

Housing Supply Overview

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



November 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 December 2018 through November 2019, Closed Sales in the Fort Wayne region were down 2.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 12.7 percent.

The overall Median Sales Price was up 8.0 percent to \$155,000. The property type with the largest price gain was the Single-Family segment, where prices increased 7.7 percent to \$153,000. The overall Percent of Original List Price Received at Sale remained flat at 96.6.

Market-wide, inventory levels were down 2.5 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 9.3 percent. That amounts to 1.9 months supply for Single-Family homes and 2.3 months supply for Condos.

Quick Facts

+ 12.7%

- 1.5%

- 2.3%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

Construction Status with
Strongest Closed Sales:

Previously Owned

Property Type with
Strongest Closed Sales:

Single-Family

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.

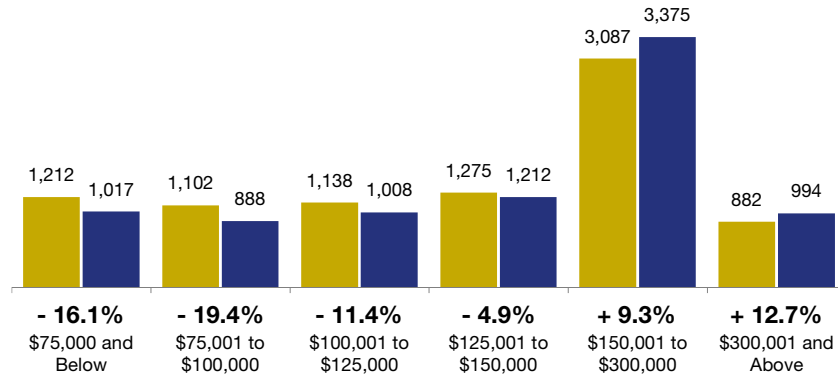
Closed Sales

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



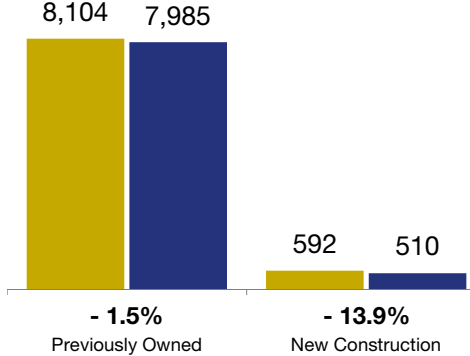
By Price Range

■ 11-2018 ■ 11-2019



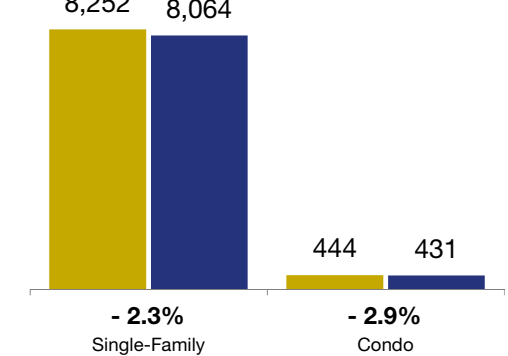
By Construction Type

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$75,000 and Below	1,212	1,017	- 16.1%
\$75,001 to \$100,000	1,102	888	- 19.4%
\$100,001 to \$125,000	1,138	1,008	- 11.4%
\$125,001 to \$150,000	1,275	1,212	- 4.9%
\$150,001 to \$300,000	3,087	3,375	+ 9.3%
\$300,001 and Above	882	994	+ 12.7%
All Price Ranges	8,696	8,495	- 2.3%

Single-Family

	11-2018	11-2019	Change
\$75,000 and Below	1,185	998	- 15.8%
\$75,001 to \$100,000	1,053	854	- 18.9%
\$100,001 to \$125,000	1,098	958	- 12.8%
\$125,001 to \$150,000	1,199	1,158	- 3.4%
\$150,001 to \$300,000	2,894	3,161	+ 9.2%
\$300,001 and Above	823	934	+ 13.5%
All Single-Family	8,252	8,064	- 2.3%

Condo

	11-2018	11-2019	Change
\$75,000 and Below	27	19	- 29.6%
\$75,001 to \$100,000	49	34	- 30.6%
\$100,001 to \$125,000	40	50	+ 25.0%
\$125,001 to \$150,000	76	54	- 28.9%
\$150,001 to \$300,000	193	214	+ 10.9%
\$300,001 and Above	59	60	+ 1.7%
All Condo	444	431	- 2.9%

