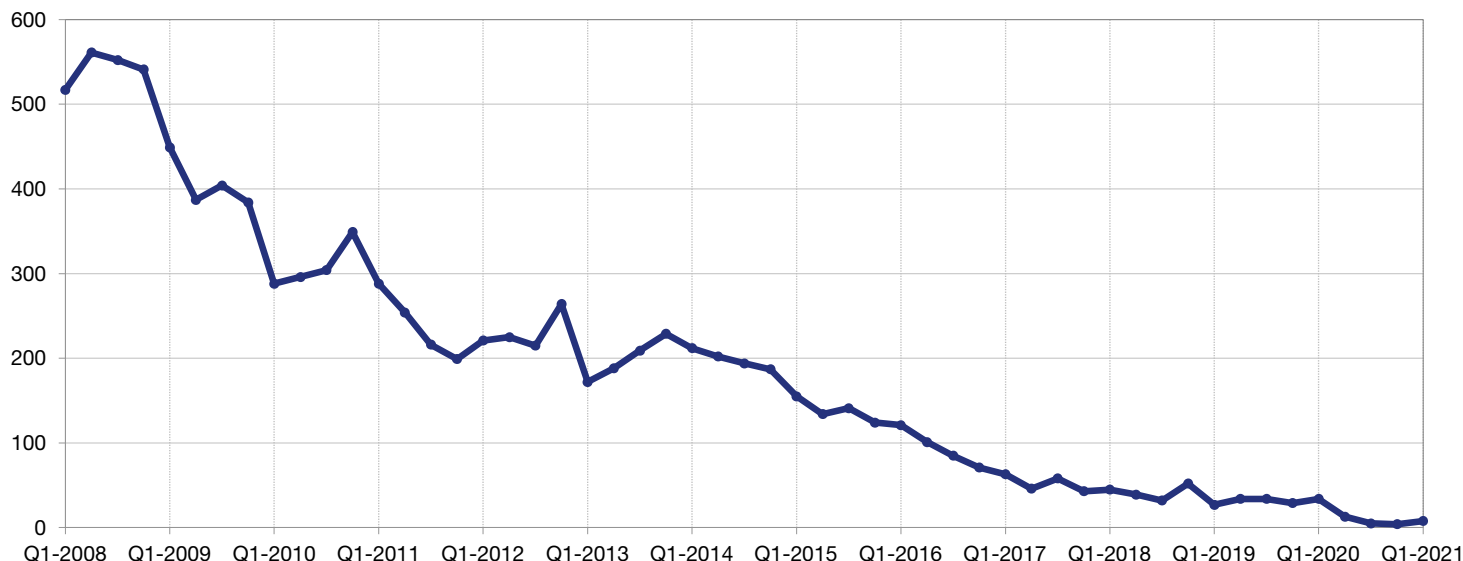


Foreclosure Report

A QUARTERLY UPDATE ON THE ROLE OF FORECLOSURES IN THE REGION –
PROVIDED BY THE **UPSTAR ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE**



Number of Available Foreclosures for Sale



Q1-2021 Update

New Listings in the Fort Wayne region decreased 5.6 percent to 1,834.

- Traditional New Listings decreased 4.4 percent to 1,806.
- Foreclosure New Listings decreased 47.2 percent to 28.
- Share of all New Listings that were foreclosures fell to 1.5 percent.

Closed Sales were up 0.7 percent to 1,538.

- Traditional Closed Sales were up 4.4 percent to 1,526.
- Foreclosure Closed Sales were down 81.8 percent to 12.
- Share of all Closed Sales that were foreclosures fell to 0.8 percent.

The Median Sales Price rose 21.0 percent to \$173,000.

- The traditional Median Sales Price rose 18.5 percent to \$173,900.
- The foreclosure Median Sales Price rose 4.3 percent to \$53,530.

Table of Contents

New Listings, Closed Sales and Market Share of Foreclosures	2
Inventory of Homes for Sale by Property Type and Price Range	3
Median Sales Price and Percent of Original List Price Received	4
Inventory and Closed Sales by Area	5
Median Sales Price by Area	6

Explanation of Methodology

To provide a detailed look at the foreclosure phenomenon and its effect on our local housing market, we have harnessed the data available in the Upstate Alliance of REALTORS® MLS. Whenever the field called "REO" is listed as "Yes" we have separated that property from those that don't contain this marker. This gives us the ability to view the housing market as two distinct segments: foreclosure and traditional. Note: the "Foreclosure" field was not required before 2007, so the data prior to that point is less reliable.

