

Housing Supply Overview

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



September 2019

As we move into the final months of 2019, buyers will find fewer homes coming on the market, but also less competition for those homes. The real estate market this fall is looking healthy. With a strong economy and great mortgage rates, there is a lot to remain optimistic about. For the 12-month period spanning October 2018 through September 2019, Closed Sales in the Fort Wayne region were down 0.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 14.8 percent.

The overall Median Sales Price was up 9.9 percent to \$153,900. The property type with the largest price gain was the Single-Family segment, where prices increased 8.2 percent to \$151,500. The overall Percent of Original List Price Received at Sale was up 0.1 percent to 96.6.

Market-wide, inventory levels were down 8.5 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 13.8 percent. That amounts to 1.9 months supply for Single-Family homes and 2.1 months supply for Condos.

Quick Facts

+ 14.8%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 0.1%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 5.0%

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.

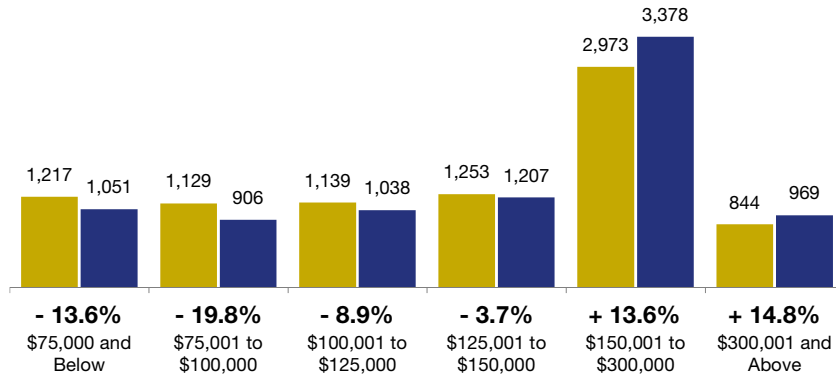
Closed Sales

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



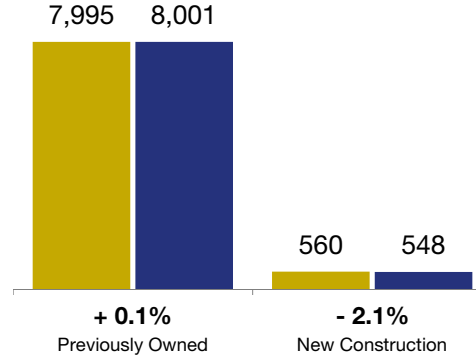
By Price Range

■ 9-2018 ■ 9-2019



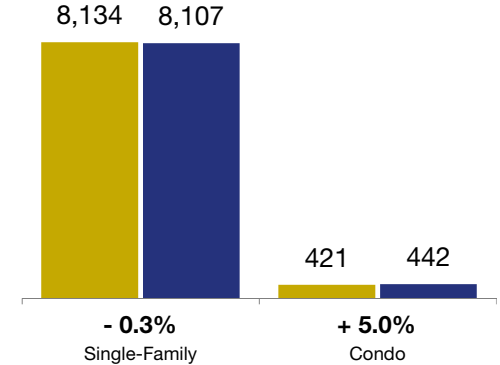
By Construction Type

■ 9-2018 ■ 9-2019



By Property Type

■ 9-2018 ■ 9-2019



All Properties

By Price Range

	9-2018	9-2019	Change
\$75,000 and Below	1,217	1,051	-13.6%
\$75,001 to \$100,000	1,129	906	-19.8%
\$100,001 to \$125,000	1,139	1,038	-8.9%
\$125,001 to \$150,000	1,253	1,207	-3.7%
\$150,001 to \$300,000	2,973	3,378	+13.6%
\$300,001 and Above	844	969	+14.8%
All Price Ranges	8,555	8,549	-0.1%