By Construction Type

	11-2018	11-2019	Change
Previously Owned	8,104	7,985	- 1.5%
New Construction	592	510	- 13.9%
All Construction Types	8,696	8,495	- 2.3%

	11-2018	11-2019	Change
Previously Owned	7,738	7,607	- 1.7%
New Construction	514	457	- 11.1%
All Single-Family	8,252	8,064	- 2.3%

	11-2018	11-2019	Change
Previously Owned	366	378	+ 3.3%
New Construction	78	53	- 32.1%
All Condo	444	431	- 2.9%

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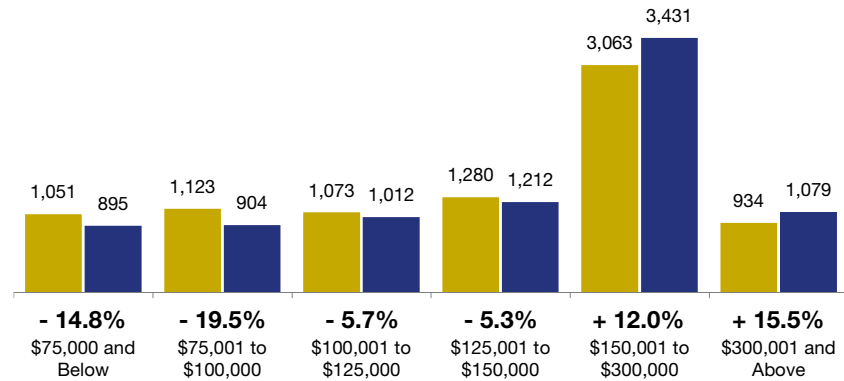
Pending Sales

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



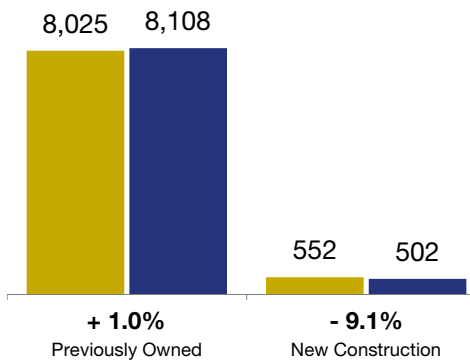
By Price Range

■ 11-2018 ■ 11-2019



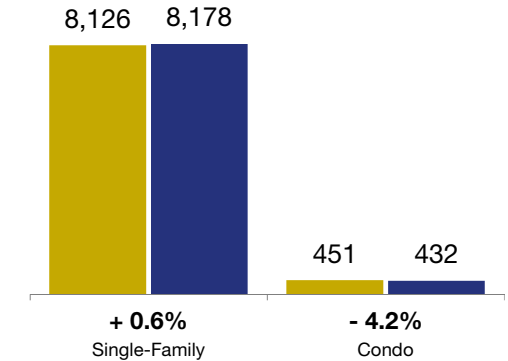
By Construction Type

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$75,000 and Below	1,051	895	- 14.8%
\$75,001 to \$100,000	1,123	904	- 19.5%
\$100,001 to \$125,000	1,073	1,012	- 5.7%
\$125,001 to \$150,000	1,280	1,212	- 5.3%
\$150,001 to \$300,000	3,063	3,431	+ 12.0%
\$300,001 and Above	934	1,079	+ 15.5%
All Price Ranges	8,577	8,610	+ 0.4%

Single-Family

	11-2018	11-2019	Change
\$75,000 and Below	1,030	877	- 14.9%
\$75,001 to \$100,000	1,072	866	- 19.2%
\$100,001 to \$125,000	1,036	966	- 6.8%
\$125,001 to \$150,000	1,210	1,167	- 3.6%
\$150,001 to \$300,000	2,851	3,215	+ 12.8%
\$300,001 and Above	874	1,010	+ 15.6%
All Price Ranges	8,126	8,178	+ 0.6%

Condo

	11-2018	11-2019	Change
\$75,000 and Below	21	18	- 14.3%
\$75,001 to \$100,000	51	38	- 25.5%
\$100,001 to \$125,000	37	46	+ 24.3%
\$125,001 to \$150,000	70	45	- 35.7%
\$150,001 to \$300,000	212	216	+ 1.9%
\$300,001 and Above	60	69	+ 15.0%
All Price Ranges	451	432	- 4.2%

