

Housing Supply Overview

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



November 2020

Inventory remains constrained in most segments of the market, while buyer activity remains strong. With the holiday season upon us, both buyer and seller activity typically follow seasonal slowdowns before rebounding in the new year. For the 12-month period spanning December 2019 through November 2020, Closed Sales in the Fort Wayne region were up 6.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 23.7 percent.

The overall Median Sales Price was up 8.4 percent to \$168,000. The property type with the largest price gain was the Single-Family segment, where prices increased 8.5 percent to \$166,000. The overall Percent of Original List Price Received at Sale was up 0.9 percent to 97.5.

Market-wide, inventory levels were down 50.1 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 46.5 percent. That amounts to 0.9 months supply for Single-Family homes and 1.1 months supply for Condos.

Quick Facts

+ 23.7%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 22.8%

Construction Status with
Strongest Closed Sales:

New Construction

+ 13.1%

Property Type with
Strongest Closed Sales:

Condo

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

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.

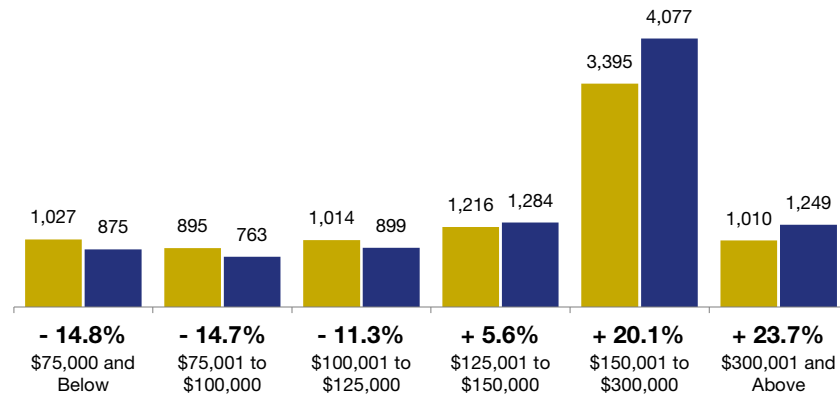
Closed Sales

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



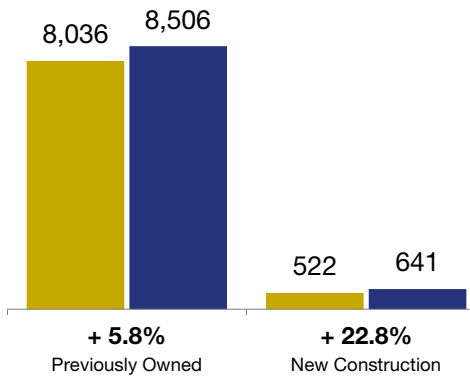
By Price Range

■ 11-2019 ■ 11-2020



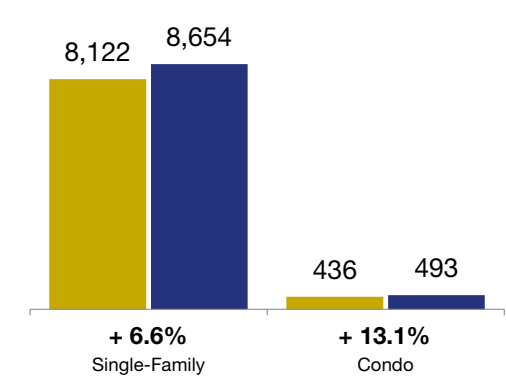
By Construction Type

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range

	11-2019	11-2020	Change
\$75,000 and Below	1,027	875	- 14.8%
\$75,001 to \$100,000	895	763	- 14.7%
\$100,001 to \$125,000	1,014	899	- 11.3%
\$125,001 to \$150,000	1,216	1,284	+ 5.6%
\$150,001 to \$300,000	3,395	4,077	+ 20.1%
\$300,001 and Above	1,010	1,249	+ 23.7%
All Price Ranges	8,558	9,147	+ 6.9%

Single-Family

	11-2019	11-2020	Change
\$75,000 and Below	1,008	855	- 15.2%
\$75,001 to \$100,000	861	741	- 13.9%
\$100,001 to \$125,000	964	845	- 12.3%
\$125,001 to \$150,000	1,162	1,232	+ 6.0%
\$150,001 to \$300,000	3,178	3,818	+ 20.1%
\$300,001 and Above	948	1,163	+ 22.7%
All Single-Family	8,122	8,654	+ 6.6%