Single-Family

	9-2018	9-2019	Change
\$75,000 and Below	1,192	1,033	-13.3%
\$75,001 to \$100,000	1,084	870	-19.7%
\$100,001 to \$125,000	1,099	992	-9.7%
\$125,001 to \$150,000	1,184	1,145	-3.3%
\$150,001 to \$300,000	2,788	3,157	+13.2%
\$300,001 and Above	787	910	+15.6%
All Price Ranges	8,134	8,107	-0.3%

Condo

	9-2018	9-2019	Change
\$75,000 and Below	25	18	-28.0%
\$75,001 to \$100,000	45	36	-20.0%
\$100,001 to \$125,000	40	46	+15.0%
\$125,001 to \$150,000	69	62	-10.1%
\$150,001 to \$300,000	185	221	+19.5%
\$300,001 and Above	57	59	+3.5%
All Price Ranges	421	442	+5.0%

By Construction Type

	9-2018	9-2019	Change
Previously Owned	7,995	8,001	+0.1%
New Construction	560	548	-2.1%
All Construction Types	8,555	8,549	-0.1%

	9-2018	9-2019	Change
Previously Owned	7,643	7,624	-0.2%
New Construction	491	483	-1.6%
All Construction Types	8,134	8,107	-0.3%

	9-2018	9-2019	Change
Previously Owned	352	377	+7.1%
New Construction	69	65	-5.8%
All Construction Types	421	442	+5.0%

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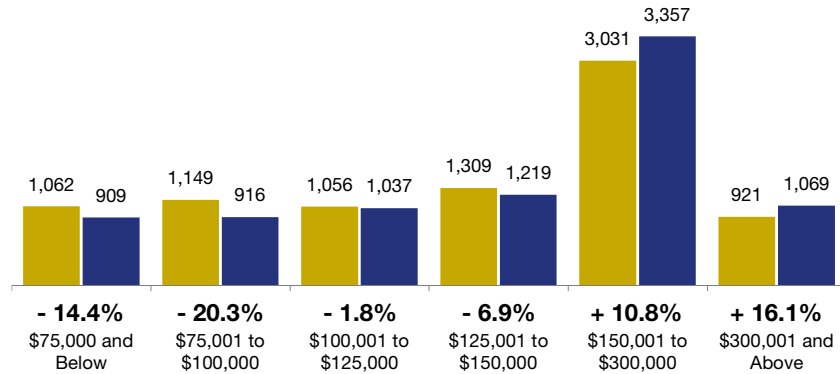
Pending Sales

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



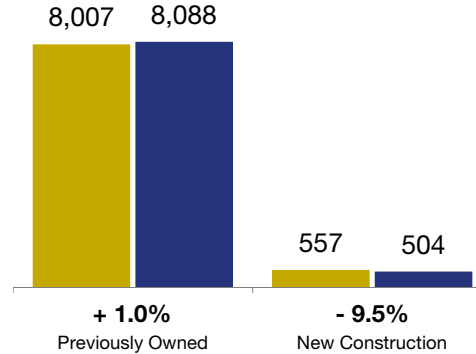
By Price Range

■ 9-2018 ■ 9-2019



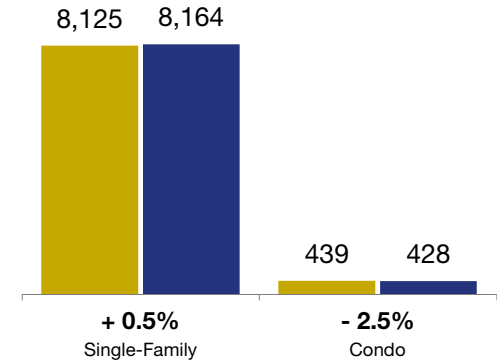
By Construction Type

■ 9-2018 ■ 9-2019



By Property Type

■ 9-2018 ■ 9-2019



All Properties

By Price Range

	9-2018	9-2019	Change
\$75,000 and Below	1,062	909	-14.4%
\$75,001 to \$100,000	1,149	916	-20.3%
\$100,001 to \$125,000	1,056	1,037	-1.8%
\$125,001 to \$150,000	1,309	1,219	-6.9%
\$150,001 to \$300,000	3,031	3,357	+10.8%
\$300,001 and Above	921	1,069	+16.1%
All Price Ranges	8,564	8,592	+0.3%

