

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE **UPSTAR ALLIANCE OF REALTORS® MLS**



October 2020

Interest rates set new record lows again in October, and are helping to maintain buyer purchasing power in the face of rising home prices driven by multiple offers across many segments of the market. While seller activity in some segments has improved, available inventory remains tight in many areas. For the 12-month period spanning November 2019 through October 2020, Closed Sales in the Fort Wayne region were up 5.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 22.5 percent.

The overall Median Sales Price was up 7.1 percent to \$165,000. The property type with the largest price gain was the Single-Family segment, where prices increased 8.6 percent to \$165,000. The overall Percent of Original List Price Received at Sale was up 0.7 percent to 97.3.

Market-wide, inventory levels were down 49.1 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 36.4 percent. That amounts to 1.0 months supply for Single-Family homes and 1.4 months supply for Condos.

Quick Facts

+ 22.5%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 15.4%

Construction Status with
Strongest Closed Sales:

New Construction

+ 8.7%

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.

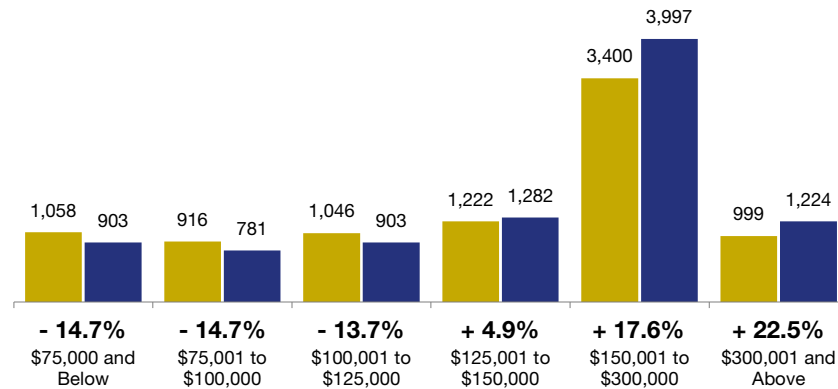
Closed Sales

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



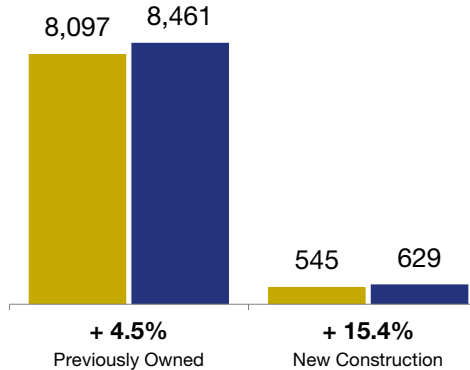
By Price Range

■ 10-2019 ■ 10-2020



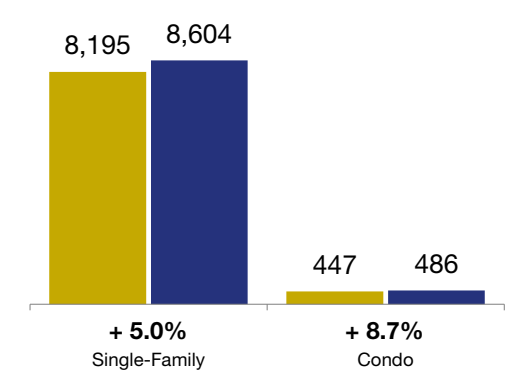
By Construction Type

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$75,000 and Below	1,058	903	- 14.7%
\$75,001 to \$100,000	916	781	- 14.7%
\$100,001 to \$125,000	1,046	903	- 13.7%
\$125,001 to \$150,000	1,222	1,282	+ 4.9%
\$150,001 to \$300,000	3,400	3,997	+ 17.6%
\$300,001 and Above	999	1,224	+ 22.5%
All Price Ranges	8,642	9,090	+ 5.2%

Single-Family

	10-2019	10-2020	Change
\$75,000 and Below	1,041	880	- 15.5%
\$75,001 to \$100,000	879	759	- 13.7%
\$100,001 to \$125,000	994	852	- 14.3%
\$125,001 to \$150,000	1,164	1,230	+ 5.7%
\$150,001 to \$300,000	3,181	3,745	+ 17.7%
\$300,001 and Above	935	1,138	+ 21.7%
All Price Ranges	8,195	8,604	+ 5.0%