Condo

	11-2019	11-2020	Change
\$75,000 and Below	19	20	+ 5.3%
\$75,001 to \$100,000	34	22	- 35.3%
\$100,001 to \$125,000	50	54	+ 8.0%
\$125,001 to \$150,000	54	52	- 3.7%
\$150,001 to \$300,000	217	259	+ 19.4%
\$300,001 and Above	62	86	+ 38.7%
All Condo	436	493	+ 13.1%

By Construction Type

	11-2019	11-2020	Change
Previously Owned	8,036	8,506	+ 5.8%
New Construction	522	641	+ 22.8%
All Construction Types	8,558	9,147	+ 6.9%

	11-2019	11-2020	Change
Previously Owned	7,654	8,100	+ 5.8%
New Construction	468	554	+ 18.4%
All Single-Family	8,122	8,654	+ 6.6%

	11-2019	11-2020	Change
Previously Owned	382	406	+ 6.3%
New Construction	54	87	+ 61.1%
All Condo	436	493	+ 13.1%

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.

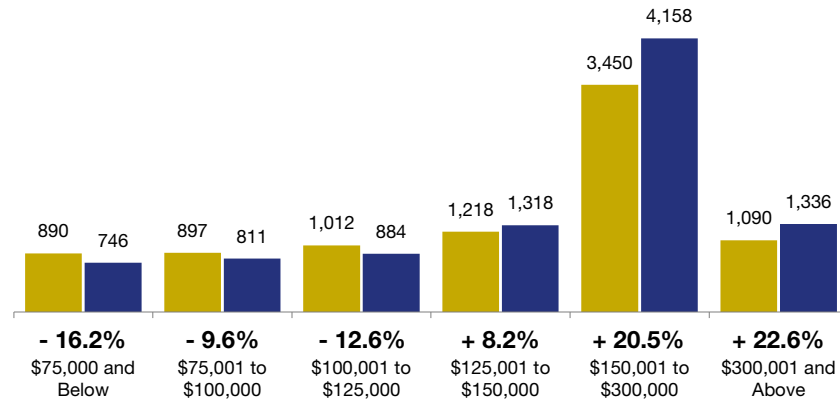
Pending Sales

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



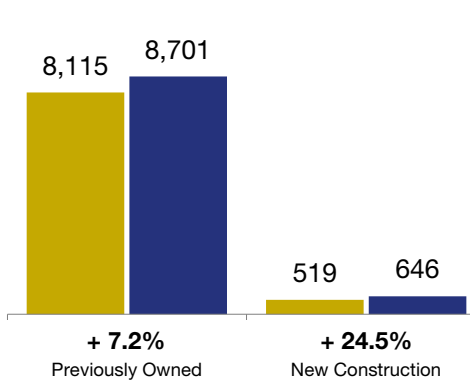
By Price Range

■ 11-2019 ■ 11-2020



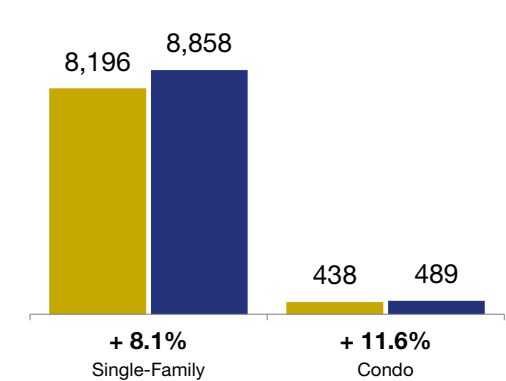
By Construction Type

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range

	11-2019	11-2020	Change
\$75,000 and Below	890	746	- 16.2%
\$75,001 to \$100,000	897	811	- 9.6%
\$100,001 to \$125,000	1,012	884	- 12.6%
\$125,001 to \$150,000	1,218	1,318	+ 8.2%
\$150,001 to \$300,000	3,450	4,158	+ 20.5%
\$300,001 and Above	1,090	1,336	+ 22.6%
All Price Ranges	8,634	9,347	+ 8.3%

