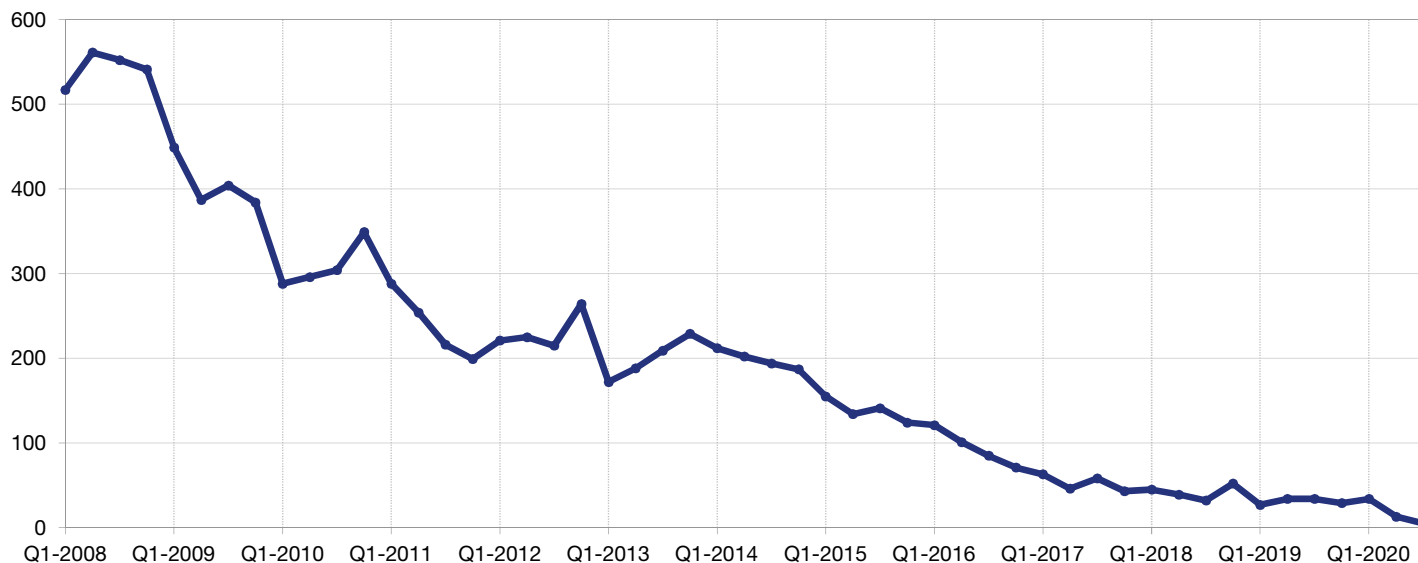


# Foreclosure Report

A QUARTERLY UPDATE ON THE ROLE OF FORECLOSURES IN THE REGION –  
PROVIDED BY THE **UPSTAR ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE**



## Number of Available Foreclosures for Sale



## Q3-2020 Update

New Listings in the Fort Wayne region decreased 0.3 percent to 2,980.

- Traditional New Listings increased 1.3 percent to 2,965.
- Foreclosure New Listings decreased 76.6 percent to 15.
- Share of all New Listings that were foreclosures fell to 0.5 percent.

Closed Sales were up 15.3 percent to 2,840.

- Traditional Closed Sales were up 17.1 percent to 2,817.
- Foreclosure Closed Sales were down 61.0 percent to 23.
- Share of all Closed Sales that were foreclosures fell to 0.8 percent.

The Median Sales Price rose 19.0 percent to \$175,000.

- The traditional Median Sales Price rose 18.0 percent to \$176,850.
- The foreclosure Median Sales Price rose 2.1 percent to \$60,000.

## Table of Contents

New Listings, Closed Sales and Market Share of Foreclosures	2
Inventory of Homes for Sale by Property Type and Price Range	3
Median Sales Price and Percent of Original List Price Received	4
Inventory and Closed Sales by Area	5
Median Sales Price by Area	6

## Explanation of Methodology

To provide a detailed look at the foreclosure phenomenon and its effect on our local housing market, we have harnessed the data available in the Upstate Alliance of REALTORS® MLS. Whenever the field called "REO" is listed as "Yes" we have separated that property from those that don't contain this marker. This gives us the ability to view the housing market as two distinct segments: foreclosure and traditional. Note: the "Foreclosure" field was not required before 2007, so the data prior to that point is less reliable.