Condo

	10-2019	10-2020	Change
\$75,000 and Below	17	23	+ 35.3%
\$75,001 to \$100,000	37	22	- 40.5%
\$100,001 to \$125,000	52	51	- 1.9%
\$125,001 to \$150,000	58	52	- 10.3%
\$150,001 to \$300,000	219	252	+ 15.1%
\$300,001 and Above	64	86	+ 34.4%
All Price Ranges	447	486	+ 8.7%

By Construction Type

	10-2019	10-2020	Change
Previously Owned	8,097	8,461	+ 4.5%
New Construction	545	629	+ 15.4%
All Construction Types	8,642	9,090	+ 5.2%

	10-2019	10-2020	Change
Previously Owned	7,708	8,060	+ 4.6%
New Construction	487	544	+ 11.7%
All Construction Types	8,195	8,604	+ 5.0%

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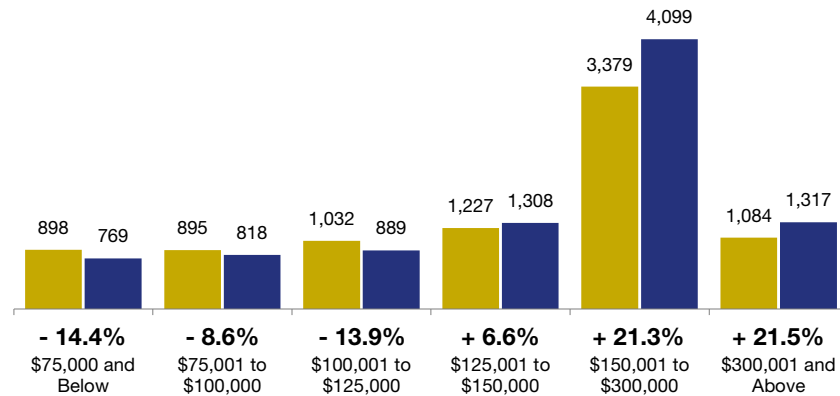
Pending Sales

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



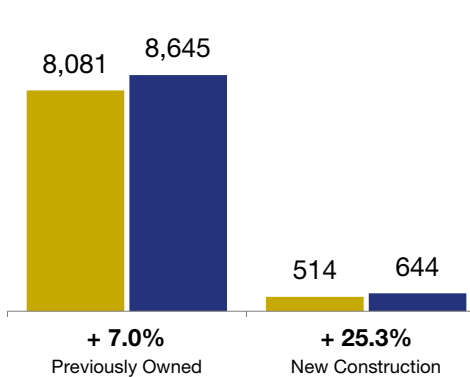
By Price Range

■ 10-2019 ■ 10-2020



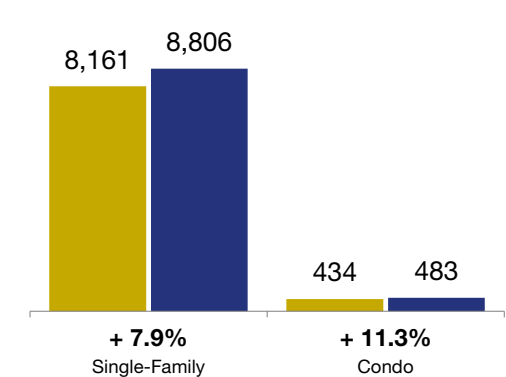
By Construction Type

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$75,000 and Below	898	769	- 14.4%
\$75,001 to \$100,000	895	818	- 8.6%
\$100,001 to \$125,000	1,032	889	- 13.9%
\$125,001 to \$150,000	1,227	1,308	+ 6.6%
\$150,001 to \$300,000	3,379	4,099	+ 21.3%
\$300,001 and Above	1,084	1,317	+ 21.5%
All Price Ranges	8,595	9,289	+ 8.1%

Single-Family

10-2019	10-2020	Change
880	751	- 14.7%
858	799	- 6.9%
983	839	- 14.6%
1,180	1,259	+ 6.7%
3,165	3,844	+ 21.5%
1,015	1,227	+ 20.9%
8,161	8,806	+ 7.9%

