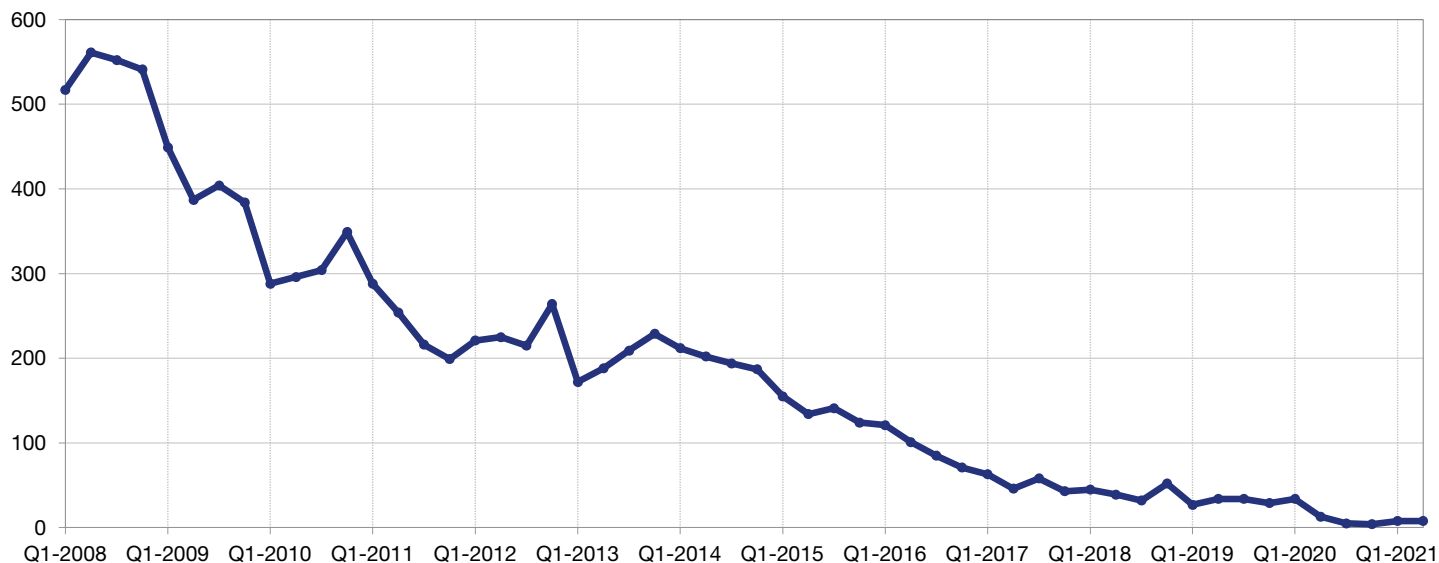


Foreclosure Report

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



Q2-2021 Update

New Listings in the Fort Wayne region decreased 10.6 percent to 2,791.

- Traditional New Listings decreased 10.0 percent to 2,754.
- Foreclosure New Listings decreased 40.3 percent to 37.
- Share of all New Listings that were foreclosures rose to 1.3 percent.

Closed Sales were up 0.4 percent to 2,353.

- Traditional Closed Sales were up 1.1 percent to 2,320.
- Foreclosure Closed Sales were down 32.7 percent to 33.
- Share of all Closed Sales that were foreclosures fell to 1.4 percent.

The Median Sales Price rose 18.2 percent to \$188,000.

- The traditional Median Sales Price rose 18.8 percent to \$190,000.
- The foreclosure Median Sales Price rose 0.4 percent to \$45,000.

