

# Housing Supply Overview

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



## April 2021

April was another strong month for home sales across most market segments. The busy spring market continues to see many multiple offer situations driving sales prices above asking price. Strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer. For the 12-month period spanning May 2020 through April 2021, Closed Sales in the Fort Wayne region were up 5.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 30.9 percent.

The overall Median Sales Price was up 11.7 percent to \$174,900. The property type with the largest price gain was the Single-Family segment, where prices increased 11.6 percent to \$173,000. The overall Percent of Original List Price Received at Sale was up 1.8 percent to 98.4.

Market-wide, inventory levels were down 57.9 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 57.3 percent. That amounts to 0.5 months supply for Single-Family homes and 0.9 months supply for Condos.

## Quick Facts

**+ 30.9%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 27.5%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 6.5%**

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.

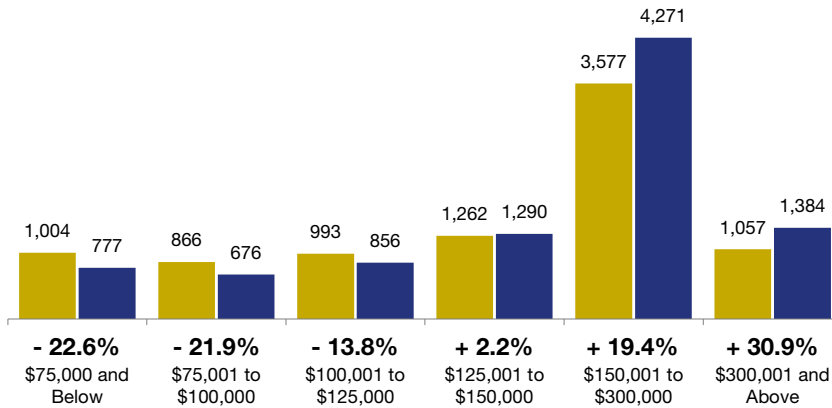
# Closed Sales

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



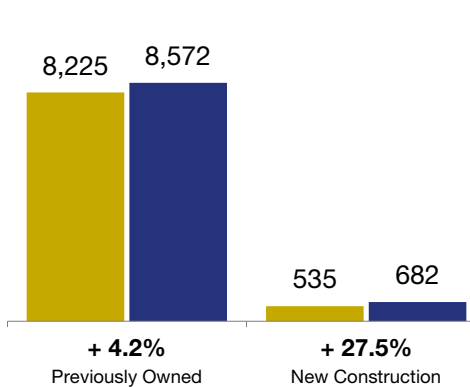
## By Price Range

■ 4-2020 ■ 4-2021



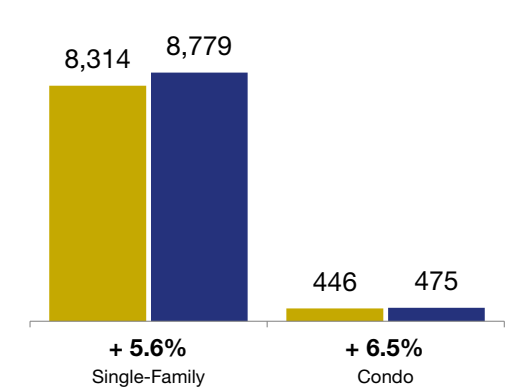
## By Construction Type

■ 4-2020 ■ 4-2021



## By Property Type

■ 4-2020 ■ 4-2021



## All Properties

### By Price Range

	4-2020	4-2021	Change
\$75,000 and Below	1,004	777	- 22.6%
\$75,001 to \$100,000	866	676	- 21.9%
\$100,001 to \$125,000	993	856	- 13.8%
\$125,001 to \$150,000	1,262	1,290	+ 2.2%
\$150,001 to \$300,000	3,577	4,271	+ 19.4%
\$300,001 and Above	1,057	1,384	+ 30.9%
<b>All Price Ranges</b>	<b>8,760</b>	<b>9,254</b>	<b>+ 5.6%</b>

