

# Housing Supply Overview

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



## August 2020

The housing and stock markets continue to be the leaders in the economy. In August, showings and pending sales remained at strong levels. Housing inventory remained limited in many segments, continuing the competitive bidding we have seen across much of the market in recent months. Nationally, the Commerce Department and U.S. Housing and Urban Development report total housing production is up 22.6% to a seasonally adjusted annual rate of nearly 1.5 million units, the highest rate since February. According to the National Association of Home Builders estimates, lumber prices have surged more than 110% since mid-April, adding approximately \$14,000 to the typical new single-family homes. For the 12-month period spanning September 2019 through August 2020, Closed Sales in the Fort Wayne region were up 3.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.3 percent.

The overall Median Sales Price was up 7.3 percent to \$162,000. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 7.3 percent to \$184,900. The overall Percent of Original List Price Received at Sale was up 0.5 percent to 97.0.

Market-wide, inventory levels were down 38.9 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 25.6 percent. That amounts to 1.1 months supply for Single-Family homes and 1.4 months supply for Condos.

## Quick Facts

**+ 19.3%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 7.4%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 8.5%**

Property Type with  
Strongest Closed Sales:

**Condo**

Closed Sales	<b>2</b>
Pending Sales	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Price Per Square Foot	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

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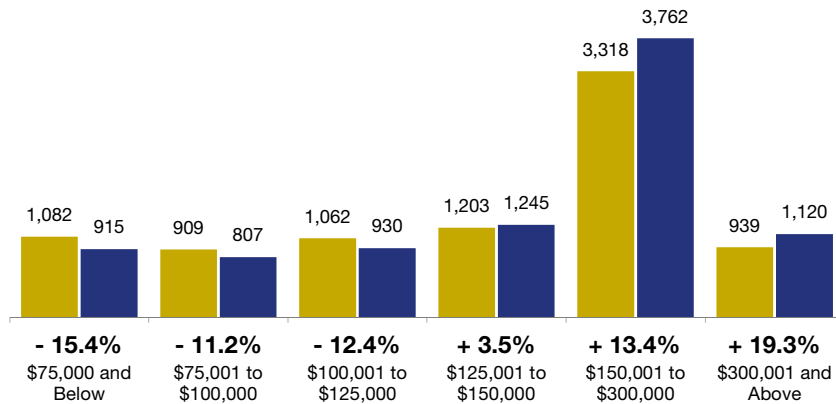
# Closed Sales

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



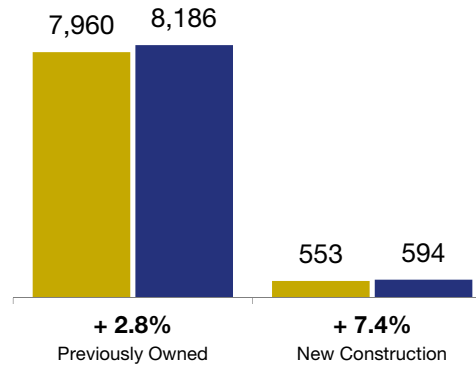
## By Price Range

■ 8-2019 ■ 8-2020



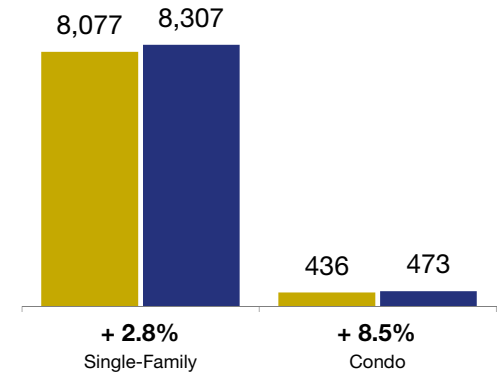
## By Construction Type

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



### All Properties

#### By Price Range

	8-2019	8-2020	Change
\$75,000 and Below	1,082	915	- 15.4%
\$75,001 to \$100,000	909	807	- 11.2%
\$100,001 to \$125,000	1,062	930	- 12.4%
\$125,001 to \$150,000	1,203	1,245	+ 3.5%
\$150,001 to \$300,000	3,318	3,762	+ 13.4%
\$300,001 and Above	939	1,120	+ 19.3%
<b>All Price Ranges</b>	<b>8,513</b>	<b>8,780</b>	<b>+ 3.1%</b>

