

# Housing Supply Overview

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



## July 2021

After months of declines, the inventory of homes for sale nationwide is beginning to increase as more sellers come to the market, looking to capitalize on record-high sales prices while providing a much-needed boost of supply to America's epic housing shortage. This is encouraging news for home buyers, who have struggled with a lack of supply and rocketing sales prices during the pandemic. For the 12-month period spanning August 2020 through July 2021, Closed Sales in the Fort Wayne region were up 3.2 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 35.8 percent.

The overall Median Sales Price was up 11.9 percent to \$179,000. The property type with the largest price gain was the Single-Family segment, where prices increased 11.3 percent to \$178,000. The overall Percent of Original List Price Received at Sale was up 2.7 percent to 99.4.

Market-wide, inventory levels were down 22.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 20.9 percent. That amounts to 0.9 months supply for Single-Family homes and 1.0 months supply for Condos.

## Quick Facts

**+ 35.8%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 9.9%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 3.3%**

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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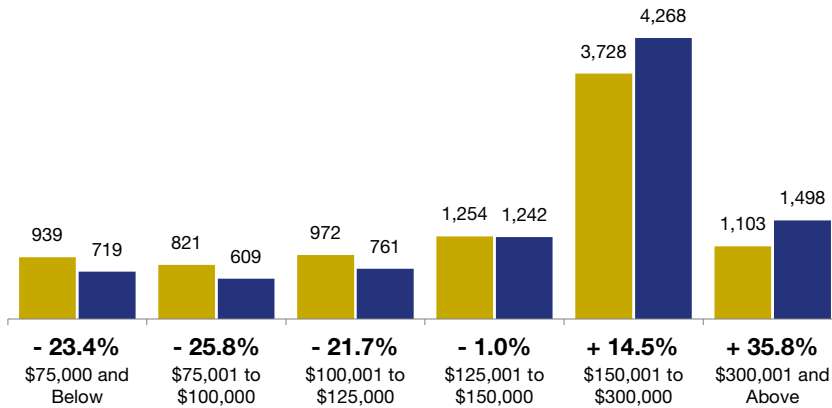
# Closed Sales

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



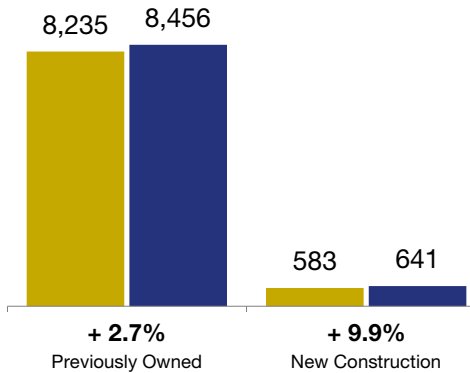
## By Price Range

■ 7-2020 ■ 7-2021



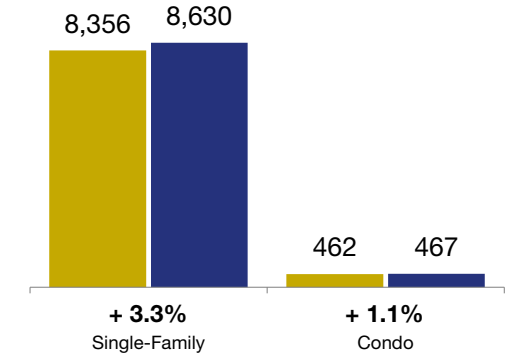
## By Construction Type

■ 7-2020 ■ 7-2021



## By Property Type

■ 7-2020 ■ 7-2021



## All Properties

### By Price Range

	7-2020	7-2021	Change
\$75,000 and Below	939	719	- 23.4%
\$75,001 to \$100,000	821	609	- 25.8%
\$100,001 to \$125,000	972	761	- 21.7%
\$125,001 to \$150,000	1,254	1,242	- 1.0%
\$150,001 to \$300,000	3,728	4,268	+ 14.5%
\$300,001 and Above	1,103	1,498	+ 35.8%
<b>All Price Ranges</b>	<b>8,818</b>	<b>9,097</b>	<b>+ 3.2%</b>

## Single-Family

7-2020	7-2021	Change
918	690	- 24.8%
796	594	- 25.4%
916	731	- 20.2%
1,208	1,184	- 2.0%
3,497	4,008	+ 14.6%
1,020	1,423	+ 39.5%
<b>8,356</b>	<b>8,630</b>	<b>+ 3.3%</b>