## Single-Family

4-2020	4-2021	Change
984	751	- 23.7%
832	656	- 21.2%
939	812	- 13.5%
1,213	1,242	+ 2.4%
3,359	4,019	+ 19.6%
986	1,299	+ 31.7%
<b>8,314</b>	<b>8,779</b>	<b>+ 5.6%</b>

## Condo

	4-2020	4-2021	Change
	20	26	+ 30.0%
	34	20	- 41.2%
	54	44	- 18.5%
	49	48	- 2.0%
	218	252	+ 15.6%
	71	85	+ 19.7%
	<b>446</b>	<b>475</b>	<b>+ 6.5%</b>

### By Construction Type

	4-2020	4-2021	Change
Previously Owned	8,225	8,572	+ 4.2%
New Construction	535	682	+ 27.5%
<b>All Construction Types</b>	<b>8,760</b>	<b>9,254</b>	<b>+ 5.6%</b>

4-2020	4-2021	Change
7,840	8,179	+ 4.3%
474	600	+ 26.6%
<b>8,314</b>	<b>8,779</b>	<b>+ 5.6%</b>

	4-2020	4-2021	Change
	385	393	+ 2.1%
	61	82	+ 34.4%
	446	475	+ 6.5%

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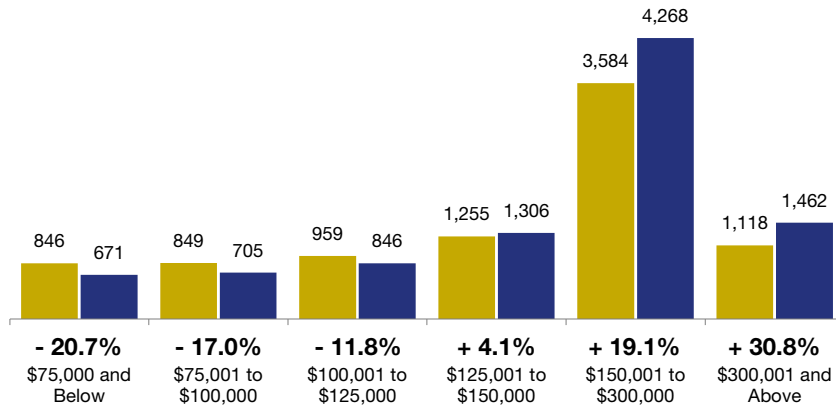
# Pending Sales

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



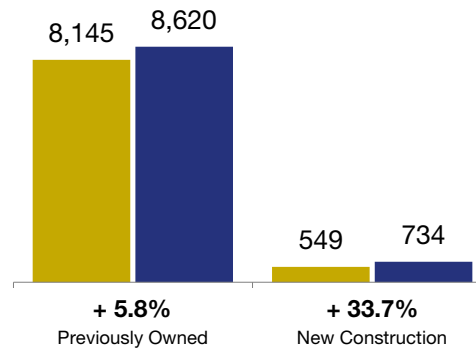
## By Price Range

■ 4-2020 ■ 4-2021



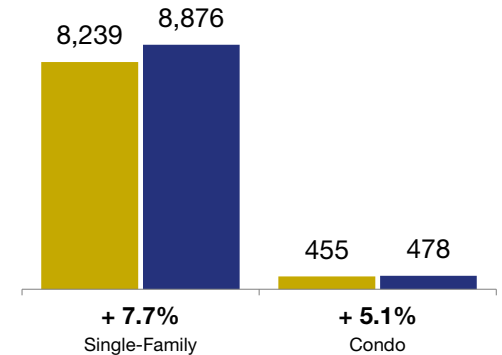
## By Construction Type

■ 4-2020 ■ 4-2021



## By Property Type

■ 4-2020 ■ 4-2021



## All Properties

### By Price Range

	4-2020	4-2021	Change
\$75,000 and Below	846	671	- 20.7%
\$75,001 to \$100,000	849	705	- 17.0%
\$100,001 to \$125,000	959	846	- 11.8%
\$125,001 to \$150,000	1,255	1,306	+ 4.1%
\$150,001 to \$300,000	3,584	4,268	+ 19.1%
\$300,001 and Above	1,118	1,462	+ 30.8%
<b>All Price Ranges</b>	<b>8,694</b>	<b>9,354</b>	<b>+ 7.6%</b>