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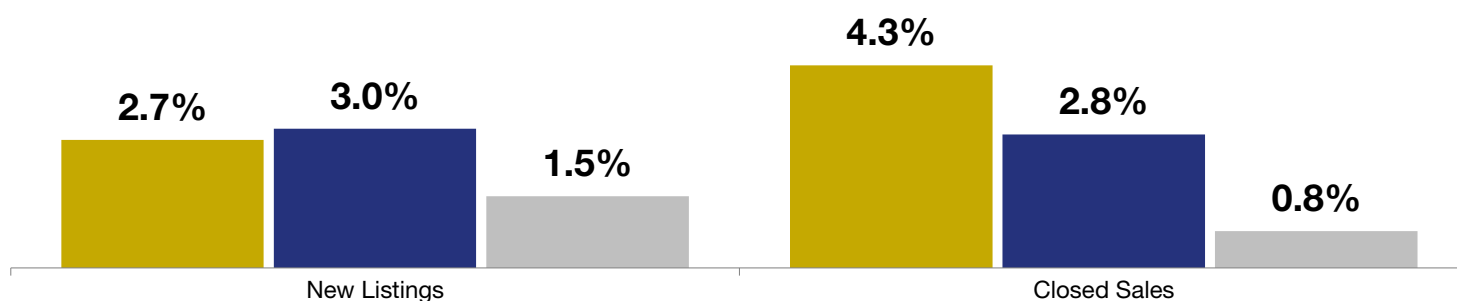


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021
New Listings	53	66	28	- 47.2%	1,889	2,161	1,806	- 4.4%	1,942	2,227	1,834	- 5.6%	2.7%	3.0%	1.5%
Closed Sales	66	48	12	- 81.8%	1,462	1,638	1,526	+ 4.4%	1,528	1,686	1,538	+ 0.7%	4.3%	2.8%	0.8%