Single-Family

	9-2018	9-2019	Change
\$75,000 and Below	1,039	893	-14.1%
\$75,001 to \$100,000	1,100	879	-20.1%
\$100,001 to \$125,000	1,024	989	-3.4%
\$125,001 to \$150,000	1,242	1,170	-5.8%
\$150,001 to \$300,000	2,826	3,144	+11.3%
\$300,001 and Above	858	1,004	+17.0%
All Price Ranges	8,125	8,164	+0.5%

Condo

	9-2018	9-2019	Change
\$75,000 and Below	23	16	-30.4%
\$75,001 to \$100,000	49	37	-24.5%
\$100,001 to \$125,000	32	48	+50.0%
\$125,001 to \$150,000	67	49	-26.9%
\$150,001 to \$300,000	205	213	+3.9%
\$300,001 and Above	63	65	+3.2%
All Price Ranges	439	428	-2.5%

By Construction Type

	9-2018	9-2019	Change
Previously Owned	8,007	8,088	+1.0%
New Construction	557	504	-9.5%
All Construction Types	8,564	8,592	+0.3%

	9-2018	9-2019	Change
Previously Owned	7,644	7,710	+0.9%
New Construction	481	454	-5.6%
All Construction Types	8,125	8,164	+0.5%

	9-2018	9-2019	Change
Previously Owned	363	378	+4.1%
New Construction	76	50	-34.2%
All Construction Types	439	428	-2.5%

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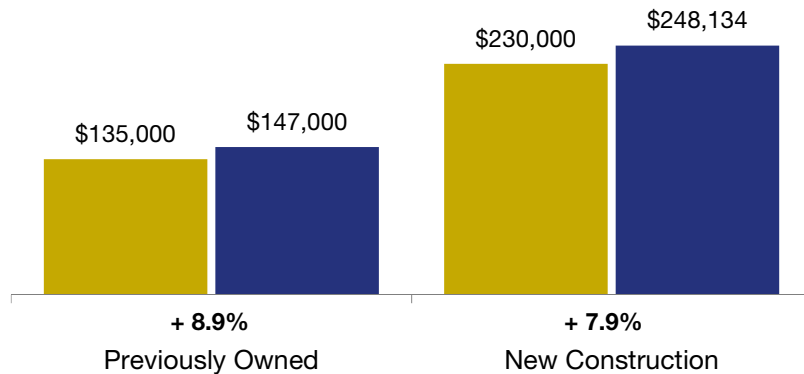
Median Sales Price

