

Housing Supply Overview

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



February 2021

Buyer demand continued to be robust in February, leading to many multiple offer situations as housing supply continues to remain severely constrained in most segments. This imbalance of prospective buyers to available homes for sale will continue to support multiple offers and, with it, higher home sales prices, as we go into the typically busy spring market. For the 12-month period spanning March 2020 through February 2021, Closed Sales in the Fort Wayne region were up 5.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.4 percent.

The overall Median Sales Price was up 10.6 percent to \$171,409. The property type with the largest price gain was the Single-Family segment, where prices increased 9.7 percent to \$170,000. The overall Percent of Original List Price Received at Sale was up 1.3 percent to 98.0.

Market-wide, inventory levels were down 52.0 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 46.5 percent. That amounts to 0.6 months supply for Single-Family homes and 1.0 months supply for Condos.

Quick Facts

+ 26.4%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 26.5%

Construction Status with
Strongest Closed Sales:

New Construction

+ 6.3%

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.

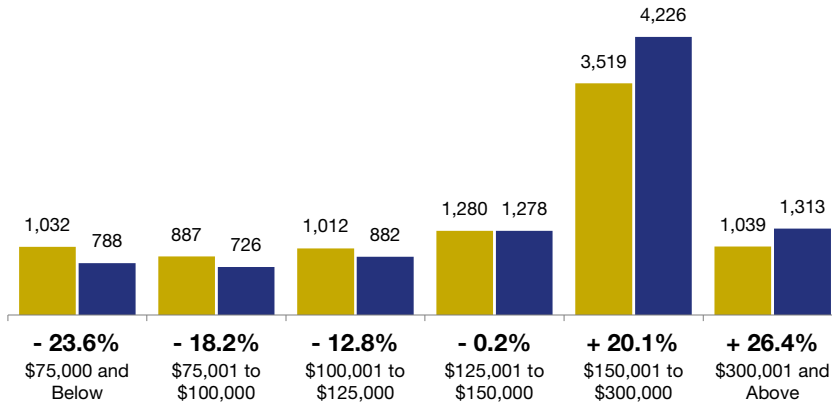
Closed Sales

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



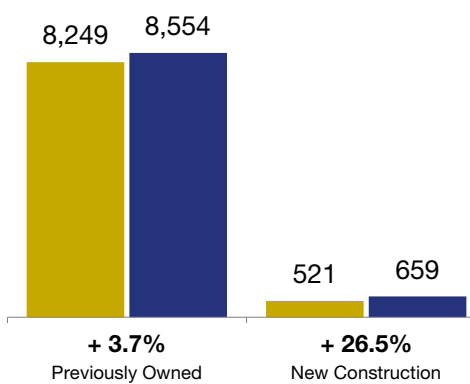
By Price Range

■ 2-2020 ■ 2-2021



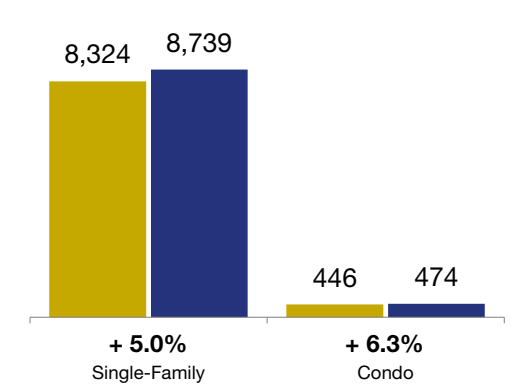
By Construction Type

■ 2-2020 ■ 2-2021



By Property Type

■ 2-2020 ■ 2-2021



All Properties

By Price Range

	2-2020	2-2021	Change
\$75,000 and Below	1,032	788	- 23.6%
\$75,001 to \$100,000	887	726	- 18.2%
\$100,001 to \$125,000	1,012	882	- 12.8%
\$125,001 to \$150,000	1,280	1,278	- 0.2%
\$150,001 to \$300,000	3,519	4,226	+ 20.1%
\$300,001 and Above	1,039	1,313	+ 26.4%
All Price Ranges	8,770	9,213	+ 5.1%

Single-Family

	2-2020	2-2021	Change
\$75,000 and Below	1,011	765	- 24.3%
\$75,001 to \$100,000	855	704	- 17.7%
\$100,001 to \$125,000	961	833	- 13.3%
\$125,001 to \$150,000	1,227	1,230	+ 0.2%
\$150,001 to \$300,000	3,300	3,974	+ 20.4%
\$300,001 and Above	969	1,233	+ 27.2%
All Price Ranges	8,324	8,739	+ 5.0%

