

Housing Supply Overview

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



April 2020

In April, the stock market pared some of its March losses while overall economic activity nationally continued to slow. With more than 20 million initial unemployment claims filed nationwide in April on top of more than 10 million initial claims in the last two weeks of March, suddenly much of the country is out of work, at least temporarily. This dramatic economic slowdown is reflected in this month's real estate activity, which is down significantly. For the 12-month period spanning May 2019 through April 2020, Closed Sales in the Fort Wayne region were up 1.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.8 percent.

The overall Median Sales Price was up 7.0 percent to \$156,763. The property type with the largest price gain was the Single-Family segment, where prices increased 6.9 percent to \$155,000. The overall Percent of Original List Price Received at Sale was up 0.2 percent to 96.7.

Market-wide, inventory levels were down 4.3 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 23.1 percent. That amounts to 1.3 months supply for Single-Family homes and 2.1 months supply for Condos.

Quick Facts

+ 18.8%	+ 2.3%	+ 2.1%
Price Range with Strongest Closed Sales:	Construction Status with Strongest Closed Sales:	Property Type with Strongest Closed Sales:
\$300,001 and Above	Previously Owned	Single-Family

Closed Sales	2
Pending Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Price Per Square Foot	6
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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.

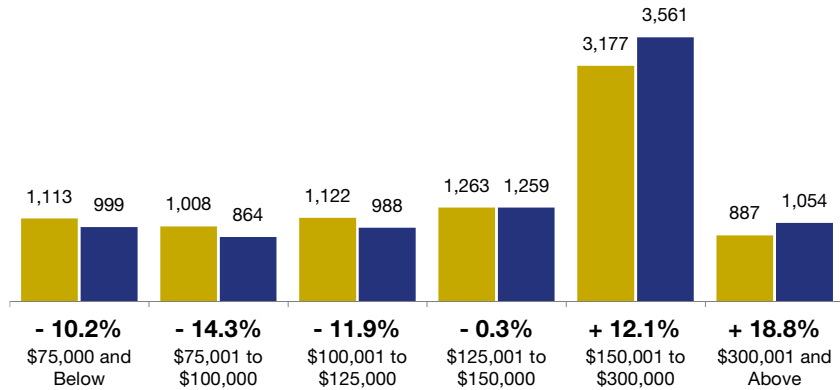
Closed Sales

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



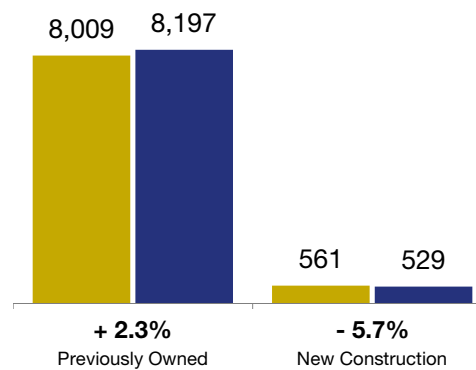
By Price Range

■ 4-2019 ■ 4-2020



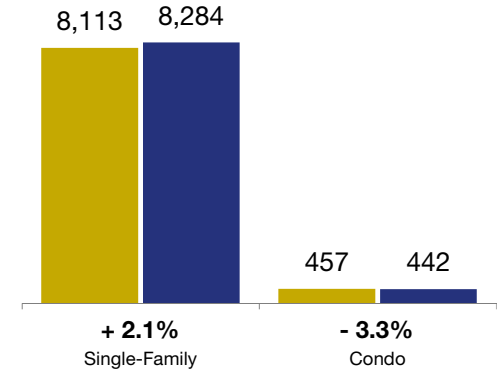
By Construction Type

■ 4-2019 ■ 4-2020



By Property Type

■ 4-2019 ■ 4-2020



All Properties

By Price Range

	4-2019	4-2020	Change
\$75,000 and Below	1,113	999	- 10.2%
\$75,001 to \$100,000	1,008	864	- 14.3%
\$100,001 to \$125,000	1,122	988	- 11.9%
\$125,001 to \$150,000	1,263	1,259	- 0.3%
\$150,001 to \$300,000	3,177	3,561	+ 12.1%
\$300,001 and Above	887	1,054	+ 18.8%
All Price Ranges	8,570	8,726	+ 1.8%

