

Housing Supply Overview

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



January 2021

The new year has begun, and with it comes many people who have made buying or selling a home part of their 2021 resolutions. While ongoing unemployment claims remain elevated due to COVID-19, they are substantially lower than what they were during their peak and have had little effect on buyer demand thus far. For the 12-month period spanning February 2020 through January 2021, Closed Sales in the Fort Wayne region were up 6.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.5 percent.

The overall Median Sales Price was up 9.7 percent to \$170,000. The property type with the largest price gain was the Single-Family segment, where prices increased 9.7 percent to \$169,900. The overall Percent of Original List Price Received at Sale was up 1.2 percent to 97.8.

Market-wide, inventory levels were down 53.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 52.8 percent. That amounts to 0.6 months supply for Single-Family homes and 0.8 months supply for Condos.

Quick Facts

+ 26.5%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 24.5%

Construction Status with
Strongest Closed Sales:

New Construction

+ 7.1%

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.

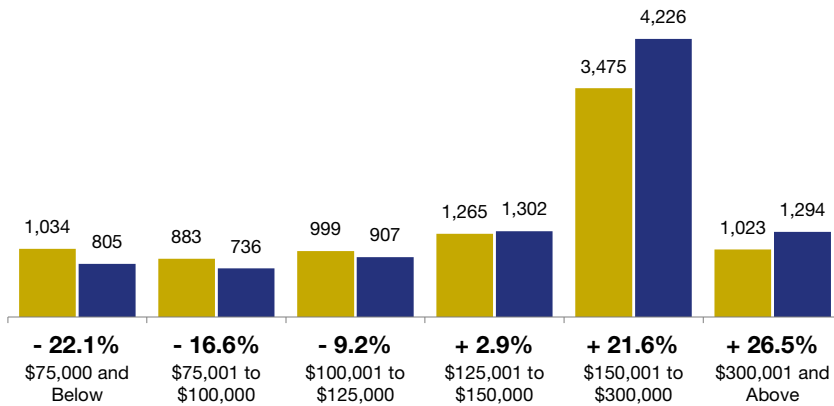
Closed Sales

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



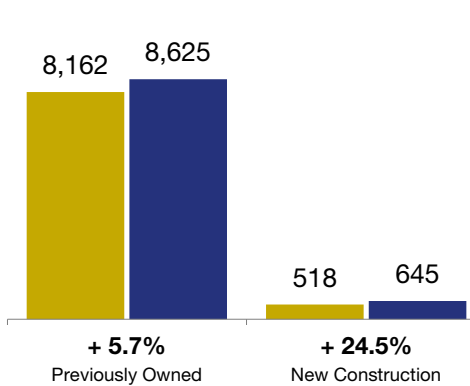
By Price Range

■ 1-2020 ■ 1-2021



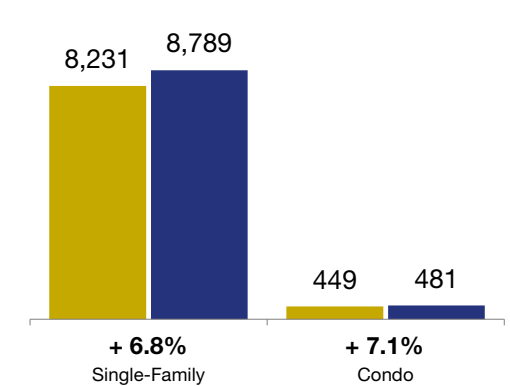
By Construction Type

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$75,000 and Below	1,034	805	- 22.1%
\$75,001 to \$100,000	883	736	- 16.6%
\$100,001 to \$125,000	999	907	- 9.2%
\$125,001 to \$150,000	1,265	1,302	+ 2.9%
\$150,001 to \$300,000	3,475	4,226	+ 21.6%
\$300,001 and Above	1,023	1,294	+ 26.5%
All Price Ranges	8,680	9,270	+ 6.8%

Single-Family

	1-2020	1-2021	Change
\$75,000 and Below	1,014	785	- 22.6%
\$75,001 to \$100,000	850	715	- 15.9%
\$100,001 to \$125,000	947	856	- 9.6%
\$125,001 to \$150,000	1,209	1,253	+ 3.6%
\$150,001 to \$300,000	3,255	3,970	+ 22.0%
\$300,001 and Above	955	1,210	+ 26.7%
All Price Ranges	8,231	8,789	+ 6.8%

