

Housing Supply Overview

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



May 2021

Robust buyer demand, fueled by low mortgage rates, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was at the same time last year, and sales prices are surging as a result. While the warmer temperatures, rising sales prices, and the reopening of the economy may draw more sellers to the market, historically low levels of homes for sale are likely to continue for some time in most market segments. For the 12-month period spanning June 2020 through May 2021, Closed Sales in the Fort Wayne region were up 7.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 32.9 percent.

The overall Median Sales Price was up 10.8 percent to \$175,000. The property type with the largest price gain was the Single-Family segment, where prices increased 11.8 percent to \$174,945. The overall Percent of Original List Price Received at Sale was up 2.1 percent to 98.7.

Market-wide, inventory levels were down 56.3 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 55.3 percent. That amounts to 0.5 months supply for Single-Family homes and 0.6 months supply for Condos.

Quick Facts

+ 32.9%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 31.1%

Construction Status with
Strongest Closed Sales:

New Construction

+ 7.7%

Property Type with
Strongest Closed Sales:

Single-Family

Closed Sales	2
Pending Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Price Per Square Foot	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

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.

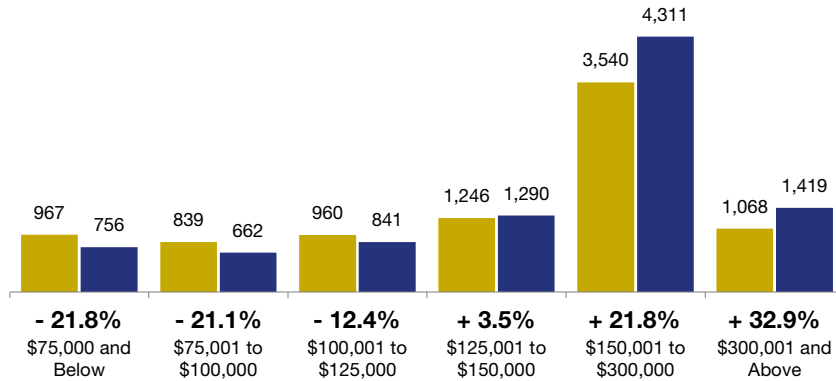
Closed Sales

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



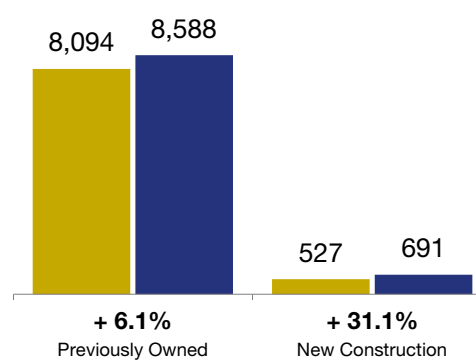
By Price Range

■ 5-2020 ■ 5-2021



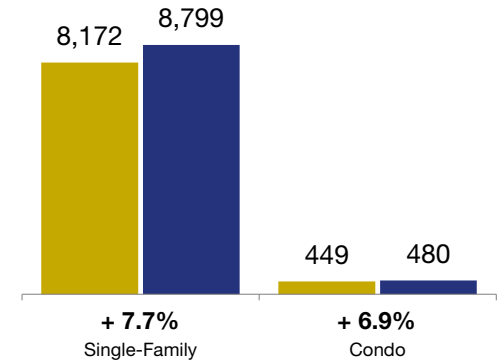
By Construction Type

■ 5-2020 ■ 5-2021



By Property Type

■ 5-2020 ■ 5-2021



All Properties

By Price Range

	5-2020	5-2021	Change
\$75,000 and Below	967	756	- 21.8%
\$75,001 to \$100,000	839	662	- 21.1%
\$100,001 to \$125,000	960	841	- 12.4%
\$125,001 to \$150,000	1,246	1,290	+ 3.5%
\$150,001 to \$300,000	3,540	4,311	+ 21.8%
\$300,001 and Above	1,068	1,419	+ 32.9%
All Price Ranges	8,621	9,279	+ 7.6%

Single-Family

5-2020	5-2021	Change
947	732	- 22.7%
803	644	- 19.8%
905	801	- 11.5%
1,198	1,237	+ 3.3%
3,318	4,056	+ 22.2%
1,000	1,329	+ 32.9%
8,172	8,799	+ 7.7%