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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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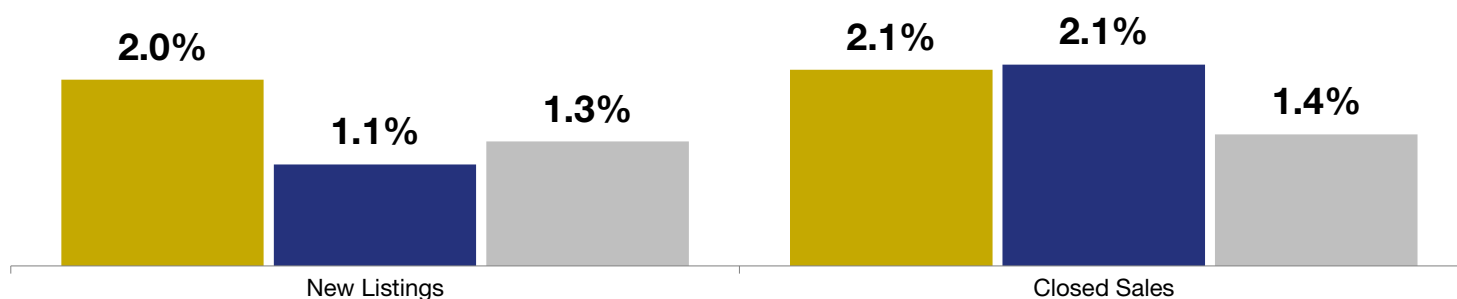


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021
New Listings	62	30	37	- 40.3%	3,059	2,743	2,754	- 10.0%	3,121	2,773	2,791	- 10.6%	2.0%	1.1%	1.3%
Closed Sales	49	49	33	- 32.7%	2,295	2,233	2,320	+ 1.1%	2,344	2,282	2,353	+ 0.4%	2.1%	2.1%	1.4%

