

Housing Supply Overview

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



October 2019

Historically low mortgage rates will continue to support buyer demand as we enter the seasonally slower time of year. Throughout much of the country, the continued low level of housing inventory also continues to constrain sales activity from where it would likely be in a balanced market. In short, current trends are expected to continue. For the 12-month period spanning November 2018 through October 2019, Closed Sales in the Fort Wayne region were down 0.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 14.5 percent.

The overall Median Sales Price was up 8.1 percent to \$154,000. The property type with the largest price gain was the Single-Family segment, where prices increased 8.6 percent to \$152,000. The overall Percent of Original List Price Received at Sale remained flat at 96.6.

Market-wide, inventory levels were down 4.2 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 12.2 percent. That amounts to 2.0 months supply for Single-Family homes and 2.3 months supply for Condos.

Quick Facts

+ 14.5%	+ 0.1%	+ 1.4%
Price Range with Strongest Closed Sales:	Construction Status with Strongest Closed Sales:	Property Type with Strongest Closed Sales:
\$300,001 and Above	Previously Owned	Condo

Closed Sales	2
Pending Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Price Per Square Foot	6
Inventory of Homes for Sale	7
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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.

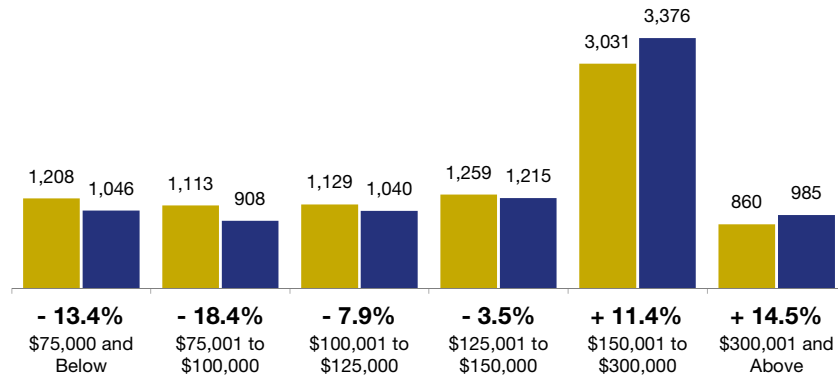
Closed Sales

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



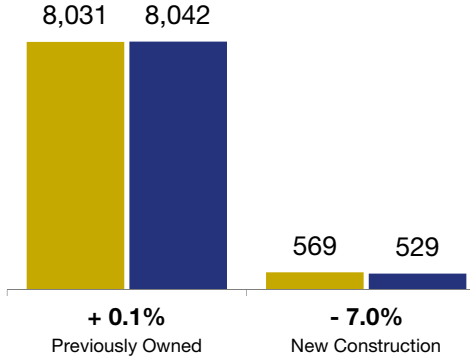
By Price Range

■ 10-2018 ■ 10-2019



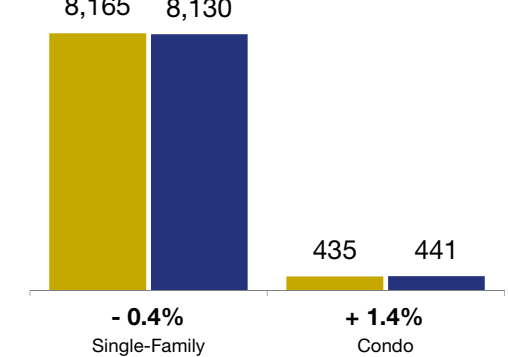
By Construction Type

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	Change
\$75,000 and Below	1,208	1,046	- 13.4%
\$75,001 to \$100,000	1,113	908	- 18.4%
\$100,001 to \$125,000	1,129	1,040	- 7.9%
\$125,001 to \$150,000	1,259	1,215	- 3.5%
\$150,001 to \$300,000	3,031	3,376	+ 11.4%
\$300,001 and Above	860	985	+ 14.5%
All Price Ranges	8,600	8,571	- 0.3%

Single-Family

	10-2018	10-2019	Change
\$75,000 and Below	1,182	1,029	- 12.9%
\$75,001 to \$100,000	1,068	871	- 18.4%
\$100,001 to \$125,000	1,089	988	- 9.3%
\$125,001 to \$150,000	1,189	1,157	- 2.7%
\$150,001 to \$300,000	2,837	3,161	+ 11.4%
\$300,001 and Above	800	923	+ 15.4%
All Price Ranges	8,165	8,130	- 0.4%