## Single-Family

	4-2020	4-2021	Change
Previously Owned	827	646	- 21.9%
New Construction	812	689	- 15.1%
	907	800	- 11.8%
	1,211	1,253	+ 3.5%
	3,357	4,024	+ 19.9%
	1,043	1,371	+ 31.4%
<b>All Single-Family</b>	<b>8,239</b>	<b>8,876</b>	<b>+ 7.7%</b>

## Condo

	4-2020	4-2021	Change
Single-Family	19	25	+ 31.6%
Condo	37	16	- 56.8%
	52	46	- 11.5%
	44	53	+ 20.5%
	227	244	+ 7.5%
	75	91	+ 21.3%
<b>All Condo</b>	<b>455</b>	<b>478</b>	<b>+ 5.1%</b>

### By Construction Type

	4-2020	4-2021	Change
Previously Owned	8,145	8,620	+ 5.8%
New Construction	549	734	+ 33.7%
<b>All Construction Types</b>	<b>8,694</b>	<b>9,354</b>	<b>+ 7.6%</b>

	4-2020	4-2021	Change
Previously Owned	7,756	8,223	+ 6.0%
New Construction	483	653	+ 35.2%
<b>All Single-Family</b>	<b>8,239</b>	<b>8,876</b>	<b>+ 7.7%</b>

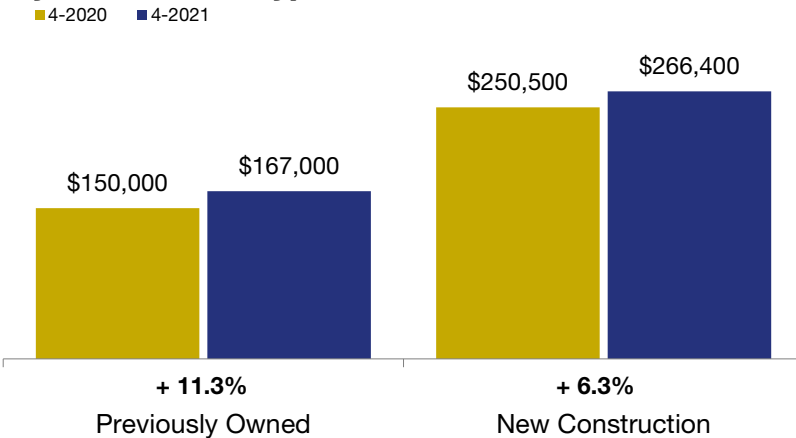
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# Median Sales Price

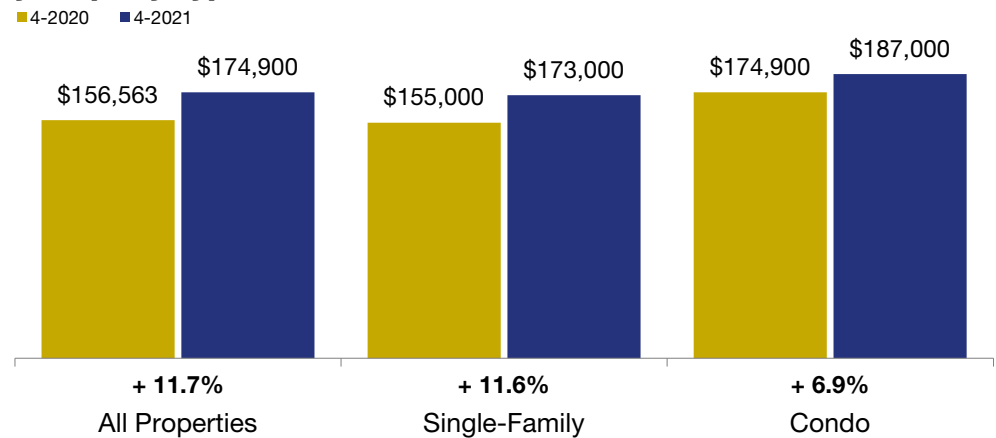
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Construction Type