Condo

	5-2020	5-2021	Change
	20	24	+ 20.0%
	36	18	- 50.0%
	55	40	- 27.3%
	48	53	+ 10.4%
	222	255	+ 14.9%
	68	90	+ 32.4%
	449	480	+ 6.9%

By Construction Type

	5-2020	5-2021	Change
Previously Owned	8,094	8,588	+ 6.1%
New Construction	527	691	+ 31.1%
All Construction Types	8,621	9,279	+ 7.6%

5-2020	5-2021	Change
7,706	8,191	+ 6.3%
466	608	+ 30.5%
8,172	8,799	+ 7.7%

	5-2020	5-2021	Change
	388	397	+ 2.3%
	61	83	+ 36.1%
	449	480	+ 6.9%

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.

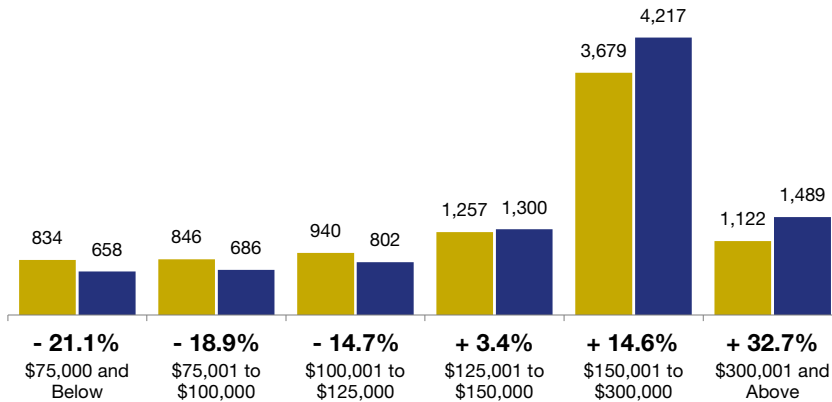
Pending Sales

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



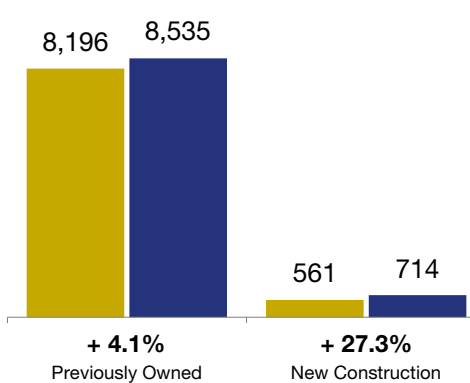
By Price Range

■ 5-2020 ■ 5-2021



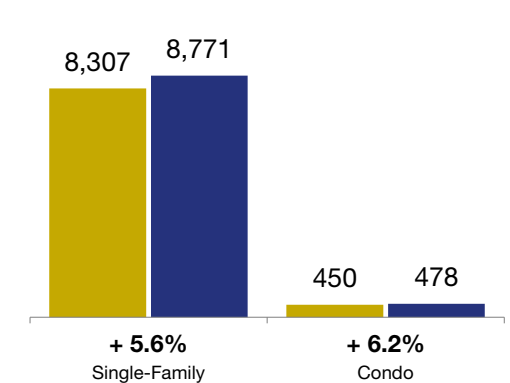
By Construction Type

■ 5-2020 ■ 5-2021



By Property Type

■ 5-2020 ■ 5-2021



All Properties

By Price Range

	5-2020	5-2021	Change
\$75,000 and Below	834	658	- 21.1%
\$75,001 to \$100,000	846	686	- 18.9%
\$100,001 to \$125,000	940	802	- 14.7%
\$125,001 to \$150,000	1,257	1,300	+ 3.4%
\$150,001 to \$300,000	3,679	4,217	+ 14.6%
\$300,001 and Above	1,122	1,489	+ 32.7%
All Price Ranges	8,757	9,249	+ 5.6%

Single-Family

	5-2020	5-2021	Change
Previously Owned	816	630	- 22.8%
New Construction	812	670	- 17.5%
	889	761	- 14.4%
	1,214	1,247	+ 2.7%
	3,451	3,971	+ 15.1%
	1,047	1,398	+ 33.5%
All Single-Family	8,307	8,771	+ 5.6%

Condo

	5-2020	5-2021	Change
Single-Family	18	28	+ 55.6%
Condo	34	16	- 52.9%
	51	41	- 19.6%
	43	53	+ 23.3%
	228	246	+ 7.9%
	75	91	+ 21.3%
All Condo	450	478	+ 6.2%