By Construction Type

	11-2018	11-2019	Change
Previously Owned	8,025	8,108	+ 1.0%
New Construction	552	502	- 9.1%
All Construction Types	8,577	8,610	+ 0.4%

	11-2018	11-2019	Change
Previously Owned	7,650	7,726	+ 1.0%
New Construction	476	452	- 5.0%
All Construction Types	8,126	8,178	+ 0.6%

	11-2018	11-2019	Change
Previously Owned	375	382	+ 1.9%
New Construction	76	50	- 34.2%
All Construction Types	451	432	- 4.2%

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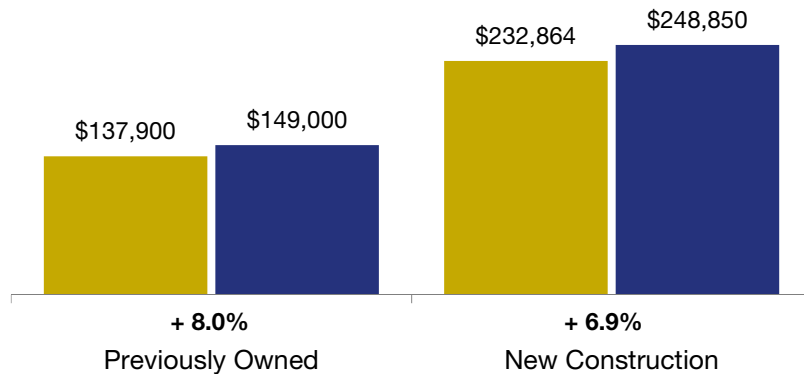
Median Sales Price

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



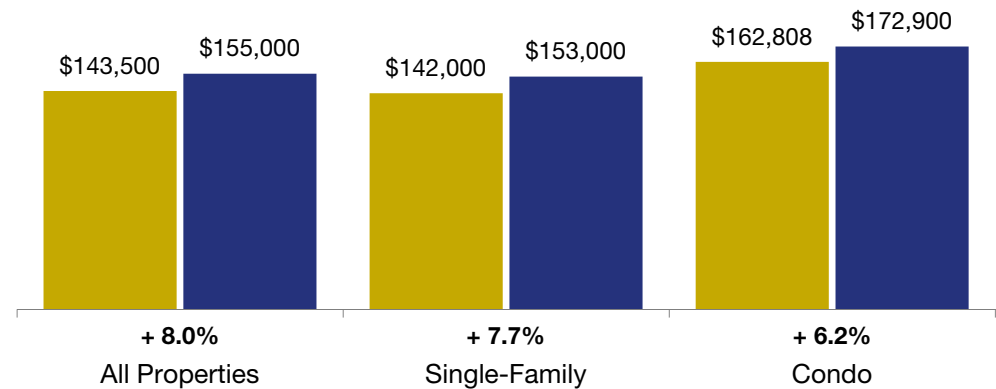
By Construction Type

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Construction Type	11-2018	11-2019	Change
Previously Owned	\$137,900	\$149,000	+ 8.0%
New Construction	\$232,864	\$248,850	+ 6.9%
All Construction Types	\$143,500	\$155,000	+ 8.0%

Single-Family

11-2018	11-2019	Change	11-2018	11-2019	Change
\$137,000	\$148,000	+ 8.0%	\$149,400	\$165,000	+ 10.4%
\$229,200	\$248,900	+ 8.6%	\$248,900	\$237,500	- 4.6%
\$142,000	\$153,000	+ 7.7%	\$162,808	\$172,900	+ 6.2%

Condo

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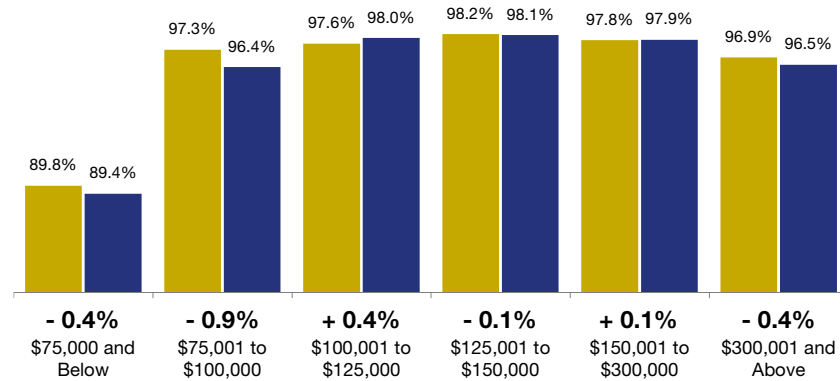
Percent of Original List Price Received