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



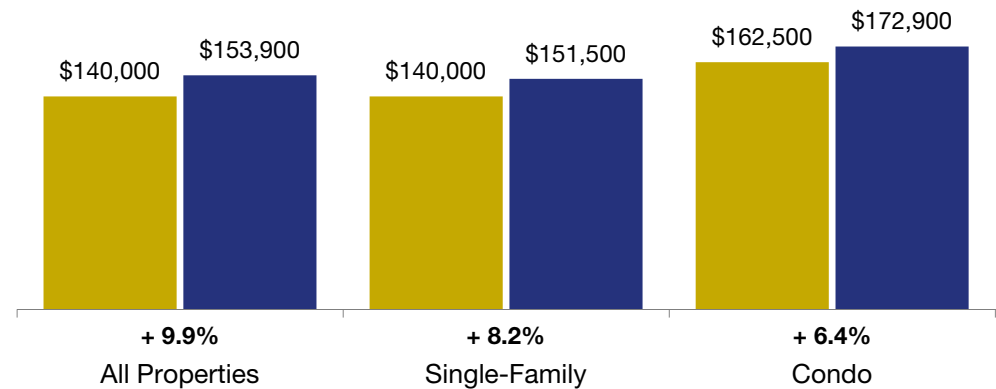
By Construction Type

■ 9-2018 ■ 9-2019



By Property Type

■ 9-2018 ■ 9-2019



All Properties

By Construction Type	9-2018	9-2019	Change
Previously Owned	\$135,000	\$147,000	+ 8.9%
New Construction	\$230,000	\$248,134	+ 7.9%
All Construction Types	\$140,000	\$153,900	+ 9.9%

Single-Family

9-2018	9-2019	Change
\$135,000	\$145,900	+ 8.1%
\$229,500	\$248,368	+ 8.2%
\$140,000	\$151,500	+ 8.2%

Condo

9-2018	9-2019	Change
\$150,315	\$162,900	+ 8.4%
\$239,900	\$244,900	+ 2.1%
\$162,500	\$172,900	+ 6.4%

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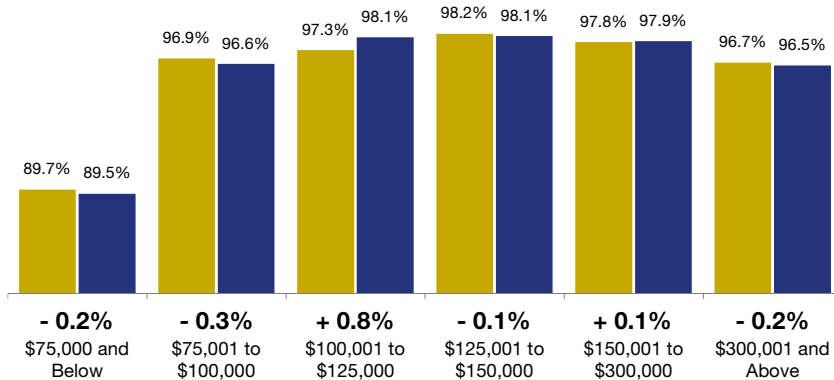
Percent of Original List Price Received



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.**

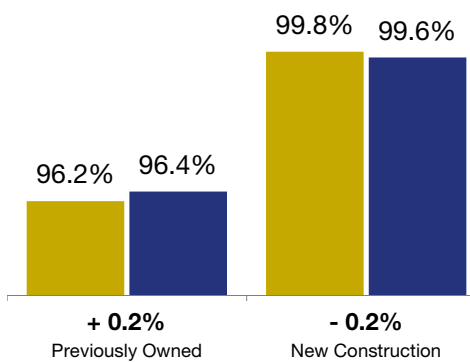
By Price Range

■ 9-2018 ■ 9-2019



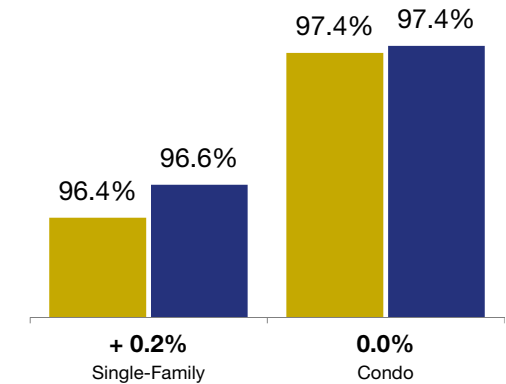
By Construction Type

■ 9-2018 ■ 9-2019



By Property Type

■ 9-2018 ■ 9-2019



All Properties

By Price Range

	9-2018	9-2019	Change
\$75,000 and Below	89.7%	89.5%	- 0.2%
\$75,001 to \$100,000	96.9%	96.6%	- 0.3%
\$100,001 to \$125,000	97.3%	98.1%	+ 0.8%
\$125,001 to \$150,000	98.2%	98.1%	- 0.1%
\$150,001 to \$300,000	97.8%	97.9%	+ 0.1%
\$300,001 and Above	96.7%	96.5%	- 0.2%
All Price Ranges	96.5%	96.6%	+ 0.1%

