

Housing Supply Overview

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



June 2020

Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers. While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season. For the 12-month period spanning July 2019 through June 2020, Closed Sales in the Fort Wayne region were up 2.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 18.2 percent.

The overall Median Sales Price was up 7.3 percent to \$159,821. The property type with the largest price gain was the Single-Family segment, where prices increased 7.1 percent to \$157,900. The overall Percent of Original List Price Received at Sale was up 0.1 percent to 96.7.

Market-wide, inventory levels were down 28.0 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 11.9 percent. That amounts to 1.1 months supply for Single-Family homes and 1.6 months supply for Condos.

Quick Facts

+ 18.2%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 2.8%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 4.7%

Property Type with
Strongest Closed Sales:

Condo

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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.

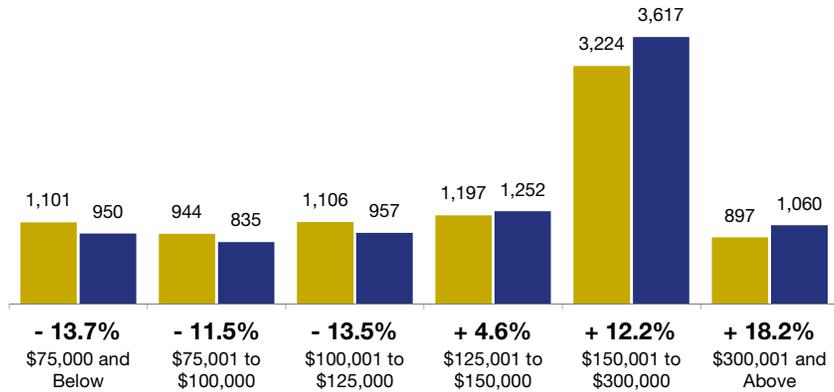
Closed Sales

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



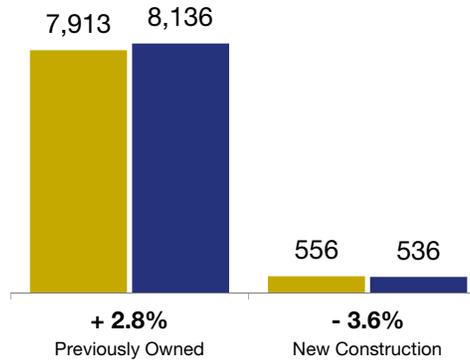
By Price Range

■ 6-2019 ■ 6-2020



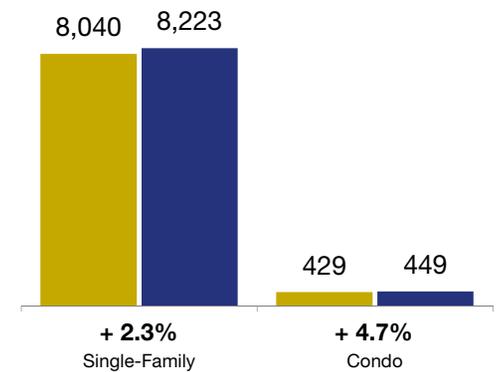
By Construction Type

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$75,000 and Below	1,101	950	- 13.7%
\$75,001 to \$100,000	944	835	- 11.5%
\$100,001 to \$125,000	1,106	957	- 13.5%
\$125,001 to \$150,000	1,197	1,252	+ 4.6%
\$150,001 to \$300,000	3,224	3,617	+ 12.2%
\$300,001 and Above	897	1,060	+ 18.2%
All Price Ranges	8,469	8,672	+ 2.4%

Single-Family

	6-2019	6-2020	Change
\$75,000 and Below	1,086	930	- 14.4%
\$75,001 to \$100,000	910	803	- 11.8%
\$100,001 to \$125,000	1,063	903	- 15.1%
\$125,001 to \$150,000	1,126	1,206	+ 7.1%
\$150,001 to \$300,000	3,018	3,392	+ 12.4%
\$300,001 and Above	837	988	+ 18.0%
All Price Ranges	8,040	8,223	+ 2.3%