By Construction Type

	5-2020	5-2021	Change
Previously Owned	8,196	8,535	+ 4.1%
New Construction	561	714	+ 27.3%
All Construction Types	8,757	9,249	+ 5.6%

	5-2020	5-2021	Change
Previously Owned	7,812	8,137	+ 4.2%
New Construction	495	634	+ 28.1%
All Single-Family	8,307	8,771	+ 5.6%

	5-2020	5-2021	Change
Single-Family	384	398	+ 3.6%
Condo	66	80	+ 21.2%
All Condo	450	478	+ 6.2%

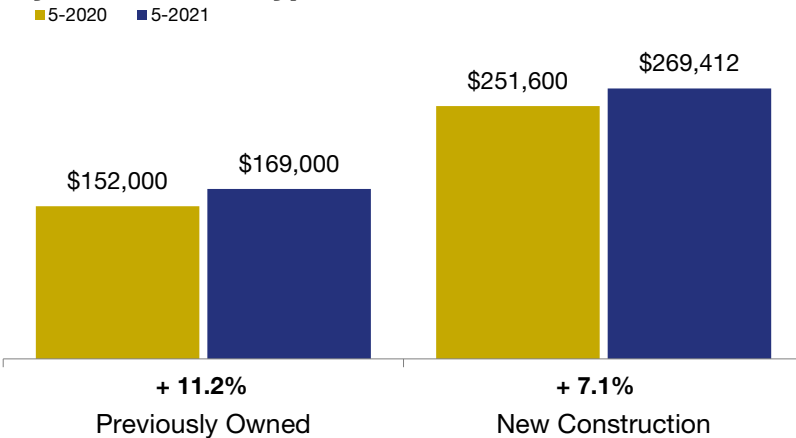
The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes 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.

Median Sales Price

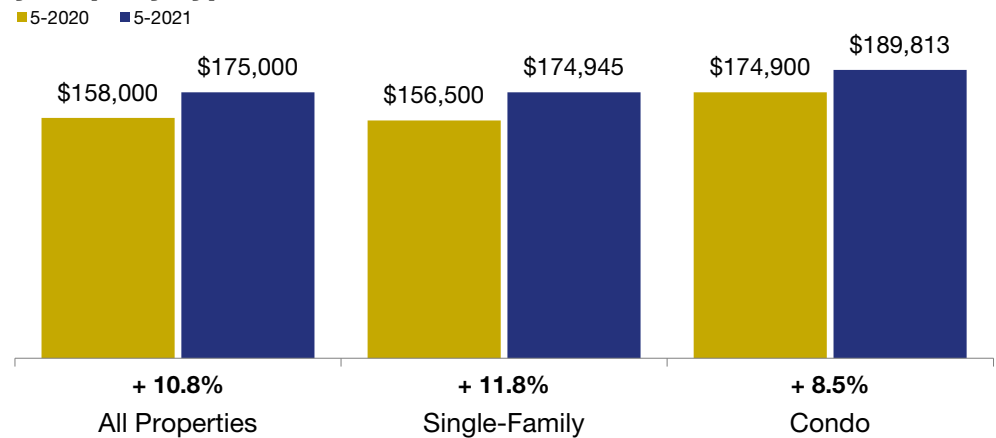
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Construction Type



By Property Type



All Properties

By Construction Type	5-2020	5-2021	Change
Previously Owned	\$152,000	\$169,000	+ 11.2%
New Construction	\$251,600	\$269,412	+ 7.1%
All Construction Types	\$158,000	\$175,000	+ 10.8%

Single-Family

5-2020	5-2021	Change
\$151,000	\$168,000	+ 11.3%
\$251,430	\$269,688	+ 7.3%
\$156,500	\$174,945	+ 11.8%

Condo

5-2020	5-2021	Change
\$165,000	\$177,900	+ 7.8%
\$255,900	\$263,500	+ 3.0%
\$174,900	\$189,813	+ 8.5%

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.

