

Housing Supply Overview

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



December 2020

December is normally one of the slowest months of the year but strong buyer demand across most segments of the market continue to drive a healthy sales pace, while listing inventory continues to remain low overall. For the 12-month period spanning January 2020 through December 2020, Closed Sales in the Fort Wayne region were up 7.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.0 percent.

The overall Median Sales Price was up 9.6 percent to \$169,900. The property type with the largest price gain was the Single-Family segment, where prices increased 8.7 percent to \$168,000. The overall Percent of Original List Price Received at Sale was up 1.2 percent to 97.8.

Market-wide, inventory levels were down 51.6 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 37.3 percent. That amounts to 0.7 months supply for Single-Family homes and 1.2 months supply for Condos.

Quick Facts

+ 26.0%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 24.0%

Construction Status with
Strongest Closed Sales:

New Construction

+ 9.4%

Property Type with
Strongest Closed Sales:

Condo

Closed Sales	2
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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.

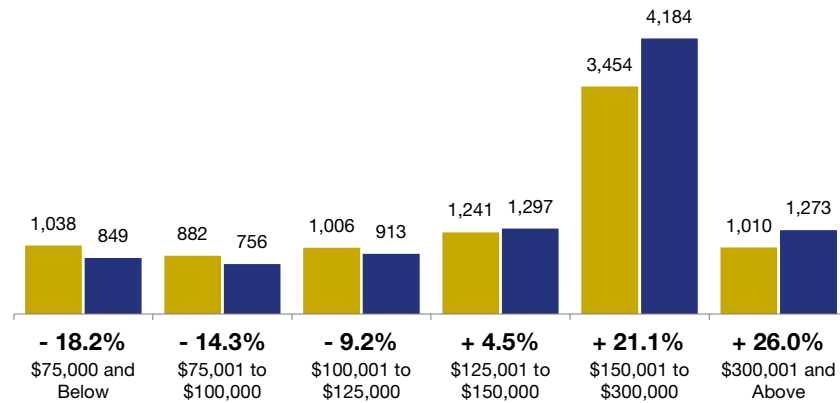
Closed Sales

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



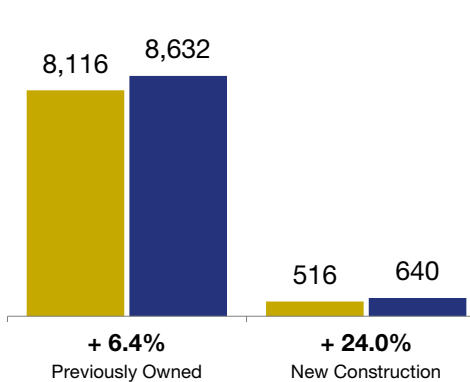
By Price Range

■ 12-2019 ■ 12-2020



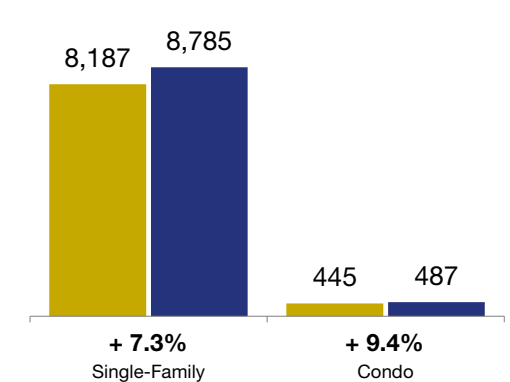
By Construction Type

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$75,000 and Below	1,038	849	- 18.2%
\$75,001 to \$100,000	882	756	- 14.3%
\$100,001 to \$125,000	1,006	913	- 9.2%
\$125,001 to \$150,000	1,241	1,297	+ 4.5%
\$150,001 to \$300,000	3,454	4,184	+ 21.1%
\$300,001 and Above	1,010	1,273	+ 26.0%
All Price Ranges	8,632	9,272	+ 7.4%

Single-Family

	12-2019	12-2020	Change
\$75,000 and Below	1,019	830	- 18.5%
\$75,001 to \$100,000	848	733	- 13.6%
\$100,001 to \$125,000	954	860	- 9.9%
\$125,001 to \$150,000	1,186	1,249	+ 5.3%
\$150,001 to \$300,000	3,233	3,925	+ 21.4%
\$300,001 and Above	946	1,188	+ 25.6%
All Single-Family	8,187	8,785	+ 7.3%