Condo

	6-2019	6-2020	Change
\$75,000 and Below	15	20	+ 33.3%
\$75,001 to \$100,000	34	32	- 5.9%
\$100,001 to \$125,000	43	54	+ 25.6%
\$125,001 to \$150,000	71	46	- 35.2%
\$150,001 to \$300,000	206	225	+ 9.2%
\$300,001 and Above	60	72	+ 20.0%
All Price Ranges	429	449	+ 4.7%

By Construction Type

	6-2019	6-2020	Change
Previously Owned	7,913	8,136	+ 2.8%
New Construction	556	536	- 3.6%
All Construction Types	8,469	8,672	+ 2.4%

	6-2019	6-2020	Change
Previously Owned	7,560	7,747	+ 2.5%
New Construction	480	476	- 0.8%
All Price Ranges	8,040	8,223	+ 2.3%

	6-2019	6-2020	Change
Previously Owned	353	389	+ 10.2%
New Construction	76	60	- 21.1%
All Price Ranges	429	449	+ 4.7%

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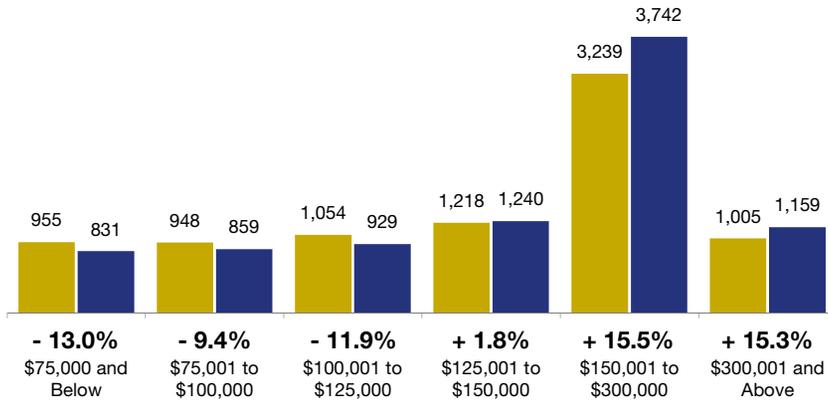
Pending Sales

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



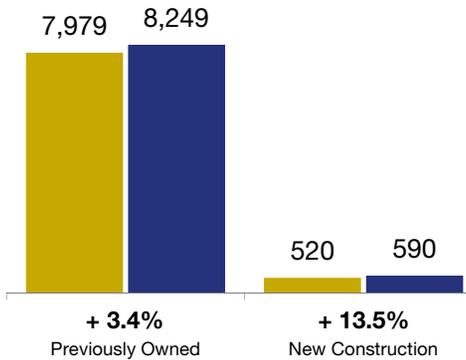
By Price Range

■ 6-2019 ■ 6-2020



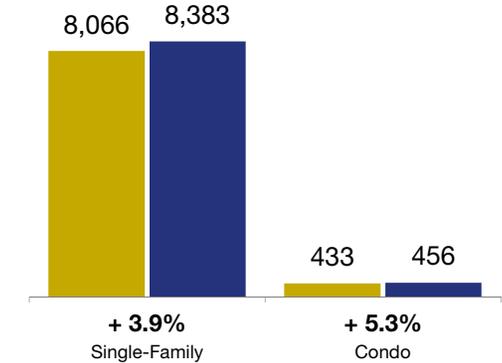
By Construction Type

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$75,000 and Below	955	831	- 13.0%
\$75,001 to \$100,000	948	859	- 9.4%
\$100,001 to \$125,000	1,054	929	- 11.9%
\$125,001 to \$150,000	1,218	1,240	+ 1.8%
\$150,001 to \$300,000	3,239	3,742	+ 15.5%
\$300,001 and Above	1,005	1,159	+ 15.3%
All Price Ranges	8,499	8,839	+ 4.0%

Single-Family

	6-2019	6-2020	Change
\$75,000 and Below	937	812	- 13.3%
\$75,001 to \$100,000	911	833	- 8.6%
\$100,001 to \$125,000	1,012	879	- 13.1%
\$125,001 to \$150,000	1,162	1,196	+ 2.9%
\$150,001 to \$300,000	3,021	3,513	+ 16.3%
\$300,001 and Above	943	1,072	+ 13.7%
All Price Ranges	8,066	8,383	+ 3.9%