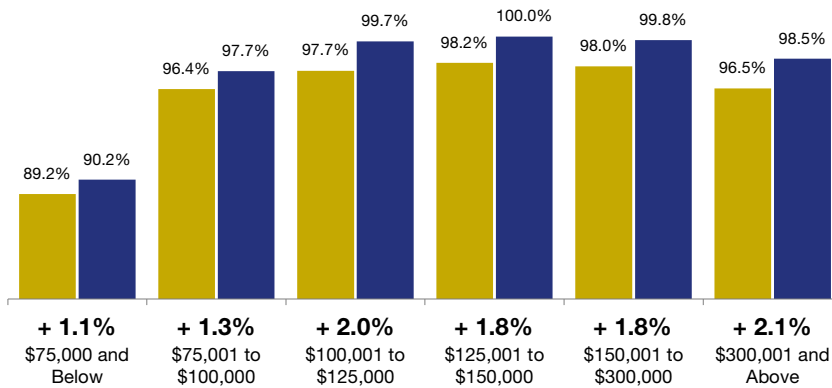
Percent of Original List Price Received

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.**



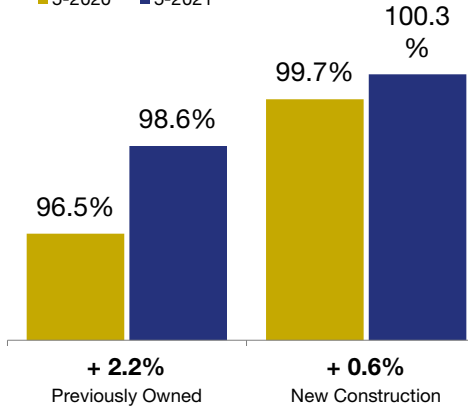
By Price Range

■ 5-2020 ■ 5-2021



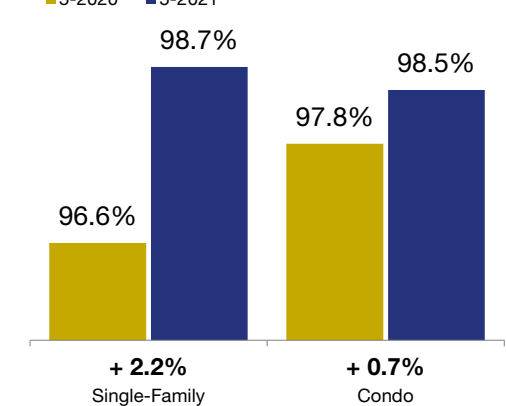
By Construction Type

■ 5-2020 ■ 5-2021



By Property Type

■ 5-2020 ■ 5-2021



All Properties

By Price Range

	5-2020	5-2021	Change
\$75,000 and Below	89.2%	90.2%	+ 1.1%
\$75,001 to \$100,000	96.4%	97.7%	+ 1.3%
\$100,001 to \$125,000	97.7%	99.7%	+ 2.0%
\$125,001 to \$150,000	98.2%	100.0%	+ 1.8%
\$150,001 to \$300,000	98.0%	99.8%	+ 1.8%
\$300,001 and Above	96.5%	98.5%	+ 2.1%
All Price Ranges	96.7%	98.7%	+ 2.1%

Single-Family

	5-2020	5-2021	Change
\$75,000 and Below	89.2%	90.0%	+ 0.9%
\$75,001 to \$100,000	96.3%	97.7%	+ 1.5%
\$100,001 to \$125,000	97.6%	99.7%	+ 2.2%
\$125,001 to \$150,000	98.3%	100.1%	+ 1.8%
\$150,001 to \$300,000	98.0%	99.8%	+ 1.8%
\$300,001 and Above	96.4%	98.5%	+ 2.2%
All Price Ranges	96.6%	98.7%	+ 2.2%

Condo

	5-2020	5-2021	Change
\$75,000 and Below	90.6%	94.5%	+ 4.3%
\$75,001 to \$100,000	99.0%	94.7%	- 4.3%
\$100,001 to \$125,000	99.3%	99.0%	- 0.3%
\$125,001 to \$150,000	97.2%	99.0%	+ 1.9%
\$150,001 to \$300,000	98.1%	99.0%	+ 0.9%
\$300,001 and Above	97.5%	98.1%	+ 0.6%
All Price Ranges	97.8%	98.5%	+ 0.7%

By Construction Type

	5-2020	5-2021	Change
Previously Owned	96.5%	98.6%	+ 2.2%
New Construction	99.7%	100.3%	+ 0.6%
All Construction Types	96.7%	98.7%	+ 2.1%

	5-2020	5-2021	Change
Previously Owned	96.5%	98.6%	+ 2.2%
New Construction	99.7%	100.3%	+ 0.6%
All Construction Types	96.6%	98.7%	+ 2.2%

	5-2020	5-2021	Change
Previously Owned	97.5%	98.1%	+ 0.6%
New Construction	99.5%	100.3%	+ 0.8%
All Construction Types	97.8%	98.5%	+ 0.7%

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.