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.**

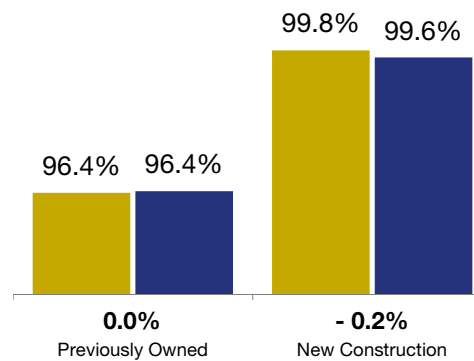
By Price Range

■ 11-2018 ■ 11-2019



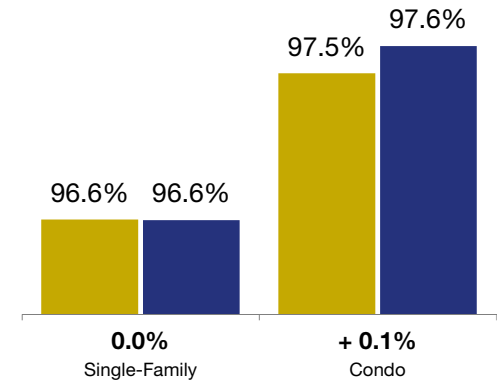
By Construction Type

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$75,000 and Below	89.8%	89.4%	- 0.4%
\$75,001 to \$100,000	97.3%	96.4%	- 0.9%
\$100,001 to \$125,000	97.6%	98.0%	+ 0.4%
\$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	96.9%	96.5%	- 0.4%
All Price Ranges	96.6%	96.6%	0.0%

Single-Family

	11-2018	11-2019	Change
\$75,000 and Below	89.8%	89.4%	- 0.4%
\$75,001 to \$100,000	97.3%	96.3%	- 1.0%
\$100,001 to \$125,000	97.7%	97.9%	+ 0.2%
\$125,001 to \$150,000	98.2%	98.2%	0.0%
\$150,001 to \$300,000	97.9%	97.8%	- 0.1%
\$300,001 and Above	96.6%	96.5%	- 0.1%
All Price Ranges	96.6%	96.6%	0.0%

Condo

	11-2018	11-2019	Change
\$75,000 and Below	90.2%	88.1%	- 2.3%
\$75,001 to \$100,000	97.8%	99.3%	+ 1.5%
\$100,001 to \$125,000	97.0%	98.5%	+ 1.5%
\$125,001 to \$150,000	97.2%	96.9%	- 0.3%
\$150,001 to \$300,000	97.4%	98.6%	+ 1.2%
\$300,001 and Above	101.4%	96.4%	- 4.9%
All Price Ranges	97.5%	97.6%	+ 0.1%

By Construction Type

	11-2018	11-2019	Change
Previously Owned	96.4%	96.4%	0.0%
New Construction	99.8%	99.6%	- 0.2%
All Construction Types	96.6%	96.6%	0.0%

	11-2018	11-2019	Change
Previously Owned	96.4%	96.4%	0.0%
New Construction	99.8%	99.5%	- 0.3%
All Construction Types	96.6%	96.6%	0.0%

	11-2018	11-2019	Change
Previously Owned	97.0%	97.3%	+ 0.3%
New Construction	99.7%	100.1%	+ 0.4%
All Construction Types	97.5%	97.6%	+ 0.1%

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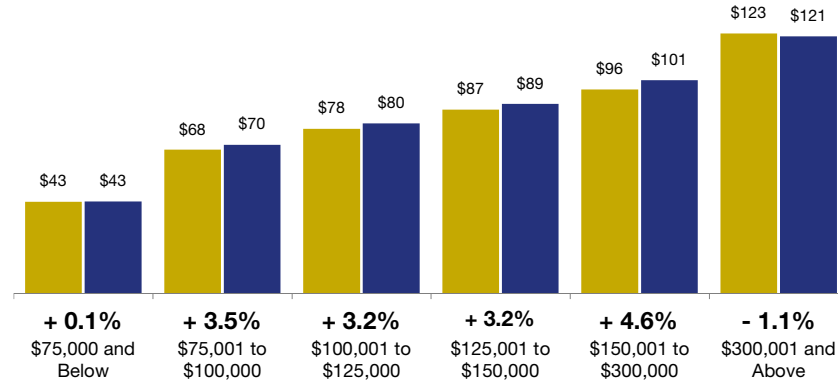
Price Per Square Foot