## By Property Type



### All Properties

By Construction Type	4-2020	4-2021	Change
Previously Owned	\$150,000	\$167,000	+ 11.3%
New Construction	\$250,500	\$266,400	+ 6.3%
<b>All Construction Types</b>	<b>\$156,563</b>	<b>\$174,900</b>	<b>+ 11.7%</b>

### Single-Family

4-2020	4-2021	Change
\$150,000	\$166,000	+ 10.7%
\$249,900	\$267,838	+ 7.2%
<b>\$155,000</b>	<b>\$173,000</b>	<b>+ 11.6%</b>

### Condo

4-2020	4-2021	Change
\$167,000	\$175,000	+ 4.8%
\$257,900	\$251,950	- 2.3%
<b>\$174,900</b>	<b>\$187,000</b>	<b>+ 6.9%</b>

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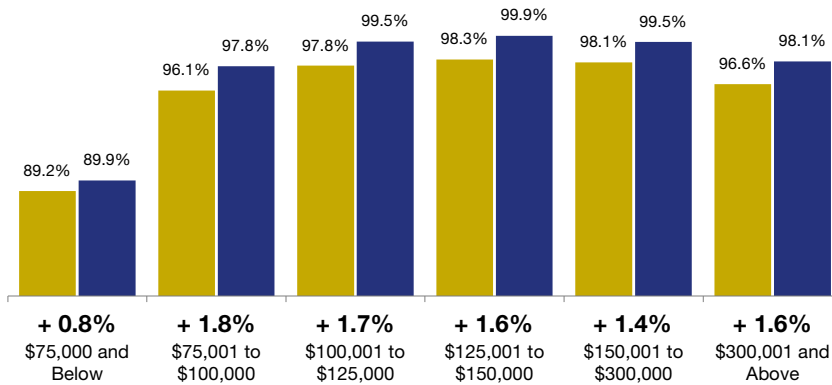
# Percent of Original List Price Received

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.**



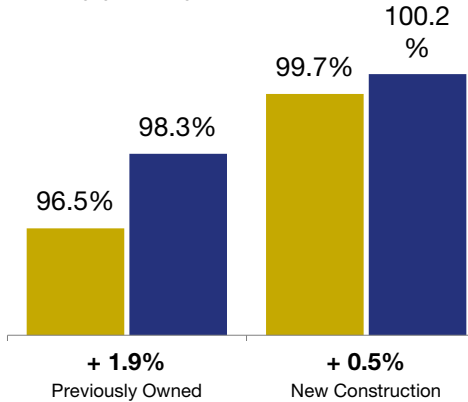
## By Price Range

■ 4-2020 ■ 4-2021



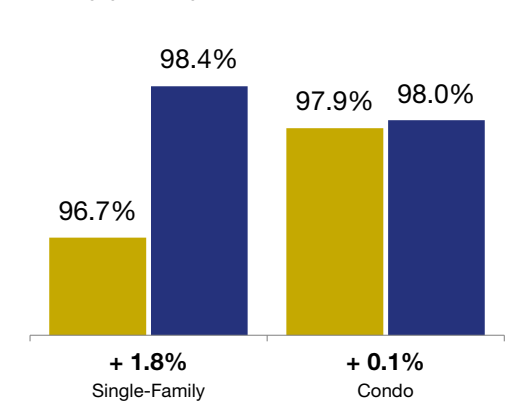
## By Construction Type

■ 4-2020 ■ 4-2021



## By Property Type

■ 4-2020 ■ 4-2021



## All Properties

### By Price Range

	4-2020	4-2021	Change
\$75,000 and Below	89.2%	89.9%	+ 0.8%
\$75,001 to \$100,000	96.1%	97.8%	+ 1.8%
\$100,001 to \$125,000	97.8%	99.5%	+ 1.7%
\$125,001 to \$150,000	98.3%	99.9%	+ 1.6%
\$150,001 to \$300,000	98.1%	99.5%	+ 1.4%
\$300,001 and Above	96.6%	98.1%	+ 1.6%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>98.4%</b>	<b>+ 1.8%</b>