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 properties, townhomes and condominium 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.



# Foreclosure Report

A RESEARCH TOOL PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE

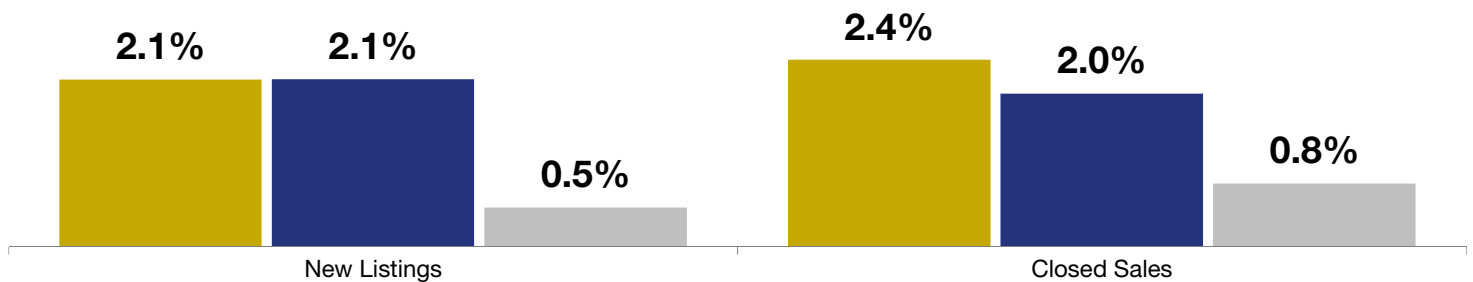


## New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020
New Listings	64	67	15	- 76.6%	2,926	3,054	2,965	+ 1.3%	2,990	3,121	2,980	- 0.3%	2.1%	2.1%	0.5%
Closed Sales	59	51	23	- 61.0%	2,405	2,548	2,817	+ 17.1%	2,464	2,599	2,840	+ 15.3%	2.4%	2.0%	0.8%