Single-Family

11-2019	11-2020	Change
872	729	- 16.4%
859	789	- 8.1%
966	831	- 14.0%
1,173	1,269	+ 8.2%
3,230	3,902	+ 20.8%
1,019	1,246	+ 22.3%
8,196	8,858	+ 8.1%

Condo

	11-2019	11-2020	Change
	18	17	- 5.6%
	38	22	- 42.1%
	46	53	+ 15.2%
	45	49	+ 8.9%
	220	256	+ 16.4%
	71	90	+ 26.8%
	438	489	+ 11.6%

By Construction Type

	11-2019	11-2020	Change
Previously Owned	8,115	8,701	+ 7.2%
New Construction	519	646	+ 24.5%
All Construction Types	8,634	9,347	+ 8.3%

11-2019	11-2020	Change
7,729	8,298	+ 7.4%
467	560	+ 19.9%
8,196	8,858	+ 8.1%

	11-2019	11-2020	Change
	386	403	+ 4.4%
	52	86	+ 65.4%
	438	489	+ 11.6%

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.

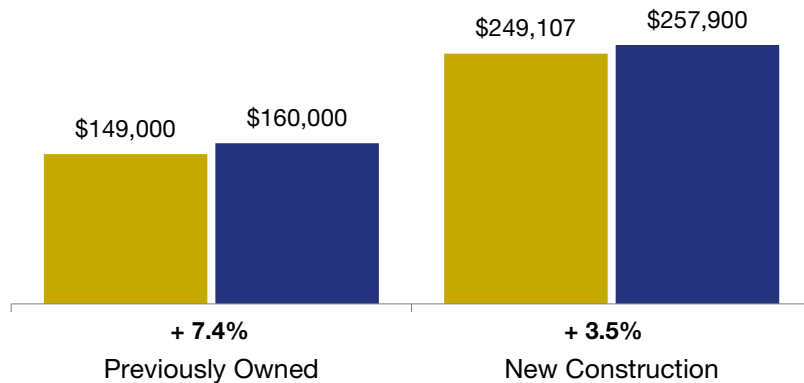
Median Sales Price

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



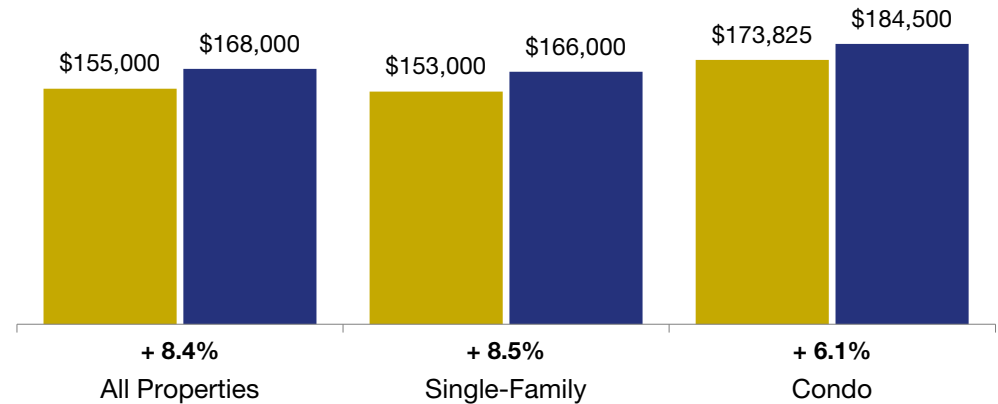
By Construction Type

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Construction Type	11-2019	11-2020	Change
Previously Owned	\$149,000	\$160,000	+ 7.4%
New Construction	\$249,107	\$257,900	+ 3.5%
All Construction Types	\$155,000	\$168,000	+ 8.4%

Single-Family

11-2019	11-2020	Change
\$148,000	\$160,000	+ 8.1%
\$249,870	\$258,619	+ 3.5%
\$153,000	\$166,000	+ 8.5%

Condo

11-2019	11-2020	Change
\$166,001	\$170,750	+ 2.9%
\$234,156	\$240,260	+ 2.6%
\$173,825	\$184,500	+ 6.1%

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.