Single-Family

	4-2019	4-2020	Change
\$75,000 and Below	1,097	980	- 10.7%
\$75,001 to \$100,000	967	830	- 14.2%
\$100,001 to \$125,000	1,078	935	- 13.3%
\$125,001 to \$150,000	1,184	1,210	+ 2.2%
\$150,001 to \$300,000	2,958	3,345	+ 13.1%
\$300,001 and Above	829	983	+ 18.6%
All Single-Family	8,113	8,284	+ 2.1%

Condo

	4-2019	4-2020	Change
\$75,000 and Below	16	19	+ 18.8%
\$75,001 to \$100,000	41	34	- 17.1%
\$100,001 to \$125,000	44	53	+ 20.5%
\$125,001 to \$150,000	79	49	- 38.0%
\$150,001 to \$300,000	219	216	- 1.4%
\$300,001 and Above	58	71	+ 22.4%
All Condo	457	442	- 3.3%

By Construction Type

	4-2019	4-2020	Change
Previously Owned	8,009	8,197	+ 2.3%
New Construction	561	529	- 5.7%
All Construction Types	8,570	8,726	+ 1.8%

	4-2019	4-2020	Change
Previously Owned	7,626	7,815	+ 2.5%
New Construction	487	469	- 3.7%
All Single-Family	8,113	8,284	+ 2.1%

	4-2019	4-2020	Change
Previously Owned	383	382	- 0.3%
New Construction	74	60	- 18.9%
All Condo	457	442	- 3.3%

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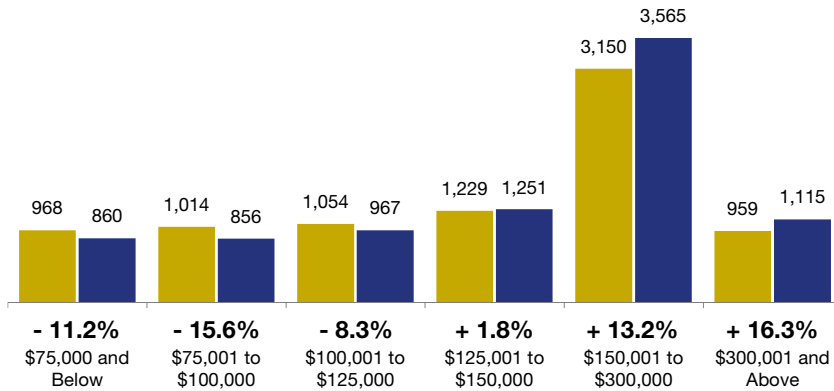
Pending Sales