## Single-Family

	4-2020	4-2021	Change
\$75,000 and Below	89.2%	89.8%	+ 0.7%
\$75,001 to \$100,000	96.0%	97.9%	+ 2.0%
\$100,001 to \$125,000	97.7%	99.5%	+ 1.8%
\$125,001 to \$150,000	98.3%	99.9%	+ 1.6%
\$150,001 to \$300,000	98.0%	99.5%	+ 1.5%
\$300,001 and Above	96.5%	98.1%	+ 1.7%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>98.4%</b>	<b>+ 1.8%</b>

## Condo

	4-2020	4-2021	Change
\$75,000 and Below	91.0%	94.0%	+ 3.3%
\$75,001 to \$100,000	99.0%	95.1%	- 3.9%
\$100,001 to \$125,000	99.6%	98.8%	- 0.8%
\$125,001 to \$150,000	97.0%	98.3%	+ 1.3%
\$150,001 to \$300,000	98.4%	98.6%	+ 0.2%
\$300,001 and Above	97.4%	97.7%	+ 0.3%
<b>All Price Ranges</b>	<b>97.9%</b>	<b>98.0%</b>	<b>+ 0.1%</b>

### By Construction Type

	4-2020	4-2021	Change
Previously Owned	96.5%	98.3%	+ 1.9%
New Construction	99.7%	100.2%	+ 0.5%
<b>All Construction Types</b>	<b>96.7%</b>	<b>98.4%</b>	<b>+ 1.8%</b>

	4-2020	4-2021	Change
Previously Owned	96.5%	98.3%	+ 1.9%
New Construction	99.7%	100.2%	+ 0.5%
<b>All Construction Types</b>	<b>96.7%</b>	<b>98.4%</b>	<b>+ 1.8%</b>

	4-2020	4-2021	Change
Previously Owned	97.7%	97.6%	- 0.1%
New Construction	99.7%	100.3%	+ 0.6%
<b>All Construction Types</b>	<b>97.9%</b>	<b>98.0%</b>	<b>+ 0.1%</b>

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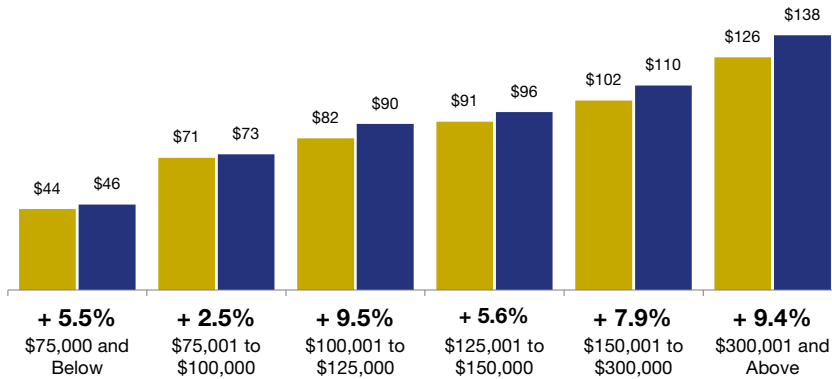
# Price Per Square Foot