Condo

	6-2019	6-2020	Change
\$75,000 and Below	18	19	+ 5.6%
\$75,001 to \$100,000	37	26	- 29.7%
\$100,001 to \$125,000	42	50	+ 19.0%
\$125,001 to \$150,000	56	44	- 21.4%
\$150,001 to \$300,000	218	229	+ 5.0%
\$300,001 and Above	62	87	+ 40.3%
All Price Ranges	433	456	+ 5.3%

By Construction Type

	6-2019	6-2020	Change
Previously Owned	7,979	8,249	+ 3.4%
New Construction	520	590	+ 13.5%
All Construction Types	8,499	8,839	+ 4.0%

	6-2019	6-2020	Change
Previously Owned	7,614	7,864	+ 3.3%
New Construction	452	519	+ 14.8%
All Price Ranges	8,066	8,383	+ 3.9%

	6-2019	6-2020	Change
Previously Owned	365	385	+ 5.5%
New Construction	68	71	+ 4.4%
All Price Ranges	433	456	+ 5.3%

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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.**



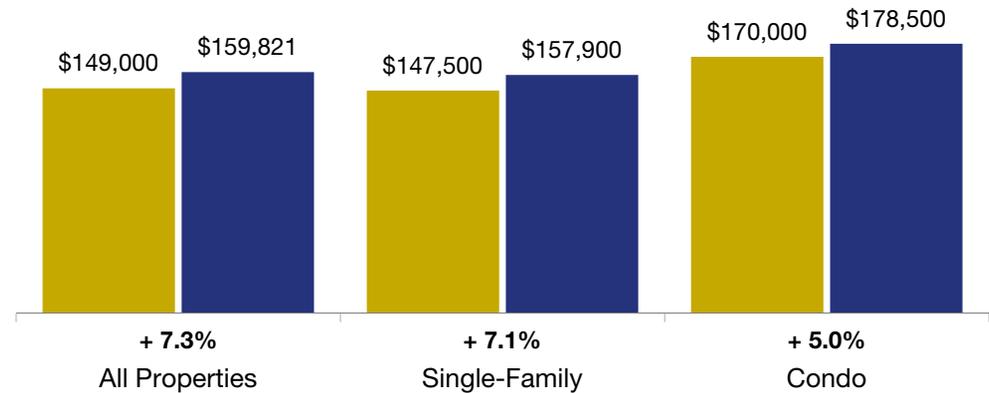
By Construction Type

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Construction Type	6-2019	6-2020	Change
Previously Owned	\$142,500	\$153,000	+ 7.4%
New Construction	\$248,599	\$250,949	+ 0.9%
All Construction Types	\$149,000	\$159,821	+ 7.3%

Single-Family

6-2019	6-2020	Change	6-2019	6-2020	Change
\$141,000	\$152,000	+ 7.8%	\$157,000	\$170,000	+ 8.3%
\$248,799	\$250,949	+ 0.9%	\$242,950	\$250,400	+ 3.1%
\$147,500	\$157,900	+ 7.1%	\$170,000	\$178,500	+ 5.0%

Condo

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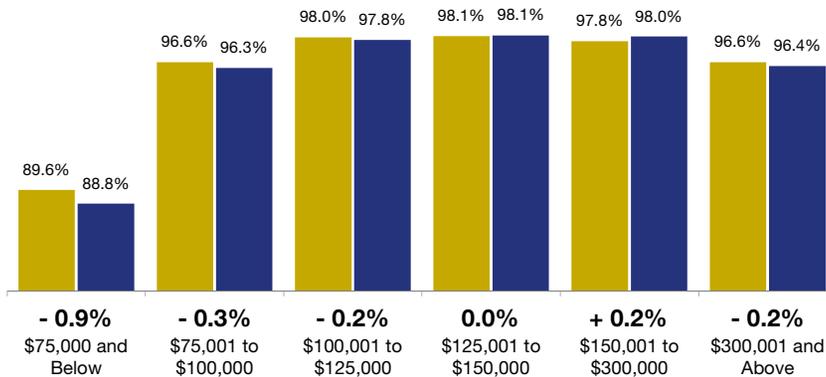
Percent of Original List Price Received