Single-Family

	9-2018	9-2019	Change
\$75,000 and Below	89.6%	89.5%	- 0.1%
\$75,001 to \$100,000	96.8%	96.5%	- 0.3%
\$100,001 to \$125,000	97.4%	98.0%	+ 0.6%
\$125,001 to \$150,000	98.3%	98.2%	- 0.1%
\$150,001 to \$300,000	97.8%	97.8%	0.0%
\$300,001 and Above	96.4%	96.5%	+ 0.1%
All Price Ranges	96.4%	96.6%	+ 0.2%

Condo

	9-2018	9-2019	Change
\$75,000 and Below	92.5%	86.8%	- 6.2%
\$75,001 to \$100,000	98.2%	98.8%	+ 0.6%
\$100,001 to \$125,000	96.1%	98.2%	+ 2.2%
\$125,001 to \$150,000	97.6%	96.5%	- 1.1%
\$150,001 to \$300,000	97.2%	98.3%	+ 1.1%
\$300,001 and Above	100.2%	97.0%	- 3.2%
All Price Ranges	97.4%	97.4%	0.0%

By Construction Type

	9-2018	9-2019	Change
Previously Owned	96.2%	96.4%	+ 0.2%
New Construction	99.8%	99.6%	- 0.2%
All Construction Types	96.5%	96.6%	+ 0.1%

	9-2018	9-2019	Change
Previously Owned	96.2%	96.4%	+ 0.2%
New Construction	99.8%	99.5%	- 0.3%
All Construction Types	96.4%	96.6%	+ 0.2%

	9-2018	9-2019	Change
Previously Owned	97.0%	97.0%	0.0%
New Construction	99.6%	100.3%	+ 0.7%
All Construction Types	97.4%	97.4%	0.0%

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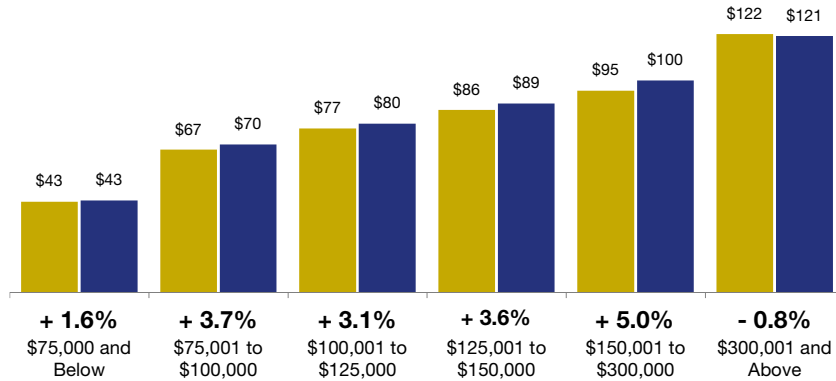
Price Per Square Foot