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



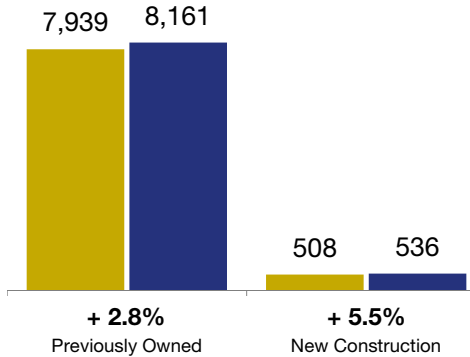
By Price Range

■ 4-2019 ■ 4-2020



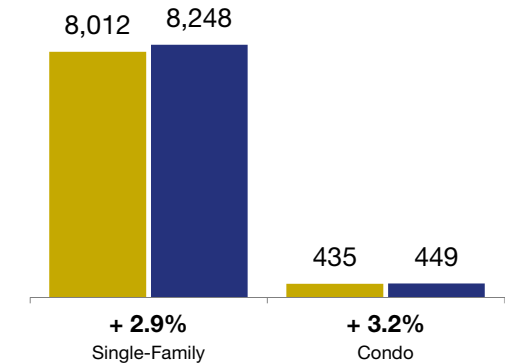
By Construction Type

■ 4-2019 ■ 4-2020



By Property Type

■ 4-2019 ■ 4-2020



All Properties

By Price Range

	4-2019	4-2020	Change
\$75,000 and Below	968	860	- 11.2%
\$75,001 to \$100,000	1,014	856	- 15.6%
\$100,001 to \$125,000	1,054	967	- 8.3%
\$125,001 to \$150,000	1,229	1,251	+ 1.8%
\$150,001 to \$300,000	3,150	3,565	+ 13.2%
\$300,001 and Above	959	1,115	+ 16.3%
All Price Ranges	8,447	8,697	+ 3.0%

Single-Family

	4-2019	4-2020	Change
Previously Owned	7,939	8,161	+ 2.8%
New Construction	508	536	+ 5.5%
All Single-Family	8,012	8,248	+ 2.9%

Condo

	4-2019	4-2020	Change
Single-Family	8,012	8,248	+ 2.9%
Condo	435	449	+ 3.2%
All Property Types	8,447	8,697	+ 3.0%

By Construction Type

	4-2019	4-2020	Change
Previously Owned	7,939	8,161	+ 2.8%
New Construction	508	536	+ 5.5%
All Construction Types	8,447	8,697	+ 3.0%

	4-2019	4-2020	Change
Previously Owned	7,571	7,774	+ 2.7%
New Construction	441	474	+ 7.5%
All Single-Family	8,012	8,248	+ 2.9%

	4-2019	4-2020	Change
Single-Family	8,012	8,248	+ 2.9%
Condo	435	449	+ 3.2%
All Property Types	8,447	8,697	+ 3.0%

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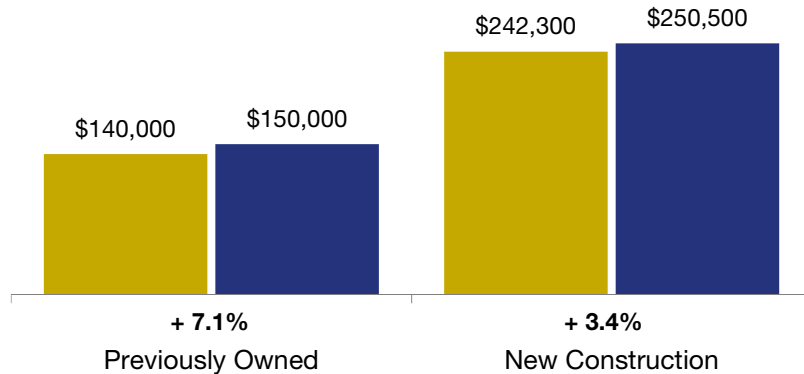
Median Sales Price

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



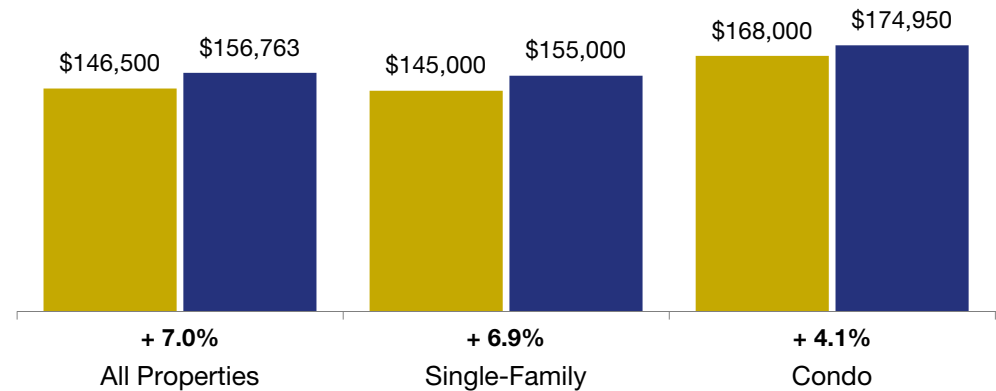
By Construction Type

■ 4-2019 ■ 4-2020



By Property Type

■ 4-2019 ■ 4-2020



All Properties

By Construction Type	4-2019	4-2020	Change
Previously Owned	\$140,000	\$150,000	+ 7.1%
New Construction	\$242,300	\$250,500	+ 3.4%
All Construction Types	\$146,500	\$156,763	+ 7.0%