### Single-Family

	8-2019	8-2020	Change
\$75,000 and Below	1,064	893	- 16.1%
\$75,001 to \$100,000	873	780	- 10.7%
\$100,001 to \$125,000	1,018	878	- 13.8%
\$125,001 to \$150,000	1,137	1,197	+ 5.3%
\$150,001 to \$300,000	3,103	3,525	+ 13.6%
\$300,001 and Above	882	1,033	+ 17.1%
<b>All Price Ranges</b>	<b>8,077</b>	<b>8,307</b>	<b>+ 2.8%</b>

### Condo

	8-2019	8-2020	Change
\$75,000 and Below	18	22	+ 22.2%
\$75,001 to \$100,000	36	27	- 25.0%
\$100,001 to \$125,000	44	52	+ 18.2%
\$125,001 to \$150,000	66	48	- 27.3%
\$150,001 to \$300,000	215	237	+ 10.2%
\$300,001 and Above	57	87	+ 52.6%
<b>All Price Ranges</b>	<b>436</b>	<b>473</b>	<b>+ 8.5%</b>

#### By Construction Type

	8-2019	8-2020	Change
Previously Owned	7,960	8,186	+ 2.8%
New Construction	553	594	+ 7.4%
<b>All Construction Types</b>	<b>8,513</b>	<b>8,780</b>	<b>+ 3.1%</b>

	8-2019	8-2020	Change
Previously Owned	7,589	7,792	+ 2.7%
New Construction	488	515	+ 5.5%
<b>All Construction Types</b>	<b>8,077</b>	<b>8,307</b>	<b>+ 2.8%</b>

	8-2019	8-2020	Change
Previously Owned	371	394	+ 6.2%
New Construction	65	79	+ 21.5%
<b>All Construction Types</b>	<b>436</b>	<b>473</b>	<b>+ 8.5%</b>

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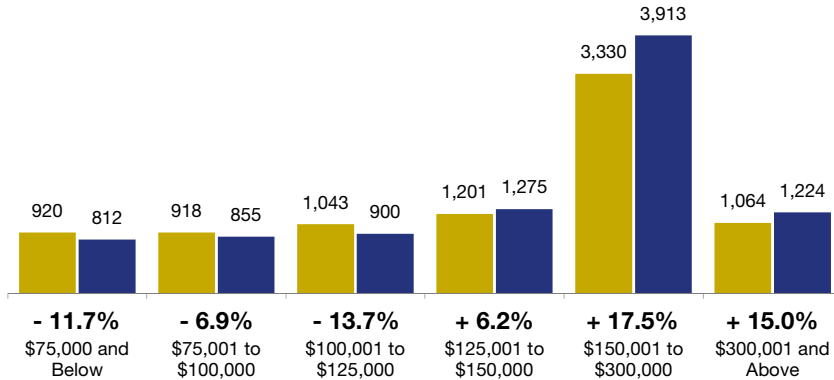
# Pending Sales

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



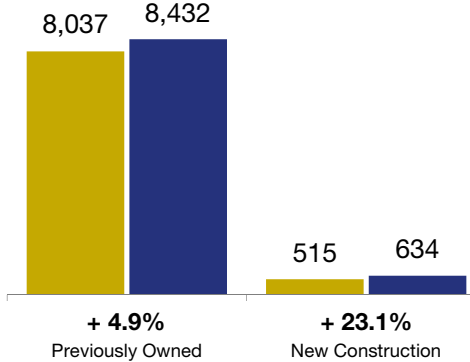
## By Price Range

■ 8-2019 ■ 8-2020



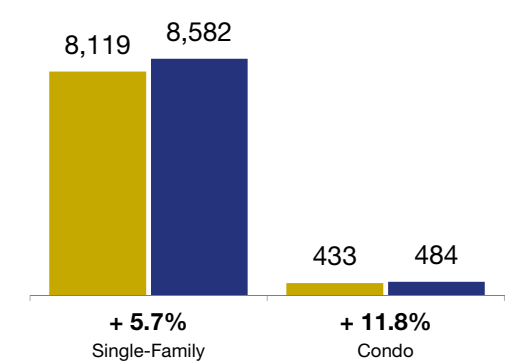
## By Construction Type

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



### All Properties

#### By Price Range

	8-2019	8-2020	Change
\$75,000 and Below	920	812	- 11.7%
\$75,001 to \$100,000	918	855	- 6.9%
\$100,001 to \$125,000	1,043	900	- 13.7%
\$125,001 to \$150,000	1,201	1,275	+ 6.2%
\$150,001 to \$300,000	3,330	3,913	+ 17.5%
\$300,001 and Above	1,064	1,224	+ 15.0%
<b>All Price Ranges</b>	<b>8,552</b>	<b>9,066</b>	<b>+ 6.0%</b>

