

# Housing Supply Overview

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



## June 2021

Summer's here, and with vaccination rates on the rise, buyers continue to flood the market in search of their next home, with rock bottom inventory and record high sales prices reported throughout much of the country. Although closed sales were down nationally, overall demand for housing remains high, in part due to attractively low interest rates, offering buyers some relief and affordability in a fiercely competitive market. For the 12-month period spanning July 2020 through June 2021, Closed Sales in the Fort Wayne region were up 6.1 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 40.3 percent.

The overall Median Sales Price was up 11.1 percent to \$177,500. The property type with the largest price gain was the Single-Family segment, where prices increased 11.8 percent to \$176,475. The overall Percent of Original List Price Received at Sale was up 2.5 percent to 99.1.

Market-wide, inventory levels were down 40.3 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 39.5 percent. That amounts to 0.7 months supply for Single-Family homes and 0.7 months supply for Condos.

## Quick Facts

**+ 40.3%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 24.5%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 6.1%**

Property Type with  
Strongest Closed Sales:

**Single-Family**

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

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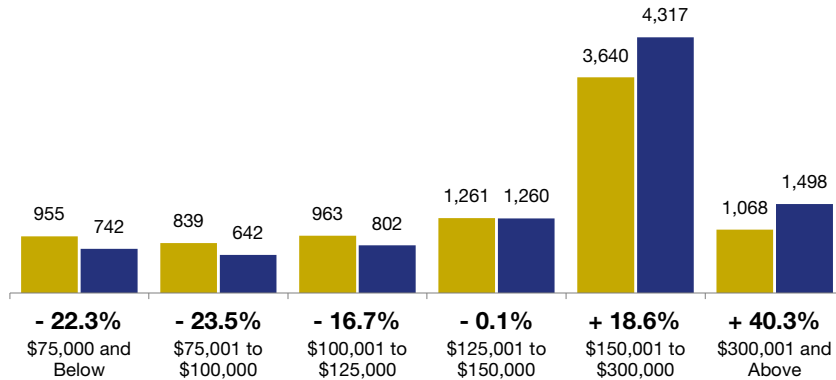
# Closed Sales

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



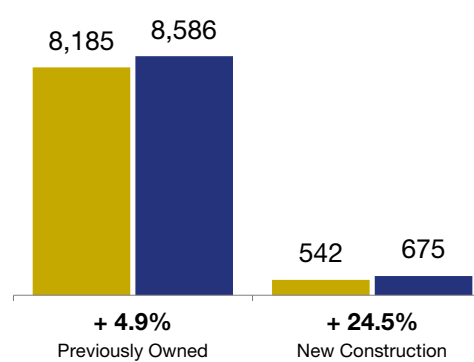
## By Price Range

■ 6-2020 ■ 6-2021



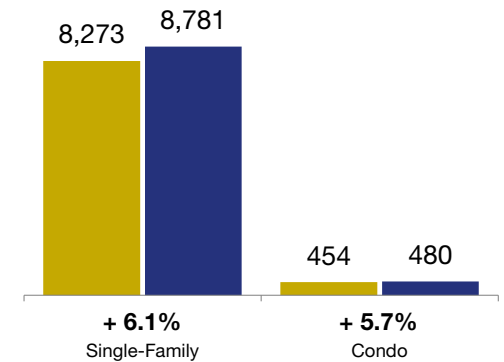
## By Construction Type

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



## All Properties

### By Price Range

	6-2020	6-2021	Change
\$75,000 and Below	955	742	- 22.3%
\$75,001 to \$100,000	839	642	- 23.5%
\$100,001 to \$125,000	963	802	- 16.7%
\$125,001 to \$150,000	1,261	1,260	- 0.1%
\$150,001 to \$300,000	3,640	4,317	+ 18.6%
\$300,001 and Above	1,068	1,498	+ 40.3%
<b>All Price Ranges</b>	<b>8,727</b>	<b>9,261</b>	<b>+ 6.1%</b>