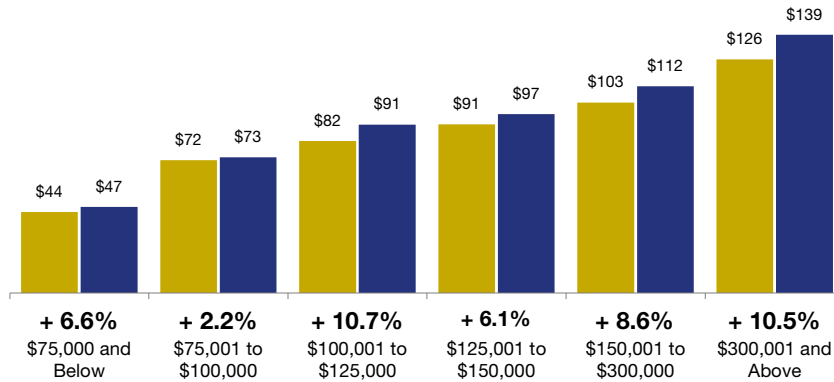
Price Per Square Foot

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



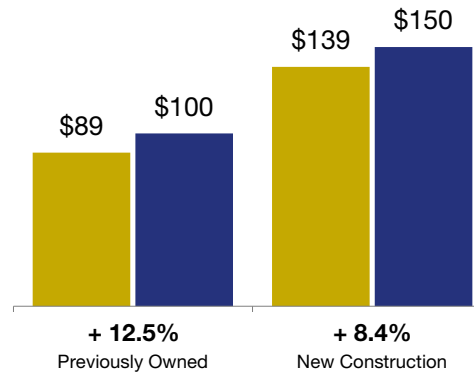
By Price Range

■ 5-2020 ■ 5-2021



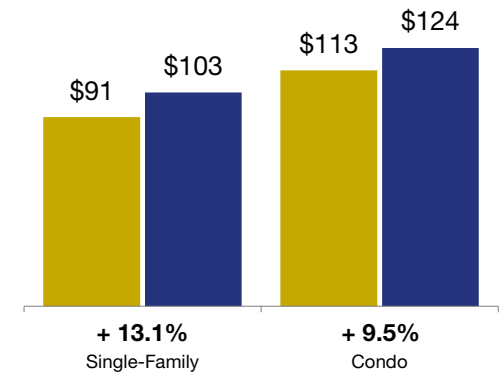
By Construction Type

■ 5-2020 ■ 5-2021



By Property Type

■ 5-2020 ■ 5-2021



All Properties

By Price Range

	5-2020	5-2021	Change
\$75,000 and Below	\$44	\$47	+ 6.6%
\$75,001 to \$100,000	\$72	\$73	+ 2.2%
\$100,001 to \$125,000	\$82	\$91	+ 10.7%
\$125,001 to \$150,000	\$91	\$97	+ 6.1%
\$150,001 to \$300,000	\$103	\$112	+ 8.6%
\$300,001 and Above	\$126	\$139	+ 10.5%
All Price Ranges	\$92	\$104	+ 12.8%

Single-Family

5-2020	5-2021	Change
\$43	\$46	+ 6.1%
\$71	\$73	+ 2.4%
\$81	\$91	+ 11.7%
\$91	\$96	+ 5.9%
\$102	\$111	+ 8.8%
\$124	\$138	+ 10.8%
\$91	\$103	+ 13.1%

Condo

	5-2020	5-2021	Change
	\$54	\$59	+ 9.7%
	\$79	\$79	+ 0.2%
	\$98	\$96	- 1.9%
	\$102	\$113	+ 10.8%
	\$118	\$126	+ 6.8%
	\$154	\$164	+ 6.4%
	\$113	\$124	+ 9.5%

By Construction Type

	5-2020	5-2021	Change
Previously Owned	\$89	\$100	+ 12.5%
New Construction	\$139	\$150	+ 8.4%
All Construction Types	\$92	\$104	+ 12.8%

5-2020	5-2021	Change
\$88	\$99	+ 12.8%
\$137	\$149	+ 8.6%
\$91	\$103	+ 13.1%

	5-2020	5-2021	Change
	\$107	\$116	+ 8.4%
	\$153	\$163	+ 6.2%
	\$113	\$124	+ 9.5%

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.

