$125,001 to \$150,000	109	79	- 27.5%
\$150,001 to \$300,000	479	426	- 11.1%
\$300,001 and Above	351	336	- 4.3%
All Price Ranges	1,340	1,148	- 14.3%

Single-Family

	6-2018	6-2019	Change
Previously Owned	186	140	- 24.7%
New Construction	105	86	- 18.1%
	91	66	- 27.5%
	103	77	- 25.2%
	444	396	- 10.8%
	324	305	- 5.9%
All Single-Family	1,263	1,080	- 14.5%

Condo

	6-2018	6-2019	Change
Single-Family	6	1	- 83.3%
Condo	1	1	0.0%
	2	3	+ 50.0%
	6	2	- 66.7%
	35	30	- 14.3%
	27	31	+ 14.8%
All Condo	77	68	- 11.7%

By Construction Type

	6-2018	6-2019	Change
Previously Owned	1,153	983	- 14.7%
New Construction	187	165	- 11.8%
All Construction Types	1,340	1,148	- 14.3%

	6-2018	6-2019	Change
Previously Owned	1,109	947	- 14.6%
New Construction	154	133	- 13.6%
All Single-Family	1,263	1,080	- 14.5%

	6-2018	6-2019	Change
Single-Family	44	36	- 18.2%
Condo	33	32	- 3.0%
All Condo	77	68	- 11.7%

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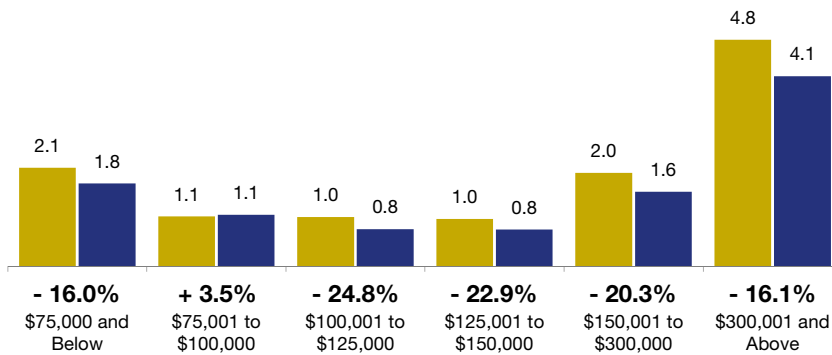
Months Supply of Inventory

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.



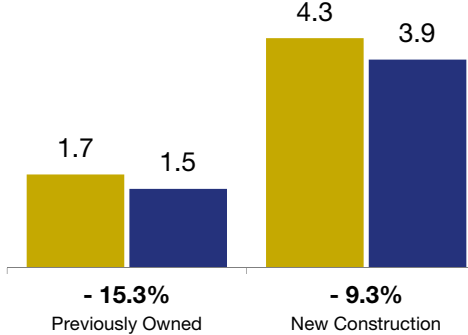
By Price Range

■ 6-2018 ■ 6-2019



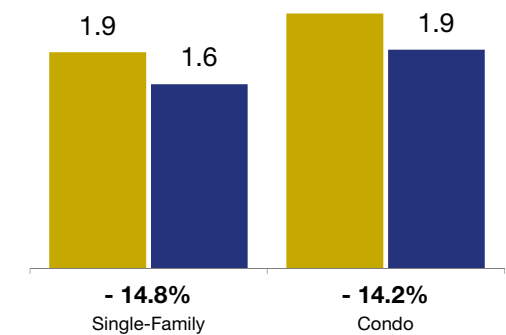
By Construction Type

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$75,000 and Below	2.1	1.8	- 16.0%
\$75,001 to \$100,000	1.1	1.1	+ 3.5%
\$100,001 to \$125,000	1.0	0.8	- 24.8%
\$125,001 to \$150,000	1.0	0.8	- 22.9%
\$150,001 to \$300,000	2.0	1.6	- 20.3%
\$300,001 and Above	4.8	4.1	- 16.1%
All Price Ranges	1.9	1.6	- 15.8%

Single-Family

	6-2018	6-2019	Change
\$75,000 and Below	2.1	1.8	- 14.1%
\$75,001 to \$100,000	1.1	1.1	+ 2.1%
\$100,001 to \$125,000	1.1	0.8	- 25.7%
\$125,001 to \$150,000	1.0	0.8	- 21.4%
\$150,001 to \$300,000	2.0	1.6	- 19.4%
\$300,001 and Above	4.8	3.9	- 18.2%
All Price Ranges	1.9	1.6	- 14.8%

Condo

	6-2018	6-2019	Change
\$75,000 and Below	2.6	0.6	- 78.7%
\$75,001 to \$100,000	0.2	0.3	+ 31.8%
\$100,001 to \$125,000	0.7	0.9	+ 19.7%
\$125,001 to \$150,000	1.0	0.4	- 55.8%
\$150,001 to \$300,000	2.4	1.7	- 32.1%
\$300,001 and Above	5.0	6.2	+ 23.2%
All Price Ranges	2.2	1.9	- 14.2%

By Construction Type

	6-2018	6-2019	Change
Previously Owned	1.7	1.5	- 15.3%
New Construction	4.3	3.9	- 9.3%
All Construction Types	1.9	1.6	- 15.8%

	6-2018	6-2019	Change
Previously Owned	1.8	1.5	- 15.2%
New Construction	4.0	3.6	- 9.3%
All Construction Types	1.9	1.6	- 14.8%

	6-2018	6-2019	Change
Previously Owned	1.5	1.2	- 19.1%
New Construction	6.6	5.6	- 14.4%
All Construction Types	2.2	1.9	- 14.2%

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