Condo

	10-2019	10-2020	Change
	18	18	0.0%
	37	19	- 48.6%
	49	50	+ 2.0%
	47	49	+ 4.3%
	214	255	+ 19.2%
	69	90	+ 30.4%
	434	483	+ 11.3%

By Construction Type

	10-2019	10-2020	Change
Previously Owned	8,081	8,645	+ 7.0%
New Construction	514	644	+ 25.3%
All Construction Types	8,595	9,289	+ 8.1%

10-2019	10-2020	Change
7,697	8,247	+ 7.1%
464	559	+ 20.5%
8,161	8,806	+ 7.9%

	10-2019	10-2020	Change
	384	398	+ 3.6%
	50	85	+ 70.0%
	434	483	+ 11.3%

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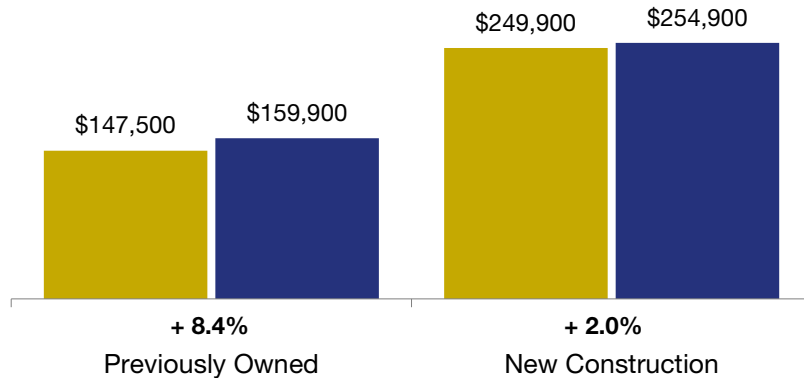
Median Sales Price

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



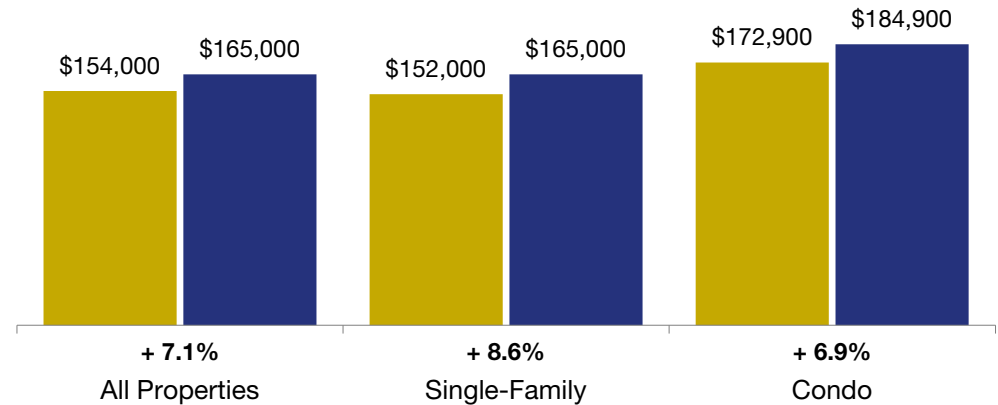
By Construction Type

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Construction Type	10-2019	10-2020	Change
Previously Owned	\$147,500	\$159,900	+ 8.4%
New Construction	\$249,900	\$254,900	+ 2.0%
All Construction Types	\$154,000	\$165,000	+ 7.1%

Single-Family

10-2019	10-2020	Change	10-2019	10-2020	Change
\$146,000	\$158,900	+ 8.8%	\$165,000	\$170,000	+ 3.0%
\$249,900	\$256,150	+ 2.5%	\$247,400	\$242,996	- 1.8%
\$152,000	\$165,000	+ 8.6%	\$172,900	\$184,900	+ 6.9%