## Single-Family

6-2020	6-2021	Change
934	714	- 23.6%
807	625	- 22.6%
908	768	- 15.4%
1,215	1,204	- 0.9%
3,412	4,056	+ 18.9%
996	1,414	+ 42.0%
<b>8,273</b>	<b>8,781</b>	<b>+ 6.1%</b>

## Condo

6-2020	6-2021	Change
21	28	+ 33.3%
32	17	- 46.9%
55	34	- 38.2%
46	56	+ 21.7%
228	261	+ 14.5%
72	84	+ 16.7%
<b>454</b>	<b>480</b>	<b>+ 5.7%</b>

### By Construction Type

	6-2020	6-2021	Change
Previously Owned	8,185	8,586	+ 4.9%
New Construction	542	675	+ 24.5%
<b>All Construction Types</b>	<b>8,727</b>	<b>9,261</b>	<b>+ 6.1%</b>

6-2020	6-2021	Change
7,791	8,187	+ 5.1%
482	594	+ 23.2%
<b>8,273</b>	<b>8,781</b>	<b>+ 6.1%</b>

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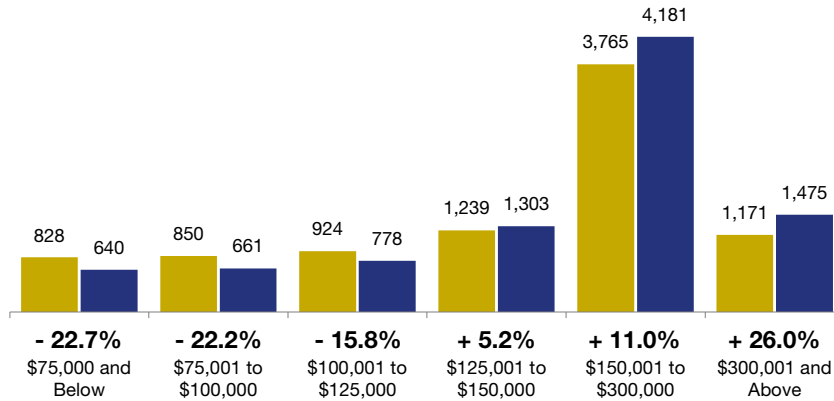
# Pending Sales

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



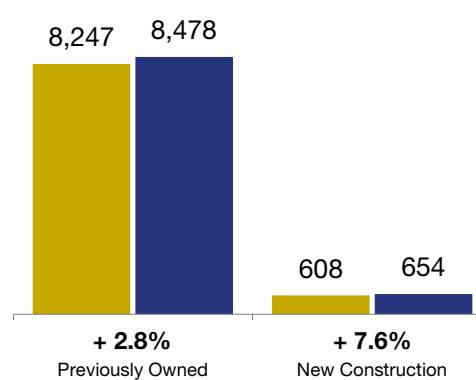
## By Price Range

■ 6-2020 ■ 6-2021



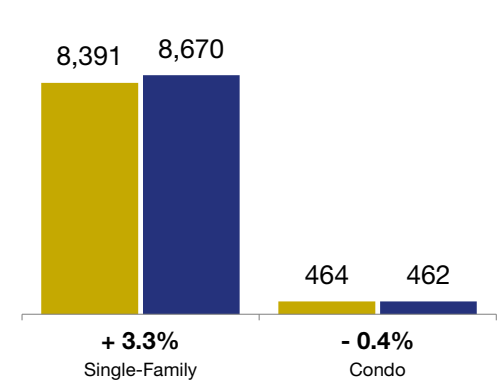
## By Construction Type

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



## All Properties

### By Price Range

	6-2020	6-2021	Change
\$75,000 and Below	828	640	- 22.7%
\$75,001 to \$100,000	850	661	- 22.2%
\$100,001 to \$125,000	924	778	- 15.8%
\$125,001 to \$150,000	1,239	1,303	+ 5.2%
\$150,001 to \$300,000	3,765	4,181	+ 11.0%
\$300,001 and Above	1,171	1,475	+ 26.0%
<b>All Price Ranges</b>	<b>8,855</b>	<b>9,132</b>	<b>+ 3.1%</b>