Condo

	1-2020	1-2021	Change
\$75,000 and Below	20	20	0.0%
\$75,001 to \$100,000	33	21	- 36.4%
\$100,001 to \$125,000	52	51	- 1.9%
\$125,001 to \$150,000	56	49	- 12.5%
\$150,001 to \$300,000	220	256	+ 16.4%
\$300,001 and Above	68	84	+ 23.5%
All Price Ranges	449	481	+ 7.1%

By Construction Type

	1-2020	1-2021	Change
Previously Owned	8,162	8,625	+ 5.7%
New Construction	518	645	+ 24.5%
All Construction Types	8,680	9,270	+ 6.8%

	1-2020	1-2021	Change
Previously Owned	7,769	8,231	+ 5.9%
New Construction	462	558	+ 20.8%
All Construction Types	8,231	8,789	+ 6.8%

	1-2020	1-2021	Change
Previously Owned	393	394	+ 0.3%
New Construction	56	87	+ 55.4%
All Construction Types	449	481	+ 7.1%

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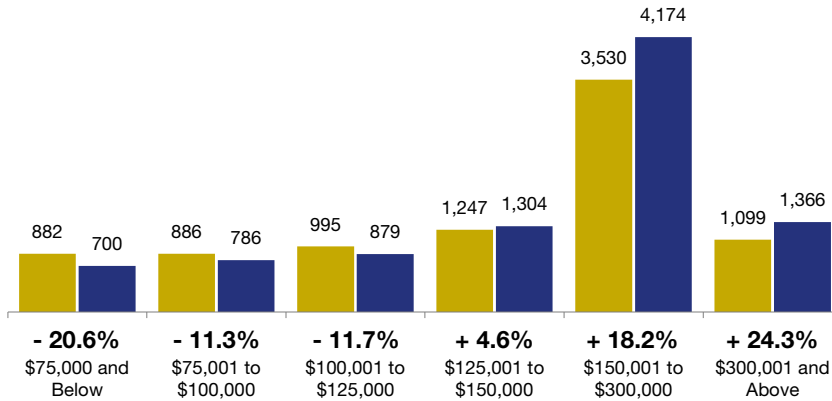
Pending Sales

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



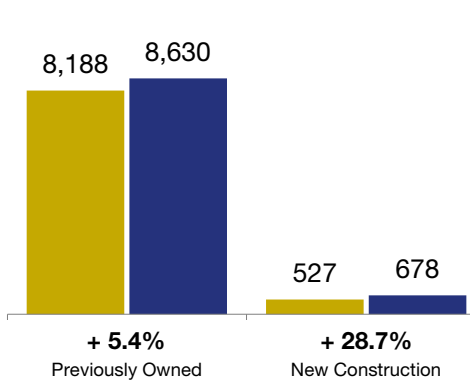
By Price Range

■ 1-2020 ■ 1-2021



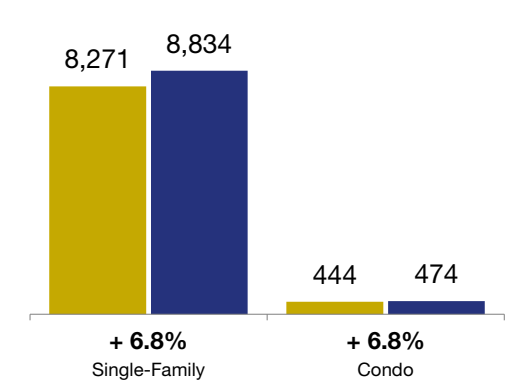
By Construction Type

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$75,000 and Below	882	700	- 20.6%
\$75,001 to \$100,000	886	786	- 11.3%
\$100,001 to \$125,000	995	879	- 11.7%
\$125,001 to \$150,000	1,247	1,304	+ 4.6%
\$150,001 to \$300,000	3,530	4,174	+ 18.2%
\$300,001 and Above	1,099	1,366	+ 24.3%
All Price Ranges	8,715	9,308	+ 6.8%