Condo

	2-2020	2-2021	Change
\$75,000 and Below	21	23	+ 9.5%
\$75,001 to \$100,000	32	22	- 31.3%
\$100,001 to \$125,000	51	49	- 3.9%
\$125,001 to \$150,000	53	48	- 9.4%
\$150,001 to \$300,000	219	252	+ 15.1%
\$300,001 and Above	70	80	+ 14.3%
All Price Ranges	446	474	+ 6.3%

By Construction Type

	2-2020	2-2021	Change
Previously Owned	8,249	8,554	+ 3.7%
New Construction	521	659	+ 26.5%
All Construction Types	8,770	9,213	+ 5.1%

	2-2020	2-2021	Change
Previously Owned	7,860	8,163	+ 3.9%
New Construction	464	576	+ 24.1%
All Construction Types	8,324	8,739	+ 5.0%

	2-2020	2-2021	Change
Previously Owned	389	391	+ 0.5%
New Construction	57	83	+ 45.6%
All Construction Types	446	474	+ 6.3%

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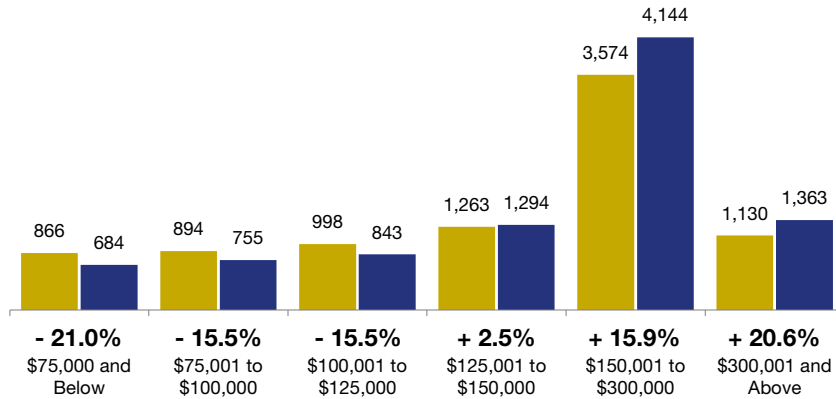
Pending Sales

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



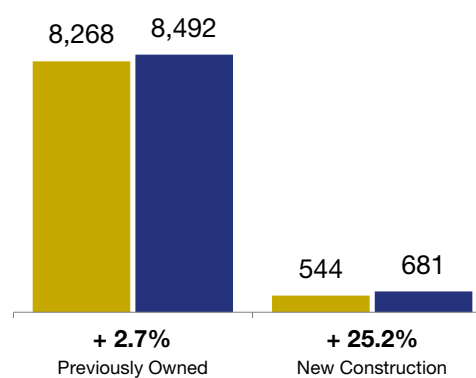
By Price Range

■ 2-2020 ■ 2-2021



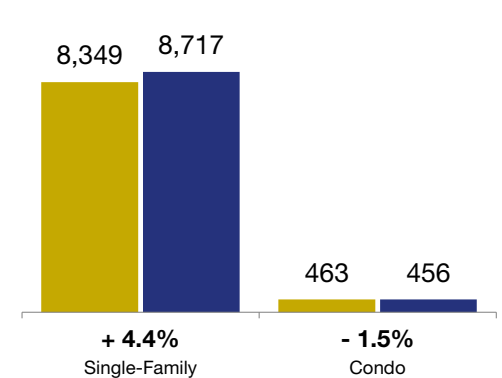
By Construction Type

■ 2-2020 ■ 2-2021



By Property Type

■ 2-2020 ■ 2-2021



All Properties

By Price Range

	2-2020	2-2021	Change
\$75,000 and Below	866	684	- 21.0%
\$75,001 to \$100,000	894	755	- 15.5%
\$100,001 to \$125,000	998	843	- 15.5%
\$125,001 to \$150,000	1,263	1,294	+ 2.5%
\$150,001 to \$300,000	3,574	4,144	+ 15.9%
\$300,001 and Above	1,130	1,363	+ 20.6%
All Price Ranges	8,812	9,173	+ 4.1%