Single-Family

4-2019	4-2020	Change	4-2019	4-2020	Change
\$140,000	\$150,000	+ 7.1%	\$155,000	\$168,500	+ 8.7%
\$245,750	\$249,900	+ 1.7%	\$229,156	\$258,128	+ 12.6%
\$145,000	\$155,000	+ 6.9%	\$168,000	\$174,950	+ 4.1%

Condo

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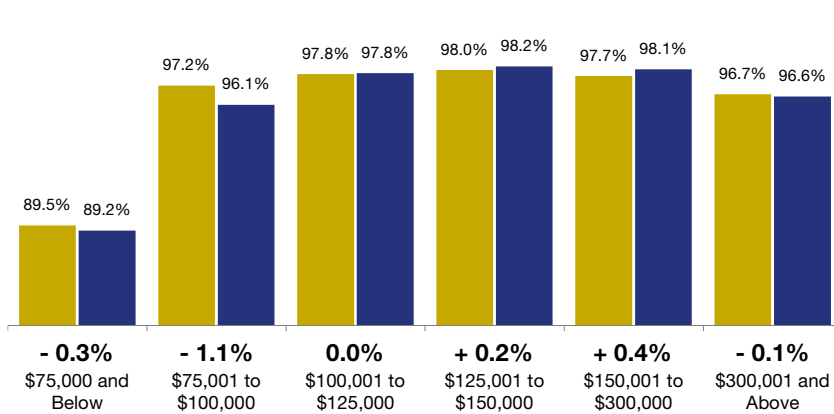
Percent of Original List Price Received



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.**

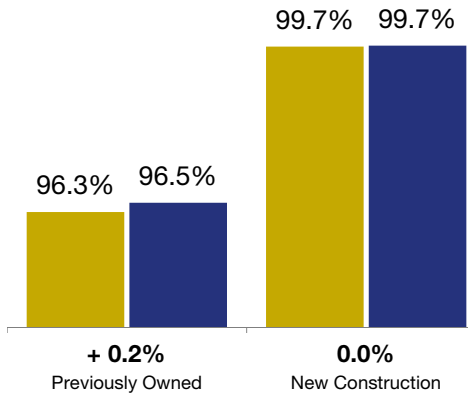
By Price Range

■ 4-2019 ■ 4-2020



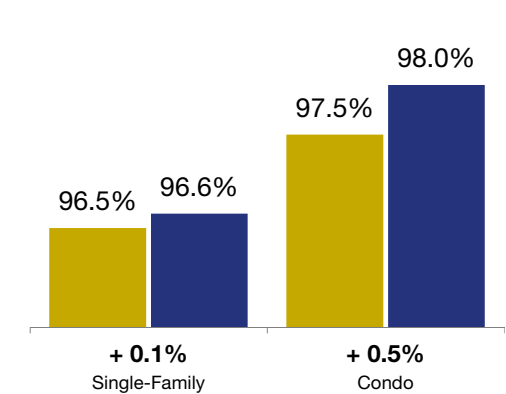
By Construction Type

■ 4-2019 ■ 4-2020



By Property Type

■ 4-2019 ■ 4-2020



All Properties

By Price Range

	4-2019	4-2020	Change
\$75,000 and Below	89.5%	89.2%	- 0.3%
\$75,001 to \$100,000	97.2%	96.1%	- 1.1%
\$100,001 to \$125,000	97.8%	97.8%	0.0%
\$125,001 to \$150,000	98.0%	98.2%	+ 0.2%
\$150,001 to \$300,000	97.7%	98.1%	+ 0.4%
\$300,001 and Above	96.7%	96.6%	- 0.1%
All Price Ranges	96.6%	96.7%	+ 0.1%