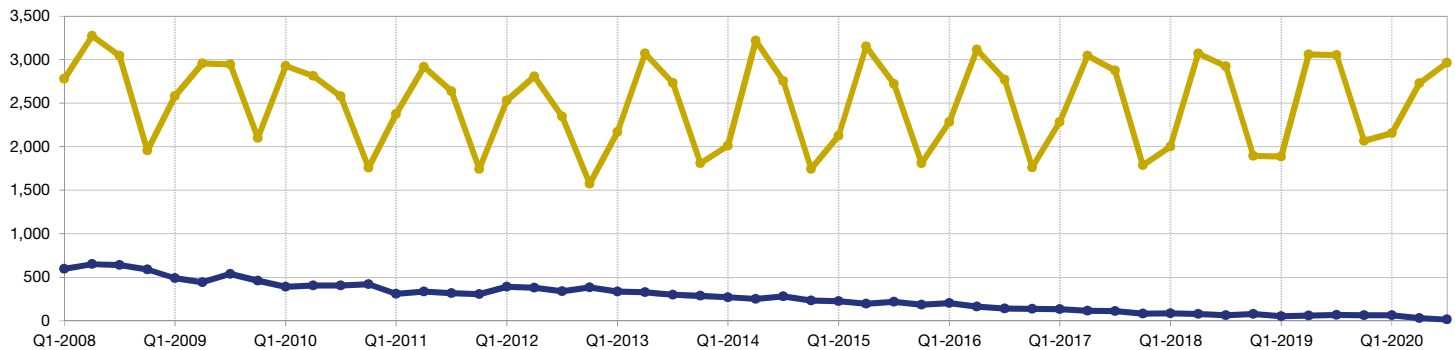
### Market Share of Foreclosures

■ Q3-2018 ■ Q3-2019 ■ Q3-2020



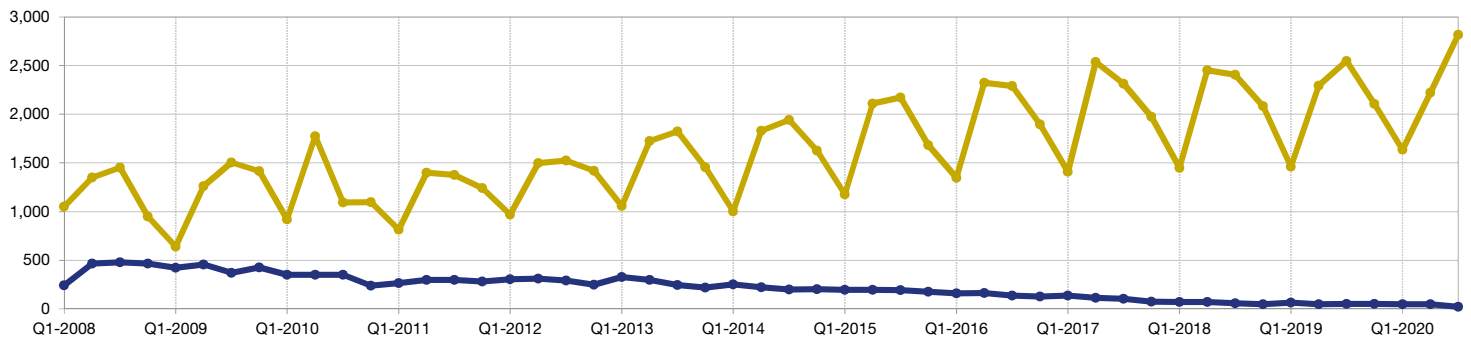
### Historical New Listing Activity

— Traditional — Foreclosures



### Historical Closed Sales Activity

— Traditional — Foreclosures



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 properties, townhomes and condominium 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.

# Foreclosure Report

A RESEARCH TOOL PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE

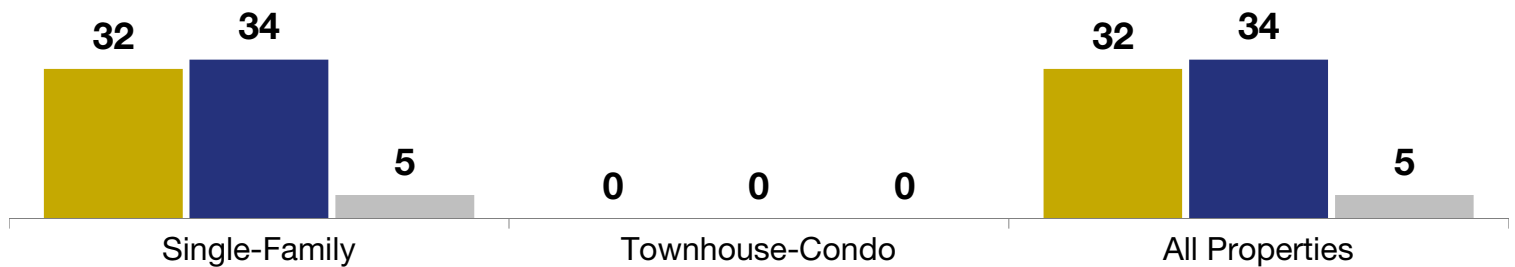


## Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020
Single-Family	32	34	5	- 84.4%	1,434	1,319	757	- 47.2%	1,466	1,353	762	- 48.0%	2.2%	2.5%	0.7%
Townhouse-Condo	0	0	0	--	65	80	56	- 13.8%	65	80	56	- 13.8%	0.0%	0.0%	0.0%
All Properties	32	34	5	- 84.4%	1,499	1,399	813	- 45.8%	1,531	1,433	818	- 46.6%	2.1%	2.4%	0.6%