Single-Family

	2-2020	2-2021	Change
\$75,000 and Below	846	664	- 21.5%
\$75,001 to \$100,000	859	737	- 14.2%
\$100,001 to \$125,000	950	792	- 16.6%
\$125,001 to \$150,000	1,217	1,246	+ 2.4%
\$150,001 to \$300,000	3,339	3,913	+ 17.2%
\$300,001 and Above	1,052	1,277	+ 21.4%
All Price Ranges	8,349	8,717	+ 4.4%

Condo

	2-2020	2-2021	Change
\$75,000 and Below	20	20	0.0%
\$75,001 to \$100,000	35	18	- 48.6%
\$100,001 to \$125,000	48	51	+ 6.3%
\$125,001 to \$150,000	46	48	+ 4.3%
\$150,001 to \$300,000	235	231	- 1.7%
\$300,001 and Above	78	86	+ 10.3%
All Price Ranges	463	456	- 1.5%

By Construction Type

	2-2020	2-2021	Change
Previously Owned	8,268	8,492	+ 2.7%
New Construction	544	681	+ 25.2%
All Construction Types	8,812	9,173	+ 4.1%

	2-2020	2-2021	Change
Previously Owned	7,870	8,110	+ 3.0%
New Construction	479	607	+ 26.7%
All Construction Types	8,349	8,717	+ 4.4%

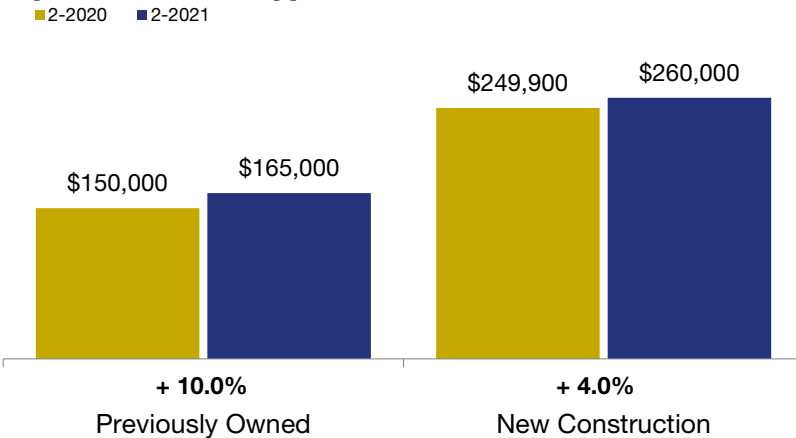
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Median Sales Price

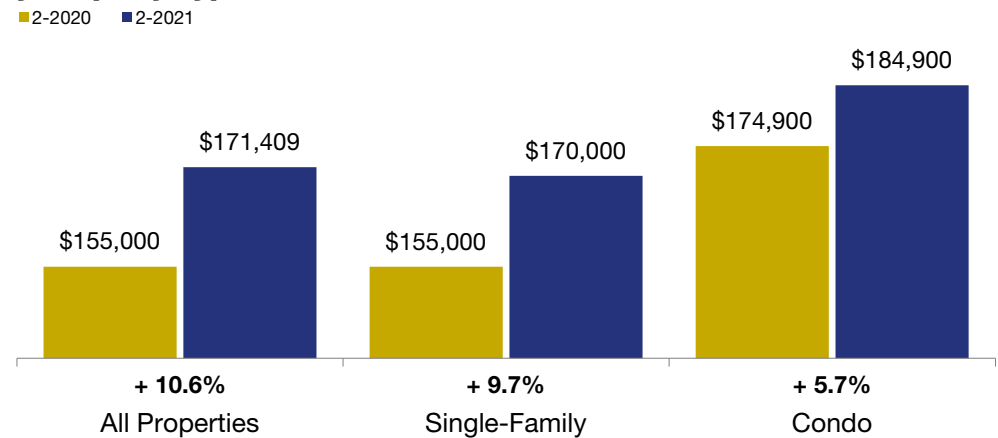
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Construction Type



By Property Type



All Properties

By Construction Type	2-2020	2-2021	Change
Previously Owned	\$150,000	\$165,000	+ 10.0%
New Construction	\$249,900	\$260,000	+ 4.0%
All Construction Types	\$155,000	\$171,409	+ 10.6%