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.**

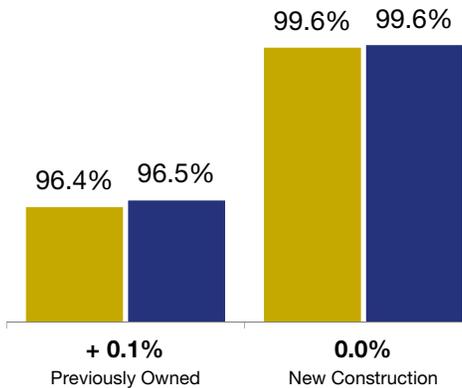
By Price Range

■ 6-2019 ■ 6-2020



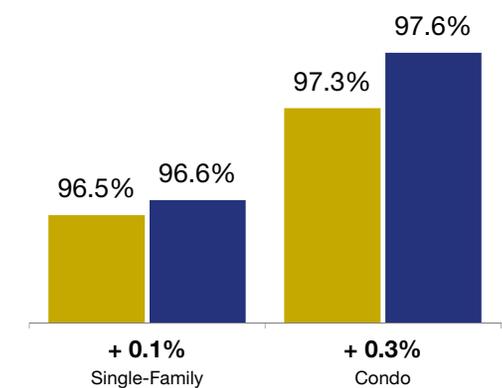
By Construction Type

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$75,000 and Below	89.6%	88.8%	- 0.9%
\$75,001 to \$100,000	96.6%	96.3%	- 0.3%
\$100,001 to \$125,000	98.0%	97.8%	- 0.2%
\$125,001 to \$150,000	98.1%	98.1%	0.0%
\$150,001 to \$300,000	97.8%	98.0%	+ 0.2%
\$300,001 and Above	96.6%	96.4%	- 0.2%
All Price Ranges	96.6%	96.7%	+ 0.1%

Single-Family

	6-2019	6-2020	Change
\$75,000 and Below	89.6%	88.7%	- 1.0%
\$75,001 to \$100,000	96.5%	96.2%	- 0.3%
\$100,001 to \$125,000	98.0%	97.8%	- 0.2%
\$125,001 to \$150,000	98.2%	98.1%	- 0.1%
\$150,001 to \$300,000	97.8%	98.0%	+ 0.2%
\$300,001 and Above	96.6%	96.3%	- 0.3%
All Price Ranges	96.5%	96.6%	+ 0.1%

Condo

	6-2019	6-2020	Change
\$75,000 and Below	86.2%	90.8%	+ 5.3%
\$75,001 to \$100,000	99.3%	98.1%	- 1.2%
\$100,001 to \$125,000	97.9%	99.0%	+ 1.1%
\$125,001 to \$150,000	96.5%	97.0%	+ 0.5%
\$150,001 to \$300,000	97.9%	98.0%	+ 0.1%
\$300,001 and Above	97.1%	97.6%	+ 0.5%
All Price Ranges	97.3%	97.6%	+ 0.3%

By Construction Type

	6-2019	6-2020	Change
Previously Owned	96.4%	96.5%	+ 0.1%
New Construction	99.6%	99.6%	0.0%
All Construction Types	96.6%	96.7%	+ 0.1%

	6-2019	6-2020	Change
Previously Owned	96.3%	96.4%	+ 0.1%
New Construction	99.5%	99.6%	+ 0.1%
All Construction Types	96.5%	96.6%	+ 0.1%

	6-2019	6-2020	Change
Previously Owned	96.6%	97.3%	+ 0.7%
New Construction	100.2%	99.7%	- 0.5%
All Construction Types	97.3%	97.6%	+ 0.3%