### Single-Family

	8-2019	8-2020	Change
\$75,000 and Below	902	791	- 12.3%
\$75,001 to \$100,000	881	830	- 5.8%
\$100,001 to \$125,000	998	850	- 14.8%
\$125,001 to \$150,000	1,152	1,229	+ 6.7%
\$150,001 to \$300,000	3,105	3,668	+ 18.1%
\$300,001 and Above	1,005	1,128	+ 12.2%
<b>All Price Ranges</b>	<b>8,119</b>	<b>8,582</b>	<b>+ 5.7%</b>

### Condo

	8-2019	8-2020	Change
\$75,000 and Below	18	21	+ 16.7%
\$75,001 to \$100,000	37	25	- 32.4%
\$100,001 to \$125,000	45	50	+ 11.1%
\$125,001 to \$150,000	49	46	- 6.1%
\$150,001 to \$300,000	225	245	+ 8.9%
\$300,001 and Above	59	96	+ 62.7%
<b>All Price Ranges</b>	<b>433</b>	<b>484</b>	<b>+ 11.8%</b>

#### By Construction Type

	8-2019	8-2020	Change
Previously Owned	8,037	8,432	+ 4.9%
New Construction	515	634	+ 23.1%
<b>All Construction Types</b>	<b>8,552</b>	<b>9,066</b>	<b>+ 6.0%</b>

	8-2019	8-2020	Change
Previously Owned	7,658	8,027	+ 4.8%
New Construction	461	555	+ 20.4%
<b>All Construction Types</b>	<b>8,119</b>	<b>8,582</b>	<b>+ 5.7%</b>

	8-2019	8-2020	Change
Previously Owned	379	405	+ 6.9%
New Construction	54	79	+ 46.3%
<b>All Construction Types</b>	<b>433</b>	<b>484</b>	<b>+ 11.8%</b>

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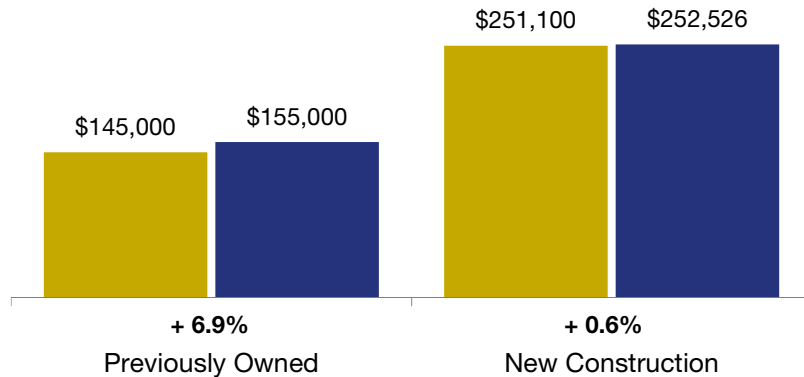
# Median Sales Price