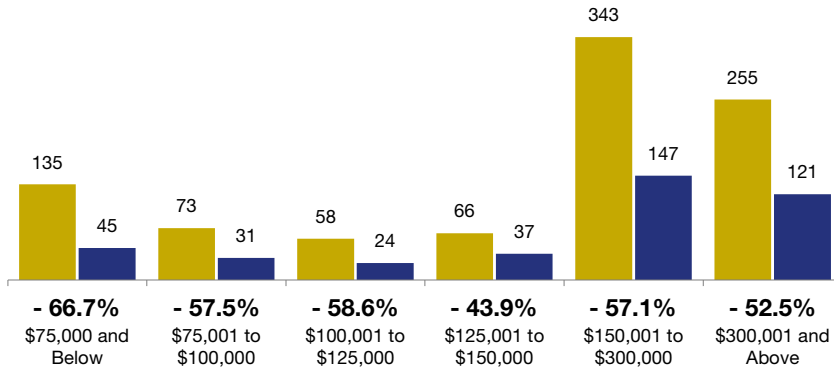
Inventory of Homes for Sale

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



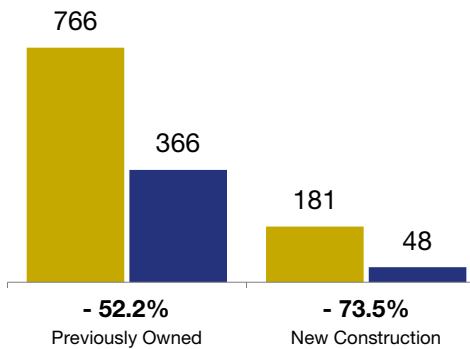
By Price Range

■ 5-2020 ■ 5-2021



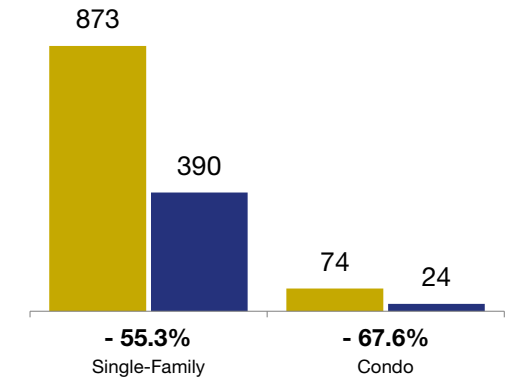
By Construction Type

■ 5-2020 ■ 5-2021



By Property Type

■ 5-2020 ■ 5-2021



All Properties

By Price Range

	5-2020	5-2021	Change
\$75,000 and Below	135	45	- 66.7%
\$75,001 to \$100,000	73	31	- 57.5%
\$100,001 to \$125,000	58	24	- 58.6%
\$125,001 to \$150,000	66	37	- 43.9%
\$150,001 to \$300,000	343	147	- 57.1%
\$300,001 and Above	255	121	- 52.5%
All Price Ranges	947	414	- 56.3%

Single-Family

5-2020	5-2021	Change
134	44	- 67.2%
69	31	- 55.1%
55	23	- 58.2%
65	36	- 44.6%
309	136	- 56.0%
224	111	- 50.4%
873	390	- 55.3%

Condo

	5-2020	5-2021	Change
	1	1	0.0%
	4	0	- 100.0%
	3	1	- 66.7%
	1	1	0.0%
	34	11	- 67.6%
	31	10	- 67.7%
	74	24	- 67.6%

By Construction Type

	5-2020	5-2021	Change
Previously Owned	766	366	- 52.2%
New Construction	181	48	- 73.5%
All Construction Types	947	414	- 56.3%

5-2020	5-2021	Change
722	348	- 51.8%
151	42	- 72.2%
873	390	- 55.3%

	5-2020	5-2021	Change
	44	18	- 59.1%
	30	6	- 80.0%
	74	24	- 67.6%

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.