Single-Family

2-2020	2-2021	Change
\$149,900	\$165,000	+ 10.1%
\$248,900	\$261,994	+ 5.3%
\$155,000	\$170,000	+ 9.7%

Condo

2-2020	2-2021	Change
\$168,000	\$172,000	+ 2.4%
\$267,000	\$232,687	- 12.9%
\$174,900	\$184,900	+ 5.7%

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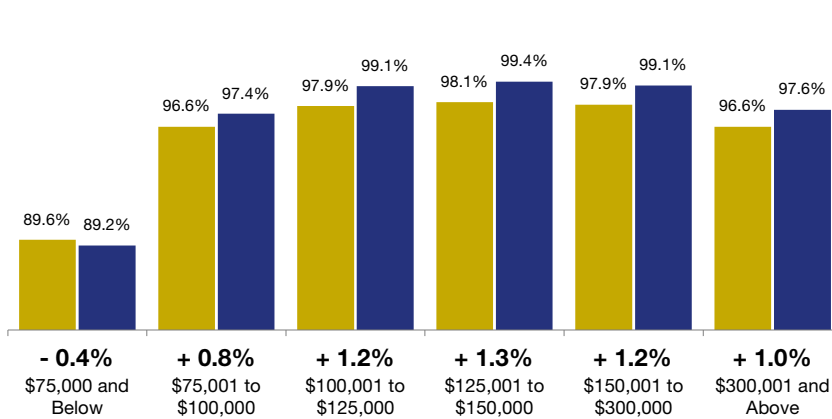
Percent of Original List Price Received



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.**

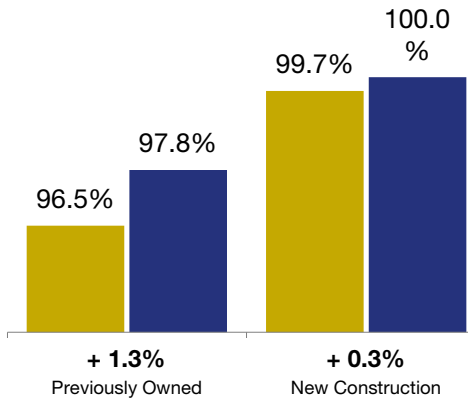
By Price Range

■ 2-2020 ■ 2-2021



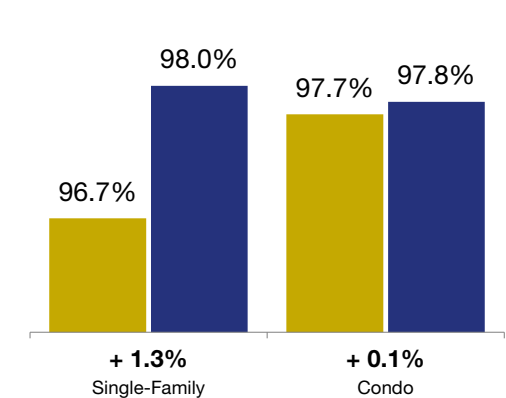
By Construction Type

■ 2-2020 ■ 2-2021



By Property Type

■ 2-2020 ■ 2-2021



All Properties

By Price Range

	2-2020	2-2021	Change
\$75,000 and Below	89.6%	89.2%	- 0.4%
\$75,001 to \$100,000	96.6%	97.4%	+ 0.8%
\$100,001 to \$125,000	97.9%	99.1%	+ 1.2%
\$125,001 to \$150,000	98.1%	99.4%	+ 1.3%
\$150,001 to \$300,000	97.9%	99.1%	+ 1.2%
\$300,001 and Above	96.6%	97.6%	+ 1.0%
All Price Ranges	96.7%	98.0%	+ 1.3%

Single-Family

	2-2020	2-2021	Change
\$75,000 and Below	89.6%	89.1%	- 0.6%
\$75,001 to \$100,000	96.5%	97.4%	+ 0.9%
\$100,001 to \$125,000	97.8%	99.1%	+ 1.3%
\$125,001 to \$150,000	98.1%	99.4%	+ 1.3%
\$150,001 to \$300,000	97.9%	99.2%	+ 1.3%
\$300,001 and Above	96.5%	97.6%	+ 1.1%
All Price Ranges	96.7%	98.0%	+ 1.3%