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



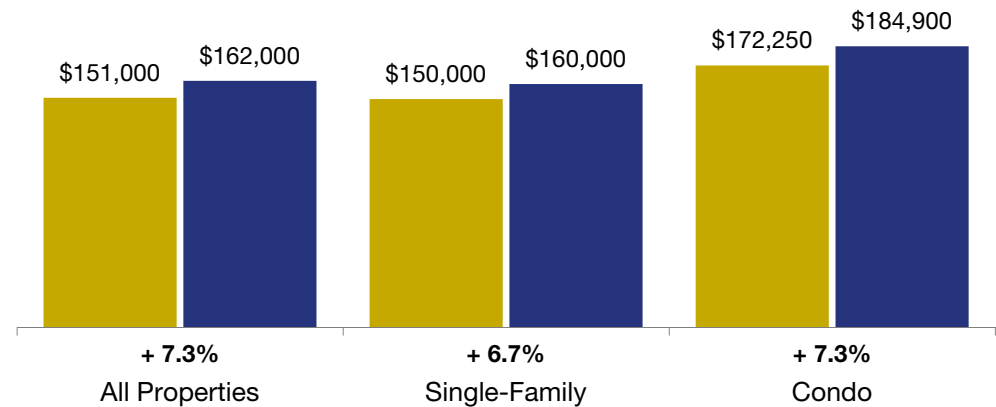
## By Construction Type

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



### All Properties

By Construction Type	8-2019	8-2020	Change
Previously Owned	\$145,000	\$155,000	+ 6.9%
New Construction	\$251,100	\$252,526	+ 0.6%
<b>All Construction Types</b>	<b>\$151,000</b>	<b>\$162,000</b>	<b>+ 7.3%</b>

### Single-Family

8-2019	8-2020	Change
\$145,000	\$155,000	+ 6.9%
\$251,808	\$252,325	+ 0.2%
<b>\$150,000</b>	<b>\$160,000</b>	<b>+ 6.7%</b>

### Condo

8-2019	8-2020	Change
\$161,000	\$170,000	+ 5.6%
\$249,900	\$256,900	+ 2.8%
<b>\$172,250</b>	<b>\$184,900</b>	<b>+ 7.3%</b>

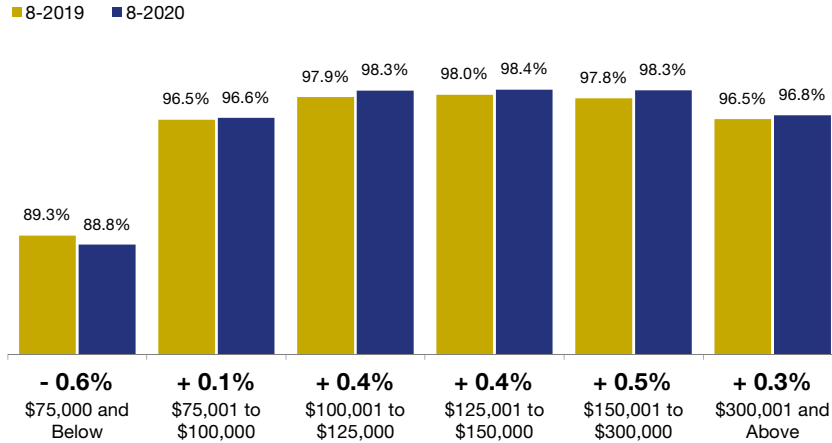
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# Percent of Original List Price Received

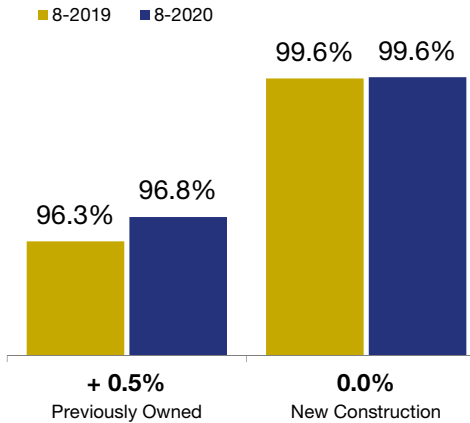


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

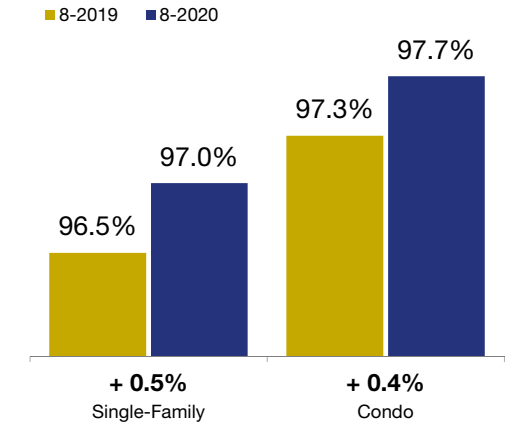
## By Price Range



## By Construction Type



## By Property Type



### All Properties

By Price Range	8-2019	8-2020	Change
\$75,000 and Below	89.3%	88.8%	- 0.6%
\$75,001 to \$100,000	96.5%	96.6%	+ 0.1%
\$100,001 to \$125,000	97.9%	98.3%	+ 0.4%
\$125,001 to \$150,000	98.0%	98.4%	+ 0.4%
\$150,001 to \$300,000	97.8%	98.3%	+ 0.5%
\$300,001 and Above	96.5%	96.8%	+ 0.3%
<b>All Price Ranges</b>	<b>96.5%</b>	<b>97.0%</b>	<b>+ 0.5%</b>