Condo

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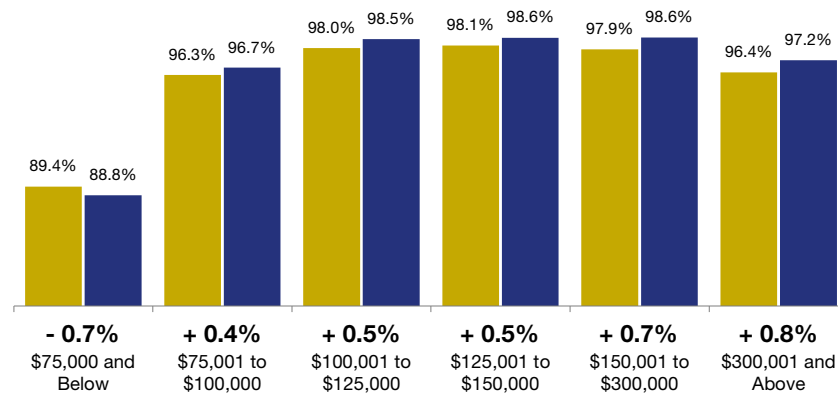
Percent of Original List Price Received

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.**



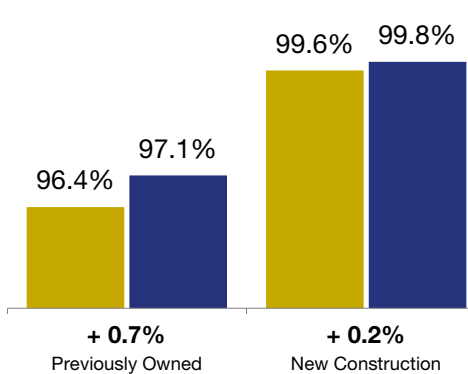
By Price Range

■ 10-2019 ■ 10-2020



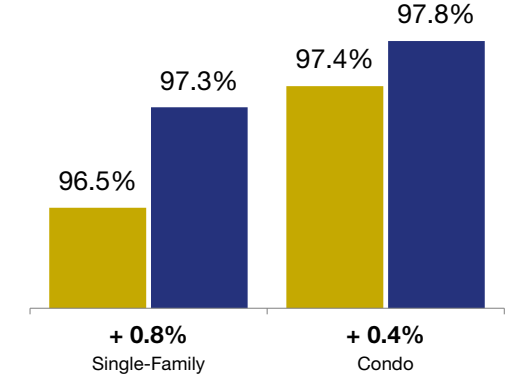
By Construction Type

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$75,000 and Below	89.4%	88.8%	- 0.7%
\$75,001 to \$100,000	96.3%	96.7%	+ 0.4%
\$100,001 to \$125,000	98.0%	98.5%	+ 0.5%
\$125,001 to \$150,000	98.1%	98.6%	+ 0.5%
\$150,001 to \$300,000	97.9%	98.6%	+ 0.7%
\$300,001 and Above	96.4%	97.2%	+ 0.8%
All Price Ranges	96.6%	97.3%	+ 0.7%

Single-Family

	10-2019	10-2020	Change
\$75,000 and Below	89.4%	88.7%	- 0.8%
\$75,001 to \$100,000	96.2%	96.7%	+ 0.5%
\$100,001 to \$125,000	97.9%	98.5%	+ 0.6%
\$125,001 to \$150,000	98.2%	98.6%	+ 0.4%
\$150,001 to \$300,000	97.8%	98.6%	+ 0.8%
\$300,001 and Above	96.4%	97.2%	+ 0.8%
All Price Ranges	96.5%	97.3%	+ 0.8%

Condo

	10-2019	10-2020	Change
\$75,000 and Below	87.5%	92.3%	+ 5.5%
\$75,001 to \$100,000	98.7%	96.6%	- 2.1%
\$100,001 to \$125,000	98.4%	99.1%	+ 0.7%
\$125,001 to \$150,000	96.6%	97.6%	+ 1.0%
\$150,001 to \$300,000	98.3%	98.3%	0.0%
\$300,001 and Above	96.5%	97.5%	+ 1.0%
All Price Ranges	97.4%	97.8%	+ 0.4%

By Construction Type

	10-2019	10-2020	Change
Previously Owned	96.4%	97.1%	+ 0.7%
New Construction	99.6%	99.8%	+ 0.2%
All Construction Types	96.6%	97.3%	+ 0.7%

	10-2019	10-2020	Change
Previously Owned	96.4%	97.1%	+ 0.7%
New Construction	99.5%	99.8%	+ 0.3%
All Construction Types	96.5%	97.3%	+ 0.8%