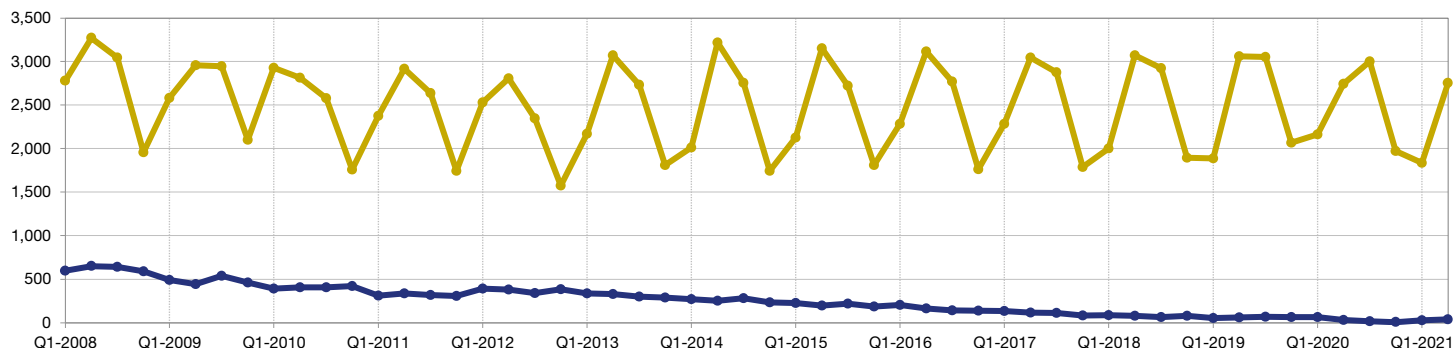
Market Share of Foreclosures

■ Q2-2019 ■ Q2-2020 ■ Q2-2021



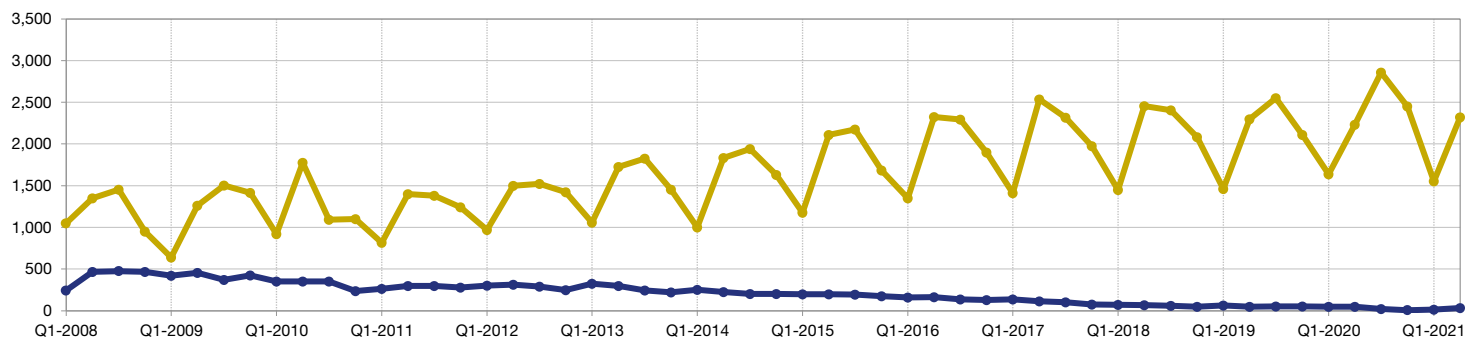
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



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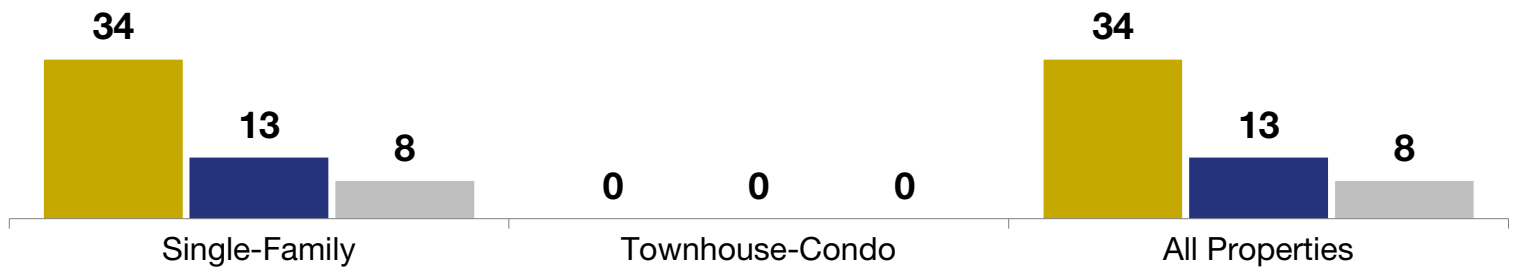


Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021
Single-Family	34	13	8	- 76.5%	1,090	818	495	- 54.6%	1,124	831	503	- 55.2%	3.0%	1.6%	1.6%
Townhouse-Condo	0	0	0	--	67	57	27	- 59.7%	67	57	27	- 59.7%	0.0%	0.0%	0.0%
All Properties	34	13	8	- 76.5%	1,157	875	522	- 54.9%	1,191	888	530	- 55.5%	2.9%	1.5%	1.5%