Condo

	2-2020	2-2021	Change
\$75,000 and Below	88.3%	94.2%	+ 6.7%
\$75,001 to \$100,000	99.3%	95.2%	- 4.1%
\$100,001 to \$125,000	99.2%	98.7%	- 0.5%
\$125,001 to \$150,000	97.0%	97.5%	+ 0.5%
\$150,001 to \$300,000	98.4%	98.4%	0.0%
\$300,001 and Above	97.2%	97.4%	+ 0.2%
All Price Ranges	97.7%	97.8%	+ 0.1%

By Construction Type

	2-2020	2-2021	Change
Previously Owned	96.5%	97.8%	+ 1.3%
New Construction	99.7%	100.0%	+ 0.3%
All Construction Types	96.7%	98.0%	+ 1.3%

	2-2020	2-2021	Change
Previously Owned	96.5%	97.9%	+ 1.5%
New Construction	99.7%	100.0%	+ 0.3%
All Construction Types	96.7%	98.0%	+ 1.3%

	2-2020	2-2021	Change
Previously Owned	97.4%	97.3%	- 0.1%
New Construction	99.6%	100.2%	+ 0.6%
All Construction Types	97.7%	97.8%	+ 0.1%

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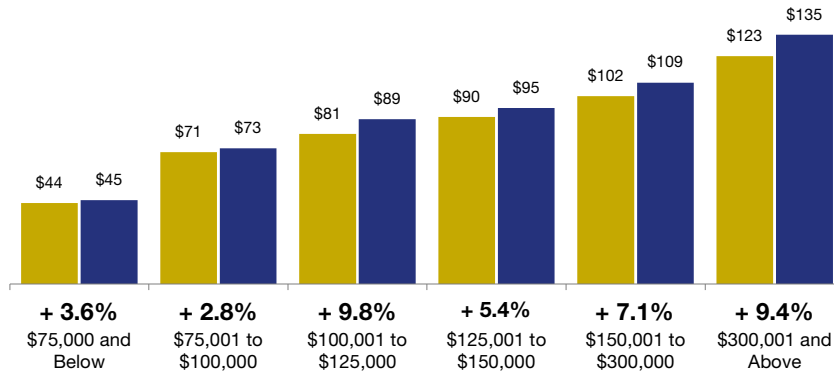
Price Per Square Foot

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



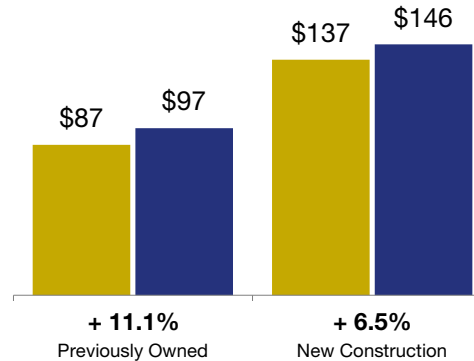
By Price Range

■ 2-2020 ■ 2-2021



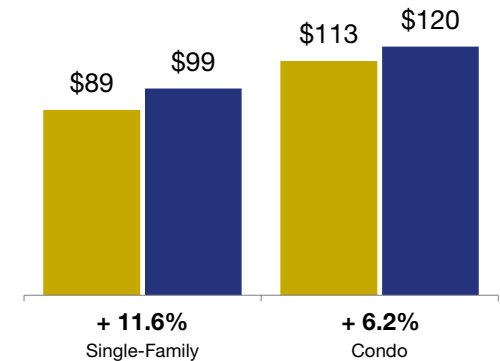
By Construction Type

■ 2-2020 ■ 2-2021



By Property Type

■ 2-2020 ■ 2-2021



All Properties

By Price Range

	2-2020	2-2021	Change
\$75,000 and Below	\$44	\$45	+ 3.6%
\$75,001 to \$100,000	\$71	\$73	+ 2.8%
\$100,001 to \$125,000	\$81	\$89	+ 9.8%
\$125,001 to \$150,000	\$90	\$95	+ 5.4%
\$150,001 to \$300,000	\$102	\$109	+ 7.1%
\$300,001 and Above	\$123	\$135	+ 9.4%
All Price Ranges	\$90	\$100	+ 11.3%

Single-Family

2-2020	2-2021	Change
\$43	\$45	+ 3.2%
\$71	\$73	+ 2.8%
\$80	\$88	+ 10.0%
\$90	\$95	+ 5.4%
\$100	\$108	+ 7.5%
\$121	\$133	+ 9.9%
\$89	\$99	+ 11.6%