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



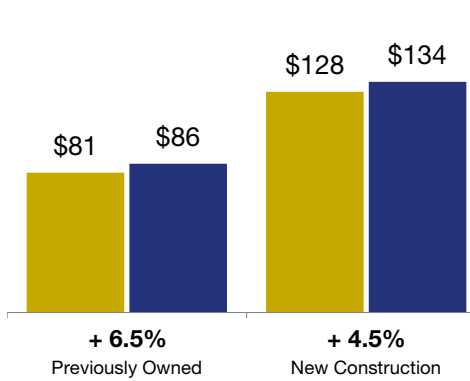
By Price Range

■ 11-2018 ■ 11-2019



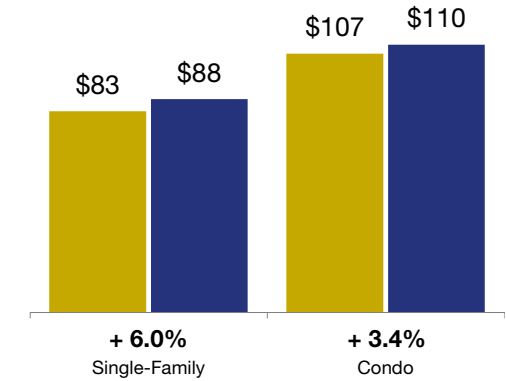
By Construction Type

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$75,000 and Below	\$43	\$43	+ 0.1%
\$75,001 to \$100,000	\$68	\$70	+ 3.5%
\$100,001 to \$125,000	\$78	\$80	+ 3.2%
\$125,001 to \$150,000	\$87	\$89	+ 3.2%
\$150,001 to \$300,000	\$96	\$101	+ 4.6%
\$300,001 and Above	\$123	\$121	- 1.1%
All Price Ranges	\$84	\$89	+ 5.9%

Single-Family

	11-2018	11-2019	Change
\$75,000 and Below	\$43	\$43	+ 0.2%
\$75,001 to \$100,000	\$68	\$70	+ 3.3%
\$100,001 to \$125,000	\$77	\$79	+ 3.3%
\$125,001 to \$150,000	\$86	\$89	+ 3.3%
\$150,001 to \$300,000	\$95	\$99	+ 4.7%
\$300,001 and Above	\$120	\$120	- 0.5%
All Price Ranges	\$83	\$88	+ 6.0%

Condo

	11-2018	11-2019	Change
\$75,000 and Below	\$52	\$51	- 2.2%
\$75,001 to \$100,000	\$71	\$78	+ 9.2%
\$100,001 to \$125,000	\$95	\$91	- 3.7%
\$125,001 to \$150,000	\$97	\$102	+ 4.6%
\$150,001 to \$300,000	\$114	\$116	+ 2.2%
\$300,001 and Above	\$157	\$149	- 5.3%
All Price Ranges	\$107	\$110	+ 3.4%

By Construction Type

	11-2018	11-2019	Change
Previously Owned	\$81	\$86	+ 6.5%
New Construction	\$128	\$134	+ 4.5%
All Construction Types	\$84	\$89	+ 5.9%

	11-2018	11-2019	Change
Previously Owned	\$80	\$85	+ 6.4%
New Construction	\$125	\$132	+ 5.4%
All Construction Types	\$83	\$88	+ 6.0%

	11-2018	11-2019	Change
Previously Owned	\$98	\$105	+ 6.7%
New Construction	\$145	\$147	+ 1.5%
All Construction Types	\$107	\$110	+ 3.4%