Foreclosure Inventory by Property Type

■ Q2-2019 ■ Q2-2020 ■ Q2-2021

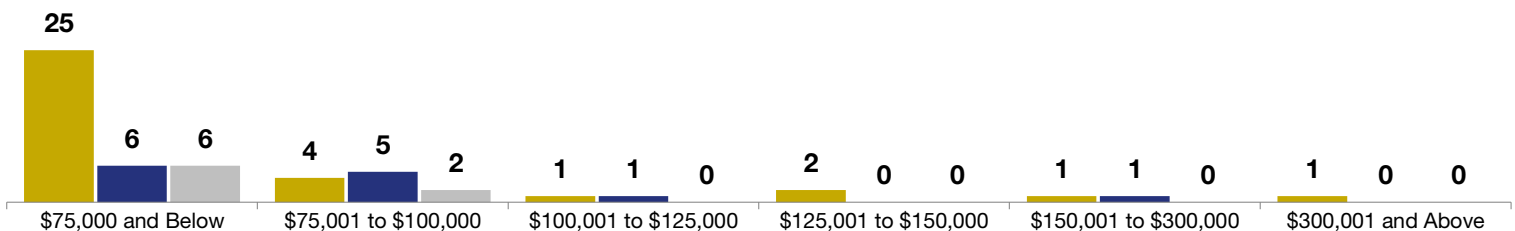


Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021
\$75,000 and Below	25	6	6	- 76.0%	153	143	54	- 64.7%	178	149	60	- 66.3%	14.0%	4.0%	10.0%
\$75,001 to \$100,000	4	5	2	- 50.0%	91	65	28	- 69.2%	95	70	30	- 68.4%	4.2%	7.1%	6.7%
\$100,001 to \$125,000	1	1	0	- 100.0%	70	55	24	- 65.7%	71	56	24	- 66.2%	1.4%	1.8%	0.0%
\$125,001 to \$150,000	2	0	0	- 100.0%	86	63	43	- 50.0%	88	63	43	- 51.1%	2.3%	0.0%	0.0%
\$150,001 to \$300,000	1	1	0	- 100.0%	436	321	209	- 52.1%	437	322	209	- 52.2%	0.2%	0.3%	0.0%
\$300,001 and Above	1	0	0	- 100.0%	320	227	156	- 51.3%	321	227	156	- 51.4%	0.3%	0.0%	0.0%
All Prices	34	13	8	- 76.5%	1,157	875	522	- 54.9%	1,191	888	530	- 55.5%	2.9%	1.5%	1.5%

Foreclosure Inventory by Price Range

■ Q2-2019 ■ Q2-2020 ■ Q2-2021



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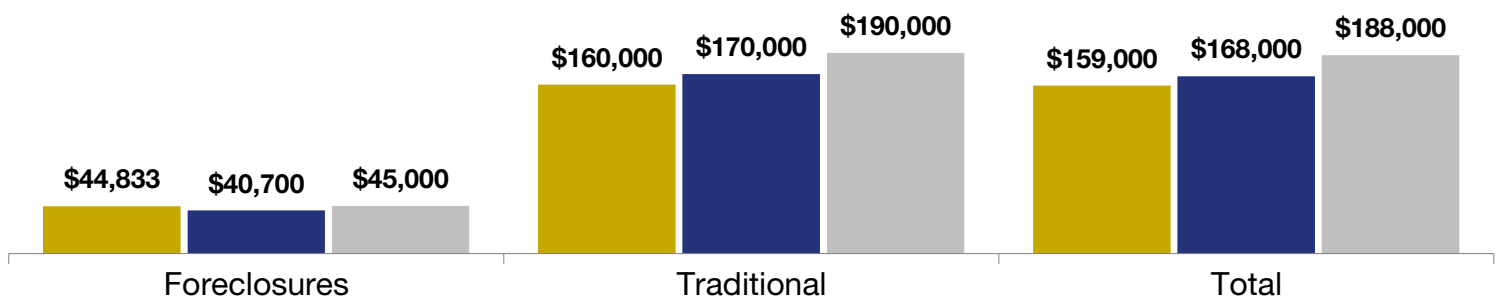


Median Sales Price

	Foreclosures				Traditional				Total			
	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg
Single-Family	\$44,601	\$40,700	\$45,000	+ 0.9%	\$159,900	\$169,900	\$188,000	+ 17.6%	\$156,205	\$165,950	\$185,990	+ 19.1%
Condo-Townhome	\$149,900	\$0	\$0	- 100.0%	\$175,000	\$183,500	\$207,950	+ 18.8%	\$175,000	\$183,500	\$207,950	+ 18.8%
All Properties	\$44,833	\$40,700	\$45,000	+ 0.4%	\$160,000	\$170,000	\$190,000	+ 18.8%	\$159,000	\$168,000	\$188,000	+ 18.2%