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



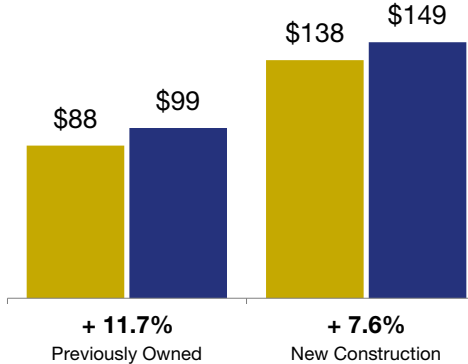
## By Price Range

■ 4-2020 ■ 4-2021



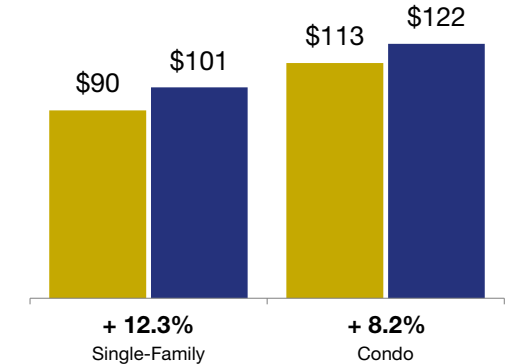
## By Construction Type

■ 4-2020 ■ 4-2021



## By Property Type

■ 4-2020 ■ 4-2021



## All Properties

### By Price Range

	4-2020	4-2021	Change
\$75,000 and Below	\$44	\$46	+ 5.5%
\$75,001 to \$100,000	\$71	\$73	+ 2.5%
\$100,001 to \$125,000	\$82	\$90	+ 9.5%
\$125,001 to \$150,000	\$91	\$96	+ 5.6%
\$150,001 to \$300,000	\$102	\$110	+ 7.9%
\$300,001 and Above	\$126	\$138	+ 9.4%
<b>All Price Ranges</b>	<b>\$91</b>	<b>\$102</b>	<b>+ 12.0%</b>

## Single-Family

4-2020	4-2021	Change
\$44	\$46	+ 5.0%
\$71	\$73	+ 2.6%
\$81	\$89	+ 9.9%
\$90	\$96	+ 5.5%
\$101	\$110	+ 8.1%
\$124	\$136	+ 9.8%
<b>\$90</b>	<b>\$101</b>	<b>+ 12.3%</b>

## Condo

	4-2020	4-2021	Change
	\$53	\$59	+ 11.6%
	\$79	\$80	+ 2.2%
	\$95	\$100	+ 5.0%
	\$101	\$109	+ 8.3%
	\$118	\$125	+ 6.0%
	\$152	\$162	+ 6.1%
	<b>\$113</b>	<b>\$122</b>	<b>+ 8.2%</b>

### By Construction Type

	4-2020	4-2021	Change
Previously Owned	\$88	\$99	+ 11.7%
New Construction	\$138	\$149	+ 7.6%
<b>All Construction Types</b>	<b>\$91</b>	<b>\$102</b>	<b>+ 12.0%</b>

4-2020	4-2021	Change
\$88	\$98	+ 12.0%
\$136	\$147	+ 8.0%
<b>\$90</b>	<b>\$101</b>	<b>+ 12.3%</b>

	4-2020	4-2021	Change
	\$107	\$114	+ 7.4%
	\$154	\$161	+ 4.2%
	<b>\$113</b>	<b>\$122</b>	<b>+ 8.2%</b>

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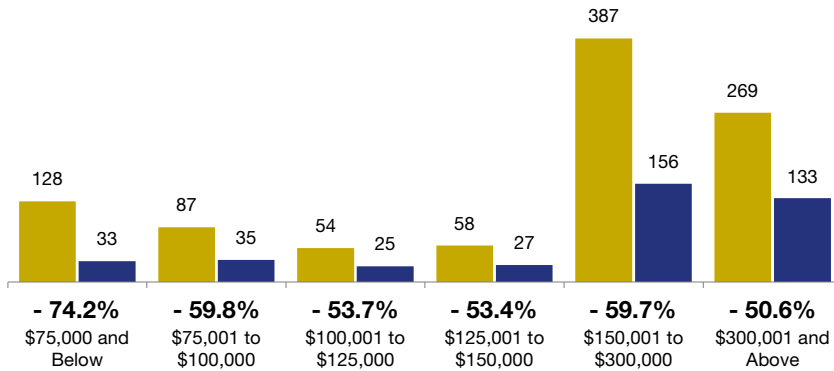
# Inventory of Homes for Sale