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



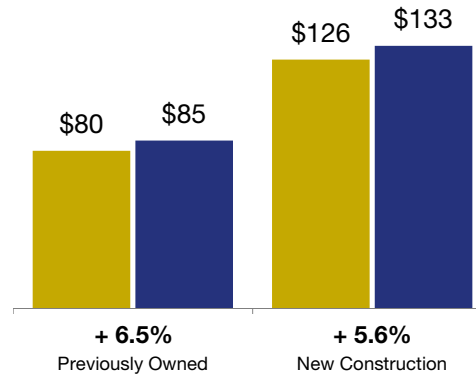
By Price Range

■ 9-2018 ■ 9-2019



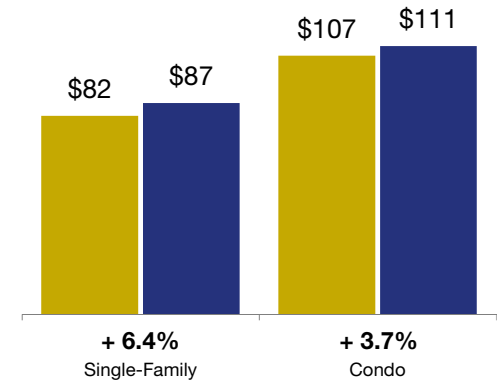
By Construction Type

■ 9-2018 ■ 9-2019



By Property Type

■ 9-2018 ■ 9-2019



All Properties

By Price Range

	9-2018	9-2019	Change
\$75,000 and Below	\$43	\$43	+ 1.6%
\$75,001 to \$100,000	\$67	\$70	+ 3.7%
\$100,001 to \$125,000	\$77	\$80	+ 3.1%
\$125,001 to \$150,000	\$86	\$89	+ 3.6%
\$150,001 to \$300,000	\$95	\$100	+ 5.0%
\$300,001 and Above	\$122	\$121	- 0.8%
All Price Ranges	\$83	\$88	+ 6.3%

Single-Family

	9-2018	9-2019	Change
\$75,000 and Below	\$42	\$43	+ 1.9%
\$75,001 to \$100,000	\$67	\$69	+ 3.3%
\$100,001 to \$125,000	\$76	\$79	+ 3.4%
\$125,001 to \$150,000	\$85	\$88	+ 3.4%
\$150,001 to \$300,000	\$94	\$99	+ 5.1%
\$300,001 and Above	\$119	\$119	- 0.3%
All Price Ranges	\$82	\$87	+ 6.4%

Condo

	9-2018	9-2019	Change
\$75,000 and Below	\$53	\$49	- 8.7%
\$75,001 to \$100,000	\$71	\$79	+ 12.2%
\$100,001 to \$125,000	\$98	\$90	- 7.7%
\$125,001 to \$150,000	\$96	\$103	+ 6.9%
\$150,001 to \$300,000	\$113	\$117	+ 3.4%
\$300,001 and Above	\$156	\$149	- 4.8%
All Price Ranges	\$107	\$111	+ 3.7%

By Construction Type

	9-2018	9-2019	Change
Previously Owned	\$80	\$85	+ 6.5%
New Construction	\$126	\$133	+ 5.6%
All Construction Types	\$83	\$88	+ 6.3%

	9-2018	9-2019	Change
Previously Owned	\$79	\$84	+ 6.5%
New Construction	\$124	\$131	+ 5.7%
All Construction Types	\$82	\$87	+ 6.4%

	9-2018	9-2019	Change
Previously Owned	\$100	\$104	+ 4.0%
New Construction	\$141	\$149	+ 5.7%
All Construction Types	\$107	\$111	+ 3.7%

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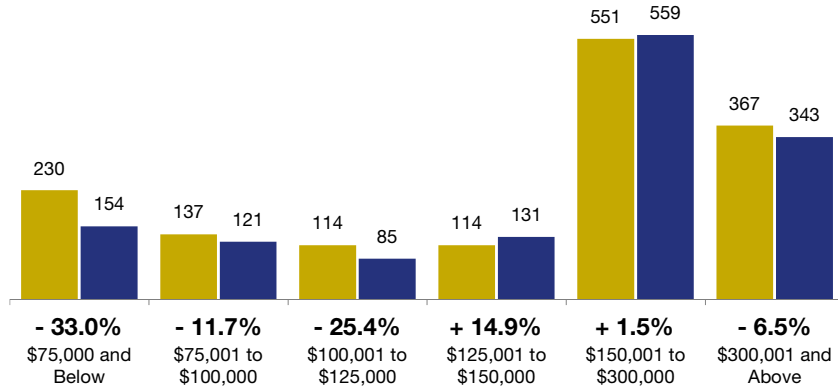
Inventory of Homes for Sale