## Single-Family

6-2020	6-2021	Change	6-2020	6-2021	Change
808	614	- 24.0%	20	26	+ 30.0%
825	648	- 21.5%	25	13	- 48.0%
873	740	- 15.2%	51	38	- 25.5%
1,196	1,242	+ 3.8%	43	61	+ 41.9%
3,528	3,938	+ 11.6%	237	243	+ 2.5%
1,084	1,397	+ 28.9%	87	78	- 10.3%
8,391	8,670	+ 3.3%	464	462	- 0.4%

## Condo

	6-2020	6-2021	Change
	20	26	+ 30.0%
	25	13	- 48.0%
	51	38	- 25.5%
	43	61	+ 41.9%
	237	243	+ 2.5%
	87	78	- 10.3%
	<b>464</b>	<b>462</b>	<b>- 0.4%</b>

### By Construction Type

	6-2020	6-2021	Change
Previously Owned	8,247	8,478	+ 2.8%
New Construction	608	654	+ 7.6%
<b>All Construction Types</b>	<b>8,855</b>	<b>9,132</b>	<b>+ 3.1%</b>

6-2020	6-2021	Change	6-2020	6-2021	Change
7,858	8,082	+ 2.9%	389	396	+ 1.8%
533	588	+ 10.3%	75	66	- 12.0%
8,391	8,670	+ 3.3%	464	462	- 0.4%

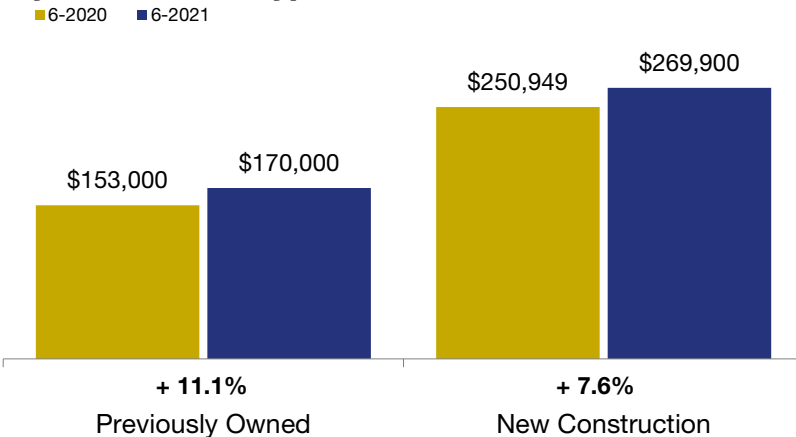
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# Median Sales Price

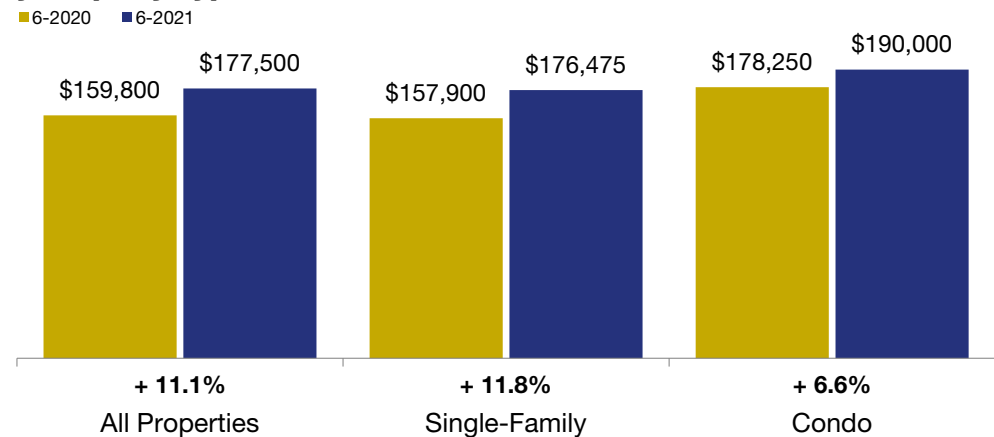
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Construction Type