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



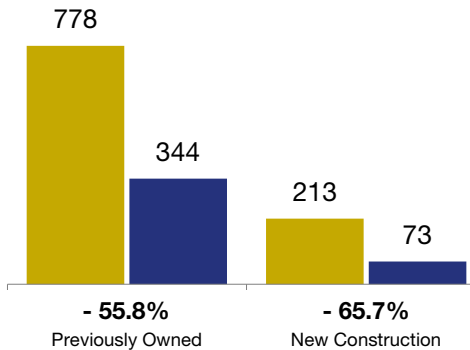
## By Price Range

■ 4-2020 ■ 4-2021



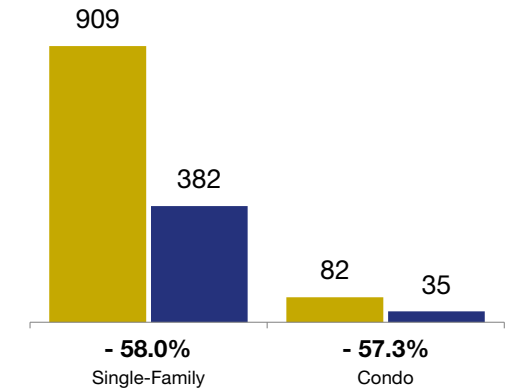
## By Construction Type

■ 4-2020 ■ 4-2021



## By Property Type

■ 4-2020 ■ 4-2021



### All Properties

#### By Price Range

	4-2020	4-2021	Change
\$75,000 and Below	128	33	- 74.2%
\$75,001 to \$100,000	87	35	- 59.8%
\$100,001 to \$125,000	54	25	- 53.7%
\$125,001 to \$150,000	58	27	- 53.4%
\$150,001 to \$300,000	387	156	- 59.7%
\$300,001 and Above	269	133	- 50.6%
<b>All Price Ranges</b>	<b>991</b>	<b>417</b>	<b>- 57.9%</b>

### Single-Family

	4-2020	4-2021	Change
\$75,000 and Below	128	31	- 75.8%
\$75,001 to \$100,000	84	35	- 58.3%
\$100,001 to \$125,000	52	24	- 53.8%
\$125,001 to \$150,000	55	25	- 54.5%
\$150,001 to \$300,000	349	140	- 59.9%
\$300,001 and Above	233	119	- 48.9%
<b>All Price Ranges</b>	<b>909</b>	<b>382</b>	<b>- 58.0%</b>

### Condo

	4-2020	4-2021	Change
\$75,000 and Below	0	2	0.0%
\$75,001 to \$100,000	3	0	- 100.0%
\$100,001 to \$125,000	2	1	- 50.0%
\$125,001 to \$150,000	3	2	- 33.3%
\$150,001 to \$300,000	38	16	- 57.9%
\$300,001 and Above	36	14	- 61.1%
<b>All Price Ranges</b>	<b>82</b>	<b>35</b>	<b>- 57.3%</b>

#### By Construction Type

	4-2020	4-2021	Change
Previously Owned	778	344	- 55.8%
New Construction	213	73	- 65.7%
<b>All Construction Types</b>	<b>991</b>	<b>417</b>	<b>- 57.9%</b>

	4-2020	4-2021	Change
Previously Owned	733	322	- 56.1%
New Construction	176	60	- 65.9%
<b>All Construction Types</b>	<b>909</b>	<b>382</b>	<b>- 58.0%</b>

	4-2020	4-2021	Change
Previously Owned	45	22	- 51.1%
New Construction	37	13	- 64.9%
<b>All Construction Types</b>	<b>82</b>	<b>35</b>	<b>- 57.3%</b>

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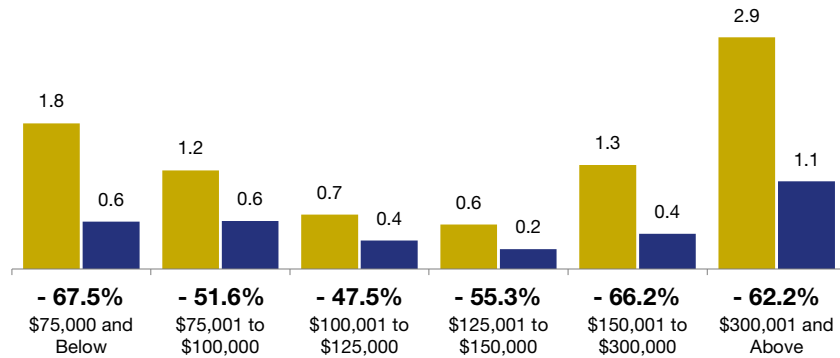
# Months Supply of Inventory

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.