Condo

	12-2019	12-2020	Change
\$75,000 and Below	19	19	0.0%
\$75,001 to \$100,000	34	23	- 32.4%
\$100,001 to \$125,000	52	53	+ 1.9%
\$125,001 to \$150,000	55	48	- 12.7%
\$150,001 to \$300,000	221	259	+ 17.2%
\$300,001 and Above	64	85	+ 32.8%
All Condo	445	487	+ 9.4%

By Construction Type

	12-2019	12-2020	Change
Previously Owned	8,116	8,632	+ 6.4%
New Construction	516	640	+ 24.0%
All Construction Types	8,632	9,272	+ 7.4%

	12-2019	12-2020	Change
Previously Owned	7,724	8,235	+ 6.6%
New Construction	463	550	+ 18.8%
All Single-Family	8,187	8,785	+ 7.3%

	12-2019	12-2020	Change
Single-Family	392	397	+ 1.3%
Condo	53	90	+ 69.8%
All Condo	445	487	+ 9.4%

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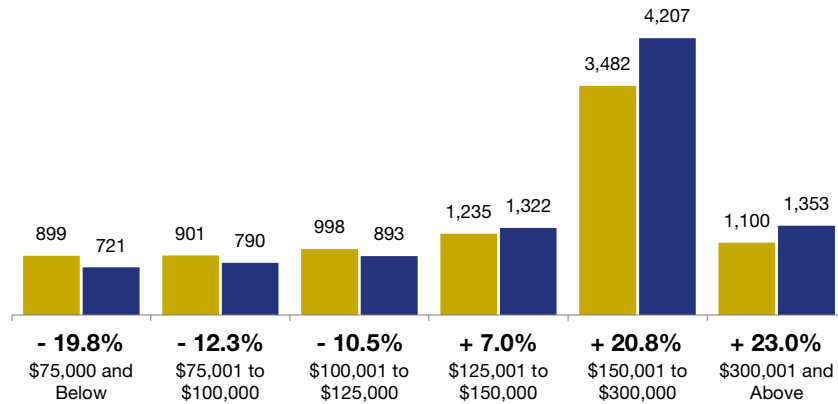
Pending Sales

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



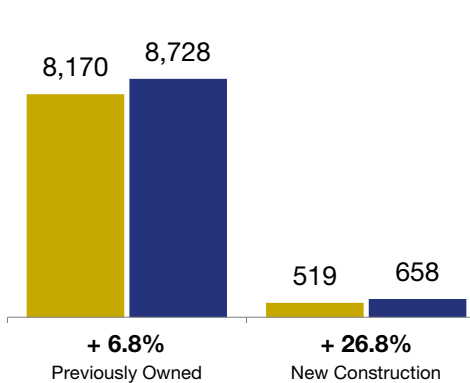
By Price Range

■ 12-2019 ■ 12-2020



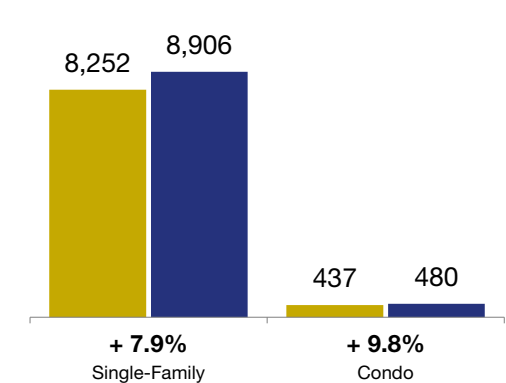
By Construction Type

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$75,000 and Below	899	721	- 19.8%
\$75,001 to \$100,000	901	790	- 12.3%
\$100,001 to \$125,000	998	893	- 10.5%
\$125,001 to \$150,000	1,235	1,322	+ 7.0%
\$150,001 to \$300,000	3,482	4,207	+ 20.8%
\$300,001 and Above	1,100	1,353	+ 23.0%
All Price Ranges	8,689	9,386	+ 8.0%

Single-Family

	12-2019	12-2020	Change
\$75,000 and Below	880	705	- 19.9%
\$75,001 to \$100,000	866	770	- 11.1%
\$100,001 to \$125,000	954	839	- 12.1%
\$125,001 to \$150,000	1,189	1,277	+ 7.4%
\$150,001 to \$300,000	3,261	3,956	+ 21.3%
\$300,001 and Above	1,028	1,262	+ 22.8%
All Price Ranges	8,252	8,906	+ 7.9%