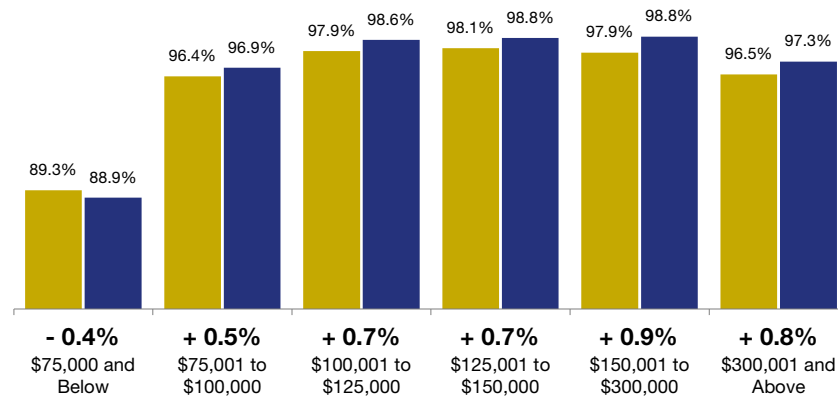
Percent of Original List Price Received



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.**

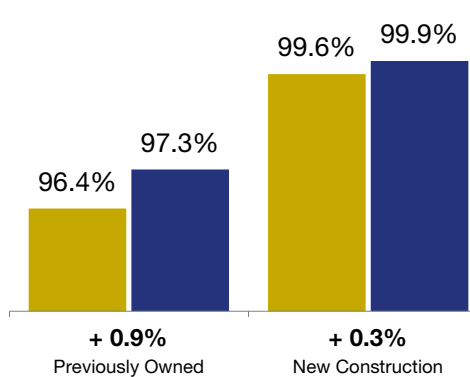
By Price Range

■ 11-2019 ■ 11-2020



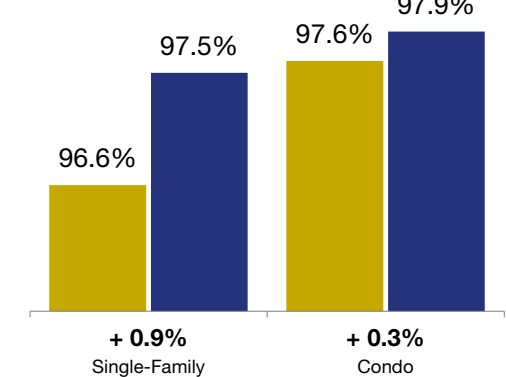
By Construction Type

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range

	11-2019	11-2020	Change
\$75,000 and Below	89.3%	88.9%	- 0.4%
\$75,001 to \$100,000	96.4%	96.9%	+ 0.5%
\$100,001 to \$125,000	97.9%	98.6%	+ 0.7%
\$125,001 to \$150,000	98.1%	98.8%	+ 0.7%
\$150,001 to \$300,000	97.9%	98.8%	+ 0.9%
\$300,001 and Above	96.5%	97.3%	+ 0.8%
All Price Ranges	96.6%	97.5%	+ 0.9%

Single-Family

	11-2019	11-2020	Change
\$75,000 and Below	89.4%	88.8%	- 0.7%
\$75,001 to \$100,000	96.3%	96.9%	+ 0.6%
\$100,001 to \$125,000	97.9%	98.6%	+ 0.7%
\$125,001 to \$150,000	98.2%	98.8%	+ 0.6%
\$150,001 to \$300,000	97.8%	98.9%	+ 1.1%
\$300,001 and Above	96.5%	97.3%	+ 0.8%
All Price Ranges	96.6%	97.5%	+ 0.9%

Condo

	11-2019	11-2020	Change
\$75,000 and Below	88.1%	94.0%	+ 6.7%
\$75,001 to \$100,000	99.3%	96.5%	- 2.8%
\$100,001 to \$125,000	98.5%	98.9%	+ 0.4%
\$125,001 to \$150,000	96.9%	97.5%	+ 0.6%
\$150,001 to \$300,000	98.5%	98.3%	- 0.2%
\$300,001 and Above	96.3%	97.4%	+ 1.1%
All Price Ranges	97.6%	97.9%	+ 0.3%

By Construction Type

	11-2019	11-2020	Change
Previously Owned	96.4%	97.3%	+ 0.9%
New Construction	99.6%	99.9%	+ 0.3%
All Construction Types	96.6%	97.5%	+ 0.9%

	11-2019	11-2020	Change
Previously Owned	96.4%	97.3%	+ 0.9%
New Construction	99.5%	99.9%	+ 0.4%
All Construction Types	96.6%	97.5%	+ 0.9%

	11-2019	11-2020	Change
Previously Owned	97.3%	97.4%	+ 0.1%
New Construction	100.1%	99.9%	- 0.2%
All Construction Types	97.6%	97.9%	+ 0.3%

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.