	10-2019	10-2020	Change
Previously Owned	97.0%	97.3%	+ 0.3%
New Construction	100.2%	99.9%	- 0.3%
All Construction Types	97.4%	97.8%	+ 0.4%

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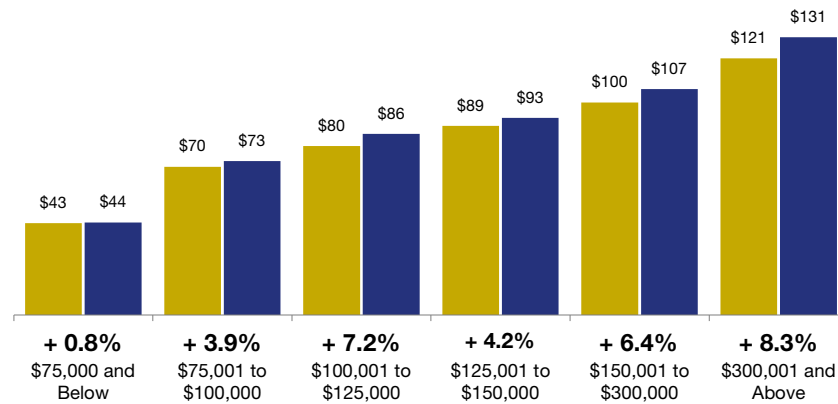
Price Per Square Foot

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



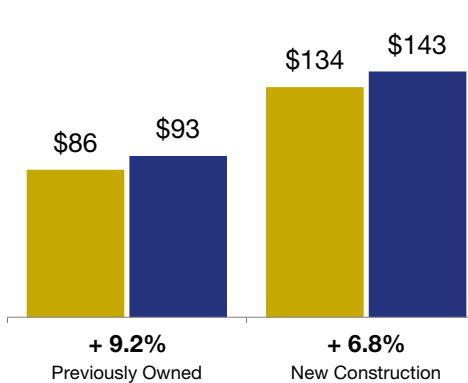
By Price Range

■ 10-2019 ■ 10-2020



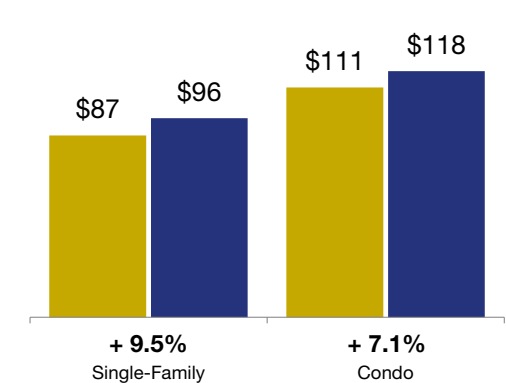
By Construction Type

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$75,000 and Below	\$43	\$44	+ 0.8%
\$75,001 to \$100,000	\$70	\$73	+ 3.9%
\$100,001 to \$125,000	\$80	\$86	+ 7.2%
\$125,001 to \$150,000	\$89	\$93	+ 4.2%
\$150,001 to \$300,000	\$100	\$107	+ 6.4%
\$300,001 and Above	\$121	\$131	+ 8.3%
All Price Ranges	\$89	\$97	+ 9.3%

Single-Family

	10-2019	10-2020	Change
\$43	\$43	\$43	+ 0.3%
\$70	\$73	\$73	+ 4.2%
\$79	\$85	\$79	+ 6.9%
\$89	\$93	\$89	+ 4.5%
\$99	\$106	\$99	+ 6.6%
\$120	\$129	\$120	+ 8.2%
All Single-Family	\$87	\$96	+ 9.5%

Condo

	10-2019	10-2020	Change
\$49	\$55	\$49	+ 12.3%
\$78	\$79	\$78	+ 0.6%
\$91	\$100	\$91	+ 9.4%
\$102	\$104	\$102	+ 1.7%
\$117	\$121	\$117	+ 3.5%
\$147	\$157	\$147	+ 7.2%
All Condo	\$111	\$118	+ 7.1%

By Construction Type

	10-2019	10-2020	Change
Previously Owned	\$86	\$93	+ 9.2%
New Construction	\$134	\$143	+ 6.8%
All Construction Types	\$89	\$97	+ 9.3%

	10-2019	10-2020	Change
\$85	\$93	\$85	+ 9.5%
\$132	\$141	\$132	+ 7.0%
All Single-Family	\$87	\$96	+ 9.5%