Condo

	12-2019	12-2020	Change
\$75,000 and Below	19	16	- 15.8%
\$75,001 to \$100,000	35	20	- 42.9%
\$100,001 to \$125,000	44	54	+ 22.7%
\$125,001 to \$150,000	46	45	- 2.2%
\$150,001 to \$300,000	221	251	+ 13.6%
\$300,001 and Above	72	91	+ 26.4%
All Price Ranges	437	480	+ 9.8%

By Construction Type

	12-2019	12-2020	Change
Previously Owned	8,170	8,728	+ 6.8%
New Construction	519	658	+ 26.8%
All Construction Types	8,689	9,386	+ 8.0%

	12-2019	12-2020	Change
Previously Owned	7,786	8,335	+ 7.1%
New Construction	466	571	+ 22.5%
All Construction Types	8,252	8,906	+ 7.9%

	12-2019	12-2020	Change
Previously Owned	384	393	+ 2.3%
New Construction	53	87	+ 64.2%
All Construction Types	437	480	+ 9.8%

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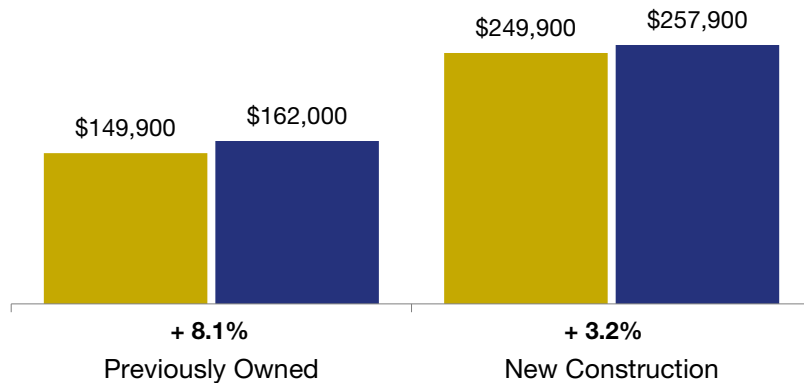
Median Sales Price

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



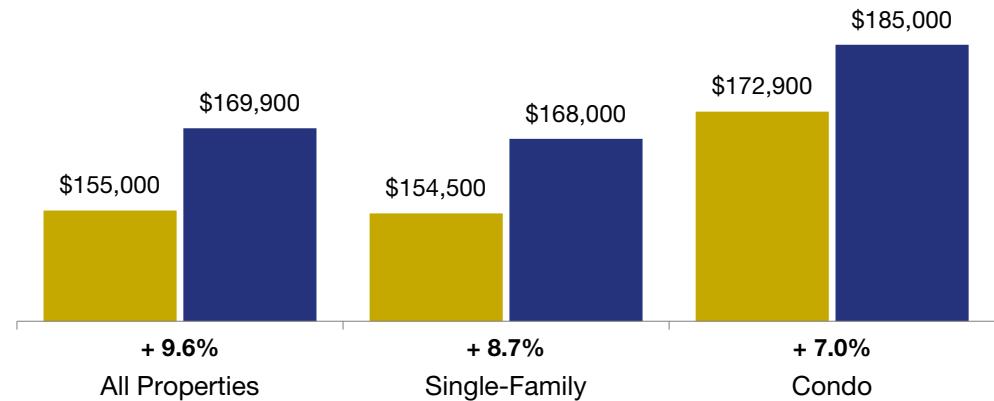
By Construction Type

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Construction Type	12-2019	12-2020	Change
Previously Owned	\$149,900	\$162,000	+ 8.1%
New Construction	\$249,900	\$257,900	+ 3.2%
All Construction Types	\$155,000	\$169,900	+ 9.6%

Single-Family

12-2019	12-2020	Change
\$149,000	\$161,000	+ 8.1%
\$249,900	\$259,650	+ 3.9%
\$154,500	\$168,000	+ 8.7%

Condo

12-2019	12-2020	Change
\$165,001	\$173,000	+ 4.8%
\$240,000	\$237,558	- 1.0%
\$172,900	\$185,000	+ 7.0%