## Condo

	7-2020	7-2021	Change
	21	29	+ 38.1%
	25	15	- 40.0%
	56	30	- 46.4%
	46	58	+ 26.1%
	231	260	+ 12.6%
	83	75	- 9.6%
	<b>462</b>	<b>467</b>	<b>+ 1.1%</b>

### By Construction Type

	7-2020	7-2021	Change
Previously Owned	8,235	8,456	+ 2.7%
New Construction	583	641	+ 9.9%
<b>All Construction Types</b>	<b>8,818</b>	<b>9,097</b>	<b>+ 3.2%</b>

7-2020	7-2021	Change
7,847	8,060	+ 2.7%
509	570	+ 12.0%
<b>8,356</b>	<b>8,630</b>	<b>+ 3.3%</b>

	7-2020	7-2021	Change
	388	396	+ 2.1%
	74	71	- 4.1%
	462	467	+ 1.1%

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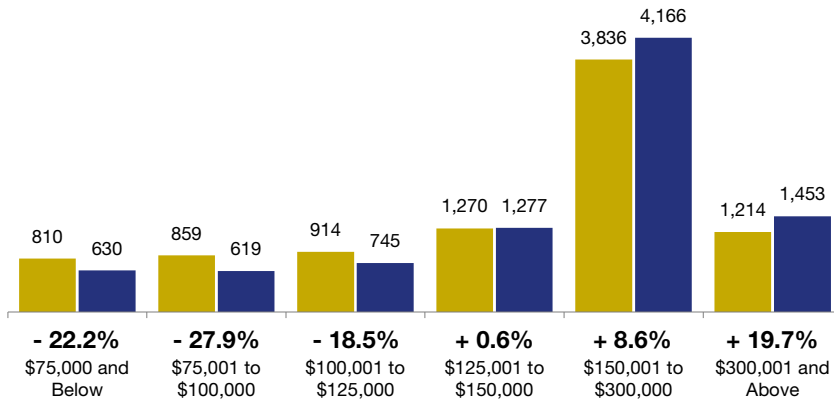
# Pending Sales

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



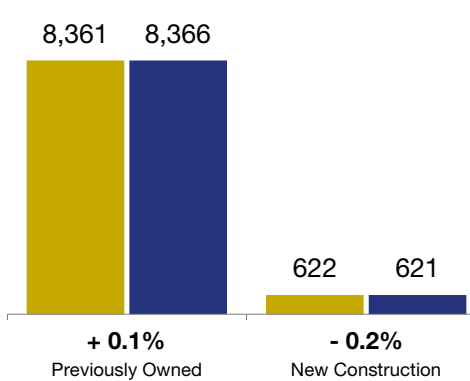
## By Price Range

■ 7-2020 ■ 7-2021



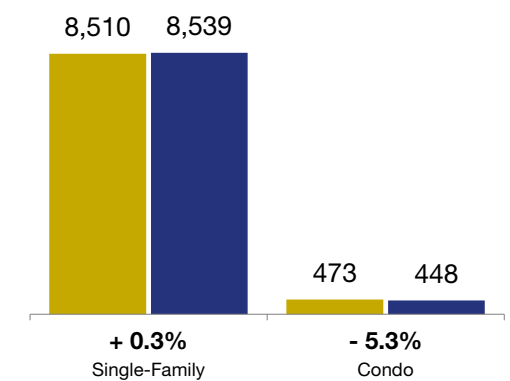
## By Construction Type

■ 7-2020 ■ 7-2021



## By Property Type

■ 7-2020 ■ 7-2021



### All Properties

#### By Price Range

	7-2020	7-2021	Change
\$75,000 and Below	810	630	- 22.2%
\$75,001 to \$100,000	859	619	- 27.9%
\$100,001 to \$125,000	914	745	- 18.5%
\$125,001 to \$150,000	1,270	1,277	+ 0.6%
\$150,001 to \$300,000	3,836	4,166	+ 8.6%
\$300,001 and Above	1,214	1,453	+ 19.7%
<b>All Price Ranges</b>	<b>8,983</b>	<b>8,987</b>	<b>+ 0.0%</b>