Condo

	2-2020	2-2021	Change
	\$52	\$57	+ 9.5%
	\$78	\$80	+ 2.6%
	\$93	\$99	+ 6.3%
	\$101	\$108	+ 6.7%
	\$118	\$123	+ 3.5%
	\$151	\$159	+ 5.1%
	\$113	\$120	+ 6.2%

By Construction Type

	2-2020	2-2021	Change
Previously Owned	\$87	\$97	+ 11.1%
New Construction	\$137	\$146	+ 6.5%
All Construction Types	\$90	\$100	+ 11.3%

2-2020	2-2021	Change
\$86	\$96	+ 11.4%
\$134	\$145	+ 7.6%
\$89	\$99	+ 11.6%

	2-2020	2-2021	Change
	\$106	\$113	+ 5.9%
	\$155	\$152	- 1.5%
	\$113	\$120	+ 6.2%

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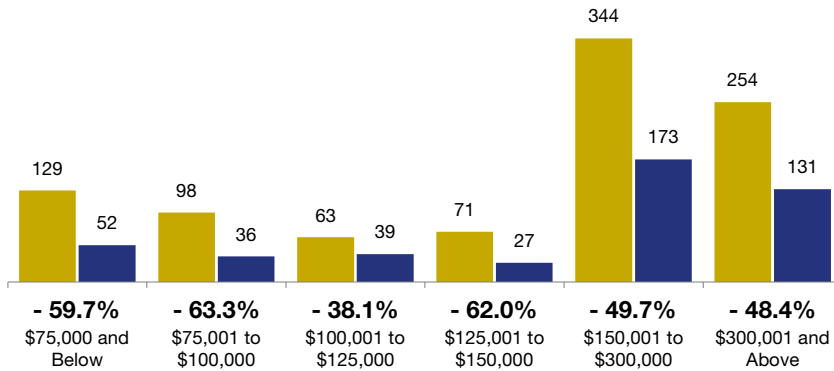
Inventory of Homes for Sale

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



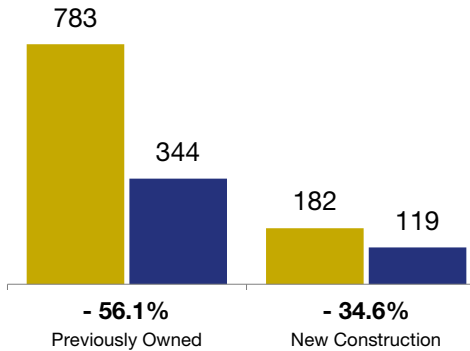
By Price Range

■ 2-2020 ■ 2-2021



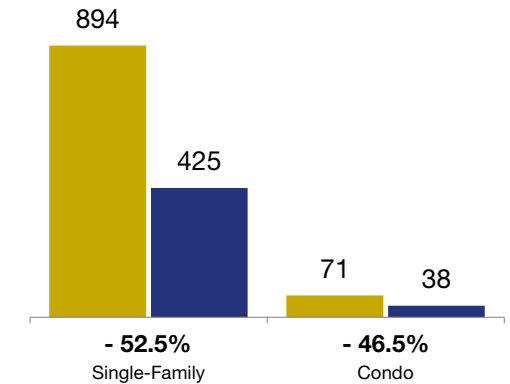
By Construction Type

■ 2-2020 ■ 2-2021



By Property Type

■ 2-2020 ■ 2-2021



All Properties

By Price Range

	2-2020	2-2021	Change
\$75,000 and Below	129	52	- 59.7%
\$75,001 to \$100,000	98	36	- 63.3%
\$100,001 to \$125,000	63	39	- 38.1%
\$125,001 to \$150,000	71	27	- 62.0%
\$150,001 to \$300,000	344	173	- 49.7%
\$300,001 and Above	254	131	- 48.4%
All Price Ranges	965	463	- 52.0%

Single-Family

	2-2020	2-2021	Change
Previously Owned	783	344	- 56.1%
New Construction	182	119	- 34.6%
All Single-Family	965	463	- 52.0%

Condo

	2-2020	2-2021	Change
Single-Family	894	425	- 52.5%
Condo	71	38	- 46.5%
All Property Type	965	463	- 52.0%

By Construction Type

	2-2020	2-2021	Change
Previously Owned	783	344	- 56.1%
New Construction	182	119	- 34.6%
All Construction Types	965	463	- 52.0%