## By Property Type



### All Properties

By Construction Type	6-2020	6-2021	Change
Previously Owned	\$153,000	\$170,000	+ 11.1%
New Construction	\$250,949	\$269,900	+ 7.6%
<b>All Construction Types</b>	<b>\$159,800</b>	<b>\$177,500</b>	<b>+ 11.1%</b>

### Single-Family

6-2020	6-2021	Change	6-2020	6-2021	Change
\$152,000	\$170,000	+ 11.8%	\$170,000	\$177,900	+ 4.6%
\$250,949	\$270,594	+ 7.8%	\$250,400	\$254,000	+ 1.4%
<b>\$157,900</b>	<b>\$176,475</b>	<b>+ 11.8%</b>	<b>\$178,250</b>	<b>\$190,000</b>	<b>+ 6.6%</b>

### Condo

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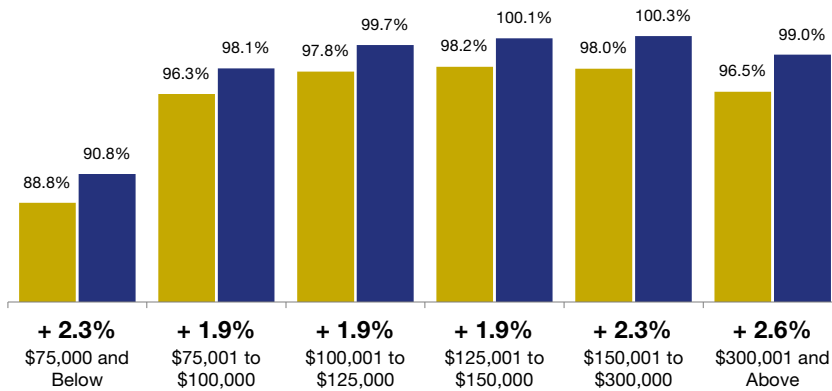
# Percent of Original List Price Received

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.**



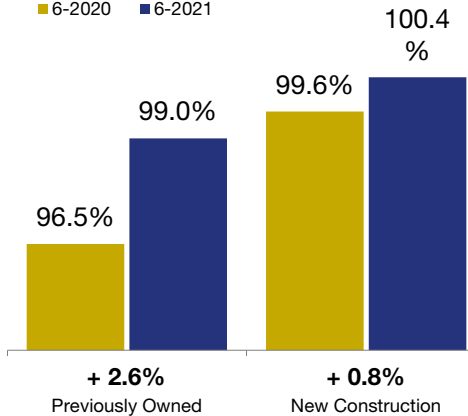
## By Price Range

■ 6-2020 ■ 6-2021



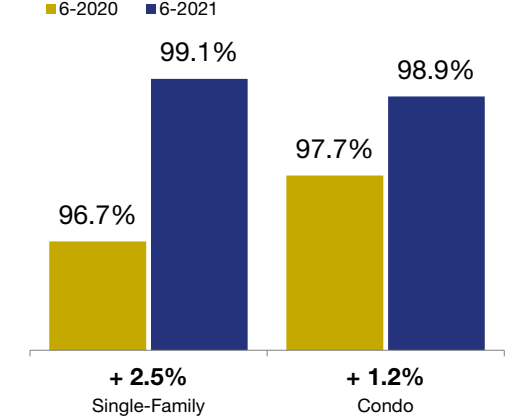
## By Construction Type

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



## All Properties

### By Price Range

	6-2020	6-2021	Change
\$75,000 and Below	88.8%	90.8%	+ 2.3%
\$75,001 to \$100,000	96.3%	98.1%	+ 1.9%
\$100,001 to \$125,000	97.8%	99.7%	+ 1.9%
\$125,001 to \$150,000	98.2%	100.1%	+ 1.9%
\$150,001 to \$300,000	98.0%	100.3%	+ 2.3%
\$300,001 and Above	96.5%	99.0%	+ 2.6%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>99.1%</b>	<b>+ 2.5%</b>