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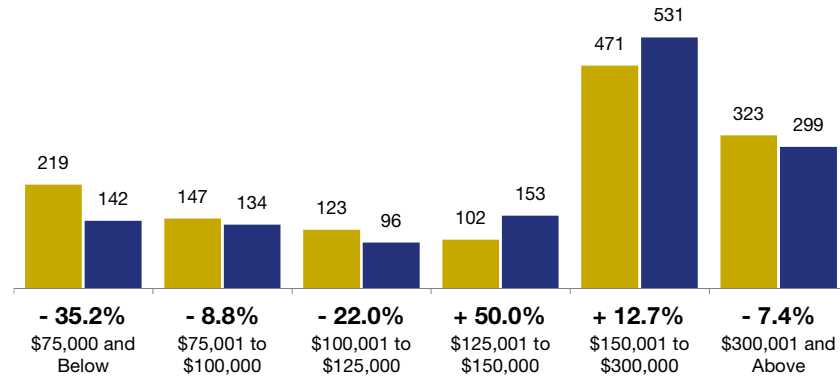
Inventory of Homes for Sale

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



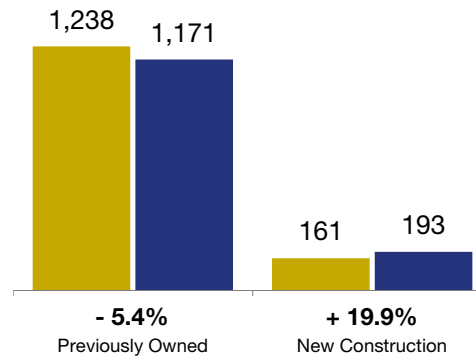
By Price Range

■ 11-2018 ■ 11-2019



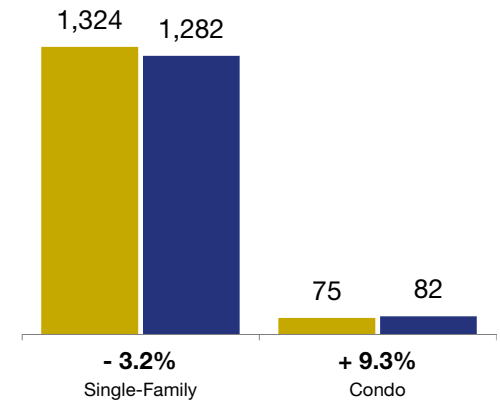
By Construction Type

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$75,000 and Below	219	142	- 35.2%
\$75,001 to \$100,000	147	134	- 8.8%
\$100,001 to \$125,000	123	96	- 22.0%
\$125,001 to \$150,000	102	153	+ 50.0%
\$150,001 to \$300,000	471	531	+ 12.7%
\$300,001 and Above	323	299	- 7.4%
All Price Ranges	1,399	1,364	- 2.5%

Single-Family

	11-2018	11-2019	Change
Single-Family	218	140	- 35.8%
Condo	146	132	- 9.6%
Single-Family	117	94	- 19.7%
Condo	6	2	- 66.7%
Single-Family	98	147	+ 50.0%
Condo	4	6	+ 50.0%
Single-Family	436	495	+ 13.5%
Condo	35	36	+ 2.9%
Single-Family	295	266	- 9.8%
Condo	28	33	+ 17.9%
All Single-Family	1,324	1,282	- 3.2%
All Condo	75	82	+ 9.3%

Condo

	11-2018	11-2019	Change
Single-Family	218	140	- 35.8%
Condo	146	132	- 9.6%
Single-Family	117	94	- 19.7%
Condo	6	2	- 66.7%
Single-Family	98	147	+ 50.0%
Condo	4	6	+ 50.0%
Single-Family	436	495	+ 13.5%
Condo	35	36	+ 2.9%
Single-Family	295	266	- 9.8%
Condo	28	33	+ 17.9%
All Single-Family	1,324	1,282	- 3.2%
All Condo	75	82	+ 9.3%

By Construction Type

	11-2018	11-2019	Change
Previously Owned	1,238	1,171	- 5.4%
New Construction	161	193	+ 19.9%
All Construction Types	1,399	1,364	- 2.5%

	11-2018	11-2019	Change
Previously Owned	1,193	1,122	- 6.0%
New Construction	131	160	+ 22.1%
All Single-Family	1,324	1,282	- 3.2%

	11-2018	11-2019	Change
Previously Owned	45	49	+ 8.9%
New Construction	30	33	+ 10.0%
All Condo	75	82	+ 9.3%