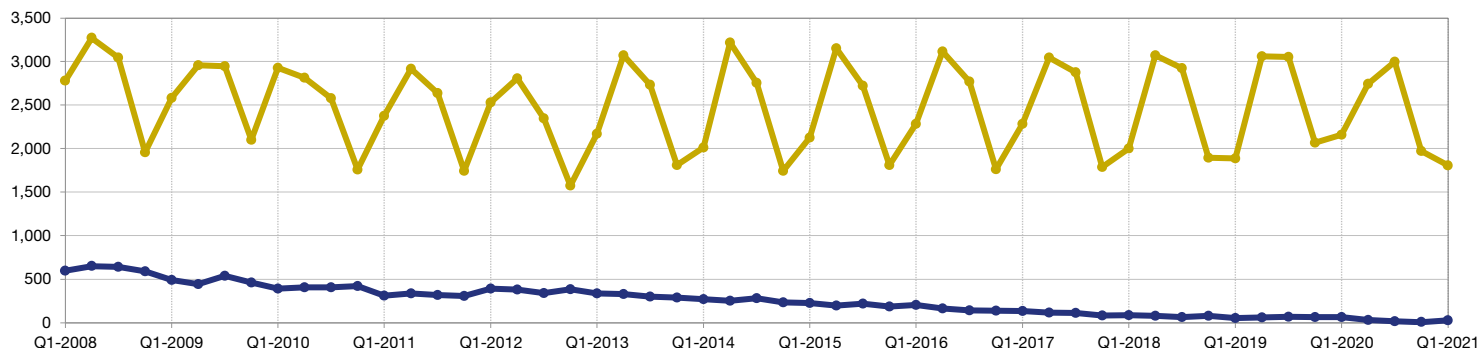
Market Share of Foreclosures

■ Q1-2019 ■ Q1-2020 ■ Q1-2021



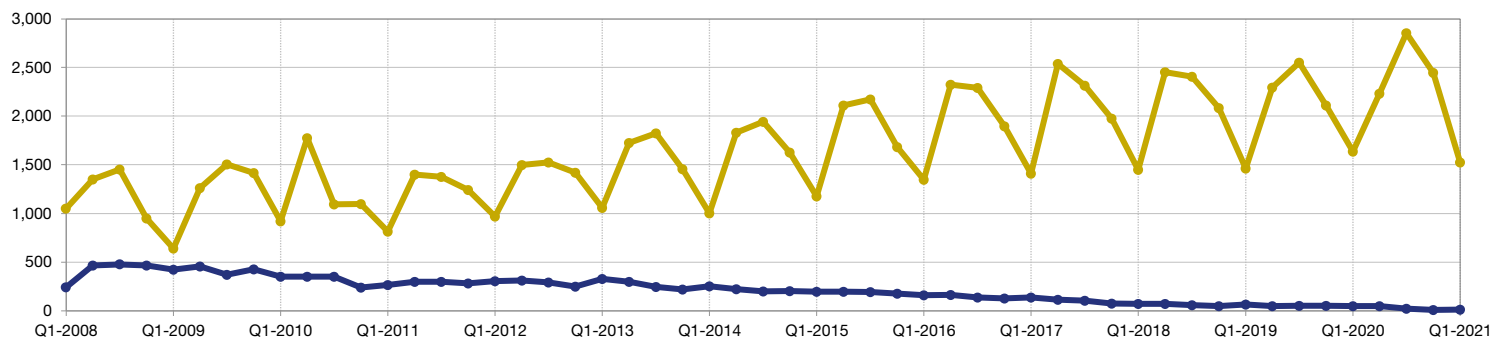
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



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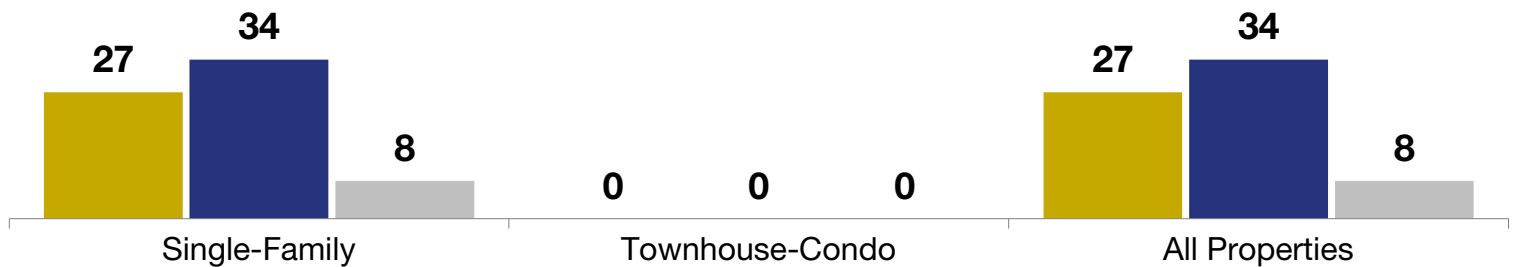


Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021
Single-Family	27	34	8	- 70.4%	855	913	359	- 58.0%	882	947	367	- 58.4%	3.1%	3.6%	2.2%
Townhouse-Condo	0	0	0	--	62	92	40	- 35.5%	62	92	40	- 35.5%	0.0%	0.0%	0.0%
All Properties	27	34	8	- 70.4%	917	1,005	399	- 56.5%	944	1,039	407	- 56.9%	2.9%	3.3%	2.0%