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

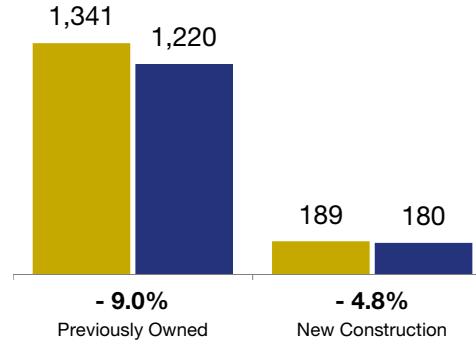
By Price Range

■ 9-2018 ■ 9-2019



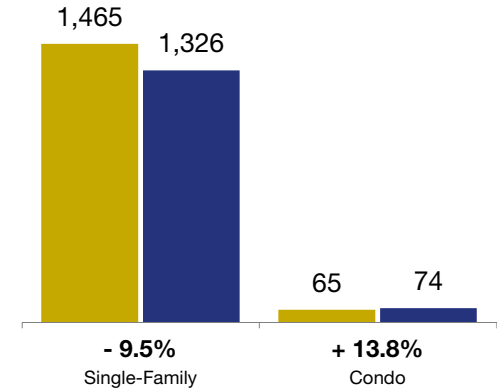
By Construction Type

■ 9-2018 ■ 9-2019



By Property Type

■ 9-2018 ■ 9-2019



All Properties

By Price Range

	9-2018	9-2019	Change
\$75,000 and Below	230	154	- 33.0%
\$75,001 to \$100,000	137	121	- 11.7%
\$100,001 to \$125,000	114	85	- 25.4%
\$125,001 to \$150,000	114	131	+ 14.9%
\$150,001 to \$300,000	551	559	+ 1.5%
\$300,001 and Above	367	343	- 6.5%
All Price Ranges	1,530	1,400	- 8.5%

Single-Family

	9-2018	9-2019	Change
\$75,000 and Below	228	152	- 33.3%
\$75,001 to \$100,000	137	118	- 13.9%
\$100,001 to \$125,000	109	83	- 23.9%
\$125,001 to \$150,000	109	130	+ 19.3%
\$150,001 to \$300,000	521	525	+ 0.8%
\$300,001 and Above	344	311	- 9.6%
All Price Ranges	1,465	1,326	- 9.5%

Condo

	9-2018	9-2019	Change
\$75,000 and Below	2	2	0.0%
\$75,001 to \$100,000	0	3	0.0%
\$100,001 to \$125,000	5	2	- 60.0%
\$125,001 to \$150,000	5	1	- 80.0%
\$150,001 to \$300,000	30	34	+ 13.3%
\$300,001 and Above	23	32	+ 39.1%
All Price Ranges	65	74	+ 13.8%

By Construction Type

	9-2018	9-2019	Change
Previously Owned	1,341	1,220	- 9.0%
New Construction	189	180	- 4.8%
All Construction Types	1,530	1,400	- 8.5%

	9-2018	9-2019	Change
Previously Owned	1,304	1,175	- 9.9%
New Construction	161	151	- 6.2%
All Construction Types	1,465	1,326	- 9.5%

	9-2018	9-2019	Change
Previously Owned	37	45	+ 21.6%
New Construction	28	29	+ 3.6%
All Construction Types	65	74	+ 13.8%

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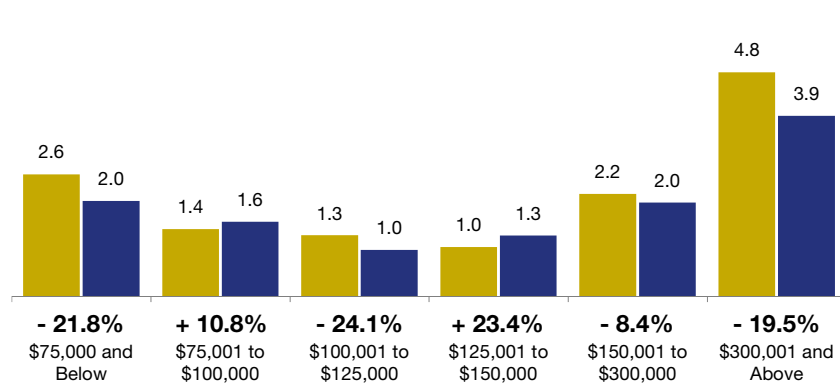
Months Supply of Inventory



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.