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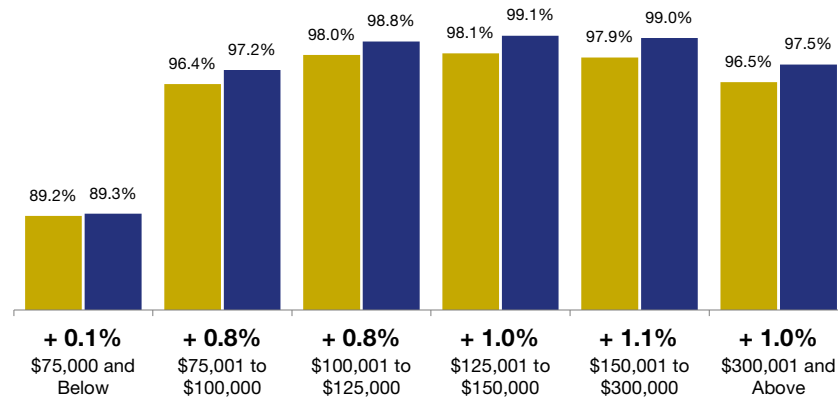
Percent of Original List Price Received



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.**

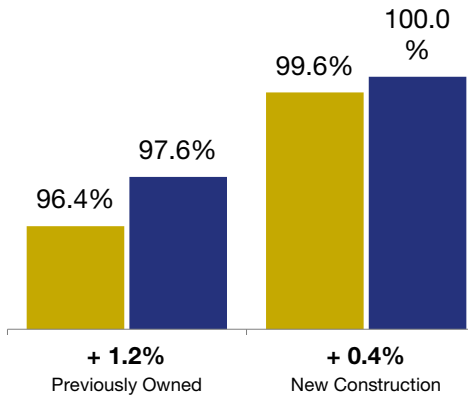
By Price Range

■ 12-2019 ■ 12-2020



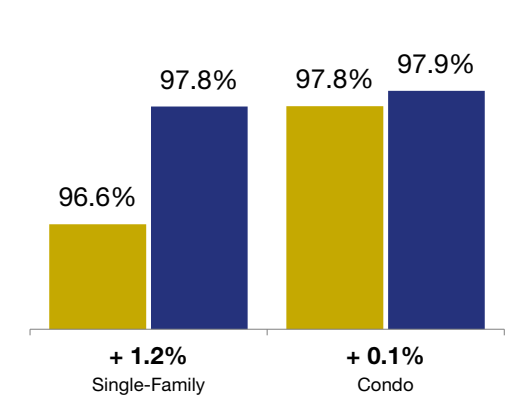
By Construction Type

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$75,000 and Below	89.2%	89.3%	+ 0.1%
\$75,001 to \$100,000	96.4%	97.2%	+ 0.8%
\$100,001 to \$125,000	98.0%	98.8%	+ 0.8%
\$125,001 to \$150,000	98.1%	99.1%	+ 1.0%
\$150,001 to \$300,000	97.9%	99.0%	+ 1.1%
\$300,001 and Above	96.5%	97.5%	+ 1.0%
All Price Ranges	96.6%	97.8%	+ 1.2%

Single-Family

	12-2019	12-2020	Change
\$75,000 and Below	89.2%	89.2%	0.0%
\$75,001 to \$100,000	96.3%	97.3%	+ 1.0%
\$100,001 to \$125,000	98.0%	98.8%	+ 0.8%
\$125,001 to \$150,000	98.2%	99.1%	+ 0.9%
\$150,001 to \$300,000	97.8%	99.0%	+ 1.2%
\$300,001 and Above	96.5%	97.5%	+ 1.0%
All Price Ranges	96.6%	97.8%	+ 1.2%

Condo

	12-2019	12-2020	Change
\$75,000 and Below	87.9%	94.3%	+ 7.3%
\$75,001 to \$100,000	99.5%	95.2%	- 4.3%
\$100,001 to \$125,000	99.1%	98.4%	- 0.7%
\$125,001 to \$150,000	96.8%	98.1%	+ 1.3%
\$150,001 to \$300,000	98.5%	98.4%	- 0.1%
\$300,001 and Above	97.0%	97.4%	+ 0.4%
All Price Ranges	97.8%	97.9%	+ 0.1%