### Single-Family

By Price Range	8-2019	8-2020	Change
\$75,000 and Below	89.4%	88.7%	- 0.8%
\$75,001 to \$100,000	96.4%	96.6%	+ 0.2%
\$100,001 to \$125,000	97.9%	98.2%	+ 0.3%
\$125,001 to \$150,000	98.1%	98.4%	+ 0.3%
\$150,001 to \$300,000	97.8%	98.3%	+ 0.5%
\$300,001 and Above	96.5%	96.7%	+ 0.2%
<b>All Price Ranges</b>	<b>96.5%</b>	<b>97.0%</b>	<b>+ 0.5%</b>

### Condo

By Price Range	8-2019	8-2020	Change
\$75,000 and Below	87.5%	90.7%	+ 3.7%
\$75,001 to \$100,000	98.9%	97.3%	- 1.6%
\$100,001 to \$125,000	98.2%	99.0%	+ 0.8%
\$125,001 to \$150,000	96.5%	96.9%	+ 0.4%
\$150,001 to \$300,000	98.1%	98.3%	+ 0.2%
\$300,001 and Above	96.6%	97.4%	+ 0.8%
<b>All Price Ranges</b>	<b>97.3%</b>	<b>97.7%</b>	<b>+ 0.4%</b>

By Construction Type	8-2019	8-2020	Change
Previously Owned	96.3%	96.8%	+ 0.5%
New Construction	99.6%	99.6%	0.0%
<b>All Construction Types</b>	<b>96.5%</b>	<b>97.0%</b>	<b>+ 0.5%</b>

By Construction Type	8-2019	8-2020	Change
Previously Owned	96.3%	96.8%	+ 0.5%
New Construction	99.5%	99.7%	+ 0.2%
<b>All Construction Types</b>	<b>96.5%</b>	<b>97.0%</b>	<b>+ 0.5%</b>

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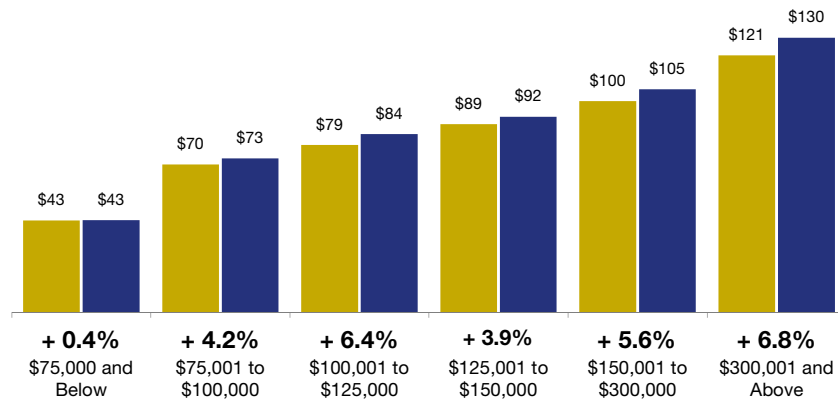
# Price Per Square Foot