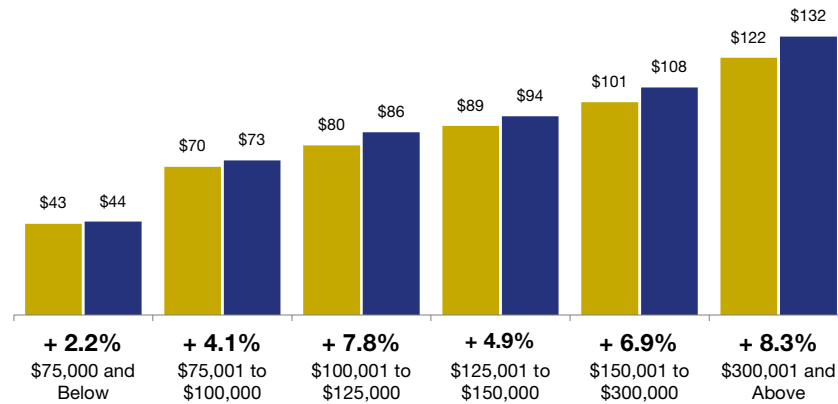
Price Per Square Foot

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



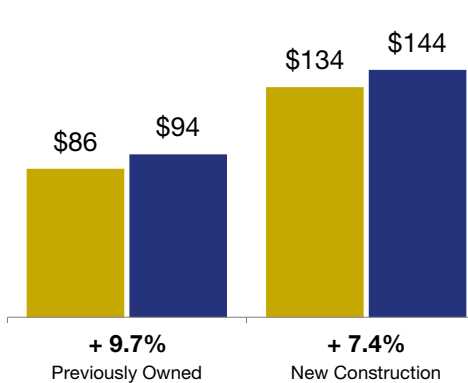
By Price Range

■ 11-2019 ■ 11-2020



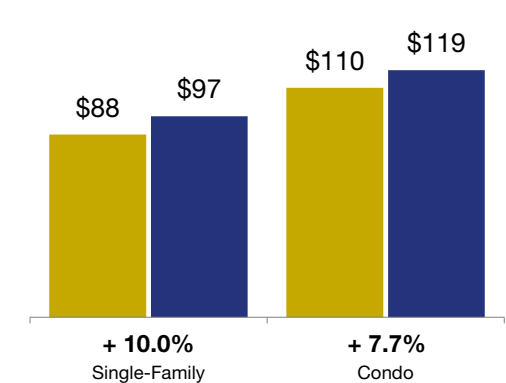
By Construction Type

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range

	11-2019	11-2020	Change
\$75,000 and Below	\$43	\$44	+ 2.2%
\$75,001 to \$100,000	\$70	\$73	+ 4.1%
\$100,001 to \$125,000	\$80	\$86	+ 7.8%
\$125,001 to \$150,000	\$89	\$94	+ 4.9%
\$150,001 to \$300,000	\$101	\$108	+ 6.9%
\$300,001 and Above	\$122	\$132	+ 8.3%
All Price Ranges	\$89	\$98	+ 10.0%

Single-Family

11-2019	11-2020	Change
\$43	\$44	+ 1.9%
\$70	\$73	+ 4.3%
\$80	\$86	+ 7.6%
\$89	\$93	+ 5.0%
\$99	\$107	+ 7.1%
\$120	\$130	+ 8.4%
\$88	\$97	+ 10.0%

Condo

	11-2019	11-2020	Change
	\$51	\$57	+ 12.4%
	\$78	\$80	+ 2.3%
	\$91	\$99	+ 8.5%
	\$102	\$106	+ 4.3%
	\$117	\$121	+ 4.1%
	\$148	\$155	+ 5.3%
	\$110	\$119	+ 7.7%

By Construction Type

	11-2019	11-2020	Change
Previously Owned	\$86	\$94	+ 9.7%
New Construction	\$134	\$144	+ 7.4%
All Construction Types	\$89	\$98	+ 10.0%

11-2019	11-2020	Change
\$85	\$94	+ 9.9%
\$132	\$142	+ 7.5%
\$88	\$97	+ 10.0%

	11-2019	11-2020	Change
	\$105	\$111	+ 5.9%
	\$146	\$153	+ 4.6%
	\$110	\$119	+ 7.7%

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.