## Single-Family

	6-2020	6-2021	Change
\$75,000 and Below	88.7%	90.6%	+ 2.1%
\$75,001 to \$100,000	96.2%	98.1%	+ 2.0%
\$100,001 to \$125,000	97.8%	99.7%	+ 1.9%
\$125,001 to \$150,000	98.2%	100.2%	+ 2.0%
\$150,001 to \$300,000	98.0%	100.3%	+ 2.3%
\$300,001 and Above	96.4%	99.0%	+ 2.7%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>99.1%</b>	<b>+ 2.5%</b>

## Condo

	6-2020	6-2021	Change
\$75,000 and Below	91.3%	94.8%	+ 3.8%
\$75,001 to \$100,000	98.1%	95.8%	- 2.3%
\$100,001 to \$125,000	99.0%	99.0%	0.0%
\$125,001 to \$150,000	97.0%	98.9%	+ 2.0%
\$150,001 to \$300,000	98.0%	99.7%	+ 1.7%
\$300,001 and Above	97.6%	98.1%	+ 0.5%
<b>All Price Ranges</b>	<b>97.7%</b>	<b>98.9%</b>	<b>+ 1.2%</b>

### By Construction Type

	6-2020	6-2021	Change
Previously Owned	96.5%	99.0%	+ 2.6%
New Construction	99.6%	100.4%	+ 0.8%
<b>All Construction Types</b>	<b>96.7%</b>	<b>99.1%</b>	<b>+ 2.5%</b>

	6-2020	6-2021	Change
Previously Owned	96.5%	99.0%	+ 2.6%
New Construction	99.6%	100.4%	+ 0.8%
<b>All Construction Types</b>	<b>96.7%</b>	<b>99.1%</b>	<b>+ 2.5%</b>

	6-2020	6-2021	Change
Previously Owned	97.3%	98.5%	+ 1.2%
New Construction	99.7%	100.5%	+ 0.8%
<b>All Construction Types</b>	<b>97.7%</b>	<b>98.9%</b>	<b>+ 1.2%</b>

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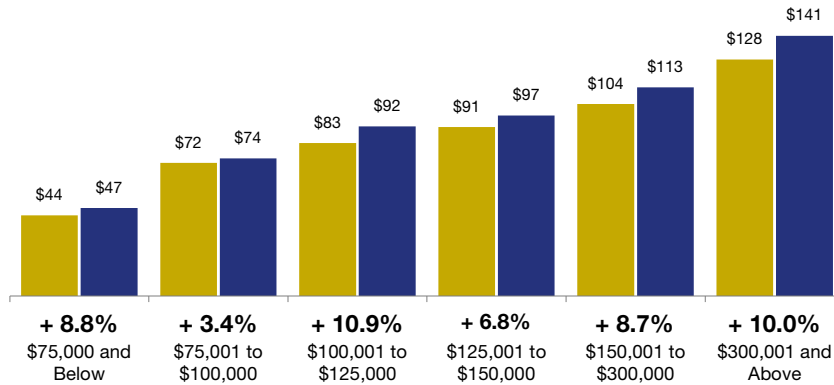
# Price Per Square Foot