By Construction Type

	12-2019	12-2020	Change
Previously Owned	96.4%	97.6%	+ 1.2%
New Construction	99.6%	100.0%	+ 0.4%
All Construction Types	96.6%	97.8%	+ 1.2%

	12-2019	12-2020	Change
Previously Owned	96.4%	97.6%	+ 1.2%
New Construction	99.5%	99.9%	+ 0.4%
All Construction Types	96.6%	97.8%	+ 1.2%

	12-2019	12-2020	Change
Previously Owned	97.4%	97.4%	0.0%
New Construction	100.1%	100.1%	0.0%
All Construction Types	97.8%	97.9%	+ 0.1%

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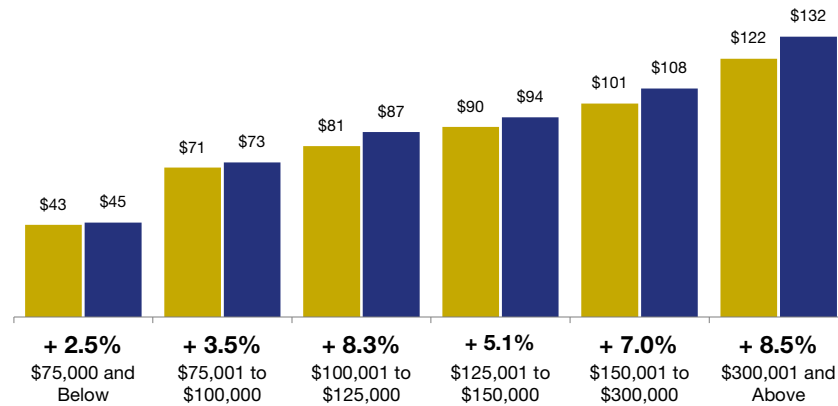
Price Per Square Foot

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



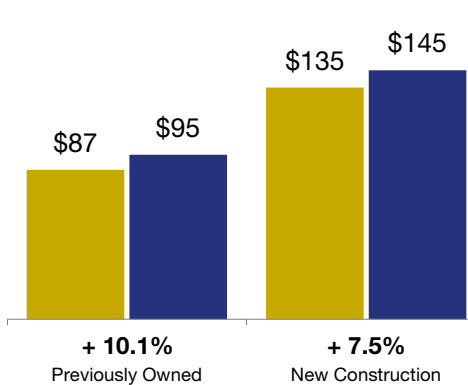
By Price Range

■ 12-2019 ■ 12-2020



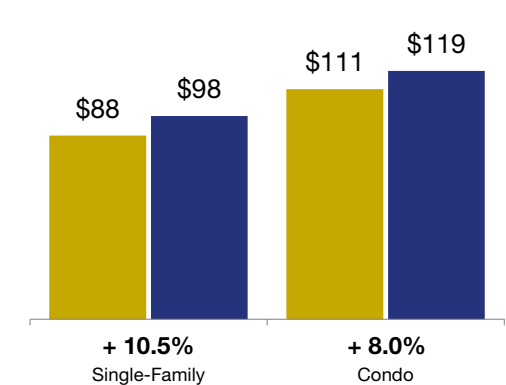
By Construction Type

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$75,000 and Below	\$43	\$45	+ 2.5%
\$75,001 to \$100,000	\$71	\$73	+ 3.5%
\$100,001 to \$125,000	\$81	\$87	+ 8.3%
\$125,001 to \$150,000	\$90	\$94	+ 5.1%
\$150,001 to \$300,000	\$101	\$108	+ 7.0%
\$300,001 and Above	\$122	\$132	+ 8.5%
All Price Ranges	\$90	\$99	+ 10.4%

Single-Family

12-2019	12-2020	Change
\$43	\$44	+ 2.2%
\$70	\$73	+ 3.7%
\$80	\$87	+ 8.4%
\$89	\$94	+ 5.1%
\$100	\$107	+ 7.2%
\$120	\$131	+ 8.9%
\$88	\$98	+ 10.5%

Condo

	12-2019	12-2020	Change
	\$52	\$57	+ 10.0%
	\$78	\$80	+ 2.2%
	\$93	\$98	+ 5.4%
	\$99	\$108	+ 9.0%
	\$117	\$123	+ 5.4%
	\$149	\$154	+ 3.0%
	\$111	\$119	+ 8.0%