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



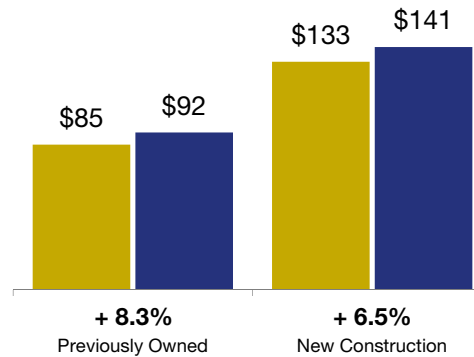
## By Price Range

■ 8-2019 ■ 8-2020



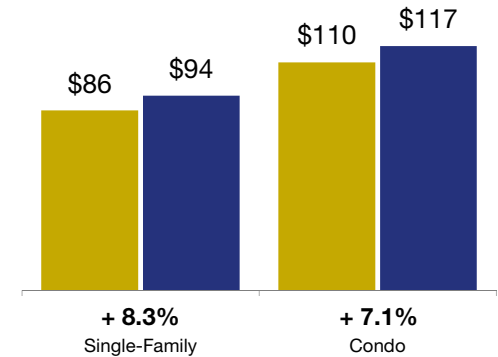
## By Construction Type

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



### All Properties

#### By Price Range

	8-2019	8-2020	Change
\$75,000 and Below	\$43	\$43	+ 0.4%
\$75,001 to \$100,000	\$70	\$73	+ 4.2%
\$100,001 to \$125,000	\$79	\$84	+ 6.4%
\$125,001 to \$150,000	\$89	\$92	+ 3.9%
\$150,001 to \$300,000	\$100	\$105	+ 5.6%
\$300,001 and Above	\$121	\$130	+ 6.8%
<b>All Price Ranges</b>	<b>\$88</b>	<b>\$95</b>	<b>+ 8.3%</b>

### Single-Family

	8-2019	8-2020	Change
\$75,000 and Below	\$43	\$43	- 0.0%
\$75,001 to \$100,000	\$69	\$72	+ 4.5%
\$100,001 to \$125,000	\$78	\$83	+ 6.1%
\$125,001 to \$150,000	\$88	\$92	+ 4.6%
\$150,001 to \$300,000	\$99	\$104	+ 5.7%
\$300,001 and Above	\$120	\$127	+ 6.3%
<b>All Price Ranges</b>	<b>\$86</b>	<b>\$94</b>	<b>+ 8.3%</b>

### Condo

	8-2019	8-2020	Change
\$75,000 and Below	\$49	\$55	+ 12.7%
\$75,001 to \$100,000	\$78	\$78	+ 0.2%
\$100,001 to \$125,000	\$91	\$98	+ 8.1%
\$125,001 to \$150,000	\$104	\$102	- 2.3%
\$150,001 to \$300,000	\$116	\$120	+ 3.9%
\$300,001 and Above	\$147	\$158	+ 7.4%
<b>All Price Ranges</b>	<b>\$110</b>	<b>\$117</b>	<b>+ 7.1%</b>

#### By Construction Type

	8-2019	8-2020	Change
Previously Owned	\$85	\$92	+ 8.3%
New Construction	\$133	\$141	+ 6.5%
<b>All Construction Types</b>	<b>\$88</b>	<b>\$95</b>	<b>+ 8.3%</b>

	8-2019	8-2020	Change
Previously Owned	\$84	\$91	+ 8.3%
New Construction	\$130	\$139	+ 6.6%
<b>All Construction Types</b>	<b>\$86</b>	<b>\$94</b>	<b>+ 8.3%</b>

	8-2019	8-2020	Change
Previously Owned	\$103	\$110	+ 6.8%
New Construction	\$150	\$156	+ 4.3%
<b>All Construction Types</b>	<b>\$110</b>	<b>\$117</b>	<b>+ 7.1%</b>

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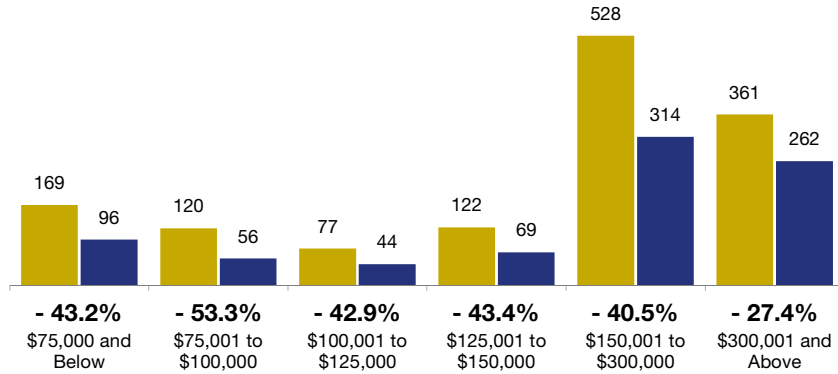
# Inventory of Homes for Sale