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



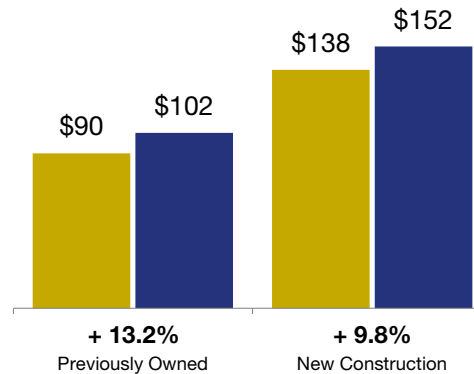
## By Price Range

■ 6-2020 ■ 6-2021



## By Construction Type

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



## All Properties

### By Price Range

	6-2020	6-2021	Change
\$75,000 and Below	\$44	\$47	+ 8.8%
\$75,001 to \$100,000	\$72	\$74	+ 3.4%
\$100,001 to \$125,000	\$83	\$92	+ 10.9%
\$125,001 to \$150,000	\$91	\$97	+ 6.8%
\$150,001 to \$300,000	\$104	\$113	+ 8.7%
\$300,001 and Above	\$128	\$141	+ 10.0%
<b>All Price Ranges</b>	<b>\$93</b>	<b>\$105</b>	<b>+ 13.5%</b>

## Single-Family

6-2020	6-2021	Change
\$43	\$47	+ 8.2%
\$72	\$74	+ 3.6%
\$82	\$91	+ 12.0%
\$91	\$97	+ 6.4%
\$103	\$112	+ 8.9%
\$126	\$139	+ 10.7%
<b>\$92</b>	<b>\$104</b>	<b>+ 13.8%</b>

## Condo

	6-2020	6-2021	Change
	\$54	\$61	+ 13.4%
	\$80	\$80	+ 0.1%
	\$98	\$95	- 2.4%
	\$100	\$113	+ 12.9%
	\$119	\$128	+ 7.9%
	\$156	\$163	+ 4.9%
	<b>\$115</b>	<b>\$125</b>	<b>+ 8.9%</b>

### By Construction Type

	6-2020	6-2021	Change
Previously Owned	\$90	\$102	+ 13.2%
New Construction	\$138	\$152	+ 9.8%
<b>All Construction Types</b>	<b>\$93</b>	<b>\$105</b>	<b>+ 13.5%</b>

6-2020	6-2021	Change
\$89	\$101	+ 13.6%
\$137	\$150	+ 10.0%
<b>\$92</b>	<b>\$104</b>	<b>+ 13.8%</b>

	6-2020	6-2021	Change
	\$109	\$117	+ 7.4%
	\$153	\$164	+ 7.4%
	<b>\$115</b>	<b>\$125</b>	<b>+ 8.9%</b>

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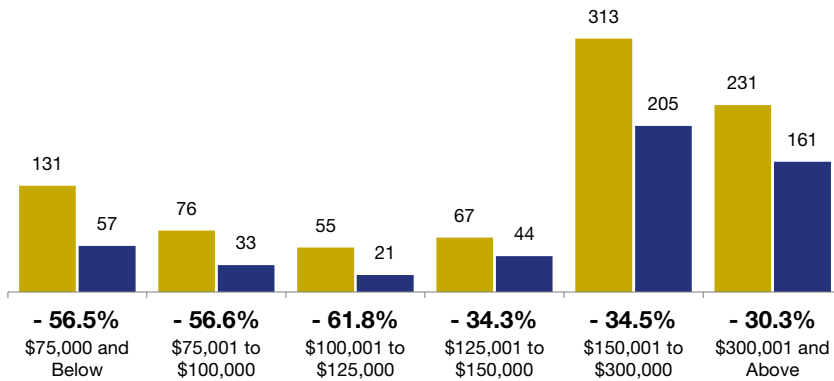
# Inventory of Homes for Sale