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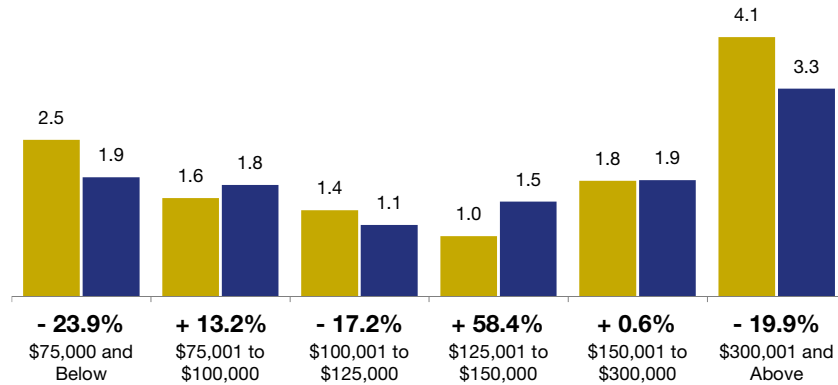
Months Supply of Inventory



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.

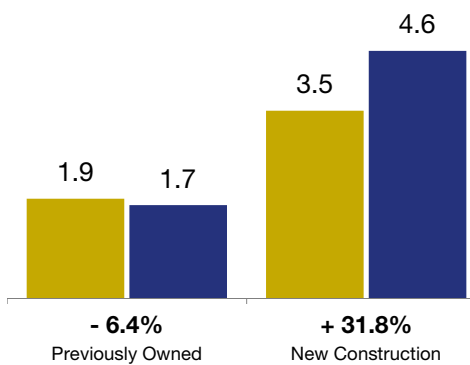
By Price Range

■ 11-2018 ■ 11-2019



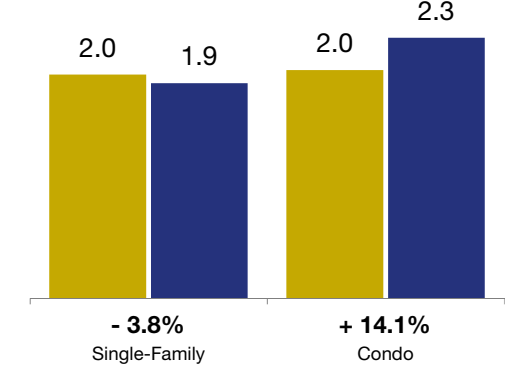
By Construction Type

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$75,000 and Below	2.5	1.9	- 23.9%
\$75,001 to \$100,000	1.6	1.8	+ 13.2%
\$100,001 to \$125,000	1.4	1.1	- 17.2%
\$125,001 to \$150,000	1.0	1.5	+ 58.4%
\$150,001 to \$300,000	1.8	1.9	+ 0.6%
\$300,001 and Above	4.1	3.3	- 19.9%
All Price Ranges	2.0	1.9	- 5.0%

Single-Family

	11-2018	11-2019	Change
\$75,000 and Below	2.5	1.9	- 24.6%
\$75,001 to \$100,000	1.6	1.8	+ 11.9%
\$100,001 to \$125,000	1.4	1.2	- 13.8%
\$125,001 to \$150,000	1.0	1.5	+ 55.5%
\$150,001 to \$300,000	1.8	1.8	+ 0.7%
\$300,001 and Above	4.1	3.2	- 22.0%
All Price Ranges	2.0	1.9	- 3.8%

Condo

	11-2018	11-2019	Change
\$75,000 and Below	0.5	1.1	+ 133.3%
\$75,001 to \$100,000	0.2	0.5	+ 144.0%
\$100,001 to \$125,000	1.9	0.5	- 73.2%
\$125,001 to \$150,000	0.7	1.6	+ 133.3%
\$150,001 to \$300,000	2.0	2.0	+ 1.0%
\$300,001 and Above	5.1	5.7	+ 11.8%
All Price Ranges	2.0	2.3	+ 14.1%

By Construction Type

	11-2018	11-2019	Change
Previously Owned	1.9	1.7	- 6.4%
New Construction	3.5	4.6	+ 31.8%
All Construction Types	2.0	1.9	- 5.0%

	11-2018	11-2019	Change
Previously Owned	1.9	1.7	- 6.9%
New Construction	3.3	4.2	+ 28.6%
All Construction Types	2.0	1.9	- 3.8%

	11-2018	11-2019	Change
Previously Owned	1.4	1.5	+ 6.9%
New Construction	4.7	7.9	+ 67.2%
All Construction Types	2.0	2.3	+ 14.1%

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.