	2-2020	2-2021	Change
Previously Owned	743	321	- 56.8%
New Construction	151	104	- 31.1%
All Single-Family	894	425	- 52.5%

	2-2020	2-2021	Change
Single-Family	40	23	- 42.5%
Condo	31	15	- 51.6%
All Property Type	71	38	- 46.5%

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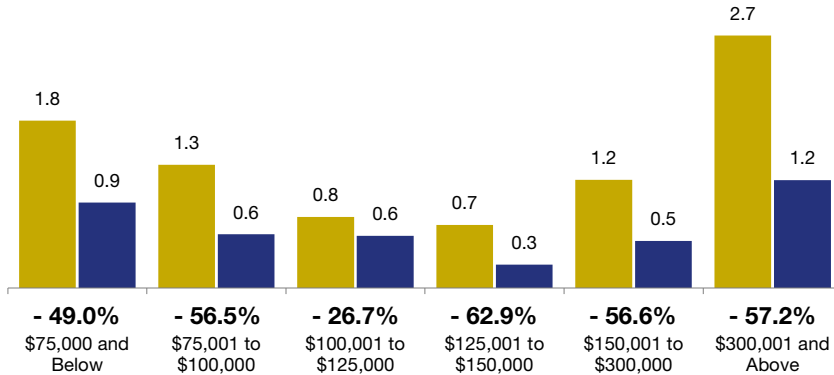
Months Supply of Inventory

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.



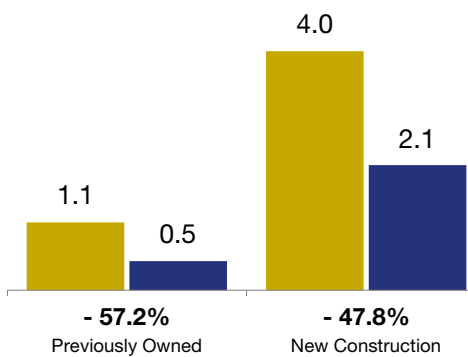
By Price Range

■ 2-2020 ■ 2-2021



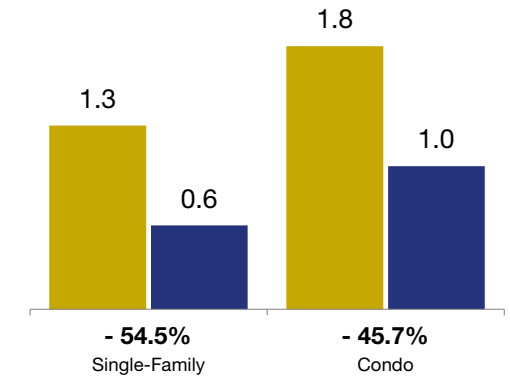
By Construction Type

■ 2-2020 ■ 2-2021



By Property Type

■ 2-2020 ■ 2-2021



All Properties

By Price Range

	2-2020	2-2021	Change
\$75,000 and Below	1.8	0.9	- 49.0%
\$75,001 to \$100,000	1.3	0.6	- 56.5%
\$100,001 to \$125,000	0.8	0.6	- 26.7%
\$125,001 to \$150,000	0.7	0.3	- 62.9%
\$150,001 to \$300,000	1.2	0.5	- 56.6%
\$300,001 and Above	2.7	1.2	- 57.2%
All Price Ranges	1.3	0.6	- 53.8%

Single-Family

	2-2020	2-2021	Change
1.8	0.9	- 51.8%	
1.3	0.6	- 56.3%	
0.8	0.6	- 25.3%	
0.7	0.2	- 65.6%	
1.1	0.5	- 56.8%	
2.5	1.1	- 57.1%	
1.3	0.6	- 54.5%	

Condo

	2-2020	2-2021	Change
1.2	1.6	+ 33.3%	
0.6	0.0	- 100.0%	
0.5	0.2	- 52.9%	
0.0	0.5	0.0%	
1.6	0.8	- 52.3%	
5.1	2.2	- 56.0%	
1.8	1.0	- 45.7%	

By Construction Type

	2-2020	2-2021	Change
Previously Owned	1.1	0.5	- 57.2%
New Construction	4.0	2.1	- 47.8%
All Construction Types	1.3	0.6	- 53.8%

	2-2020	2-2021	Change
1.1	0.5	- 58.1%	
3.8	2.1	- 45.6%	
1.3	0.6	- 54.5%	

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