Foreclosure Inventory by Property Type

■ Q1-2019 ■ Q1-2020 ■ Q1-2021

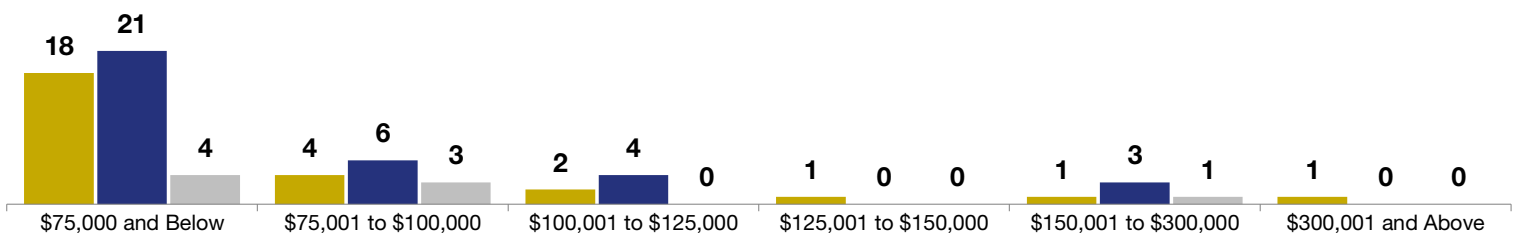


Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021
\$75,000 and Below	18	21	4	- 77.8%	133	126	51	- 61.7%	151	147	55	- 63.6%	11.9%	14.3%	7.3%
\$75,001 to \$100,000	4	6	3	- 25.0%	79	87	22	- 72.2%	83	93	25	- 69.9%	4.8%	6.5%	12.0%
\$100,001 to \$125,000	2	4	0	- 100.0%	66	73	27	- 59.1%	68	77	27	- 60.3%	2.9%	5.2%	0.0%
\$125,001 to \$150,000	1	0	0	- 100.0%	51	72	29	- 43.1%	52	72	29	- 44.2%	1.9%	0.0%	0.0%
\$150,001 to \$300,000	1	3	1	0.0%	338	375	143	- 57.7%	339	378	144	- 57.5%	0.3%	0.8%	0.7%
\$300,001 and Above	1	0	0	- 100.0%	249	269	118	- 52.6%	250	269	118	- 52.8%	0.4%	0.0%	0.0%
All Prices	27	34	8	- 70.4%	917	1,005	399	- 56.5%	944	1,039	407	- 56.9%	2.9%	3.3%	2.0%

Foreclosure Inventory by Price Range

■ Q1-2019 ■ Q1-2020 ■ Q1-2021



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Median Sales Price

Foreclosures

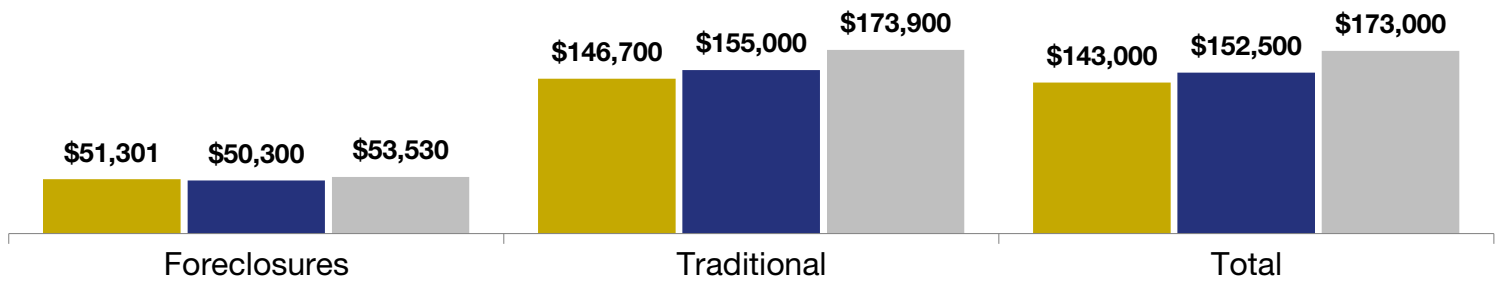
Traditional

Total

	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg
Single-Family	\$50,101	\$48,100	\$53,530	+ 6.8%	\$145,000	\$153,700	\$174,900	+ 20.6%	\$140,500	\$150,400	\$173,900	+ 23.8%
Condo-Townhome	\$220,000	\$215,000	\$0	- 100.0%	\$157,000	\$174,793	\$165,000	+ 5.1%	\$157,950	\$176,647	\$165,000	+ 4.5%
All Properties	\$51,301	\$50,300	\$53,530	+ 4.3%	\$146,700	\$155,000	\$173,900	+ 18.5%	\$143,000	\$152,500	\$173,000	+ 21.0%