Single-Family

	1-2020	1-2021	Change
\$75,000 and Below	862	679	- 21.2%
\$75,001 to \$100,000	852	767	- 10.0%
\$100,001 to \$125,000	949	827	- 12.9%
\$125,001 to \$150,000	1,202	1,257	+ 4.6%
\$150,001 to \$300,000	3,305	3,929	+ 18.9%
\$300,001 and Above	1,025	1,279	+ 24.8%
All Price Ranges	8,271	8,834	+ 6.8%

Condo

	1-2020	1-2021	Change
\$75,000 and Below	20	21	+ 5.0%
\$75,001 to \$100,000	34	19	- 44.1%
\$100,001 to \$125,000	46	52	+ 13.0%
\$125,001 to \$150,000	45	47	+ 4.4%
\$150,001 to \$300,000	225	245	+ 8.9%
\$300,001 and Above	74	87	+ 17.6%
All Price Ranges	444	474	+ 6.8%

By Construction Type

	1-2020	1-2021	Change
Previously Owned	8,188	8,630	+ 5.4%
New Construction	527	678	+ 28.7%
All Construction Types	8,715	9,308	+ 6.8%

	1-2020	1-2021	Change
Previously Owned	7,804	8,236	+ 5.5%
New Construction	467	598	+ 28.1%
All Construction Types	8,271	8,834	+ 6.8%

	1-2020	1-2021	Change
Single-Family	384	394	+ 2.6%
Condo	60	80	+ 33.3%
All Property Types	444	474	+ 6.8%

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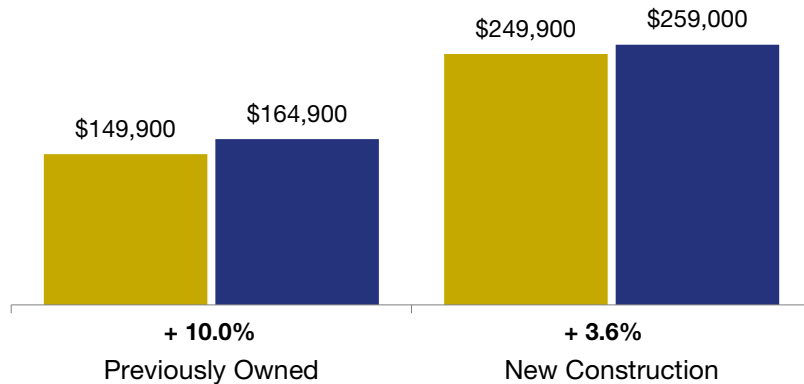
Median Sales Price

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



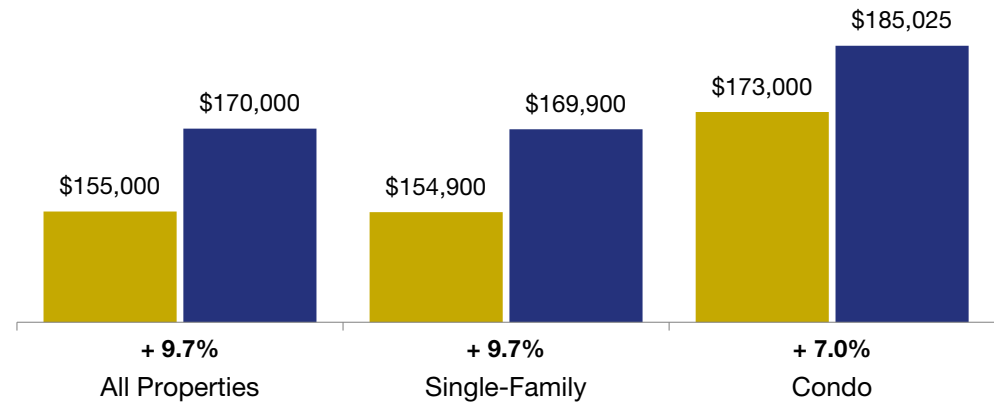
By Construction Type

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Construction Type	1-2020	1-2021	Change
Previously Owned	\$149,900	\$164,900	+ 10.0%
New Construction	\$249,900	\$259,000	+ 3.6%
All Construction Types	\$155,000	\$170,000	+ 9.7%

Single-Family

1-2020	1-2021	Change	1-2020	1-2021	Change
\$149,250	\$163,000	+ 9.2%	\$165,001	\$173,000	+ 4.8%
\$249,900	\$259,950	+ 4.0%	\$249,950	\$240,260	- 3.9%
\$154,900	\$169,900	+ 9.7%	\$173,000	\$185,025	+ 7.0%