	10-2019	10-2020	Change
\$105	\$111	\$105	+ 5.8%
\$149	\$153	\$149	+ 2.9%
All Condo	\$111	\$118	+ 7.1%

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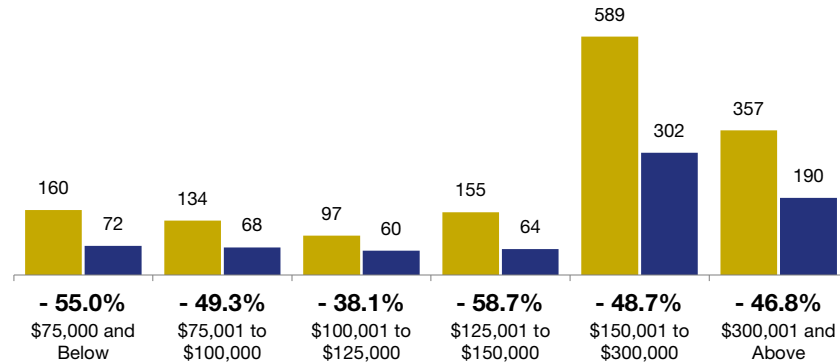
Inventory of Homes for Sale

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



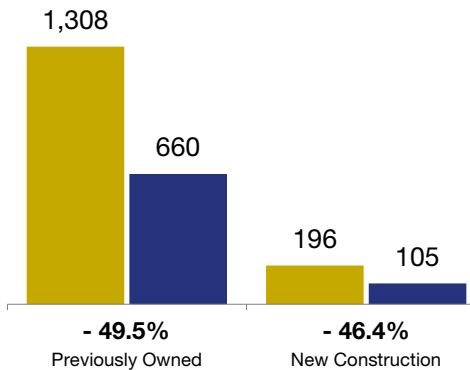
By Price Range

■ 10-2019 ■ 10-2020



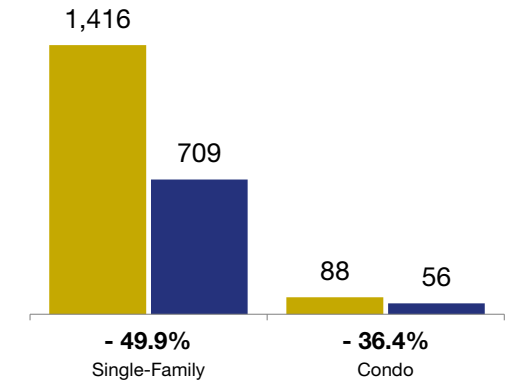
By Construction Type

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$75,000 and Below	160	72	- 55.0%
\$75,001 to \$100,000	134	68	- 49.3%
\$100,001 to \$125,000	97	60	- 38.1%
\$125,001 to \$150,000	155	64	- 58.7%
\$150,001 to \$300,000	589	302	- 48.7%
\$300,001 and Above	357	190	- 46.8%
All Price Ranges	1,504	765	- 49.1%

Single-Family

10-2019	10-2020	Change
156	71	- 54.5%
131	67	- 48.9%
95	55	- 42.1%
153	63	- 58.8%
547	280	- 48.8%
323	164	- 49.2%
1,416	709	- 49.9%

Condo

	10-2019	10-2020	Change
	4	1	- 75.0%
	3	1	- 66.7%
	2	5	+ 150.0%
	2	1	- 50.0%
	42	22	- 47.6%
	34	26	- 23.5%
	88	56	- 36.4%

By Construction Type

	10-2019	10-2020	Change
Previously Owned	1,308	660	- 49.5%
New Construction	196	105	- 46.4%
All Construction Types	1,504	765	- 49.1%