Median Sales Price for All Properties

■ Q1-2019 ■ Q1-2020 ■ Q1-2021



Percent of Original List Price Received

Foreclosures

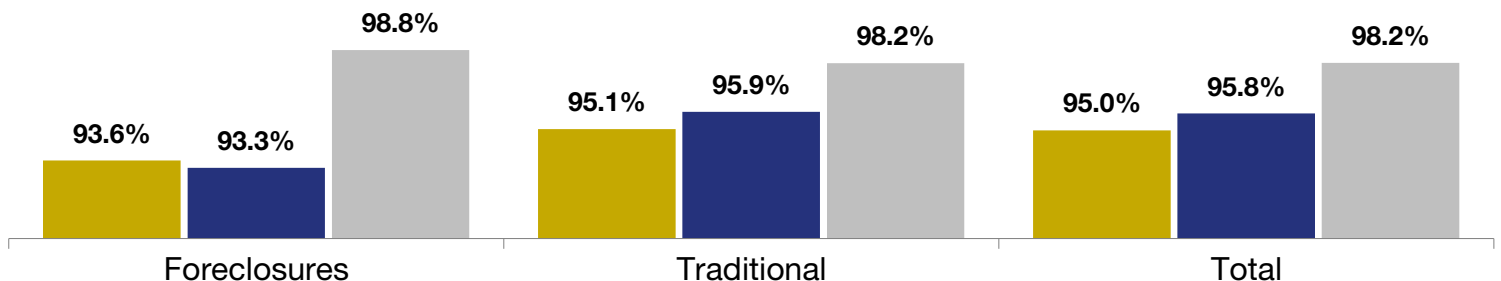
Traditional

Total

	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg	Q1-2019	Q1-2020	Q1-2021	2-Yr Chg
Single-Family	93.6%	93.7%	98.8%	+ 5.5%	95.0%	95.8%	98.3%	+ 3.4%	95.0%	95.8%	98.3%	+ 3.5%
Condo-Townhome	96.3%	84.3%	0.0%	- 100.0%	96.2%	97.4%	96.5%	+ 0.3%	96.2%	97.1%	96.5%	+ 0.3%
All Properties	93.6%	93.3%	98.8%	+ 5.5%	95.1%	95.9%	98.2%	+ 3.2%	95.0%	95.8%	98.2%	+ 3.3%

Percent of Original List Price Received for All Properties

■ Q1-2019 ■ Q1-2020 ■ Q1-2021



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Inventory and Closed Sales by Area

Total represents all traditional and lender-mediated activity. Share represents the market share of lender-mediated sales for each area.