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



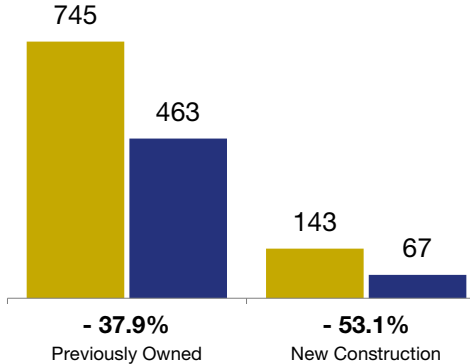
## By Price Range

■ 6-2020 ■ 6-2021



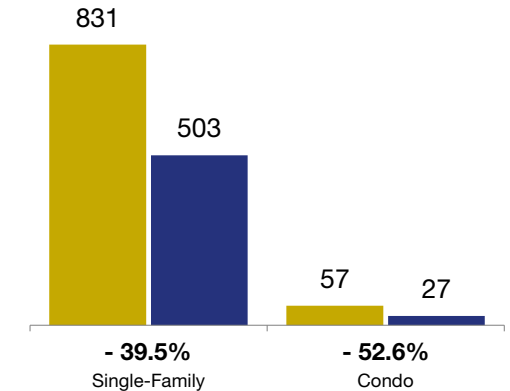
## By Construction Type

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



### All Properties

By Price Range	6-2020	6-2021	Change
\$75,000 and Below	131	57	- 56.5%
\$75,001 to \$100,000	76	33	- 56.6%
\$100,001 to \$125,000	55	21	- 61.8%
\$125,001 to \$150,000	67	44	- 34.3%
\$150,001 to \$300,000	313	205	- 34.5%
\$300,001 and Above	231	161	- 30.3%
<b>All Price Ranges</b>	<b>888</b>	<b>530</b>	<b>- 40.3%</b>

### Single-Family

By Price Range	6-2020	6-2021	Change
\$75,000 and Below	131	57	- 56.5%
\$75,001 to \$100,000	74	31	- 58.1%
\$100,001 to \$125,000	53	20	- 62.3%
\$125,001 to \$150,000	66	44	- 33.3%
\$150,001 to \$300,000	288	195	- 32.3%
\$300,001 and Above	204	147	- 27.9%
<b>All Price Ranges</b>	<b>831</b>	<b>503</b>	<b>- 39.5%</b>

### Condo

By Price Range	6-2020	6-2021	Change
\$75,000 and Below	0	0	0.0%
\$75,001 to \$100,000	2	2	0.0%
\$100,001 to \$125,000	2	1	- 50.0%
\$125,001 to \$150,000	1	0	- 100.0%
\$150,001 to \$300,000	25	10	- 60.0%
\$300,001 and Above	27	14	- 48.1%
<b>All Price Ranges</b>	<b>57</b>	<b>27</b>	<b>- 52.6%</b>

By Construction Type	6-2020	6-2021	Change
Previously Owned	745	463	- 37.9%
New Construction	143	67	- 53.1%
<b>All Construction Types</b>	<b>888</b>	<b>530</b>	<b>- 40.3%</b>

By Construction Type	6-2020	6-2021	Change
Previously Owned	708	442	- 37.6%
New Construction	123	61	- 50.4%
<b>All Construction Types</b>	<b>831</b>	<b>503</b>	<b>- 39.5%</b>

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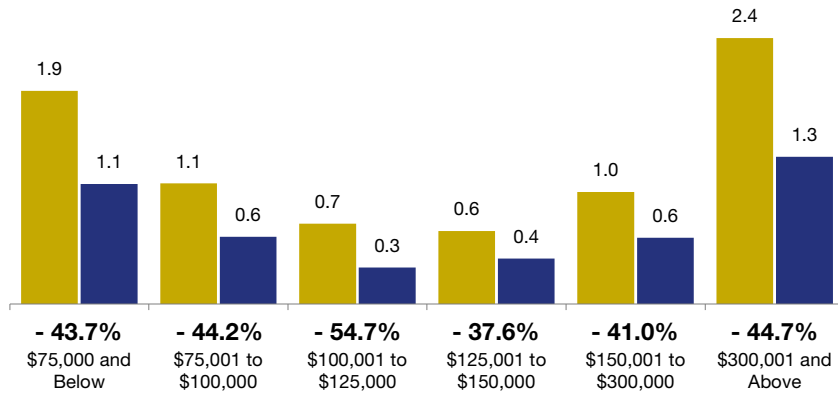
# Months Supply of Inventory

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.