Condo

	10-2018	10-2019	Change
\$75,000 and Below	26	17	- 34.6%
\$75,001 to \$100,000	45	37	- 17.8%
\$100,001 to \$125,000	40	52	+ 30.0%
\$125,001 to \$150,000	70	58	- 17.1%
\$150,001 to \$300,000	194	215	+ 10.8%
\$300,001 and Above	60	62	+ 3.3%
All Price Ranges	435	441	+ 1.4%

By Construction Type

	10-2018	10-2019	Change
Previously Owned	8,031	8,042	+ 0.1%
New Construction	569	529	- 7.0%
All Construction Types	8,600	8,571	- 0.3%

	10-2018	10-2019	Change
Previously Owned	7,670	7,659	- 0.1%
New Construction	495	471	- 4.8%
All Price Ranges	8,165	8,130	- 0.4%

	10-2018	10-2019	Change
Previously Owned	361	383	+ 6.1%
New Construction	74	58	- 21.6%
All Price Ranges	435	441	+ 1.4%

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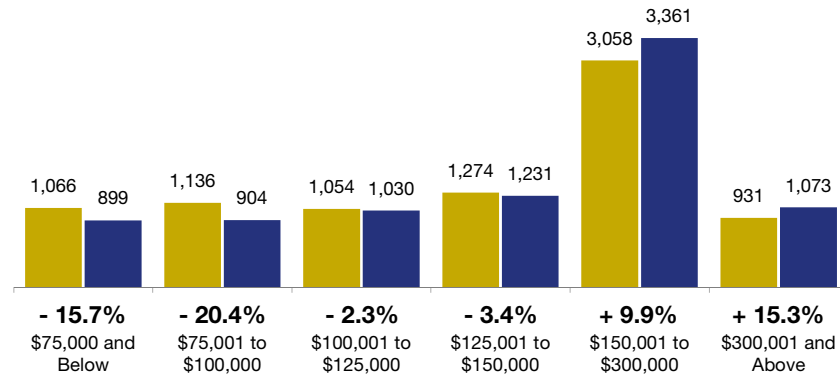
Pending Sales

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



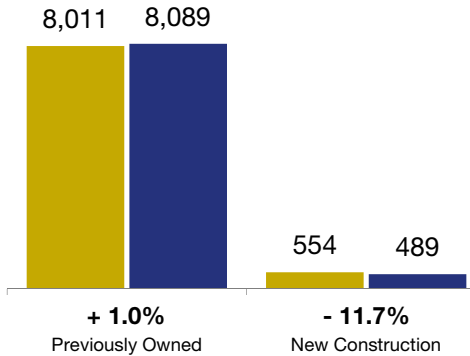
By Price Range

■ 10-2018 ■ 10-2019



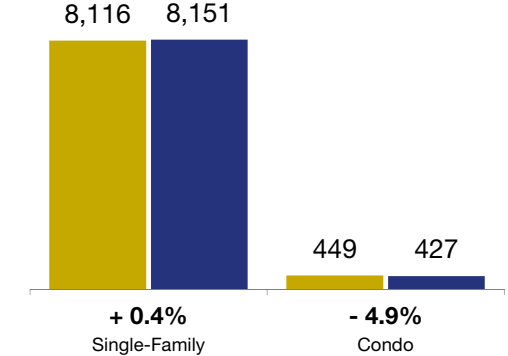
By Construction Type

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	Change
\$75,000 and Below	1,066	899	-15.7%
\$75,001 to \$100,000	1,136	904	-20.4%
\$100,001 to \$125,000	1,054	1,030	-2.3%
\$125,001 to \$150,000	1,274	1,231	-3.4%
\$150,001 to \$300,000	3,058	3,361	+9.9%
\$300,001 and Above	931	1,073	+15.3%
All Price Ranges	8,565	8,578	+0.2%

Single-Family

	10-2018	10-2019	Change
\$75,000 and Below	1,043	881	-15.5%
\$75,001 to \$100,000	1,085	867	-20.1%
\$100,001 to \$125,000	1,020	982	-3.7%
\$125,001 to \$150,000	1,206	1,184	-1.8%
\$150,001 to \$300,000	2,846	3,150	+10.7%
\$300,001 and Above	870	1,007	+15.7%
All Single-Family	8,116	8,151	+0.4%