Condo

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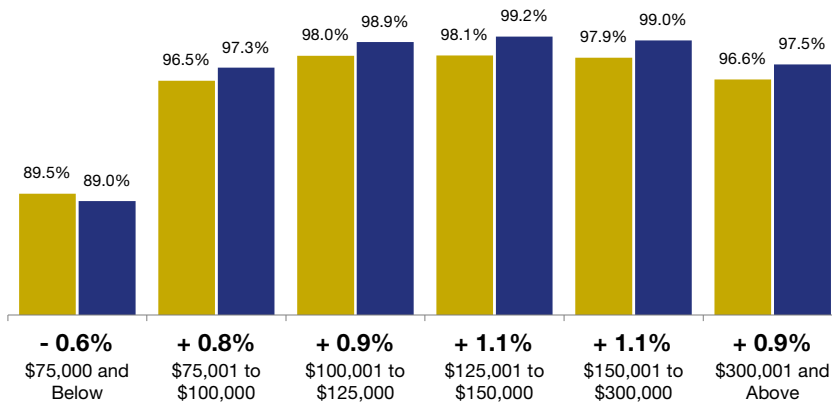
Percent of Original List Price Received

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.**



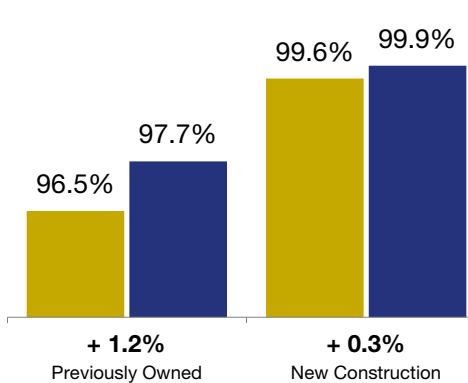
By Price Range

■ 1-2020 ■ 1-2021



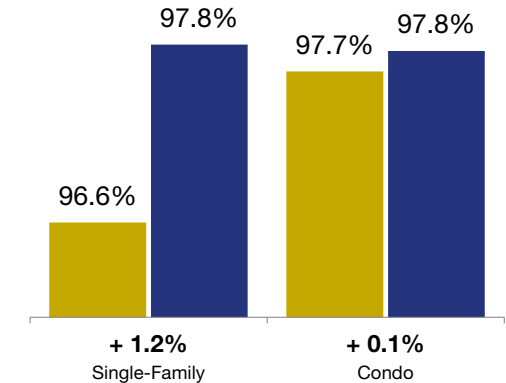
By Construction Type

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$75,000 and Below	89.5%	89.0%	- 0.6%
\$75,001 to \$100,000	96.5%	97.3%	+ 0.8%
\$100,001 to \$125,000	98.0%	98.9%	+ 0.9%
\$125,001 to \$150,000	98.1%	99.2%	+ 1.1%
\$150,001 to \$300,000	97.9%	99.0%	+ 1.1%
\$300,001 and Above	96.6%	97.5%	+ 0.9%
All Price Ranges	96.7%	97.8%	+ 1.1%

Single-Family

	1-2020	1-2021	Change
\$75,000 and Below	89.5%	88.9%	- 0.7%
\$75,001 to \$100,000	96.4%	97.4%	+ 1.0%
\$100,001 to \$125,000	98.0%	98.9%	+ 0.9%
\$125,001 to \$150,000	98.1%	99.3%	+ 1.2%
\$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%

Condo

	1-2020	1-2021	Change
\$75,000 and Below	88.1%	94.3%	+ 7.0%
\$75,001 to \$100,000	99.3%	95.4%	- 3.9%
\$100,001 to \$125,000	99.1%	98.6%	- 0.5%
\$125,001 to \$150,000	96.8%	97.4%	+ 0.6%
\$150,001 to \$300,000	98.4%	98.3%	- 0.1%
\$300,001 and Above	97.0%	97.5%	+ 0.5%
All Price Ranges	97.7%	97.8%	+ 0.1%

By Construction Type

	1-2020	1-2021	Change
Previously Owned	96.5%	97.7%	+ 1.2%
New Construction	99.6%	99.9%	+ 0.3%
All Construction Types	96.7%	97.8%	+ 1.1%