10-2019	10-2020	Change
1,257	620	- 50.7%
159	89	- 44.0%
1,416	709	- 49.9%

	10-2019	10-2020	Change
	51	40	- 21.6%
	37	16	- 56.8%
	88	56	- 36.4%

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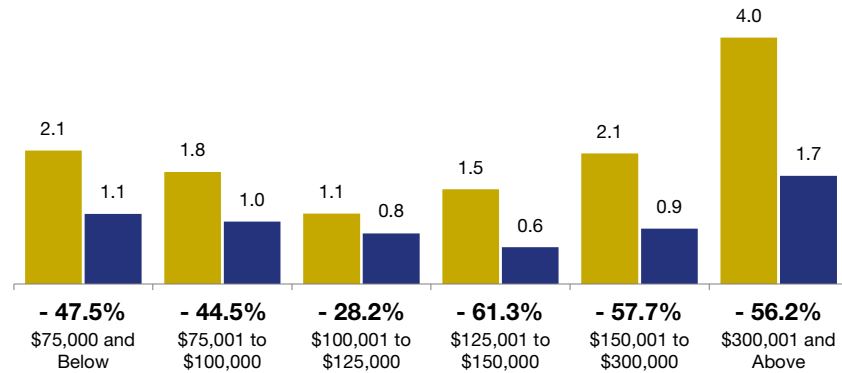
Months Supply of Inventory

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.



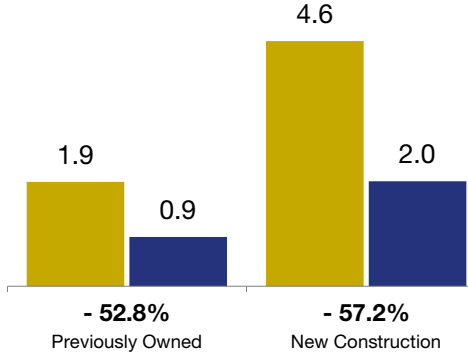
By Price Range

■ 10-2019 ■ 10-2020



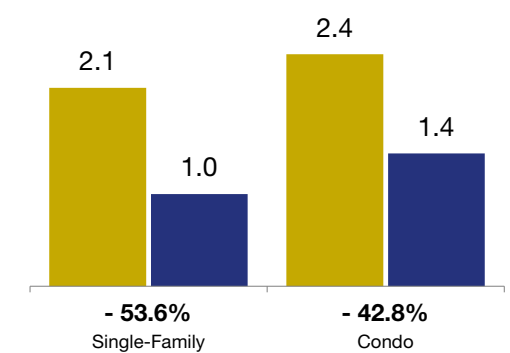
By Construction Type

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$75,000 and Below	2.1	1.1	- 47.5%
\$75,001 to \$100,000	1.8	1.0	- 44.5%
\$100,001 to \$125,000	1.1	0.8	- 28.2%
\$125,001 to \$150,000	1.5	0.6	- 61.3%
\$150,001 to \$300,000	2.1	0.9	- 57.7%
\$300,001 and Above	4.0	1.7	- 56.2%
All Price Ranges	2.1	1.0	- 52.4%

Single-Family

	10-2019	10-2020	Change
\$75,000 and Below	2.1	1.1	- 46.7%
\$75,001 to \$100,000	1.8	1.0	- 45.1%
\$100,001 to \$125,000	1.2	0.8	- 32.2%
\$125,001 to \$150,000	1.6	0.6	- 61.4%
\$150,001 to \$300,000	2.1	0.9	- 57.9%
\$300,001 and Above	3.8	1.6	- 58.0%
All Price Ranges	2.1	1.0	- 53.6%

Condo

	10-2019	10-2020	Change
\$75,000 and Below	2.2	0.6	- 75.0%
\$75,001 to \$100,000	0.7	0.6	- 13.5%
\$100,001 to \$125,000	0.5	1.2	+ 145.0%
\$125,001 to \$150,000	0.5	0.2	- 52.0%
\$150,001 to \$300,000	2.4	1.0	- 56.0%
\$300,001 and Above	5.9	3.5	- 41.4%
All Price Ranges	2.4	1.4	- 42.8%

By Construction Type

	10-2019	10-2020	Change
Previously Owned	1.9	0.9	- 52.8%
New Construction	4.6	2.0	- 57.2%
All Construction Types	2.1	1.0	- 52.4%

	10-2019	10-2020	Change
Previously Owned	2.0	0.9	- 54.0%
New Construction	4.1	1.9	- 53.5%
All Construction Types	2.1	1.0	- 53.6%

	10-2019	10-2020	Change
Previously Owned	1.6	1.2	- 24.3%
New Construction	8.9	2.3	- 74.6%
All Construction Types	2.4	1.4	- 42.8%

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