Condo

	10-2018	10-2019	Change
\$75,000 and Below	23	18	-21.7%
\$75,001 to \$100,000	51	37	-27.5%
\$100,001 to \$125,000	34	48	+41.2%
\$125,001 to \$150,000	68	47	-30.9%
\$150,001 to \$300,000	212	211	-0.5%
\$300,001 and Above	61	66	+8.2%
All Condo	449	427	-4.9%

By Construction Type

	10-2018	10-2019	Change
Previously Owned	8,011	8,089	+1.0%
New Construction	554	489	-11.7%
All Construction Types	8,565	8,578	+0.2%

	10-2018	10-2019	Change
Previously Owned	7,640	7,709	+0.9%
New Construction	476	442	-7.1%
All Single-Family	8,116	8,151	+0.4%

	10-2018	10-2019	Change
Previously Owned	371	380	+2.4%
New Construction	78	47	-39.7%
All Condo	449	427	-4.9%

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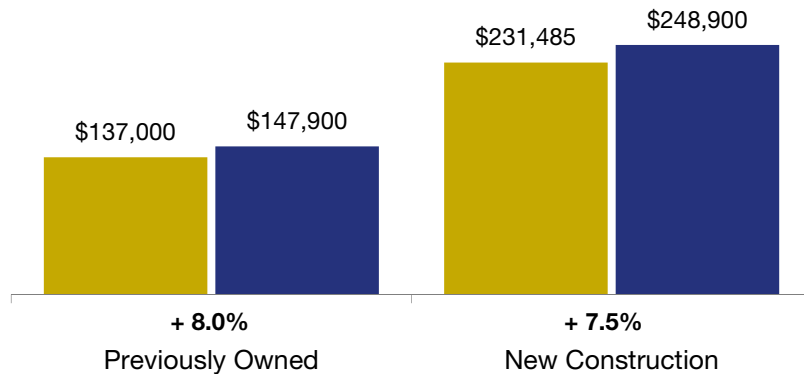
Median Sales Price

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



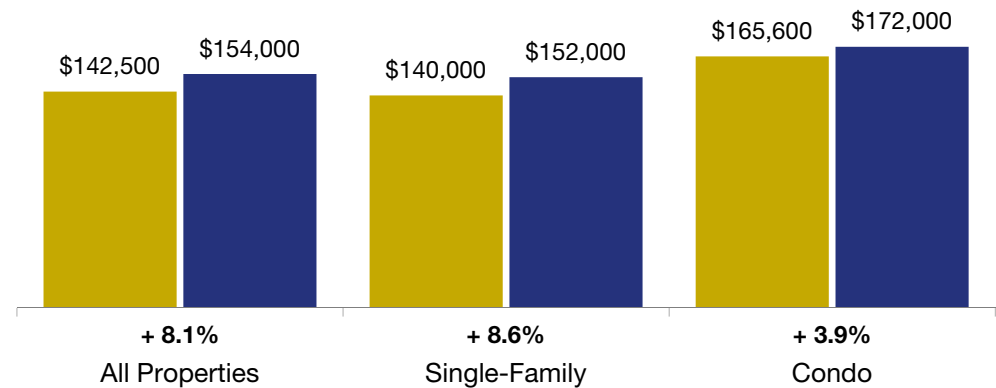
By Construction Type

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Construction Type	10-2018	10-2019	Change
Previously Owned	\$137,000	\$147,900	+ 8.0%
New Construction	\$231,485	\$248,900	+ 7.5%
All Construction Types	\$142,500	\$154,000	+ 8.1%

Single-Family

10-2018	10-2019	Change	10-2018	10-2019	Change
\$135,808	\$146,123	+ 7.6%	\$152,000	\$162,900	+ 7.2%
\$229,700	\$248,900	+ 8.4%	\$243,400	\$247,400	+ 1.6%
\$140,000	\$152,000	+ 8.6%	\$165,600	\$172,000	+ 3.9%