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



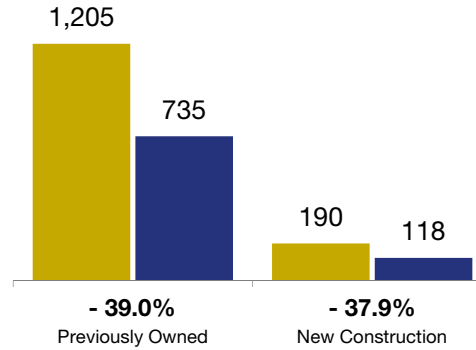
## By Price Range

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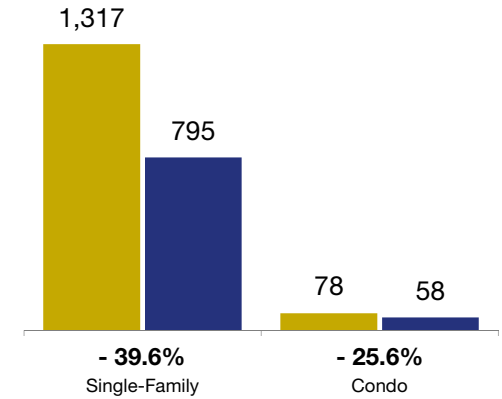
## By Construction Type

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



### All Properties

#### By Price Range

	8-2019	8-2020	Change
\$75,000 and Below	169	96	- 43.2%
\$75,001 to \$100,000	120	56	- 53.3%
\$100,001 to \$125,000	77	44	- 42.9%
\$125,001 to \$150,000	122	69	- 43.4%
\$150,001 to \$300,000	528	314	- 40.5%
\$300,001 and Above	361	262	- 27.4%
<b>All Price Ranges</b>	<b>1,395</b>	<b>853</b>	<b>- 38.9%</b>

### Single-Family

	8-2019	8-2020	Change
\$75,000 and Below	165	96	- 41.8%
\$75,001 to \$100,000	118	56	- 52.5%
\$100,001 to \$125,000	76	42	- 44.7%
\$125,001 to \$150,000	119	66	- 44.5%
\$150,001 to \$300,000	492	292	- 40.7%
\$300,001 and Above	329	231	- 29.8%
<b>All Price Ranges</b>	<b>1,317</b>	<b>795</b>	<b>- 39.6%</b>

### Condo

	8-2019	8-2020	Change
\$75,000 and Below	4	0	- 100.0%
\$75,001 to \$100,000	2	0	- 100.0%
\$100,001 to \$125,000	1	2	+ 100.0%
\$125,001 to \$150,000	3	3	0.0%
\$150,001 to \$300,000	36	22	- 38.9%
\$300,001 and Above	32	31	- 3.1%
<b>All Price Ranges</b>	<b>78</b>	<b>58</b>	<b>- 25.6%</b>

#### By Construction Type

	8-2019	8-2020	Change
Previously Owned	1,205	735	- 39.0%
New Construction	190	118	- 37.9%
<b>All Construction Types</b>	<b>1,395</b>	<b>853</b>	<b>- 38.9%</b>

	8-2019	8-2020	Change
Previously Owned	1,159	697	- 39.9%
New Construction	158	98	- 38.0%
<b>All Construction Types</b>	<b>1,317</b>	<b>795</b>	<b>- 39.6%</b>

	8-2019	8-2020	Change
Previously Owned	46	38	- 17.4%
New Construction	32	20	- 37.5%
<b>All Construction Types</b>	<b>78</b>	<b>58</b>	<b>- 25.6%</b>

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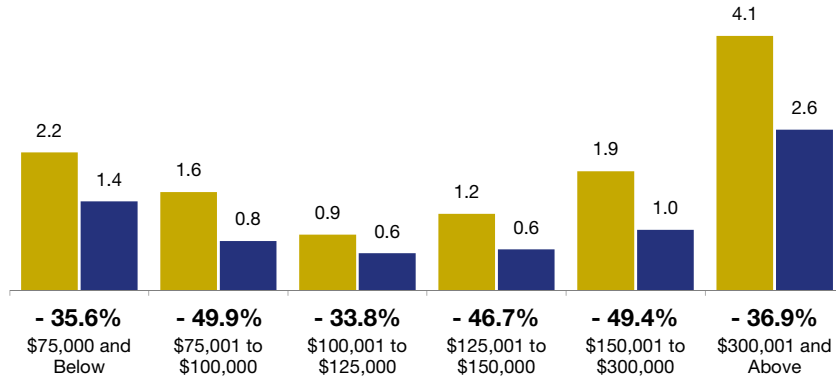
# Months Supply of Inventory



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.