### Foreclosure Inventory by Property Type

■ Q3-2018 ■ Q3-2019 ■ Q3-2020

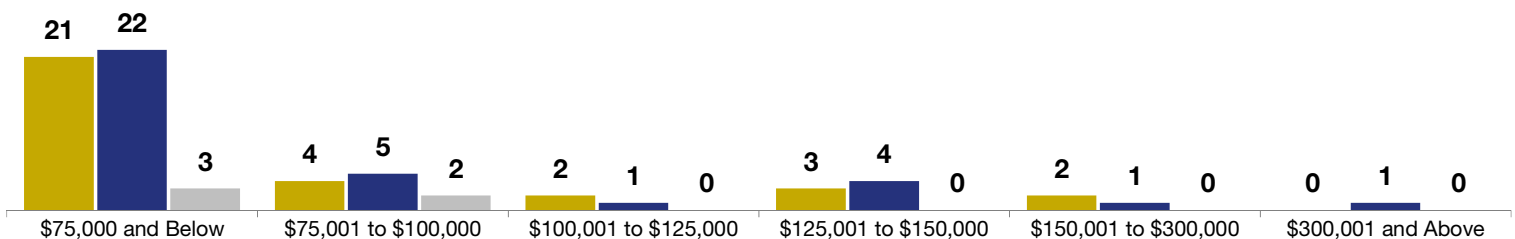


## Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020
\$75,000 and Below	21	22	3	- 85.7%	239	165	100	- 58.2%	260	187	103	- 60.4%	8.1%	11.8%	2.9%
\$75,001 to \$100,000	4	5	2	- 50.0%	134	117	66	- 50.7%	138	122	68	- 50.7%	2.9%	4.1%	2.9%
\$100,001 to \$125,000	2	1	0	- 100.0%	119	106	46	- 61.3%	121	107	46	- 62.0%	1.7%	0.9%	0.0%
\$125,001 to \$150,000	3	4	0	- 100.0%	119	136	76	- 36.1%	122	140	76	- 37.7%	2.5%	2.9%	0.0%
\$150,001 to \$300,000	2	1	0	- 100.0%	542	553	318	- 41.3%	544	554	318	- 41.5%	0.4%	0.2%	0.0%
\$300,001 and Above	0	1	0	--	343	320	197	- 42.6%	343	321	197	- 42.6%	0.0%	0.3%	0.0%
All Prices	32	34	5	- 84.4%	1,499	1,399	813	- 45.8%	1,531	1,433	818	- 46.6%	2.1%	2.4%	0.6%

### Foreclosure Inventory by Price Range

■ Q3-2018 ■ Q3-2019 ■ Q3-2020



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 properties, townhomes and condominium 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.

# Foreclosure Report

A RESEARCH TOOL PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE



## Median Sales Price

### Foreclosures

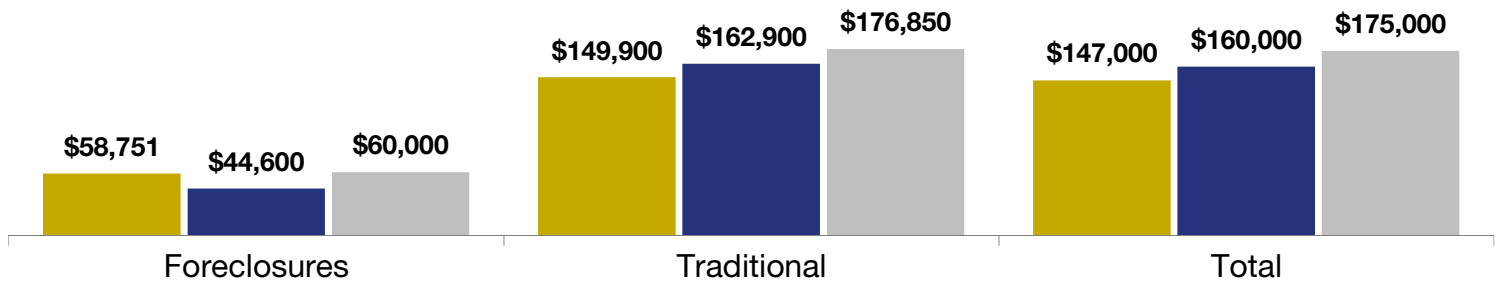
### Traditional

### Total

	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg
Single-Family	\$58,751	\$44,600	\$60,000	+ 2.1%	\$147,500	\$160,706	\$175,000	+ 18.6%	\$145,000	\$160,000	\$174,900	+ 20.6%
Condo-Townhome	\$0	\$0	\$0	--	\$170,000	\$179,900	\$195,804	+ 15.2%	\$170,000	\$179,900	\$195,804	+ 15.2%
All Properties	\$58,751	\$44,600	\$60,000	+ 2.1%	\$149,900	\$162,900	\$176,850	+ 18.0%	\$147,000	\$160,000	\$175,000	+ 19.0%