	1-2020	1-2021	Change
Previously Owned	96.5%	97.7%	+ 1.2%
New Construction	99.6%	99.9%	+ 0.3%
All Construction Types	96.6%	97.8%	+ 1.2%

	1-2020	1-2021	Change
Previously Owned	97.3%	97.3%	0.0%
New Construction	100.0%	100.1%	+ 0.1%
All Construction Types	97.7%	97.8%	+ 0.1%

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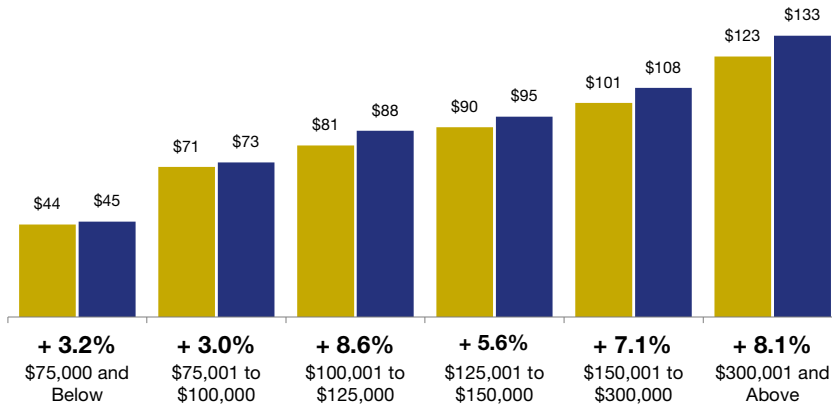
Price Per Square Foot

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



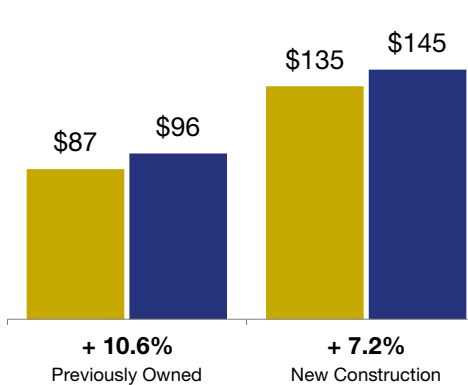
By Price Range

■ 1-2020 ■ 1-2021



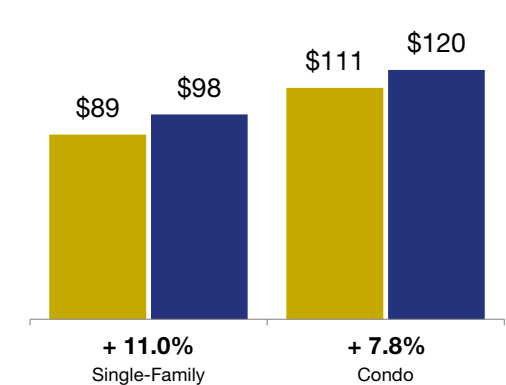
By Construction Type

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$75,000 and Below	\$44	\$45	+ 3.2%
\$75,001 to \$100,000	\$71	\$73	+ 3.0%
\$100,001 to \$125,000	\$81	\$88	+ 8.6%
\$125,001 to \$150,000	\$90	\$95	+ 5.6%
\$150,001 to \$300,000	\$101	\$108	+ 7.1%
\$300,001 and Above	\$123	\$133	+ 8.1%
All Price Ranges	\$90	\$100	+ 10.8%

Single-Family

1-2020	1-2021	Change
\$44	\$45	+ 2.7%
\$71	\$73	+ 3.2%
\$80	\$87	+ 8.6%
\$89	\$94	+ 5.5%
\$100	\$107	+ 7.3%
\$121	\$131	+ 8.5%
\$89	\$98	+ 11.0%

Condo

	1-2020	1-2021	Change
	\$51	\$58	+ 13.8%
	\$78	\$80	+ 1.9%
	\$93	\$99	+ 7.0%
	\$99	\$108	+ 9.4%
	\$117	\$123	+ 4.7%
	\$150	\$155	+ 3.8%
	\$111	\$120	+ 7.8%

By Construction Type

	1-2020	1-2021	Change
Previously Owned	\$87	\$96	+ 10.6%
New Construction	\$135	\$145	+ 7.2%
All Construction Types	\$90	\$100	+ 10.8%