	Inventory for Q1-2021			Closed Sales for the Last 12 Months Through Q1-2021		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	6	0	0.0%	99	1	1.0%
AD02 – Adams-Kirkland, Washington, St. Marys	8	0	0.0%	91	1	1.1%
AD03 – Adams-French, Monroe, Blue Creek	1	0	0.0%	33	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	1	1	100.0%	36	1	2.8%
AL01 – Allen-Eel River, Lake, Perry	42	0	0.0%	1,069	4	0.4%
AL02 – Allen-Cedar Creek, Springfield, Scipio	10	0	0.0%	243	3	1.2%
AL03 – Allen-Washington	19	0	0.0%	614	2	0.3%
AL04 – Allen-St. Joseph	30	0	0.0%	1,354	4	0.3%
AL05 – Allen-Milan, Maumee	1	0	0.0%	56	0	0.0%
AL06 – Allen-Aboite, Lafayette	33	0	0.0%	1,024	3	0.3%
AL07 – Allen-Wayne, Pleasant	65	2	3.1%	1,452	36	2.5%
AL08 – Allen-Adams, Marion	13	0	0.0%	444	5	1.1%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	1	0	0.0%	48	2	4.2%
DE00 – Dekalb	23	2	8.7%	487	2	0.4%
HU01 – Huntington-Warren, Clear Creek, Jackson	6	0	0.0%	81	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	14	2	14.3%	368	13	3.5%
HU03 – Huntington-Polk, Lancaster, Rock Creek	2	0	0.0%	31	1	3.2%
HU04 – Huntington-Wayne, Jefferson, Salamonie	3	0	0.0%	31	0	0.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	1	0	0.0%	4	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	2	1	50.0%	16	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	3	0	0.0%	5	0	0.0%
NO00 – Noble	0	0	--	39	0	0.0%
WE01 – Wells-Union, Jefferson	3	0	0.0%	113	2	1.8%
WE02 – Wells-Rockcreek, Lancaster	2	0	0.0%	82	1	1.2%
WE03 – Wells-Liberty, Harrison	5	0	0.0%	134	0	0.0%
WE04 – Wells-Jackson, Chester, Nottingham	2	0	0.0%	20	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	3	0	0.0%	57	1	1.8%
WH02 – Whitley-Richland, Clevela	3	0	0.0%	32	0	0.0%
WH03 – Whitley-Columbia, Union	5	0	0.0%	257	3	1.2%
WH04 – Whitley-Washington, Jefferson	0	0	--	46	0	0.0%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q1-2020	Last 12 Months Through Q1-2021	1-Year Change	Last 12 Months Through Q1-2020	Last 12 Months Through Q1-2021	1-Year Change
AD01 – Adams-Preble, Root, Union	\$34,604	\$90,000	+ 160.1%	\$127,500	\$149,900	+ 17.6%
AD02 – Adams-Kirkland, Washington, St. Marys	\$44,000	\$62,500	+ 42.0%	\$110,000	\$119,900	+ 9.0%
AD03 – Adams-French, Monroe, Blue Creek	\$0	\$0	--	\$105,250	\$119,400	+ 13.4%
AD04 – Adams-Hartford, Wabash, Jefferson	\$42,500	\$61,055	+ 43.7%	\$114,000	\$113,500	- 0.4%
AL01 – Allen-Eel River, Lake, Perry	\$130,000	\$189,500	+ 45.8%	\$235,000	\$260,000	+ 10.6%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$73,750	\$133,500	+ 81.0%	\$245,000	\$284,900	+ 16.3%
AL03 – Allen-Washington	\$63,000	\$67,030	+ 6.4%	\$150,250	\$173,900	+ 15.7%
AL04 – Allen-St. Joseph	\$105,000	\$90,100	- 14.2%	\$150,000	\$165,000	+ 10.0%
AL05 – Allen-Milan, Maumee	\$50,800	\$0	- 100.0%	\$148,500	\$159,250	+ 7.2%
AL06 – Allen-Aboite, Lafayette	\$200,000	\$110,100	- 45.0%	\$240,000	\$252,000	+ 5.0%
AL07 – Allen-Wayne, Pleasant	\$34,950	\$36,000	+ 3.0%	\$94,000	\$107,000	+ 13.8%
AL08 – Allen-Adams, Marion	\$42,250	\$61,500	+ 45.6%	\$127,000	\$141,250	+ 11.2%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$76,603	\$68,113	- 11.1%	\$128,000	\$160,750	+ 25.6%
DE00 – DeKalb	\$46,250	\$48,250	+ 4.3%	\$152,900	\$170,000	+ 11.2%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$113,012	\$0	- 100.0%	\$196,500	\$191,000	- 2.8%
HU02 – Huntington-Dallas, Huntington, Union	\$35,000	\$37,512	+ 7.2%	\$102,500	\$114,900	+ 12.1%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$25,000	\$75,000	+ 200.0%	\$116,250	\$174,989	+ 50.5%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$0	--	\$133,000	\$120,000	- 9.8%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$86,250	\$131,950	+ 53.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	--	\$93,000	\$89,250	- 4.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$71,500	\$129,500	+ 81.1%
NO00 – Noble	\$12,000	\$0	- 100.0%	\$137,750	\$155,000	+ 12.5%
WE01 – Wells-Union, Jefferson	\$60,000	\$287,750	+ 379.6%	\$141,000	\$169,000	+ 19.9%
WE02 – Wells-Rockcreek, Lancaster	\$35,000	\$91,000	+ 160.0%	\$190,000	\$196,750	+ 3.6%
WE03 – Wells-Liberty, Harrison	\$45,000	\$0	- 100.0%	\$109,000	\$119,900	+ 10.0%
WE04 – Wells-Jackson, Chester, Nottingham	\$9,900	\$0	- 100.0%	\$135,950	\$151,000	+ 11.1%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$21,500	\$65,000	+ 202.3%	\$136,000	\$160,750	+ 18.2%
WH02 – Whitley-Richland, Clevella	\$105,950	\$0	- 100.0%	\$122,500	\$140,200	+ 14.4%
WH03 – Whitley-Columbia, Union	\$51,875	\$48,500	- 6.5%	\$150,000	\$169,900	+ 13.3%
WH04 – Whitley-Washington, Jefferson	\$0	\$0	--	\$192,700	\$207,000	+ 7.4%

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