### Median Sales Price for All Properties

■ Q3-2018 ■ Q3-2019 ■ Q3-2020



## Percent of Original List Price Received

### Foreclosures

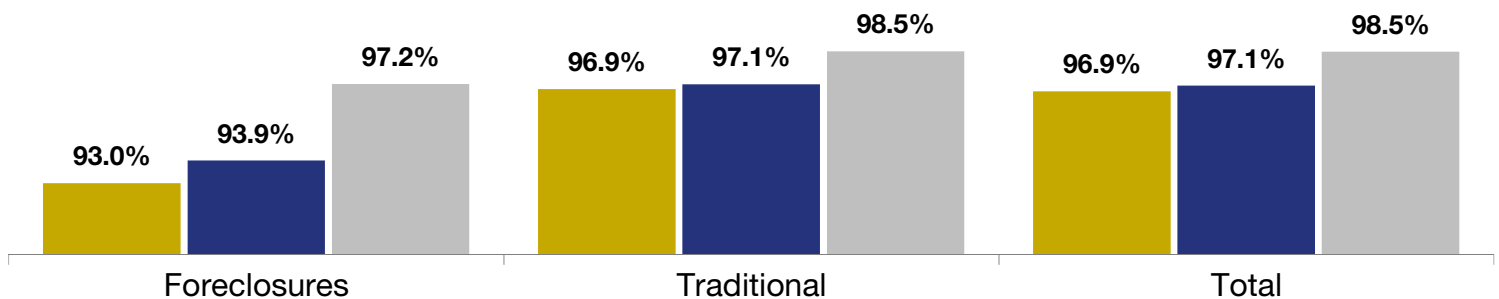
### Traditional

### Total

	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg	Q3-2018	Q3-2019	Q3-2020	2-Yr Chg
Single-Family	93.0%	93.9%	97.2%	+ 4.5%	96.9%	97.1%	98.5%	+ 1.7%	96.8%	97.0%	98.5%	+ 1.8%
Condo-Townhome	0.0%	0.0%	0.0%	--	97.7%	98.2%	98.3%	+ 0.6%	97.7%	98.2%	98.3%	+ 0.6%
All Properties	93.0%	93.9%	97.2%	+ 4.5%	96.9%	97.1%	98.5%	+ 1.6%	96.9%	97.1%	98.5%	+ 1.7%

### Percent of Original List Price Received for All Properties

■ Q3-2018 ■ Q3-2019 ■ Q3-2020



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 properties, townhomes and condominium 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.

# Foreclosure Report

A RESEARCH TOOL PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE



## Inventory and Closed Sales by Area

Total represents all traditional and lender-mediated activity. Share represents the market share of lender-mediated sales for each area.

	Inventory for Q3-2020			Closed Sales for the Last 12 Months Through Q3-2020		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	12	0	0.0%	92	2	2.2%
AD02 – Adams-Kirkland, Washington, St. Marys	14	0	0.0%	100	4	4.0%
AD03 – Adams-French, Monroe, Blue Creek	6	0	0.0%	30	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	9	0	0.0%	39	1	2.6%
AL01 – Allen-Eel River, Lake, Perry	78	0	0.0%	1,033	7	0.7%
AL02 – Allen-Cedar Creek, Springfield, Scipio	24	0	0.0%	254	8	3.1%
AL03 – Allen-Washington	30	0	0.0%	589	4	0.7%
AL04 – Allen-St. Joseph	63	0	0.0%	1,334	10	0.7%
AL05 – Allen-Milan, Maumee	7	0	0.0%	46	1	2.2%
AL06 – Allen-Aboite, Lafayette	85	0	0.0%	1,027	8	0.8%
AL07 – Allen-Wayne, Pleasant	141	1	0.7%	1,407	53	3.8%
AL08 – Allen-Adams, Marion	35	1	2.9%	434	9	2.1%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	9	1	11.1%	44	2	4.5%
DE00 – Dekalb	43	0	0.0%	497	9	1.8%
HU01 – Huntington-Warren, Clear Creek, Jackson	8	0	0.0%	82	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	32	0	0.0%	367	25	6.8%
HU03 – Huntington-Polk, Lancaster, Rock Creek	2	0	0.0%	42	1	2.4%
HU04 – Huntington-Wayne, Jefferson, Salamonie	3	0	0.0%	32	0	0.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	1	0	0.0%	2	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	1	0	0.0%	14	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	1	0	0.0%	3	0	0.0%
NO00 – Noble	3	0	0.0%	50	1	2.0%
WE01 – Wells-Union, Jefferson	5	0	0.0%	106	2	1.9%
WE02 – Wells-Rockcreek, Lancaster	7	0	0.0%	70	0	0.0%
WE03 – Wells-Liberty, Harrison	15	0	0.0%	125	2	1.6%
WE04 – Wells-Jackson, Chester, Nottingham	3	0	0.0%	19	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	5	0	0.0%	60	2	3.3%
WH02 – Whitley-Richland, Clevela	4	0	0.0%	38	1	2.6%
WH03 – Whitley-Columbia, Union	21	0	0.0%	237	4	1.7%
WH04 – Whitley-Washington, Jefferson	2	0	0.0%	55	0	0.0%

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 properties, townhomes and condominium 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.



## Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q3-2019	Last 12 Months Through Q3-2020	1-Year Change	Last 12 Months Through Q3-2019	Last 12 Months Through Q3-2020	1-Year Change
AD01 – Adams-Preble, Root, Union	\$33,250	\$76,825	+ 131.1%	\$124,700	\$132,200	+ 6.0%
AD02 – Adams-Kirkland, Washington, St. Marys	\$48,473	\$43,025	- 11.2%	\$94,000	\$120,500	+ 28.2%
AD03 – Adams-French, Monroe, Blue Creek	\$44,500	\$0	- 100.0%	\$92,500	\$116,000	+ 25.4%
AD04 – Adams-Hartford, Wabash, Jefferson	\$42,500	\$61,055	+ 43.7%	\$103,500	\$120,000	+ 15.9%
AL01 – Allen-Eel River, Lake, Perry	\$125,500	\$165,000	+ 31.5%	\$233,950	\$249,900	+ 6.8%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$54,250	\$102,500	+ 88.9%	\$245,000	\$260,250	+ 6.2%
AL03 – Allen-Washington	\$71,426	\$50,250	- 29.6%	\$149,000	\$161,600	+ 8.5%
AL04 – Allen-St. Joseph	\$90,200	\$96,750	+ 7.3%	\$147,000	\$157,500	+ 7.1%
AL05 – Allen-Milan, Maumee	\$98,250	\$29,100	- 70.4%	\$156,000	\$157,500	+ 1.0%
AL06 – Allen-Aboite, Lafayette	\$184,950	\$166,500	- 10.0%	\$234,900	\$242,175	+ 3.1%
AL07 – Allen-Wayne, Pleasant	\$40,000	\$36,900	- 7.8%	\$91,000	\$96,000	+ 5.5%
AL08 – Allen-Adams, Marion	\$46,000	\$52,000	+ 13.0%	\$120,450	\$135,000	+ 12.1%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$68,100	\$55,802	- 18.1%	\$134,900	\$132,500	- 1.8%
DE00 – DeKalb	\$67,000	\$45,000	- 32.8%	\$147,500	\$157,950	+ 7.1%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$113,012	\$0	- 100.0%	\$172,500	\$204,909	+ 18.8%
HU02 – Huntington-Dallas, Huntington, Union	\$36,750	\$36,000	- 2.0%	\$102,000	\$105,000	+ 2.9%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$45,500	\$75,000	+ 64.8%	\$118,000	\$120,450	+ 2.1%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$22,000	\$0	- 100.0%	\$122,500	\$123,000	+ 0.4%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$57,500	\$95,950	+ 66.9%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$30,050	\$0	- 100.0%	\$82,750	\$85,700	+ 3.6%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$55,000	\$87,000	+ 58.2%
NO00 – Noble	\$11,700	\$53,000	+ 353.0%	\$124,000	\$133,900	+ 8.0%
WE01 – Wells-Union, Jefferson	\$20,000	\$145,000	+ 625.0%	\$141,000	\$145,450	+ 3.2%
WE02 – Wells-Rockcreek, Lancaster	\$32,550	\$0	- 100.0%	\$190,000	\$193,000	+ 1.6%
WE03 – Wells-Liberty, Harrison	\$32,775	\$93,019	+ 183.8%	\$100,000	\$110,000	+ 10.0%
WE04 – Wells-Jackson, Chester, Nottingham	\$9,900	\$0	- 100.0%	\$134,000	\$150,000	+ 11.9%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$16,180	\$43,250	+ 167.3%	\$158,450	\$144,000	- 9.1%
WH02 – Whitley-Richland, Clevella	\$49,900	\$162,000	+ 224.6%	\$118,450	\$130,950	+ 10.6%
WH03 – Whitley-Columbia, Union	\$46,250	\$46,875	+ 1.4%	\$153,600	\$159,900	+ 4.1%
WH04 – Whitley-Washington, Jefferson	\$67,500	\$0	- 100.0%	\$191,450	\$199,900	+ 4.4%

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 properties, townhomes and condominium 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.