Condo

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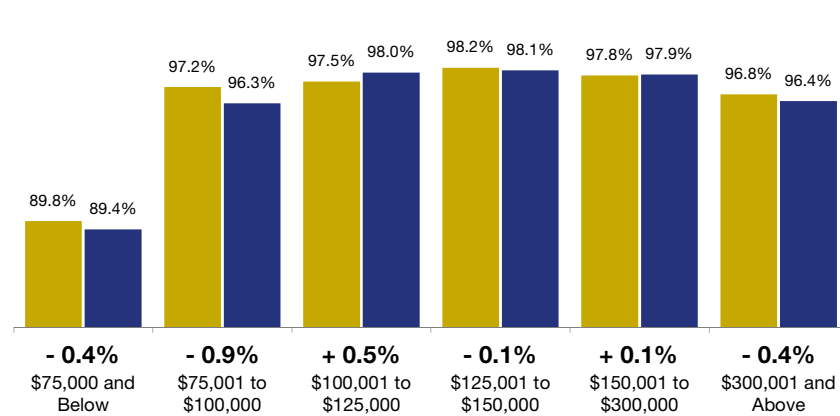
Percent of Original List Price Received



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.**

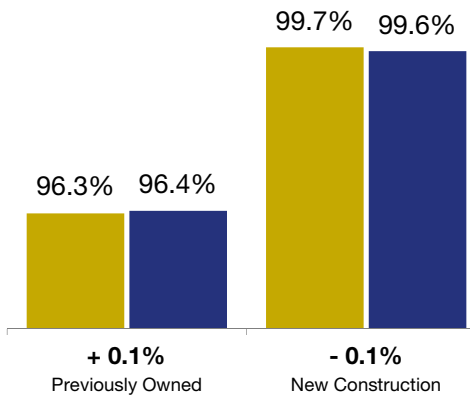
By Price Range

■ 10-2018 ■ 10-2019



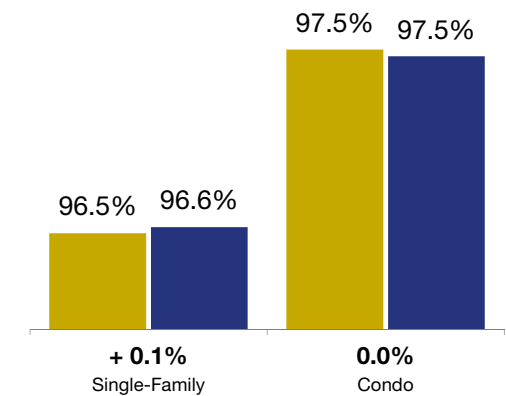
By Construction Type

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	Change
\$75,000 and Below	89.8%	89.4%	- 0.4%
\$75,001 to \$100,000	97.2%	96.3%	- 0.9%
\$100,001 to \$125,000	97.5%	98.0%	+ 0.5%
\$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	96.8%	96.4%	- 0.4%
All Price Ranges	96.6%	96.6%	0.0%

Single-Family

	10-2018	10-2019	Change
\$75,000 and Below	89.8%	89.4%	- 0.4%
\$75,001 to \$100,000	97.2%	96.2%	- 1.0%
\$100,001 to \$125,000	97.5%	98.0%	+ 0.5%
\$125,001 to \$150,000	98.3%	98.2%	- 0.1%
\$150,001 to \$300,000	97.9%	97.8%	- 0.1%
\$300,001 and Above	96.5%	96.4%	- 0.1%
All Price Ranges	96.5%	96.6%	+ 0.1%

Condo

	10-2018	10-2019	Change
\$75,000 and Below	91.7%	87.5%	- 4.6%
\$75,001 to \$100,000	98.3%	98.7%	+ 0.4%
\$100,001 to \$125,000	96.6%	98.5%	+ 2.0%
\$125,001 to \$150,000	97.3%	96.6%	- 0.7%
\$150,001 to \$300,000	97.4%	98.3%	+ 0.9%
\$300,001 and Above	100.9%	96.5%	- 4.4%
All Price Ranges	97.5%	97.5%	0.0%

By Construction Type

	10-2018	10-2019	Change
Previously Owned	96.3%	96.4%	+ 0.1%
New Construction	99.7%	99.6%	- 0.1%
All Construction Types	96.6%	96.6%	0.0%

	10-2018	10-2019	Change
Previously Owned	96.3%	96.4%	+ 0.1%
New Construction	99.7%	99.6%	- 0.1%
All Construction Types	96.5%	96.6%	+ 0.1%

	10-2018	10-2019	Change
Previously Owned	97.1%	97.1%	0.0%
New Construction	99.7%	100.2%	+ 0.5%
All Construction Types	97.5%	97.5%	0.0%