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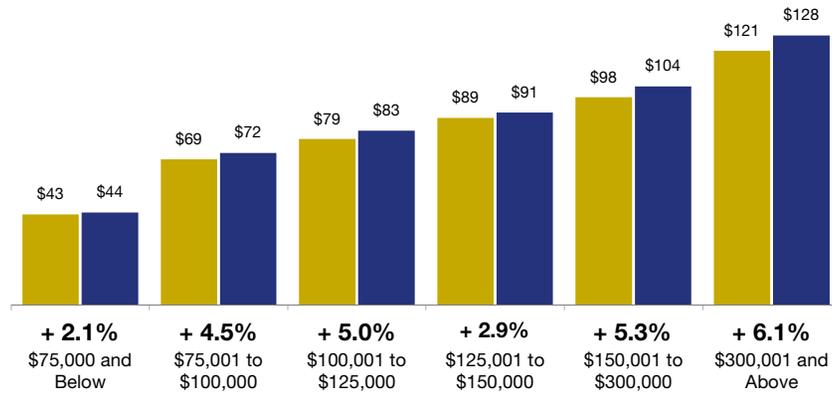
Price Per Square Foot

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



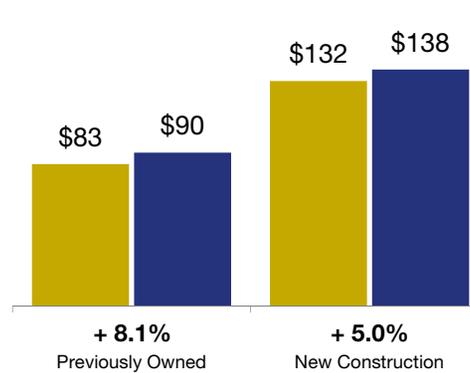
By Price Range

■ 6-2019 ■ 6-2020



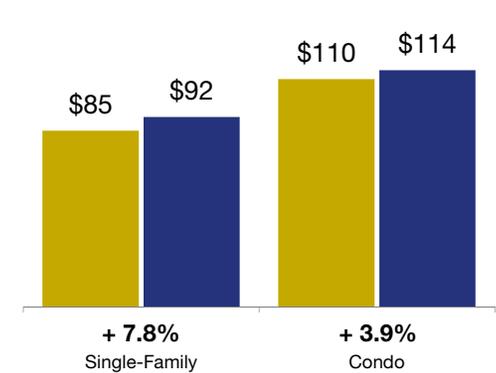
By Construction Type

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$75,000 and Below	\$43	\$44	+ 2.1%
\$75,001 to \$100,000	\$69	\$72	+ 4.5%
\$100,001 to \$125,000	\$79	\$83	+ 5.0%
\$125,001 to \$150,000	\$89	\$91	+ 2.9%
\$150,001 to \$300,000	\$98	\$104	+ 5.3%
\$300,001 and Above	\$121	\$128	+ 6.1%
All Price Ranges	\$86	\$93	+ 7.6%

Single-Family

	6-2019	6-2020	Change
\$75,000 and Below	\$43	\$43	+ 1.6%
\$75,001 to \$100,000	\$69	\$72	+ 4.4%
\$100,001 to \$125,000	\$78	\$82	+ 4.8%
\$125,001 to \$150,000	\$88	\$91	+ 3.5%
\$150,001 to \$300,000	\$97	\$103	+ 5.5%
\$300,001 and Above	\$118	\$126	+ 6.2%
All Price Ranges	\$85	\$92	+ 7.8%

Condo

	6-2019	6-2020	Change
\$75,000 and Below	\$46	\$55	+ 19.4%
\$75,001 to \$100,000	\$75	\$80	+ 5.8%
\$100,001 to \$125,000	\$95	\$98	+ 2.7%
\$125,001 to \$150,000	\$102	\$100	- 1.8%
\$150,001 to \$300,000	\$115	\$118	+ 3.2%
\$300,001 and Above	\$150	\$156	+ 3.8%
All Price Ranges	\$110	\$114	+ 3.9%

By Construction Type

	6-2019	6-2020	Change
Previously Owned	\$83	\$90	+ 8.1%
New Construction	\$132	\$138	+ 5.0%
All Construction Types	\$86	\$93	+ 7.6%

	6-2019	6-2020	Change
Previously Owned	\$82	\$89	+ 8.2%
New Construction	\$129	\$137	+ 5.7%
All Construction Types	\$85	\$92	+ 7.8%

	6-2019	6-2020	Change
Single-Family	\$102	\$108	+ 6.4%
Condo	\$148	\$153	+ 3.4%
All Property Types	\$110	\$114	+ 3.9%