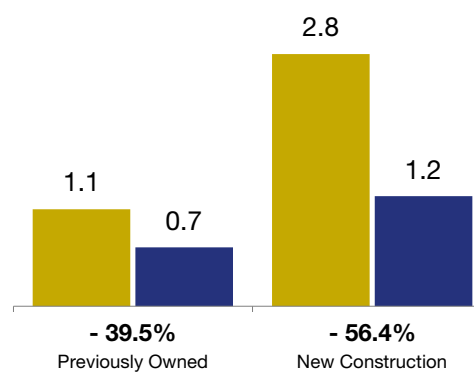
## By Price Range

■ 6-2020 ■ 6-2021



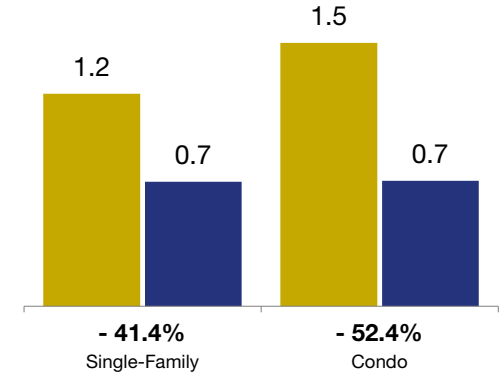
## By Construction Type

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



## All Properties

### By Price Range

	6-2020	6-2021	Change
\$75,000 and Below	1.9	1.1	- 43.7%
\$75,001 to \$100,000	1.1	0.6	- 44.2%
\$100,001 to \$125,000	0.7	0.3	- 54.7%
\$125,001 to \$150,000	0.6	0.4	- 37.6%
\$150,001 to \$300,000	1.0	0.6	- 41.0%
\$300,001 and Above	2.4	1.3	- 44.7%
<b>All Price Ranges</b>	<b>1.2</b>	<b>0.7</b>	<b>- 41.7%</b>

## Single-Family

	6-2020	6-2021	Change
\$75,000 and Below	1.9	1.1	- 42.7%
\$75,001 to \$100,000	1.1	0.6	- 46.7%
\$100,001 to \$125,000	0.7	0.3	- 55.5%
\$125,001 to \$150,000	0.7	0.4	- 35.8%
\$150,001 to \$300,000	1.0	0.6	- 39.3%
\$300,001 and Above	2.3	1.3	- 44.1%
<b>All Price Ranges</b>	<b>1.2</b>	<b>0.7</b>	<b>- 41.4%</b>

## Condo

	6-2020	6-2021	Change
\$75,000 and Below	0.0	0.0	0.0%
\$75,001 to \$100,000	1.0	1.2	+ 28.2%
\$100,001 to \$125,000	0.5	0.3	- 38.5%
\$125,001 to \$150,000	0.3	0.0	- 100.0%
\$150,001 to \$300,000	1.3	0.5	- 61.0%
\$300,001 and Above	3.7	2.2	- 42.2%
<b>All Price Ranges</b>	<b>1.5</b>	<b>0.7</b>	<b>- 52.4%</b>

### By Construction Type

	6-2020	6-2021	Change
Previously Owned	1.1	0.7	- 39.5%
New Construction	2.8	1.2	- 56.4%
<b>All Construction Types</b>	<b>1.2</b>	<b>0.7</b>	<b>- 41.7%</b>

	6-2020	6-2021	Change
Previously Owned	1.1	0.7	- 39.3%
New Construction	2.8	1.2	- 55.0%
<b>All Construction Types</b>	<b>1.2</b>	<b>0.7</b>	<b>- 41.4%</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.