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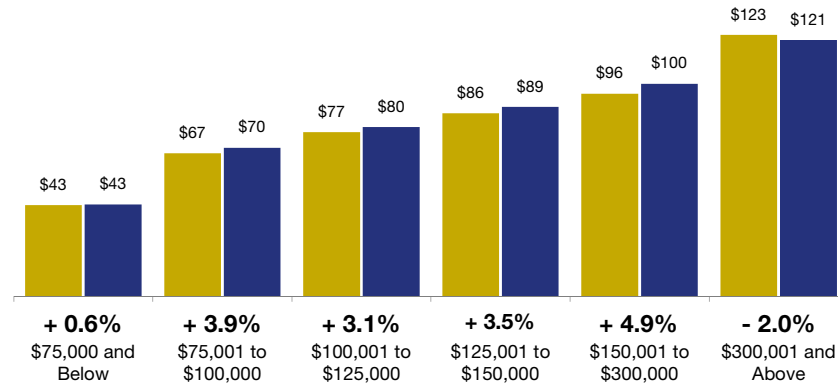
Price Per Square Foot

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



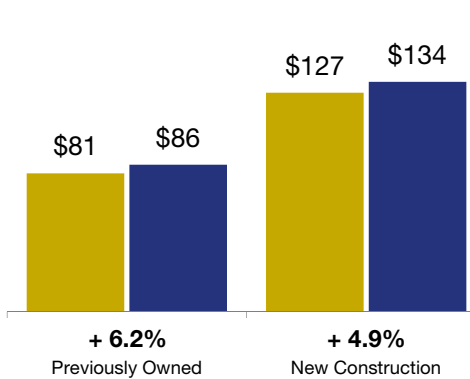
By Price Range

■ 10-2018 ■ 10-2019



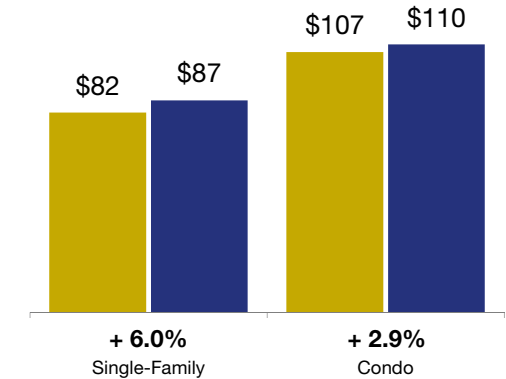
By Construction Type

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	Change
\$75,000 and Below	\$43	\$43	+ 0.6%
\$75,001 to \$100,000	\$67	\$70	+ 3.9%
\$100,001 to \$125,000	\$77	\$80	+ 3.1%
\$125,001 to \$150,000	\$86	\$89	+ 3.5%
\$150,001 to \$300,000	\$96	\$100	+ 4.9%
\$300,001 and Above	\$123	\$121	- 2.0%
All Price Ranges	\$84	\$89	+ 5.9%

Single-Family

	10-2018	10-2019	Change
\$75,000 and Below	\$43	\$43	+ 0.9%
\$75,001 to \$100,000	\$67	\$70	+ 3.6%
\$100,001 to \$125,000	\$77	\$79	+ 3.3%
\$125,001 to \$150,000	\$86	\$89	+ 3.5%
\$150,001 to \$300,000	\$94	\$99	+ 5.1%
\$300,001 and Above	\$121	\$119	- 1.4%
All Price Ranges	\$82	\$87	+ 6.0%

Condo

	10-2018	10-2019	Change
\$75,000 and Below	\$53	\$49	- 7.8%
\$75,001 to \$100,000	\$71	\$78	+ 10.8%
\$100,001 to \$125,000	\$96	\$92	- 4.7%
\$125,001 to \$150,000	\$96	\$102	+ 6.2%
\$150,001 to \$300,000	\$114	\$117	+ 2.6%
\$300,001 and Above	\$157	\$148	- 5.9%
All Price Ranges	\$107	\$110	+ 2.9%

By Construction Type

	10-2018	10-2019	Change
Previously Owned	\$81	\$86	+ 6.2%
New Construction	\$127	\$134	+ 4.9%
All Construction Types	\$84	\$89	+ 5.9%

	10-2018	10-2019	Change
Previously Owned	\$80	\$85	+ 6.3%
New Construction	\$125	\$132	+ 5.4%
All Construction Types	\$82	\$87	+ 6.0%

	10-2018	10-2019	Change
Previously Owned	\$100	\$105	+ 4.6%
New Construction	\$143	\$149	+ 4.3%
All Construction Types	\$107	\$110	+ 2.9%