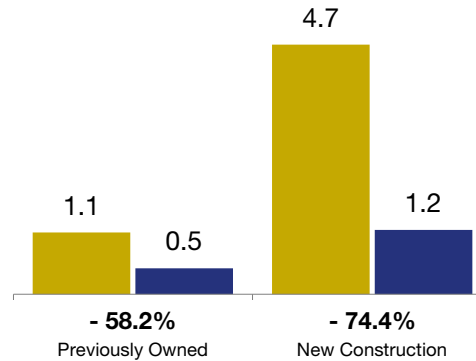
## By Price Range

■ 4-2020 ■ 4-2021



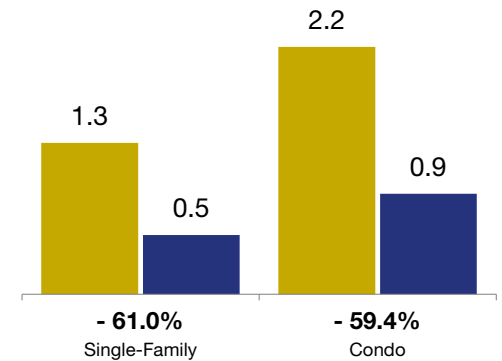
## By Construction Type

■ 4-2020 ■ 4-2021



## By Property Type

■ 4-2020 ■ 4-2021



## All Properties

### By Price Range

	4-2020	4-2021	Change
\$75,000 and Below	1.8	0.6	- 67.5%
\$75,001 to \$100,000	1.2	0.6	- 51.6%
\$100,001 to \$125,000	0.7	0.4	- 47.5%
\$125,001 to \$150,000	0.6	0.2	- 55.3%
\$150,001 to \$300,000	1.3	0.4	- 66.2%
\$300,001 and Above	2.9	1.1	- 62.2%
<b>All Price Ranges</b>	<b>1.4</b>	<b>0.5</b>	<b>- 64.3%</b>

## Single-Family

	4-2020	4-2021	Change
\$75,000 and Below	1.9	0.6	- 69.0%
\$75,001 to \$100,000	1.2	0.6	- 50.9%
\$100,001 to \$125,000	0.7	0.4	- 47.7%
\$125,001 to \$150,000	0.5	0.2	- 56.1%
\$150,001 to \$300,000	1.2	0.4	- 66.5%
\$300,001 and Above	2.7	1.0	- 61.1%
<b>All Price Ranges</b>	<b>1.3</b>	<b>0.5</b>	<b>- 61.0%</b>

## Condo

	4-2020	4-2021	Change
\$75,000 and Below	0.0	0.6	0.0%
\$75,001 to \$100,000	1.0	0.0	- 100.0%
\$100,001 to \$125,000	0.5	0.3	- 43.5%
\$125,001 to \$150,000	0.8	0.5	- 44.7%
\$150,001 to \$300,000	2.0	0.8	- 60.8%
\$300,001 and Above	5.8	1.8	- 67.9%
<b>All Price Ranges</b>	<b>2.2</b>	<b>0.9</b>	<b>- 59.4%</b>

### By Construction Type

	4-2020	4-2021	Change
Previously Owned	1.1	0.5	- 58.2%
New Construction	4.7	1.2	- 74.4%
<b>All Construction Types</b>	<b>1.4</b>	<b>0.5</b>	<b>- 64.3%</b>

	4-2020	4-2021	Change
Previously Owned	1.1	0.5	- 58.6%
New Construction	4.4	1.1	- 74.8%
<b>All Construction Types</b>	<b>1.3</b>	<b>0.5</b>	<b>- 61.0%</b>

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.