By Construction Type

	12-2019	12-2020	Change
Previously Owned	\$87	\$95	+ 10.1%
New Construction	\$135	\$145	+ 7.5%
All Construction Types	\$90	\$99	+ 10.4%

12-2019	12-2020	Change
\$86	\$95	+ 10.4%
\$133	\$143	+ 7.7%
\$88	\$98	+ 10.5%

	12-2019	12-2020	Change
	\$106	\$112	+ 6.0%
	\$149	\$153	+ 3.1%
	\$111	\$119	+ 8.0%

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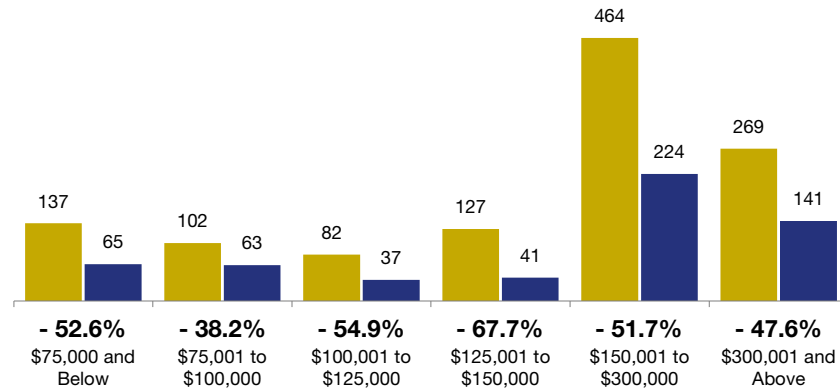
Inventory of Homes for Sale

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



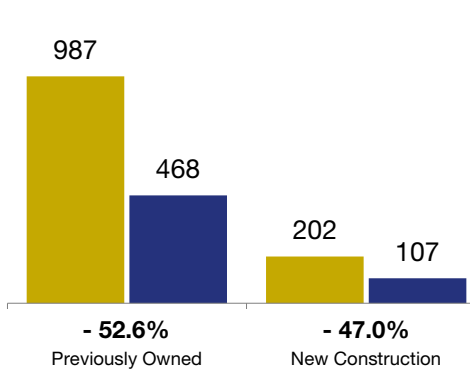
By Price Range

■ 12-2019 ■ 12-2020



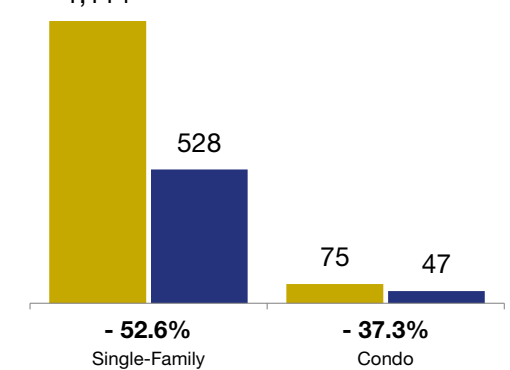
By Construction Type

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$75,000 and Below	137	65	- 52.6%
\$75,001 to \$100,000	102	63	- 38.2%
\$100,001 to \$125,000	82	37	- 54.9%
\$125,001 to \$150,000	127	41	- 67.7%
\$150,001 to \$300,000	464	224	- 51.7%
\$300,001 and Above	269	141	- 47.6%
All Price Ranges	1,189	575	- 51.6%

Single-Family

12-2019	12-2020	Change
134	59	- 56.0%
101	62	- 38.6%
81	33	- 59.3%
124	39	- 68.5%
426	207	- 51.4%
240	124	- 48.3%
1,114	528	- 52.6%

Condo

	12-2019	12-2020	Change
	3	6	+ 100.0%
	1	1	0.0%
	1	4	+ 300.0%
	3	2	- 33.3%
	38	17	- 55.3%
	29	17	- 41.4%
	75	47	- 37.3%

By Construction Type

	12-2019	12-2020	Change
Previously Owned	987	468	- 52.6%
New Construction	202	107	- 47.0%
All Construction Types	1,189	575	- 51.6%