Single-Family

	4-2019	4-2020	Change
\$75,000 and Below	89.5%	89.2%	- 0.3%
\$75,001 to \$100,000	97.1%	96.0%	- 1.1%
\$100,001 to \$125,000	97.8%	97.8%	0.0%
\$125,001 to \$150,000	98.1%	98.3%	+ 0.2%
\$150,001 to \$300,000	97.7%	98.0%	+ 0.3%
\$300,001 and Above	96.4%	96.5%	+ 0.1%
All Price Ranges	96.5%	96.6%	+ 0.1%

Condo

	4-2019	4-2020	Change
\$75,000 and Below	86.2%	90.9%	+ 5.5%
\$75,001 to \$100,000	98.7%	99.0%	+ 0.3%
\$100,001 to \$125,000	97.0%	99.6%	+ 2.7%
\$125,001 to \$150,000	96.5%	97.0%	+ 0.5%
\$150,001 to \$300,000	97.7%	98.4%	+ 0.7%
\$300,001 and Above	100.6%	97.4%	- 3.2%
All Price Ranges	97.5%	98.0%	+ 0.5%

By Construction Type

	4-2019	4-2020	Change
Previously Owned	96.3%	96.5%	+ 0.2%
New Construction	99.7%	99.7%	0.0%
All Construction Types	96.6%	96.7%	+ 0.1%

	4-2019	4-2020	Change
Previously Owned	96.3%	96.5%	+ 0.2%
New Construction	99.6%	99.7%	+ 0.1%
All Construction Types	96.5%	96.6%	+ 0.1%

	4-2019	4-2020	Change
Previously Owned	96.9%	97.7%	+ 0.8%
New Construction	100.1%	99.7%	- 0.4%
All Construction Types	97.5%	98.0%	+ 0.5%

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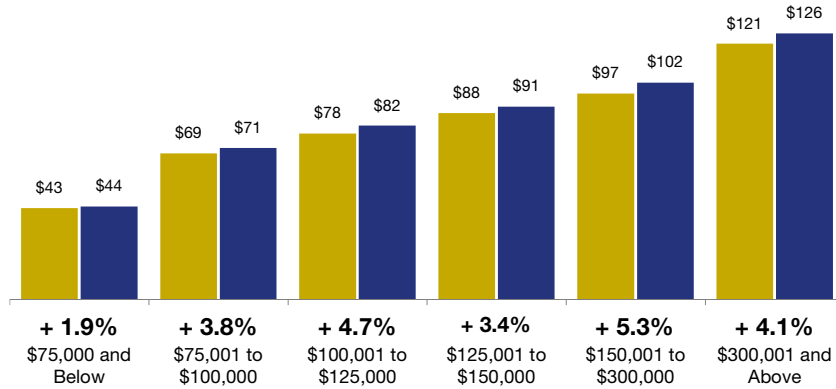
Price Per Square Foot