### Single-Family

7-2020	7-2021	Change
790	605	- 23.4%
836	608	- 27.3%
862	710	- 17.6%
1,223	1,218	- 0.4%
3,596	3,927	+ 9.2%
1,124	1,377	+ 22.5%
<b>8,510</b>	<b>8,539</b>	<b>+ 0.3%</b>

### Condo

	7-2020	7-2021	Change
	20	25	+ 25.0%
	23	11	- 52.2%
	52	35	- 32.7%
	47	59	+ 25.5%
	240	239	- 0.4%
	90	76	- 15.6%
	<b>473</b>	<b>448</b>	<b>- 5.3%</b>

#### By Construction Type

	7-2020	7-2021	Change
Previously Owned	8,361	8,366	+ 0.1%
New Construction	622	621	- 0.2%
<b>All Construction Types</b>	<b>8,983</b>	<b>8,987</b>	<b>+ 0.0%</b>

7-2020	7-2021	Change
7,964	7,984	+ 0.3%
546	555	+ 1.6%
<b>8,510</b>	<b>8,539</b>	<b>+ 0.3%</b>

	7-2020	7-2021	Change
	397	382	- 3.8%
	76	66	- 13.2%
	473	448	- 5.3%

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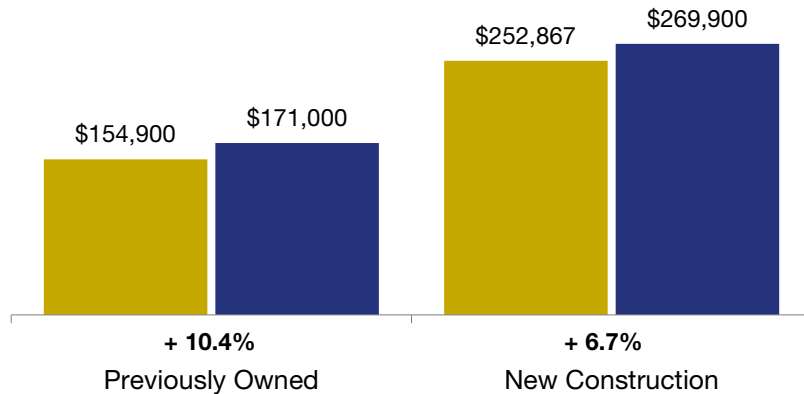
# Median Sales Price

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



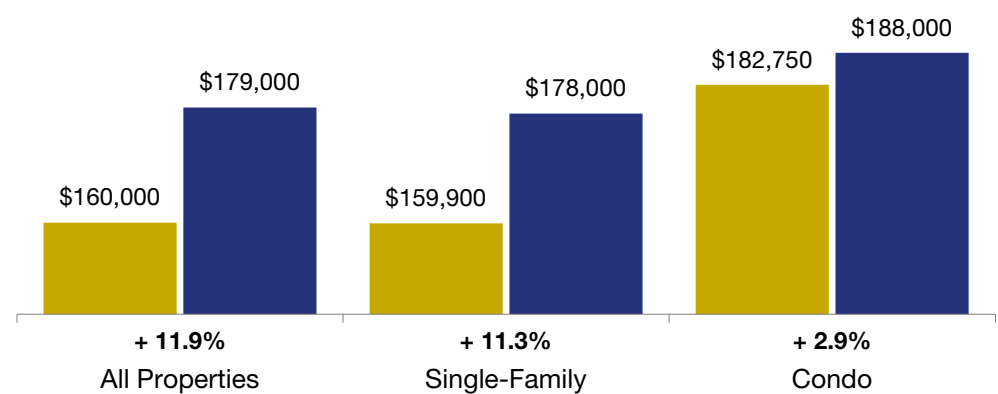
## By Construction Type

■ 7-2020 ■ 7-2021



## By Property Type

■ 7-2020 ■ 7-2021



### All Properties

By Construction Type	7-2020	7-2021	Change
Previously Owned	\$154,900	\$171,000	+ 10.4%
New Construction	\$252,867	\$269,900	+ 6.7%
<b>All Construction Types</b>	<b>\$160,000</b>	<b>\$179,000</b>	<b>+ 11.9%</b>

### Single-Family

7-2020	7-2021	Change
\$153,900	\$170,100	+ 10.5%
\$252,325	\$272,300	+ 7.9%
<b>\$159,900</b>	<b>\$178,000</b>	<b>+ 11.3%</b>