12-2019	12-2020	Change
946	435	- 54.0%
168	93	- 44.6%
1,114	528	- 52.6%

	12-2019	12-2020	Change
	41	33	- 19.5%
	34	14	- 58.8%
	75	47	- 37.3%

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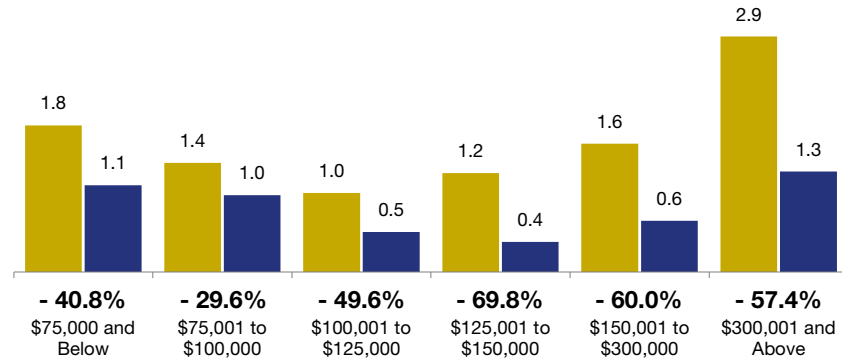
Months Supply of Inventory

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.



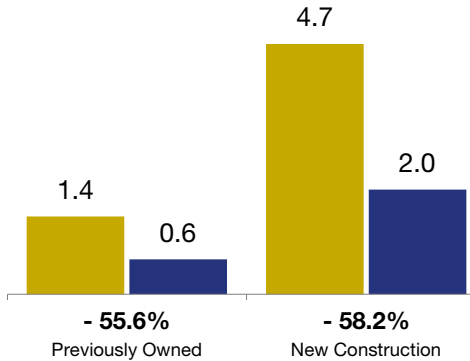
By Price Range

■ 12-2019 ■ 12-2020



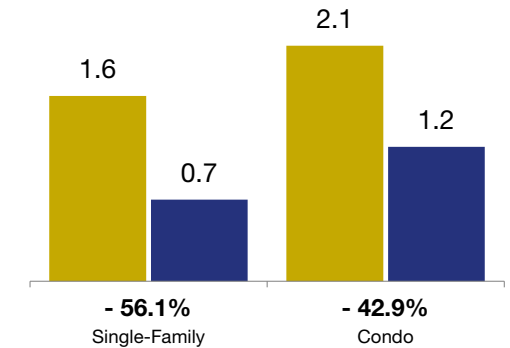
By Construction Type

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$75,000 and Below	1.8	1.1	- 40.8%
\$75,001 to \$100,000	1.4	1.0	- 29.6%
\$100,001 to \$125,000	1.0	0.5	- 49.6%
\$125,001 to \$150,000	1.2	0.4	- 69.8%
\$150,001 to \$300,000	1.6	0.6	- 60.0%
\$300,001 and Above	2.9	1.3	- 57.4%
All Price Ranges	1.6	0.7	- 56.3%

Single-Family

	12-2019	12-2020	Change
\$75,000 and Below	1.8	1.0	- 45.0%
\$75,001 to \$100,000	1.4	1.0	- 31.0%
\$100,001 to \$125,000	1.0	0.5	- 53.7%
\$125,001 to \$150,000	1.3	0.4	- 70.7%
\$150,001 to \$300,000	1.6	0.6	- 59.9%
\$300,001 and Above	2.8	1.2	- 57.9%
All Price Ranges	1.6	0.7	- 56.1%

Condo

	12-2019	12-2020	Change
\$75,000 and Below	1.7	3.0	+ 72.7%
\$75,001 to \$100,000	0.3	0.6	+ 92.5%
\$100,001 to \$125,000	0.3	0.9	+ 225.9%
\$125,001 to \$150,000	0.8	0.5	- 31.9%
\$150,001 to \$300,000	2.1	0.8	- 60.6%
\$300,001 and Above	4.8	2.2	- 53.6%
All Price Ranges	2.1	1.2	- 42.9%

By Construction Type

	12-2019	12-2020	Change
Previously Owned	1.4	0.6	- 55.6%
New Construction	4.7	2.0	- 58.2%
All Construction Types	1.6	0.7	- 56.3%

	12-2019	12-2020	Change
Previously Owned	1.5	0.6	- 57.0%
New Construction	4.3	2.0	- 54.8%
All Construction Types	1.6	0.7	- 56.1%

	12-2019	12-2020	Change
Previously Owned	1.3	1.0	- 21.4%
New Construction	7.7	1.9	- 74.9%
All Construction Types	2.1	1.2	- 42.9%

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