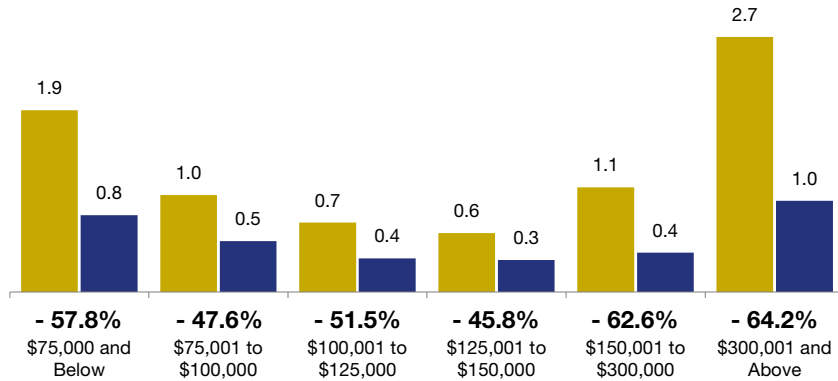
Months Supply of Inventory

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.



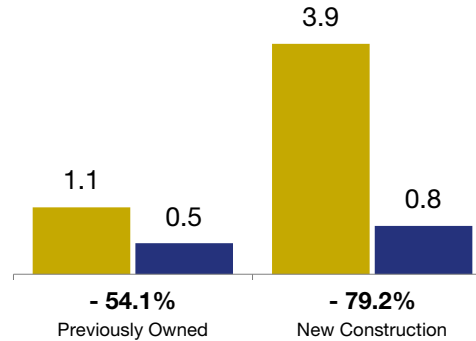
By Price Range

■ 5-2020 ■ 5-2021



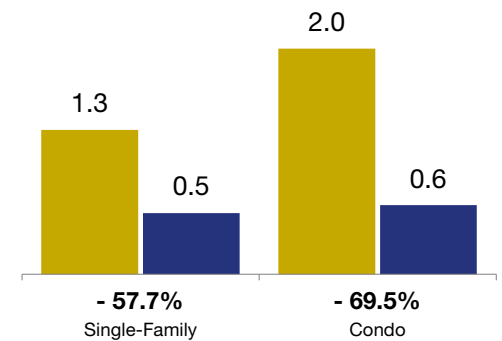
By Construction Type

■ 5-2020 ■ 5-2021



By Property Type

■ 5-2020 ■ 5-2021



All Properties

By Price Range

	5-2020	5-2021	Change
\$75,000 and Below	1.9	0.8	- 57.8%
\$75,001 to \$100,000	1.0	0.5	- 47.6%
\$100,001 to \$125,000	0.7	0.4	- 51.5%
\$125,001 to \$150,000	0.6	0.3	- 45.8%
\$150,001 to \$300,000	1.1	0.4	- 62.6%
\$300,001 and Above	2.7	1.0	- 64.2%
All Price Ranges	1.3	0.5	- 61.5%

Single-Family

5-2020	5-2021	Change	5-2020	5-2021	Change
2.0	0.8	- 57.5%	0.6	0.3	- 53.2%
1.0	0.6	- 45.6%	1.4	0.0	- 100.0%
0.7	0.4	- 51.1%	0.7	0.3	- 58.5%
0.6	0.3	- 46.1%	0.3	0.2	- 18.9%
1.1	0.4	- 61.8%	1.8	0.5	- 70.0%
2.6	1.0	- 62.9%	5.0	1.3	- 73.4%
1.3	0.5	- 57.7%	2.0	0.6	- 69.5%

Condo

5-2020	5-2021	Change	5-2020	5-2021	Change
2.0	0.8	- 57.5%	0.6	0.3	- 53.2%
1.0	0.6	- 45.6%	1.4	0.0	- 100.0%
0.7	0.4	- 51.1%	0.7	0.3	- 58.5%
0.6	0.3	- 46.1%	0.3	0.2	- 18.9%
1.1	0.4	- 61.8%	1.8	0.5	- 70.0%
2.6	1.0	- 62.9%	5.0	1.3	- 73.4%
1.3	0.5	- 57.7%	2.0	0.6	- 69.5%

By Construction Type

	5-2020	5-2021	Change
Previously Owned	1.1	0.5	- 54.1%
New Construction	3.9	0.8	- 79.2%
All Construction Types	1.3	0.5	- 61.5%

5-2020	5-2021	Change	5-2020	5-2021	Change
1.1	0.5	- 53.7%	1.4	0.5	- 60.5%
3.7	0.8	- 78.3%	5.5	0.9	- 83.5%
1.3	0.5	- 57.7%	2.0	0.6	- 69.5%

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.