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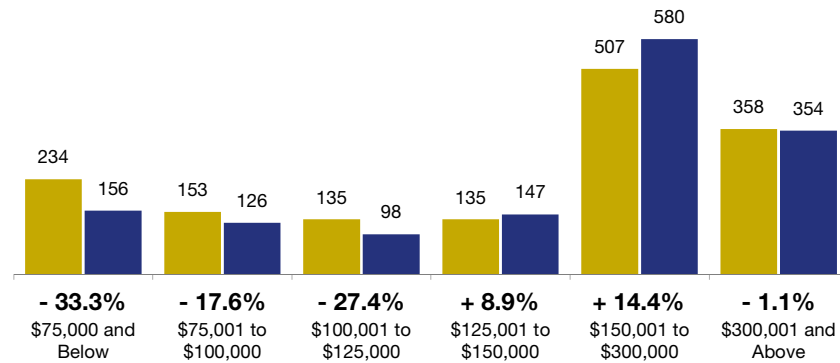
Inventory of Homes for Sale

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



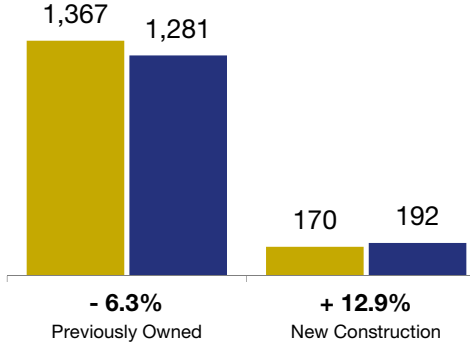
By Price Range

■ 10-2018 ■ 10-2019



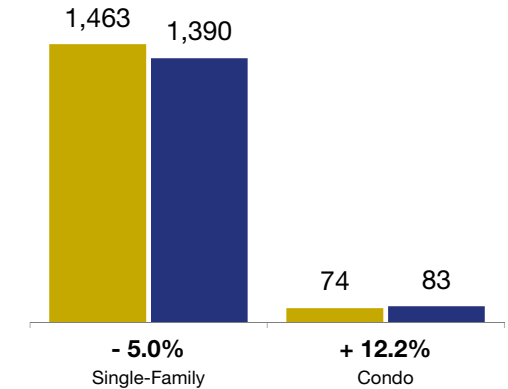
By Construction Type

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	Change
\$75,000 and Below	234	156	- 33.3%
\$75,001 to \$100,000	153	126	- 17.6%
\$100,001 to \$125,000	135	98	- 27.4%
\$125,001 to \$150,000	135	147	+ 8.9%
\$150,001 to \$300,000	507	580	+ 14.4%
\$300,001 and Above	358	354	- 1.1%
All Price Ranges	1,537	1,473	- 4.2%

Single-Family

	10-2018	10-2019	Change
\$75,000 and Below	232	152	- 34.5%
\$75,001 to \$100,000	153	124	- 19.0%
\$100,001 to \$125,000	130	95	- 26.9%
\$125,001 to \$150,000	129	145	+ 12.4%
\$150,001 to \$300,000	472	543	+ 15.0%
\$300,001 and Above	332	320	- 3.6%
All Price Ranges	1,463	1,390	- 5.0%

Condo

	10-2018	10-2019	Change
\$75,000 and Below	2	4	+ 100.0%
\$75,001 to \$100,000	0	2	0.0%
\$100,001 to \$125,000	5	3	- 40.0%
\$125,001 to \$150,000	6	2	- 66.7%
\$150,001 to \$300,000	35	37	+ 5.7%
\$300,001 and Above	26	34	+ 30.8%
All Price Ranges	74	83	+ 12.2%

By Construction Type

	10-2018	10-2019	Change
Previously Owned	1,367	1,281	- 6.3%
New Construction	170	192	+ 12.9%
All Construction Types	1,537	1,473	- 4.2%

	10-2018	10-2019	Change
Previously Owned	1,320	1,232	- 6.7%
New Construction	143	158	+ 10.5%
All Construction Types	1,463	1,390	- 5.0%

	10-2018	10-2019	Change
Previously Owned	47	49	+ 4.3%
New Construction	27	34	+ 25.9%
All Construction Types	74	83	+ 12.2%