Median Sales Price for All Properties

■ Q2-2019 ■ Q2-2020 ■ Q2-2021

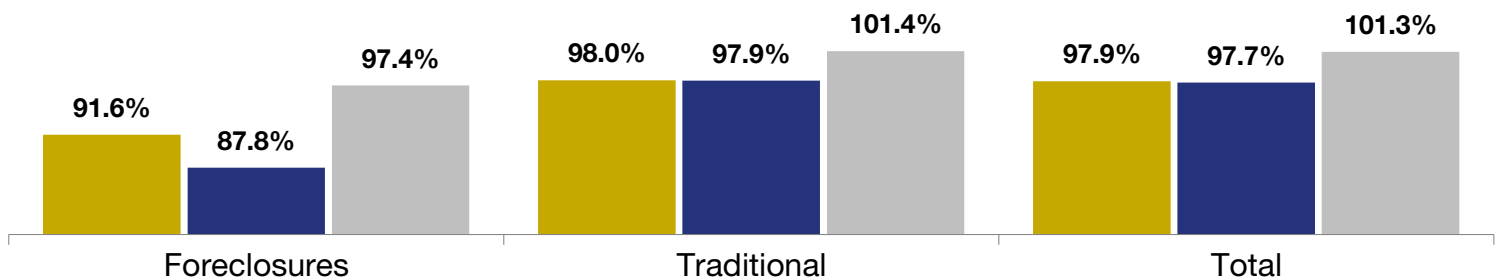


Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg	Q2-2019	Q2-2020	Q2-2021	2-Yr Chg
Single-Family	91.6%	87.8%	97.4%	+ 6.2%	98.0%	98.0%	101.4%	+ 3.5%	97.8%	97.7%	101.3%	+ 3.6%
Condo-Townhome	90.8%	0.0%	0.0%	- 100.0%	98.6%	97.6%	101.2%	+ 2.6%	98.6%	97.6%	101.2%	+ 2.7%
All Properties	91.6%	87.8%	97.4%	+ 6.3%	98.0%	97.9%	101.4%	+ 3.4%	97.9%	97.7%	101.3%	+ 3.5%