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



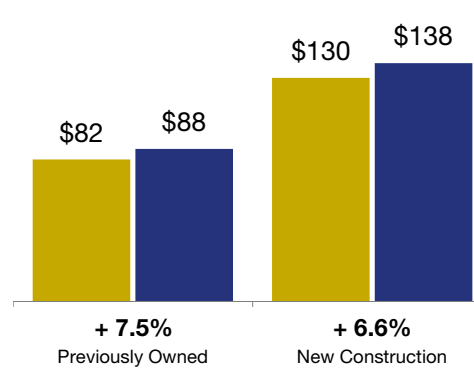
By Price Range

■ 4-2019 ■ 4-2020



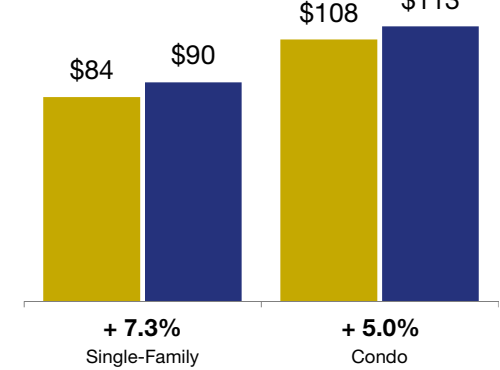
By Construction Type

■ 4-2019 ■ 4-2020



By Property Type

■ 4-2019 ■ 4-2020



All Properties

By Price Range

	4-2019	4-2020	Change
\$75,000 and Below	\$43	\$44	+ 1.9%
\$75,001 to \$100,000	\$69	\$71	+ 3.8%
\$100,001 to \$125,000	\$78	\$82	+ 4.7%
\$125,001 to \$150,000	\$88	\$91	+ 3.4%
\$150,001 to \$300,000	\$97	\$102	+ 5.3%
\$300,001 and Above	\$121	\$126	+ 4.1%
All Price Ranges	\$85	\$91	+ 7.1%

Single-Family

	4-2019	4-2020	Change
\$75,000 and Below	\$43	\$44	+ 1.6%
\$75,001 to \$100,000	\$68	\$71	+ 3.8%
\$100,001 to \$125,000	\$78	\$81	+ 4.5%
\$125,001 to \$150,000	\$87	\$91	+ 4.0%
\$150,001 to \$300,000	\$96	\$101	+ 5.5%
\$300,001 and Above	\$118	\$124	+ 4.3%
All Price Ranges	\$84	\$90	+ 7.3%

Condo

	4-2019	4-2020	Change
\$75,000 and Below	\$46	\$53	+ 14.2%
\$75,001 to \$100,000	\$74	\$79	+ 5.5%
\$100,001 to \$125,000	\$92	\$95	+ 3.0%
\$125,001 to \$150,000	\$101	\$101	+ 0.2%
\$150,001 to \$300,000	\$113	\$119	+ 4.9%
\$300,001 and Above	\$151	\$152	+ 0.7%
All Price Ranges	\$108	\$113	+ 5.0%

By Construction Type

	4-2019	4-2020	Change
Previously Owned	\$82	\$88	+ 7.5%
New Construction	\$130	\$138	+ 6.6%
All Construction Types	\$85	\$91	+ 7.1%

	4-2019	4-2020	Change
Previously Owned	\$81	\$88	+ 7.6%
New Construction	\$128	\$136	+ 6.5%
All Construction Types	\$84	\$90	+ 7.3%

	4-2019	4-2020	Change
Previously Owned	\$101	\$107	+ 5.4%
New Construction	\$143	\$155	+ 8.7%
All Construction Types	\$108	\$113	+ 5.0%

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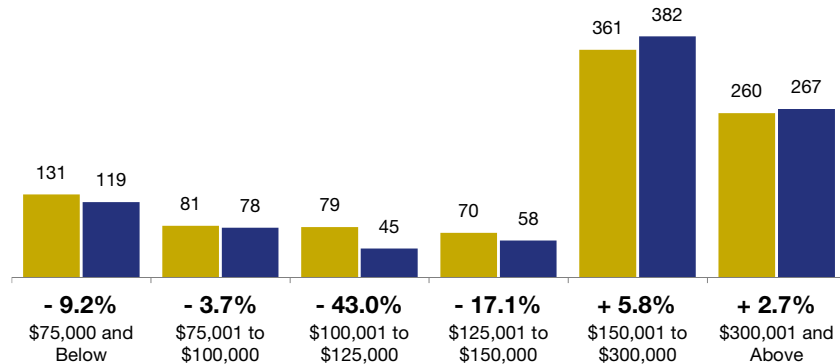
Inventory of Homes for Sale