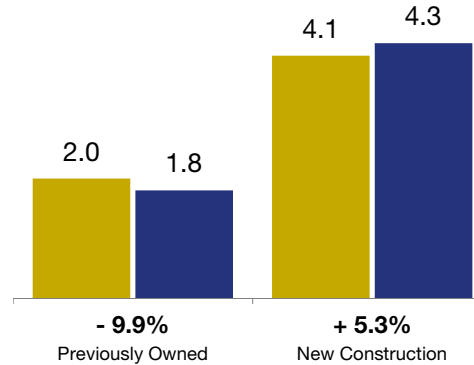
By Price Range

■ 9-2018 ■ 9-2019



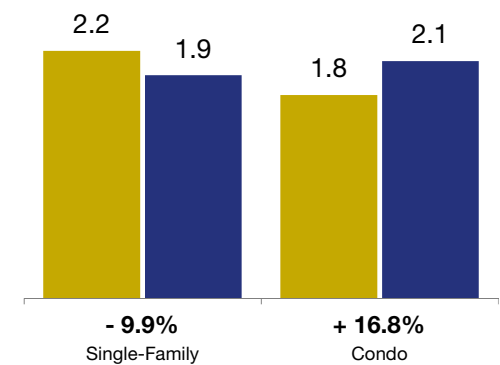
By Construction Type

■ 9-2018 ■ 9-2019



By Property Type

■ 9-2018 ■ 9-2019



All Properties

By Price Range

	9-2018	9-2019	Change
\$75,000 and Below	2.6	2.0	- 21.8%
\$75,001 to \$100,000	1.4	1.6	+ 10.8%
\$100,001 to \$125,000	1.3	1.0	- 24.1%
\$125,001 to \$150,000	1.0	1.3	+ 23.4%
\$150,001 to \$300,000	2.2	2.0	- 8.4%
\$300,001 and Above	4.8	3.9	- 19.5%
All Price Ranges	2.1	2.0	- 4.8%

Single-Family

	9-2018	9-2019	Change
\$75,000 and Below	2.6	2.0	- 22.4%
\$75,001 to \$100,000	1.5	1.6	+ 7.8%
\$100,001 to \$125,000	1.3	1.0	- 21.2%
\$125,001 to \$150,000	1.1	1.3	+ 26.6%
\$150,001 to \$300,000	2.2	2.0	- 9.4%
\$300,001 and Above	4.8	3.7	- 22.7%
All Price Ranges	2.2	1.9	- 9.9%

Condo

	9-2018	9-2019	Change
\$75,000 and Below	0.9	1.3	+ 43.8%
\$75,001 to \$100,000	0.0	0.7	0.0%
\$100,001 to \$125,000	1.9	0.5	- 73.3%
\$125,001 to \$150,000	0.9	0.2	- 72.7%
\$150,001 to \$300,000	1.8	1.9	+ 9.1%
\$300,001 and Above	4.0	5.9	+ 47.1%
All Price Ranges	1.8	2.1	+ 16.8%

By Construction Type

	9-2018	9-2019	Change
Previously Owned	2.0	1.8	- 9.9%
New Construction	4.1	4.3	+ 5.3%
All Construction Types	2.1	2.0	- 4.8%

	9-2018	9-2019	Change
Previously Owned	2.0	1.8	- 10.7%
New Construction	4.0	4.0	- 0.6%
All Construction Types	2.2	1.9	- 9.9%

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