### Condo

7-2020	7-2021	Change
\$170,000	\$176,000	+ 3.5%
\$258,400	\$242,996	- 6.0%
<b>\$182,750</b>	<b>\$188,000</b>	<b>+ 2.9%</b>

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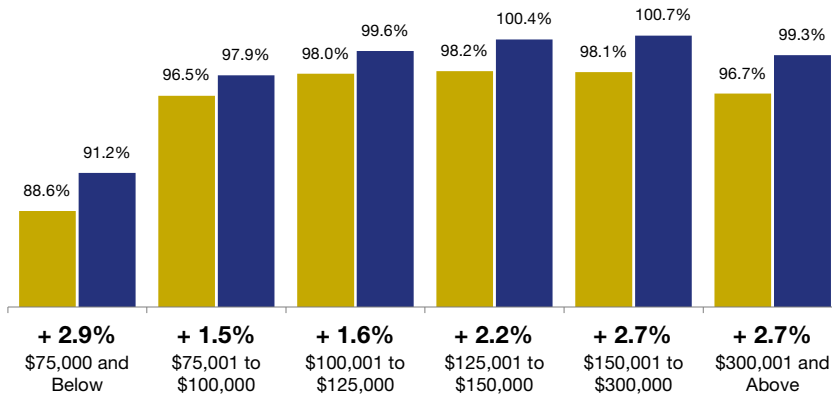
# Percent of Original List Price Received

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.**



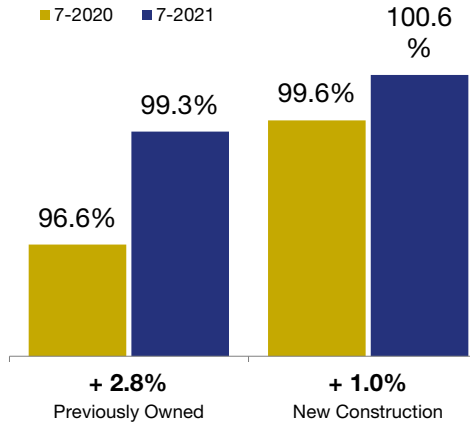
## By Price Range

■ 7-2020 ■ 7-2021



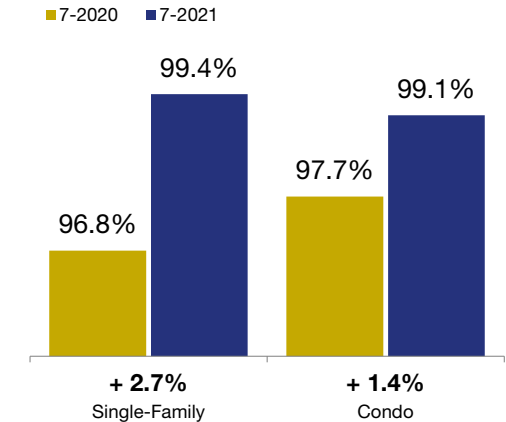
## By Construction Type

■ 7-2020 ■ 7-2021



## By Property Type

■ 7-2020 ■ 7-2021



## All Properties

### By Price Range

	7-2020	7-2021	Change
\$75,000 and Below	88.6%	91.2%	+ 2.9%
\$75,001 to \$100,000	96.5%	97.9%	+ 1.5%
\$100,001 to \$125,000	98.0%	99.6%	+ 1.6%
\$125,001 to \$150,000	98.2%	100.4%	+ 2.2%
\$150,001 to \$300,000	98.1%	100.7%	+ 2.7%
\$300,001 and Above	96.7%	99.3%	+ 2.7%
<b>All Price Ranges</b>	<b>96.8%</b>	<b>99.4%</b>	<b>+ 2.7%</b>

## Single-Family

	7-2020	7-2021	Change
\$75,000 and Below	88.5%	91.0%	+ 2.8%
\$75,001 to \$100,000	96.5%	98.0%	+ 1.6%
\$100,001 to \$125,000	98.0%	99.6%	+ 1.6%
\$125,001 to \$150,000	98.3%	100.4%	+ 2.1%
\$150,001 to \$300,000	98.1%	100.7%	+ 2.7%
\$300,001 and Above	96.6%	99.4%	+ 2.9%
<b>All Price Ranges</b>	<b>96.8%</b>	<b>99.4%</b>	<b>+ 2.7%</b>