1-2020	1-2021	Change
\$86	\$95	+ 10.9%
\$133	\$144	+ 7.6%
\$89	\$98	+ 11.0%

	1-2020	1-2021	Change
	\$106	\$112	+ 6.4%
	\$150	\$154	+ 2.5%
	\$111	\$120	+ 7.8%

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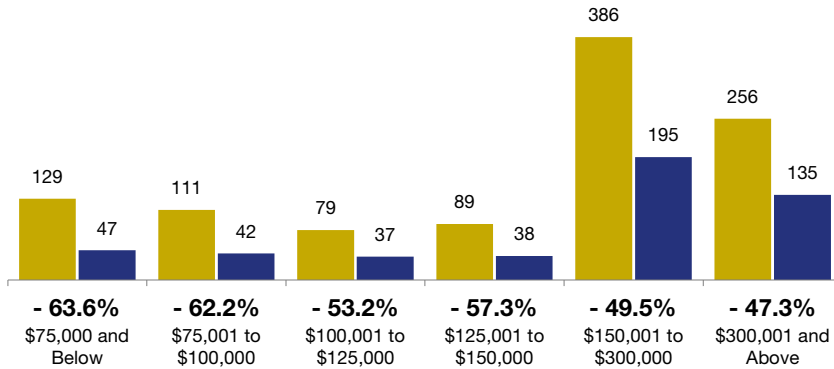
Inventory of Homes for Sale

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



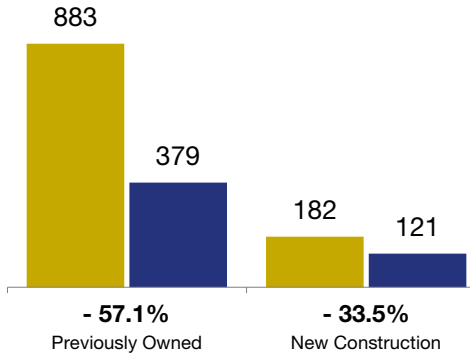
By Price Range

■ 1-2020 ■ 1-2021



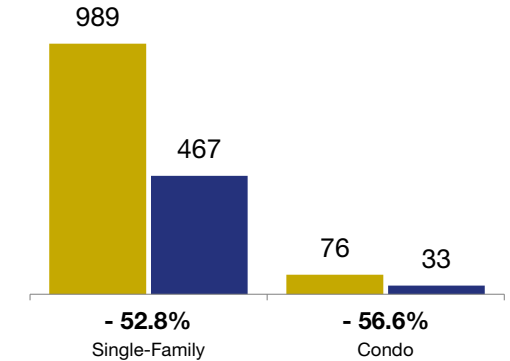
By Construction Type

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$75,000 and Below	129	47	- 63.6%
\$75,001 to \$100,000	111	42	- 62.2%
\$100,001 to \$125,000	79	37	- 53.2%
\$125,001 to \$150,000	89	38	- 57.3%
\$150,001 to \$300,000	386	195	- 49.5%
\$300,001 and Above	256	135	- 47.3%
All Price Ranges	1,065	500	- 53.1%

Single-Family

1-2020	1-2021	Change
125	44	- 64.8%
110	42	- 61.8%
74	33	- 55.4%
88	37	- 58.0%
351	185	- 47.3%
227	120	- 47.1%
989	467	- 52.8%

Condo

	1-2020	1-2021	Change
	4	3	- 25.0%
	1	0	- 100.0%
	5	4	- 20.0%
	1	1	0.0%
	35	10	- 71.4%
	29	15	- 48.3%
	76	33	- 56.6%

By Construction Type

	1-2020	1-2021	Change
Previously Owned	883	379	- 57.1%
New Construction	182	121	- 33.5%
All Construction Types	1,065	500	- 53.1%