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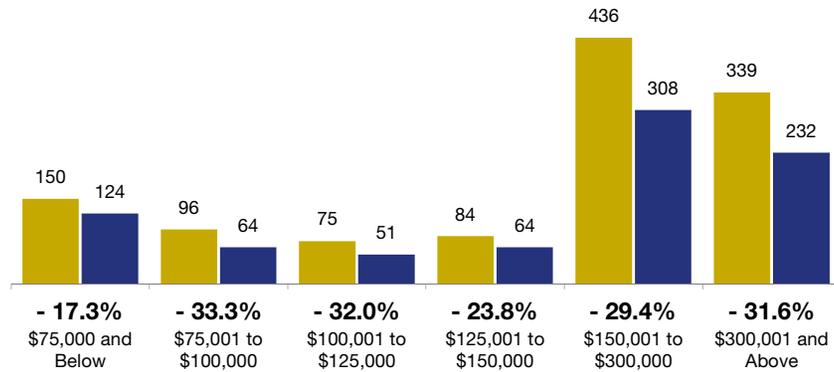
Inventory of Homes for Sale

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



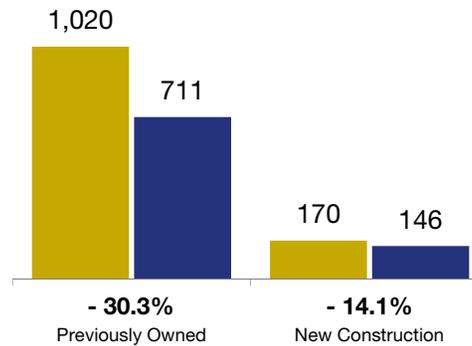
By Price Range

■ 6-2019 ■ 6-2020



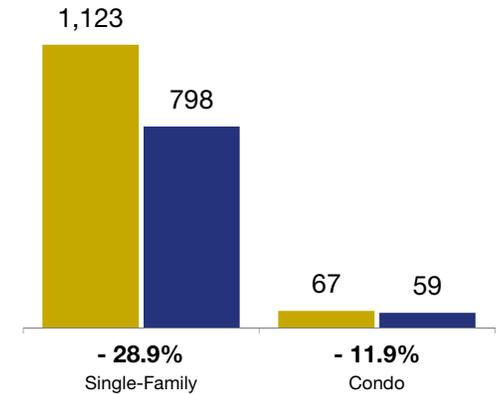
By Construction Type

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$75,000 and Below	150	124	- 17.3%
\$75,001 to \$100,000	96	64	- 33.3%
\$100,001 to \$125,000	75	51	- 32.0%
\$125,001 to \$150,000	84	64	- 23.8%
\$150,001 to \$300,000	436	308	- 29.4%
\$300,001 and Above	339	232	- 31.6%
All Price Ranges	1,190	857	- 28.0%

Single-Family

	6-2019	6-2020	Change
Previously Owned	148	124	- 16.2%
New Construction	95	63	- 33.7%
	73	48	- 34.2%
	83	64	- 22.9%
	406	281	- 30.8%
	308	204	- 33.8%
All Single-Family	1,123	798	- 28.9%

Condo

	6-2019	6-2020	Change
Single-Family	2	0	- 100.0%
New Construction	1	1	0.0%
	2	3	+ 50.0%
	1	0	- 100.0%
	30	27	- 10.0%
	31	28	- 9.7%
All Condo	67	59	- 11.9%

By Construction Type

	6-2019	6-2020	Change
Previously Owned	1,020	711	- 30.3%
New Construction	170	146	- 14.1%
All Construction Types	1,190	857	- 28.0%

	6-2019	6-2020	Change
Previously Owned	986	674	- 31.6%
New Construction	137	124	- 9.5%
All Single-Family	1,123	798	- 28.9%

	6-2019	6-2020	Change
Single-Family	34	37	+ 8.8%
Condo	33	22	- 33.3%
All Condo	67	59	- 11.9%