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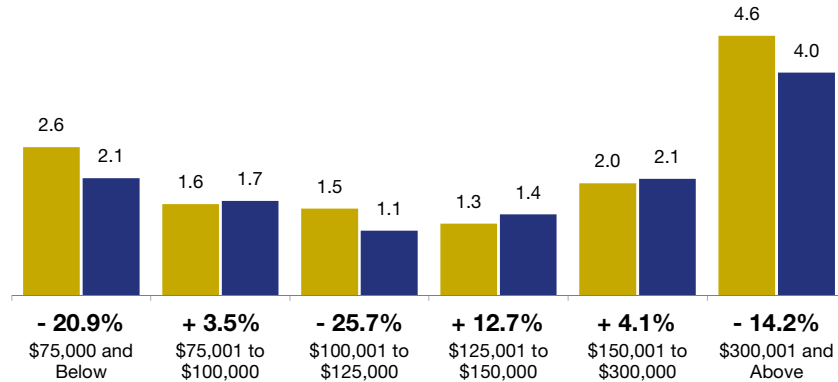
Months Supply of Inventory



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.

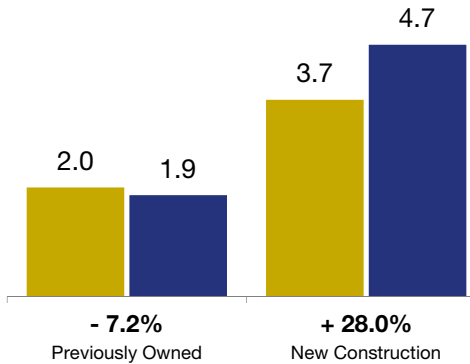
By Price Range

■ 10-2018 ■ 10-2019



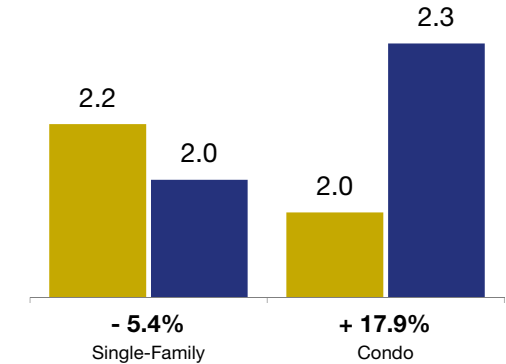
By Construction Type

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	Change
\$75,000 and Below	2.6	2.1	- 20.9%
\$75,001 to \$100,000	1.6	1.7	+ 3.5%
\$100,001 to \$125,000	1.5	1.1	- 25.7%
\$125,001 to \$150,000	1.3	1.4	+ 12.7%
\$150,001 to \$300,000	2.0	2.1	+ 4.1%
\$300,001 and Above	4.6	4.0	- 14.2%
All Price Ranges	2.2	2.1	- 4.5%

Single-Family

	10-2018	10-2019	Change
\$75,000 and Below	2.7	2.1	- 22.4%
\$75,001 to \$100,000	1.7	1.7	+ 1.4%
\$100,001 to \$125,000	1.5	1.2	- 24.1%
\$125,001 to \$150,000	1.3	1.5	+ 14.5%
\$150,001 to \$300,000	2.0	2.1	+ 3.9%
\$300,001 and Above	4.6	3.8	- 16.7%
All Price Ranges	2.2	2.0	- 5.4%

Condo

	10-2018	10-2019	Change
\$75,000 and Below	0.9	2.2	+ 155.6%
\$75,001 to \$100,000	0.0	0.5	0.0%
\$100,001 to \$125,000	1.8	0.8	- 57.5%
\$125,001 to \$150,000	1.1	0.5	- 51.8%
\$150,001 to \$300,000	2.0	2.1	+ 6.2%
\$300,001 and Above	4.7	6.2	+ 31.8%
All Price Ranges	2.0	2.3	+ 17.9%

By Construction Type

	10-2018	10-2019	Change
Previously Owned	2.0	1.9	- 7.2%
New Construction	3.7	4.7	+ 28.0%
All Construction Types	2.2	2.1	- 4.5%

	10-2018	10-2019	Change
Previously Owned	2.1	1.9	- 7.5%
New Construction	3.6	4.3	+ 19.0%
All Construction Types	2.2	2.0	- 5.4%

	10-2018	10-2019	Change
Previously Owned	1.5	1.5	+ 1.8%
New Construction	4.2	8.7	+ 109.0%
All Construction Types	2.0	2.3	+ 17.9%

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.