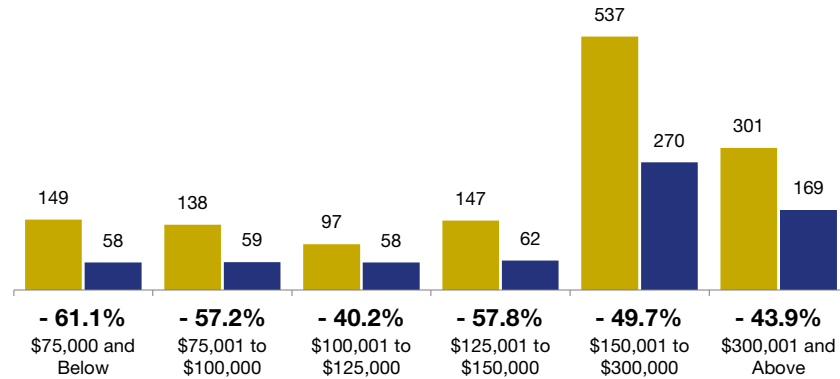
Inventory of Homes for Sale

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



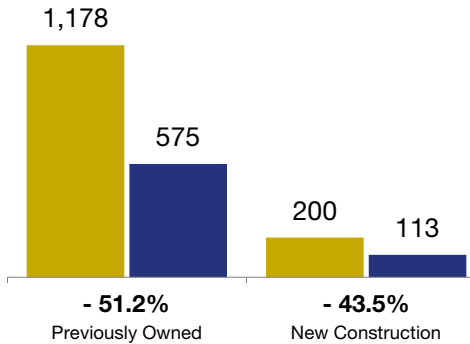
By Price Range

■ 11-2019 ■ 11-2020



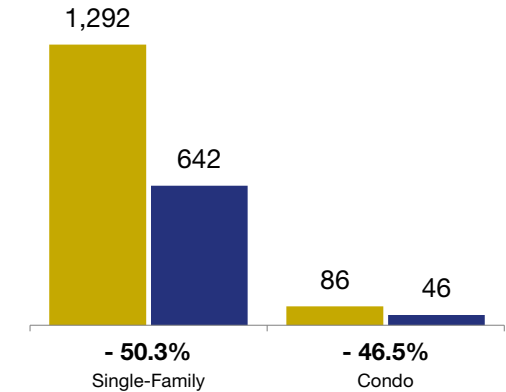
By Construction Type

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range

	11-2019	11-2020	Change
\$75,000 and Below	149	58	- 61.1%
\$75,001 to \$100,000	138	59	- 57.2%
\$100,001 to \$125,000	97	58	- 40.2%
\$125,001 to \$150,000	147	62	- 57.8%
\$150,001 to \$300,000	537	270	- 49.7%
\$300,001 and Above	301	169	- 43.9%
All Price Ranges	1,378	688	- 50.1%

Single-Family

11-2019	11-2020	Change
147	55	- 62.6%
136	59	- 56.6%
95	52	- 45.3%
141	60	- 57.4%
497	256	- 48.5%
268	150	- 44.0%
1,292	642	- 50.3%

Condo

	11-2019	11-2020	Change
	2	3	+ 50.0%
	2	0	- 100.0%
	2	6	+ 200.0%
	6	2	- 66.7%
	40	14	- 65.0%
	33	19	- 42.4%
	86	46	- 46.5%

By Construction Type

	11-2019	11-2020	Change
Previously Owned	1,178	575	- 51.2%
New Construction	200	113	- 43.5%
All Construction Types	1,378	688	- 50.1%

11-2019	11-2020	Change
1,129	542	- 52.0%
163	100	- 38.7%
1,292	642	- 50.3%

	11-2019	11-2020	Change
	49	33	- 32.7%
	37	13	- 64.9%
	86	46	- 46.5%

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.