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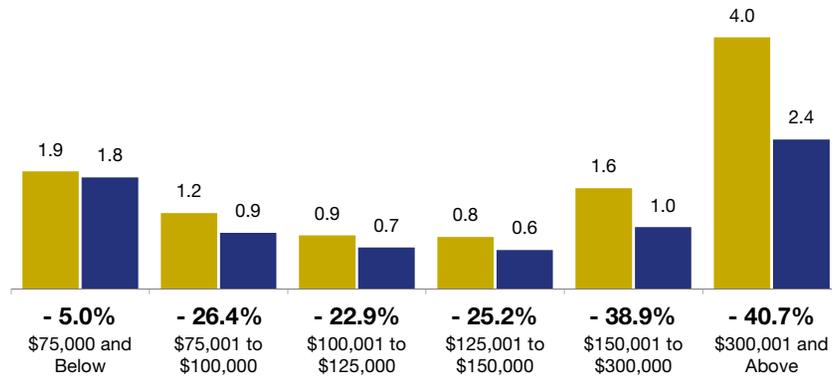
Months Supply of Inventory



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.

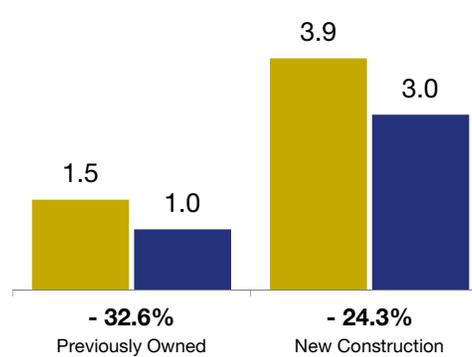
By Price Range

■ 6-2019 ■ 6-2020



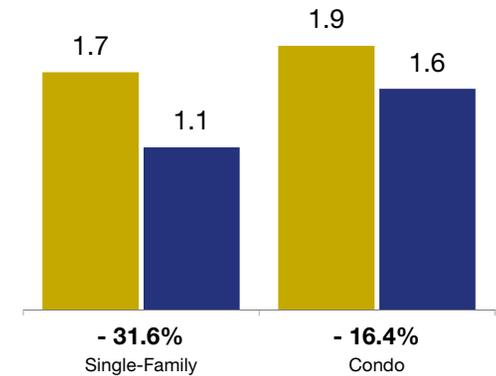
By Construction Type

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$75,000 and Below	1.9	1.8	- 5.0%
\$75,001 to \$100,000	1.2	0.9	- 26.4%
\$100,001 to \$125,000	0.9	0.7	- 22.9%
\$125,001 to \$150,000	0.8	0.6	- 25.2%
\$150,001 to \$300,000	1.6	1.0	- 38.9%
\$300,001 and Above	4.0	2.4	- 40.7%
All Price Ranges	1.7	1.2	- 29.4%

Single-Family

	6-2019	6-2020	Change
\$75,000 and Below	1.9	1.8	- 3.3%
\$75,001 to \$100,000	1.3	0.9	- 27.5%
\$100,001 to \$125,000	0.9	0.7	- 24.3%
\$125,001 to \$150,000	0.9	0.6	- 25.1%
\$150,001 to \$300,000	1.6	1.0	- 40.5%
\$300,001 and Above	3.9	2.3	- 41.7%
All Price Ranges	1.7	1.1	- 31.6%

Condo

	6-2019	6-2020	Change
\$75,000 and Below	1.1	0.0	- 100.0%
\$75,001 to \$100,000	0.2	0.5	+ 89.7%
\$100,001 to \$125,000	0.6	0.7	+ 26.0%
\$125,001 to \$150,000	0.2	0.0	- 100.0%
\$150,001 to \$300,000	1.7	1.4	- 14.3%
\$300,001 and Above	6.0	3.9	- 35.6%
All Price Ranges	1.9	1.6	- 16.4%

By Construction Type

	6-2019	6-2020	Change
Previously Owned	1.5	1.0	- 32.6%
New Construction	3.9	3.0	- 24.3%
All Construction Types	1.7	1.2	- 29.4%

	6-2019	6-2020	Change
Previously Owned	1.6	1.0	- 33.8%
New Construction	3.6	2.9	- 21.2%
All Construction Types	1.7	1.1	- 31.6%

	6-2019	6-2020	Change
Previously Owned	1.1	1.2	+ 3.2%
New Construction	5.8	3.7	- 36.2%
All Construction Types	1.9	1.6	- 16.4%

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