1-2020	1-2021	Change
836	358	- 57.2%
153	109	- 28.8%
989	467	- 52.8%

	1-2020	1-2021	Change
	47	21	- 55.3%
	29	12	- 58.6%
	76	33	- 56.6%

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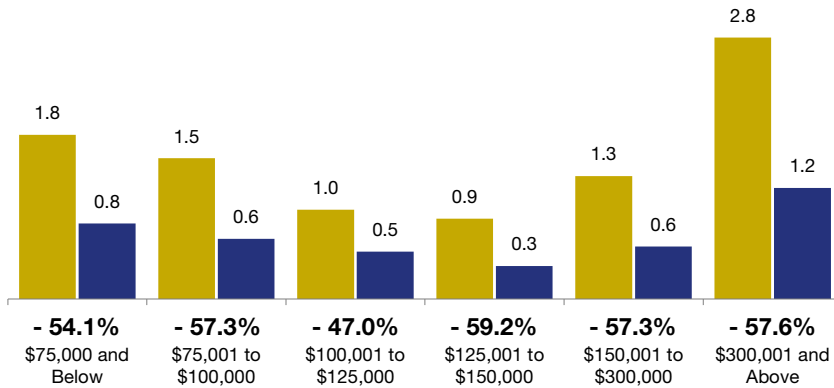
Months Supply of Inventory

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.



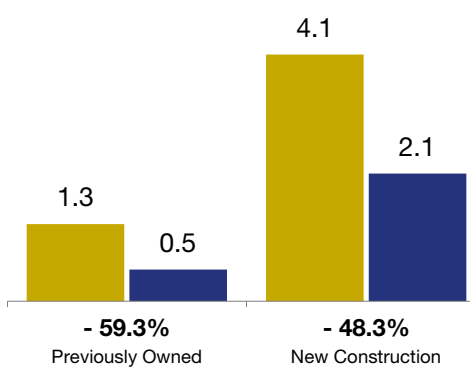
By Price Range

■ 1-2020 ■ 1-2021



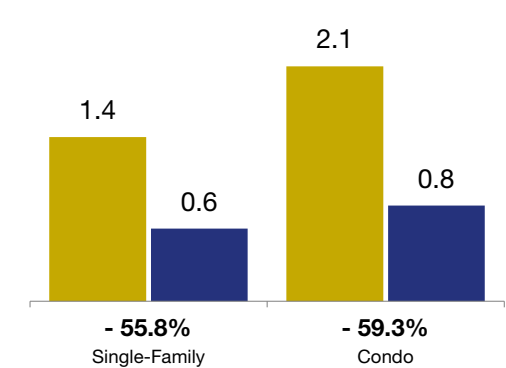
By Construction Type

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$75,000 and Below	1.8	0.8	- 54.1%
\$75,001 to \$100,000	1.5	0.6	- 57.3%
\$100,001 to \$125,000	1.0	0.5	- 47.0%
\$125,001 to \$150,000	0.9	0.3	- 59.2%
\$150,001 to \$300,000	1.3	0.6	- 57.3%
\$300,001 and Above	2.8	1.2	- 57.6%
All Price Ranges	1.5	0.6	- 60.0%

Single-Family

	1-2020	1-2021	Change
\$75,000 and Below	1.7	0.8	- 55.3%
\$75,001 to \$100,000	1.5	0.7	- 57.6%
\$100,001 to \$125,000	0.9	0.5	- 48.8%
\$125,001 to \$150,000	0.9	0.4	- 59.8%
\$150,001 to \$300,000	1.3	0.6	- 55.7%
\$300,001 and Above	2.7	1.1	- 57.6%
All Price Ranges	1.4	0.6	- 55.8%

Condo

	1-2020	1-2021	Change
\$75,000 and Below	2.4	1.1	- 52.4%
\$75,001 to \$100,000	0.3	0.0	- 100.0%
\$100,001 to \$125,000	1.3	0.9	- 29.2%
\$125,001 to \$150,000	0.3	0.3	- 4.3%
\$150,001 to \$300,000	1.9	0.5	- 73.8%
\$300,001 and Above	4.7	2.1	- 56.0%
All Price Ranges	2.1	0.8	- 59.3%

By Construction Type

	1-2020	1-2021	Change
Previously Owned	1.3	0.5	- 59.3%
New Construction	4.1	2.1	- 48.3%
All Construction Types	1.5	0.6	- 60.0%

	1-2020	1-2021	Change
Previously Owned	1.3	0.5	- 59.4%
New Construction	3.9	2.2	- 44.4%
All Construction Types	1.4	0.6	- 55.8%

	1-2020	1-2021	Change
Single-Family	1.5	0.6	- 56.5%
Condo	5.8	1.8	- 69.0%
All Property Types	2.1	0.8	- 59.3%

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