Percent of Original List Price Received for All Properties

■ Q2-2019 ■ Q2-2020 ■ Q2-2021



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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 Q2-2021			Closed Sales for the Last 12 Months Through Q2-2021		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	6	0	0.0%	111	0	0.0%
AD02 – Adams-Kirkland, Washington, St. Marys	10	2	20.0%	90	1	1.1%
AD03 – Adams-French, Monroe, Blue Creek	1	0	0.0%	30	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	4	0	0.0%	30	0	0.0%
AL01 – Allen-Eel River, Lake, Perry	50	0	0.0%	1,062	1	0.1%
AL02 – Allen-Cedar Creek, Springfield, Scipio	16	0	0.0%	237	1	0.4%
AL03 – Allen-Washington	15	0	0.0%	631	2	0.3%
AL04 – Allen-St. Joseph	27	0	0.0%	1,360	3	0.2%
AL05 – Allen-Milan, Maumee	2	0	0.0%	46	0	0.0%
AL06 – Allen-Aboite, Lafayette	61	0	0.0%	1,044	1	0.1%
AL07 – Allen-Wayne, Pleasant	88	2	2.3%	1,532	41	2.7%
AL08 – Allen-Adams, Marion	24	0	0.0%	435	7	1.6%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	4	0	0.0%	51	1	2.0%
DE00 – Dekalb	28	1	3.6%	499	2	0.4%
HU01 – Huntington-Warren, Clear Creek, Jackson	5	0	0.0%	83	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	32	1	3.1%	337	7	2.1%
HU03 – Huntington-Polk, Lancaster, Rock Creek	3	0	0.0%	30	0	0.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	2	1	50.0%	32	0	0.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	0	0	--	5	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	3	0	0.0%	13	1	7.7%
JA03 – Jay-Richland, Jefferson, Pike, Madison	2	0	0.0%	4	0	0.0%
NO00 – Noble	1	0	0.0%	37	0	0.0%
WE01 – Wells-Union, Jefferson	2	0	0.0%	114	1	0.9%
WE02 – Wells-Rockcreek, Lancaster	2	0	0.0%	80	1	1.3%
WE03 – Wells-Liberty, Harrison	4	0	0.0%	137	0	0.0%
WE04 – Wells-Jackson, Chester, Nottingham	3	0	0.0%	23	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	2	0	0.0%	57	1	1.8%
WH02 – Whitley-Richland, Clevela	4	0	0.0%	31	0	0.0%
WH03 – Whitley-Columbia, Union	10	0	0.0%	249	1	0.4%
WH04 – Whitley-Washington, Jefferson	3	0	0.0%	41	1	2.4%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q2-2020	Last 12 Months Through Q2-2021	1-Year Change	Last 12 Months Through Q2-2020	Last 12 Months Through Q2-2021	1-Year Change
AD01 – Adams-Preble, Root, Union	\$63,650	\$0	- 100.0%	\$129,000	\$155,500	+ 20.5%
AD02 – Adams-Kirkland, Washington, St. Marys	\$43,025	\$62,500	+ 45.3%	\$114,250	\$115,000	+ 0.7%
AD03 – Adams-French, Monroe, Blue Creek	\$0	\$0	--	\$108,500	\$118,950	+ 9.6%
AD04 – Adams-Hartford, Wabash, Jefferson	\$51,778	\$0	- 100.0%	\$107,000	\$125,000	+ 16.8%
AL01 – Allen-Eel River, Lake, Perry	\$165,000	\$205,257	+ 24.4%	\$240,000	\$265,000	+ 10.4%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$75,000	\$133,500	+ 78.0%	\$248,450	\$295,000	+ 18.7%
AL03 – Allen-Washington	\$64,000	\$112,155	+ 75.2%	\$155,000	\$179,900	+ 16.1%
AL04 – Allen-St. Joseph	\$96,750	\$130,000	+ 34.4%	\$152,700	\$170,000	+ 11.3%
AL05 – Allen-Milan, Maumee	\$50,800	\$0	- 100.0%	\$174,000	\$159,750	- 8.2%
AL06 – Allen-Aboite, Lafayette	\$200,000	\$179,900	- 10.1%	\$242,725	\$265,200	+ 9.3%
AL07 – Allen-Wayne, Pleasant	\$34,900	\$40,500	+ 16.0%	\$94,900	\$113,750	+ 19.9%
AL08 – Allen-Adams, Marion	\$44,125	\$61,500	+ 39.4%	\$130,000	\$145,000	+ 11.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$55,802	\$101,225	+ 81.4%	\$131,600	\$165,000	+ 25.4%
DE00 – Dekalb	\$46,250	\$179,950	+ 289.1%	\$152,000	\$179,500	+ 18.1%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$0	\$0	--	\$196,500	\$188,000	- 4.3%
HU02 – Huntington-Dallas, Huntington, Union	\$35,500	\$40,000	+ 12.7%	\$104,500	\$117,000	+ 12.0%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$75,000	\$0	- 100.0%	\$124,900	\$164,250	+ 31.5%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$0	--	\$127,125	\$121,500	- 4.4%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$120,000	\$117,000	- 2.5%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$90,000	--	\$90,500	\$119,000	+ 31.5%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$87,000	\$106,000	+ 21.8%
NO00 – Noble	\$53,000	\$0	- 100.0%	\$137,500	\$172,000	+ 25.1%
WE01 – Wells-Union, Jefferson	\$145,000	\$345,500	+ 138.3%	\$145,000	\$166,650	+ 14.9%
WE02 – Wells-Rockcreek, Lancaster	\$0	\$91,000	--	\$190,000	\$203,250	+ 7.0%
WE03 – Wells-Liberty, Harrison	\$88,537	\$0	- 100.0%	\$110,000	\$130,000	+ 18.2%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$0	--	\$150,000	\$152,000	+ 1.3%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$21,500	\$65,000	+ 202.3%	\$149,900	\$163,700	+ 9.2%
WH02 – Whitley-Richland, Clevella	\$162,000	\$0	- 100.0%	\$122,450	\$136,000	+ 11.1%
WH03 – Whitley-Columbia, Union	\$46,875	\$186,000	+ 296.8%	\$149,450	\$169,900	+ 13.7%
WH04 – Whitley-Washington, Jefferson	\$0	\$270,000	--	\$199,450	\$230,000	+ 15.3%

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