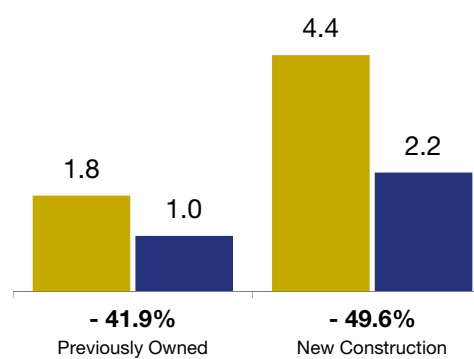
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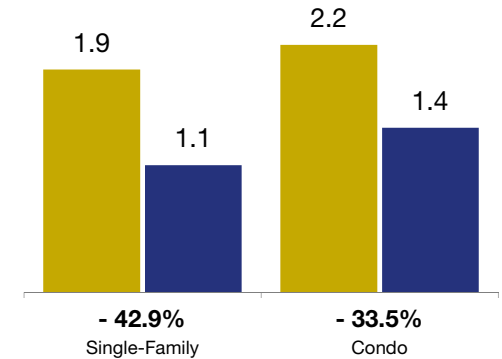
## By Construction Type

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



### All Properties

#### By Price Range

	8-2019	8-2020	Change
\$75,000 and Below	2.2	1.4	- 35.6%
\$75,001 to \$100,000	1.6	0.8	- 49.9%
\$100,001 to \$125,000	0.9	0.6	- 33.8%
\$125,001 to \$150,000	1.2	0.6	- 46.7%
\$150,001 to \$300,000	1.9	1.0	- 49.4%
\$300,001 and Above	4.1	2.6	- 36.9%
<b>All Price Ranges</b>	<b>2.0</b>	<b>1.1</b>	<b>- 45.0%</b>

### Single-Family

	8-2019	8-2020	Change
\$75,000 and Below	2.2	1.5	- 33.7%
\$75,001 to \$100,000	1.6	0.8	- 49.6%
\$100,001 to \$125,000	0.9	0.6	- 35.1%
\$125,001 to \$150,000	1.2	0.6	- 48.0%
\$150,001 to \$300,000	1.9	1.0	- 49.8%
\$300,001 and Above	3.9	2.5	- 37.4%
<b>All Price Ranges</b>	<b>1.9</b>	<b>1.1</b>	<b>- 42.9%</b>

### Condo

	8-2019	8-2020	Change
\$75,000 and Below	2.2	0.0	- 100.0%
\$75,001 to \$100,000	0.5	0.0	- 100.0%
\$100,001 to \$125,000	0.3	0.5	+ 80.0%
\$125,001 to \$150,000	0.7	0.8	+ 6.5%
\$150,001 to \$300,000	1.9	1.1	- 43.9%
\$300,001 and Above	6.5	3.9	- 40.5%
<b>All Price Ranges</b>	<b>2.2</b>	<b>1.4</b>	<b>- 33.5%</b>

#### By Construction Type

	8-2019	8-2020	Change
Previously Owned	1.8	1.0	- 41.9%
New Construction	4.4	2.2	- 49.6%
<b>All Construction Types</b>	<b>2.0</b>	<b>1.1</b>	<b>- 45.0%</b>

	8-2019	8-2020	Change
Previously Owned	1.8	1.0	- 42.6%
New Construction	4.1	2.1	- 48.5%
<b>All Construction Types</b>	<b>1.9</b>	<b>1.1</b>	<b>- 42.9%</b>

	8-2019	8-2020	Change
Previously Owned	1.5	1.1	- 22.7%
New Construction	7.1	3.0	- 57.3%
<b>All Construction Types</b>	<b>2.2</b>	<b>1.4</b>	<b>- 33.5%</b>

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.