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



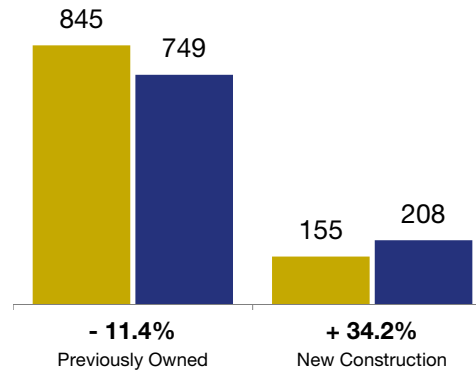
By Price Range

■ 4-2019 ■ 4-2020



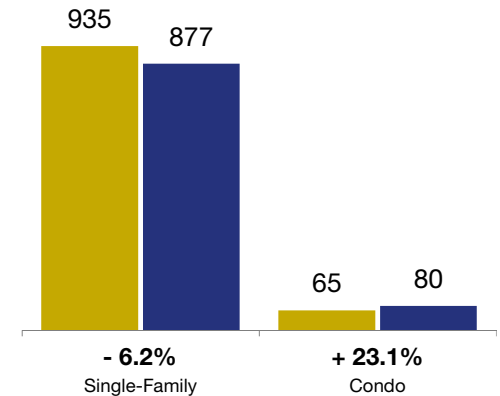
By Construction Type

■ 4-2019 ■ 4-2020



By Property Type

■ 4-2019 ■ 4-2020



All Properties

By Price Range

	4-2019	4-2020	Change
\$75,000 and Below	131	119	- 9.2%
\$75,001 to \$100,000	81	78	- 3.7%
\$100,001 to \$125,000	79	45	- 43.0%
\$125,001 to \$150,000	70	58	- 17.1%
\$150,001 to \$300,000	361	382	+ 5.8%
\$300,001 and Above	260	267	+ 2.7%
All Price Ranges	1,000	957	- 4.3%

Single-Family

	4-2019	4-2020	Change
\$75,000 and Below	129	119	- 7.8%
\$75,001 to \$100,000	79	75	- 5.1%
\$100,001 to \$125,000	77	44	- 42.9%
\$125,001 to \$150,000	69	56	- 18.8%
\$150,001 to \$300,000	329	343	+ 4.3%
\$300,001 and Above	234	232	- 0.9%
All Single-Family	935	877	- 6.2%

Condo

	4-2019	4-2020	Change
\$75,000 and Below	2	0	- 100.0%
\$75,001 to \$100,000	2	3	+ 50.0%
\$100,001 to \$125,000	2	1	- 50.0%
\$125,001 to \$150,000	1	2	+ 100.0%
\$150,001 to \$300,000	32	39	+ 21.9%
\$300,001 and Above	26	35	+ 34.6%
All Condo	65	80	+ 23.1%

By Construction Type

	4-2019	4-2020	Change
Previously Owned	845	749	- 11.4%
New Construction	155	208	+ 34.2%
All Construction Types	1,000	957	- 4.3%

	4-2019	4-2020	Change
Previously Owned	810	706	- 12.8%
New Construction	125	171	+ 36.8%
All Single-Family	935	877	- 6.2%

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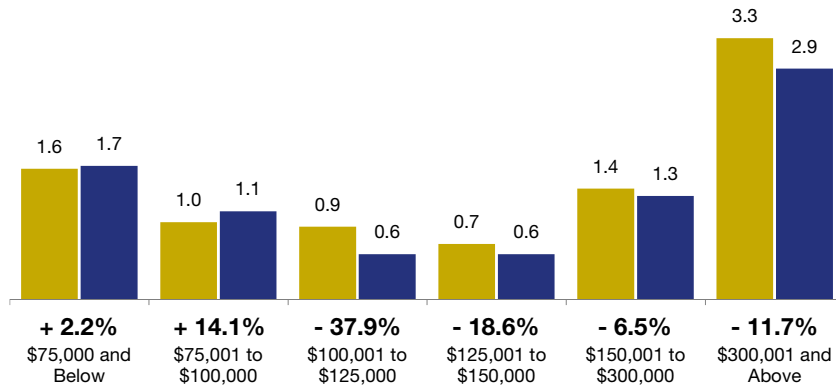
Months Supply of Inventory



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.