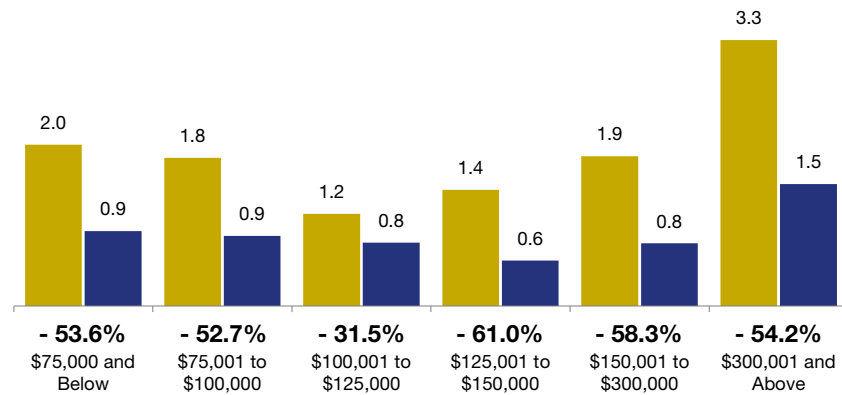
Months Supply of Inventory

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.



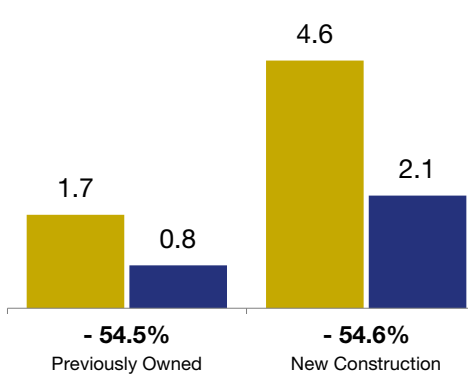
By Price Range

■ 11-2019 ■ 11-2020



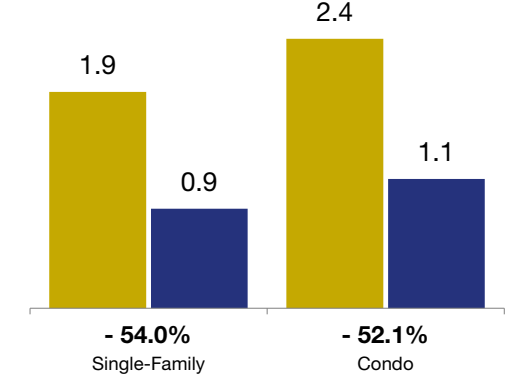
By Construction Type

■ 11-2019 ■ 11-2020



By Property Type

■ 11-2019 ■ 11-2020



All Properties

By Price Range

	11-2019	11-2020	Change
\$75,000 and Below	2.0	0.9	- 53.6%
\$75,001 to \$100,000	1.8	0.9	- 52.7%
\$100,001 to \$125,000	1.2	0.8	- 31.5%
\$125,001 to \$150,000	1.4	0.6	- 61.0%
\$150,001 to \$300,000	1.9	0.8	- 58.3%
\$300,001 and Above	3.3	1.5	- 54.2%
All Price Ranges	1.9	0.9	- 52.6%

Single-Family

	11-2019	11-2020	Change
\$75,000 and Below	2.0	0.9	- 55.2%
\$75,001 to \$100,000	1.9	0.9	- 52.8%
\$100,001 to \$125,000	1.2	0.8	- 36.4%
\$125,001 to \$150,000	1.4	0.6	- 60.7%
\$150,001 to \$300,000	1.8	0.8	- 57.4%
\$300,001 and Above	3.2	1.4	- 54.2%
All Price Ranges	1.9	0.9	- 54.0%

Condo

	11-2019	11-2020	Change
\$75,000 and Below	1.1	1.6	+ 42.9%
\$75,001 to \$100,000	0.5	0.0	- 100.0%
\$100,001 to \$125,000	0.5	1.4	+ 160.4%
\$125,001 to \$150,000	1.6	0.5	- 69.4%
\$150,001 to \$300,000	2.2	0.7	- 69.9%
\$300,001 and Above	5.6	2.5	- 54.6%
All Price Ranges	2.4	1.1	- 52.1%

By Construction Type

	11-2019	11-2020	Change
Previously Owned	1.7	0.8	- 54.5%
New Construction	4.6	2.1	- 54.6%
All Construction Types	1.9	0.9	- 52.6%

	11-2019	11-2020	Change
Previously Owned	1.8	0.8	- 55.3%
New Construction	4.2	2.1	- 48.8%
All Construction Types	1.9	0.9	- 54.0%

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 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.