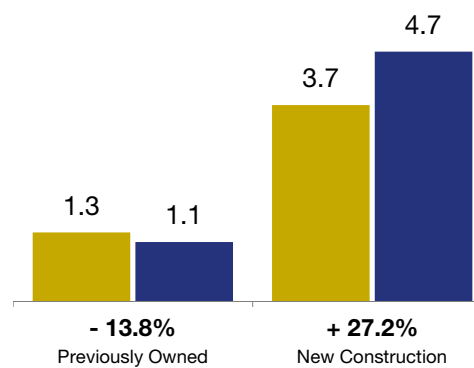
By Price Range

■ 4-2019 ■ 4-2020



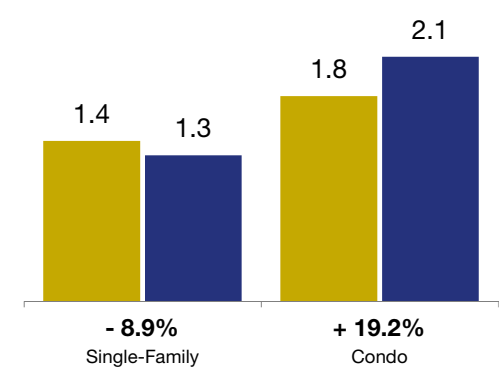
By Construction Type

■ 4-2019 ■ 4-2020



By Property Type

■ 4-2019 ■ 4-2020



All Properties

By Price Range

	4-2019	4-2020	Change
\$75,000 and Below	1.6	1.7	+ 2.2%
\$75,001 to \$100,000	1.0	1.1	+ 14.1%
\$100,001 to \$125,000	0.9	0.6	- 37.9%
\$125,001 to \$150,000	0.7	0.6	- 18.6%
\$150,001 to \$300,000	1.4	1.3	- 6.5%
\$300,001 and Above	3.3	2.9	- 11.7%
All Price Ranges	1.4	1.3	- 7.1%

Single-Family

	4-2019	4-2020	Change
\$75,000 and Below	1.6	1.7	+ 4.3%
\$75,001 to \$100,000	1.0	1.1	+ 13.3%
\$100,001 to \$125,000	0.9	0.6	- 36.6%
\$125,001 to \$150,000	0.7	0.6	- 21.7%
\$150,001 to \$300,000	1.3	1.2	- 8.5%
\$300,001 and Above	3.1	2.7	- 14.5%
All Price Ranges	1.4	1.3	- 8.9%

Condo

	4-2019	4-2020	Change
\$75,000 and Below	1.1	0.0	- 100.0%
\$75,001 to \$100,000	0.5	1.0	+ 100.0%
\$100,001 to \$125,000	0.6	0.2	- 62.3%
\$125,001 to \$150,000	0.2	0.6	+ 197.7%
\$150,001 to \$300,000	1.8	2.1	+ 18.6%
\$300,001 and Above	5.0	5.6	+ 11.3%
All Price Ranges	1.8	2.1	+ 19.2%

By Construction Type

	4-2019	4-2020	Change
Previously Owned	1.3	1.1	- 13.8%
New Construction	3.7	4.7	+ 27.2%
All Construction Types	1.4	1.3	- 7.1%

	4-2019	4-2020	Change
Previously Owned	1.3	1.1	- 15.1%
New Construction	3.4	4.3	+ 27.3%
All Construction Types	1.4	1.3	- 8.9%

	4-2019	4-2020	Change
Previously Owned	1.1	1.3	+ 16.8%
New Construction	5.4	7.2	+ 33.3%
All Construction Types	1.8	2.1	+ 19.2%

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