## Condo

	7-2020	7-2021	Change
\$75,000 and Below	91.1%	95.5%	+ 4.8%
\$75,001 to \$100,000	97.4%	94.3%	- 3.2%
\$100,001 to \$125,000	99.2%	98.8%	- 0.4%
\$125,001 to \$150,000	97.0%	99.1%	+ 2.2%
\$150,001 to \$300,000	98.2%	100.0%	+ 1.8%
\$300,001 and Above	97.4%	98.3%	+ 0.9%
<b>All Price Ranges</b>	<b>97.7%</b>	<b>99.1%</b>	<b>+ 1.4%</b>

### By Construction Type

	7-2020	7-2021	Change
Previously Owned	96.6%	99.3%	+ 2.8%
New Construction	99.6%	100.6%	+ 1.0%
<b>All Construction Types</b>	<b>96.8%</b>	<b>99.4%</b>	<b>+ 2.7%</b>

	7-2020	7-2021	Change
Previously Owned	96.6%	99.3%	+ 2.8%
New Construction	99.6%	100.6%	+ 1.0%
<b>All Construction Types</b>	<b>96.8%</b>	<b>99.4%</b>	<b>+ 2.7%</b>

	7-2020	7-2021	Change
Single-Family	97.4%	98.7%	+ 1.3%
Condo	99.4%	101.0%	+ 1.6%
<b>All Property Types</b>	<b>97.7%</b>	<b>99.1%</b>	<b>+ 1.4%</b>

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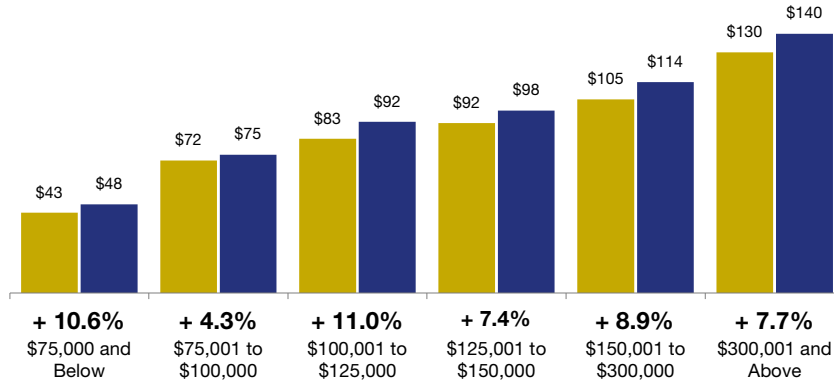
# Price Per Square Foot

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



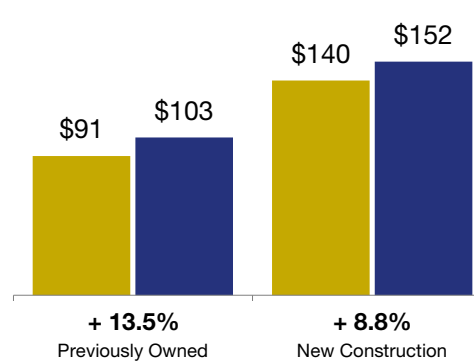
## By Price Range

■ 7-2020 ■ 7-2021



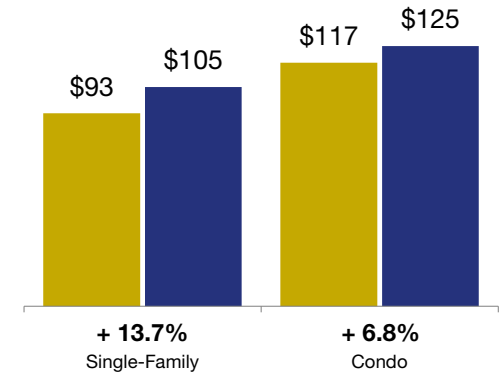
## By Construction Type

■ 7-2020 ■ 7-2021



## By Property Type

■ 7-2020 ■ 7-2021



## All Properties

### By Price Range

	7-2020	7-2021	Change
\$75,000 and Below	\$43	\$48	+ 10.6%
\$75,001 to \$100,000	\$72	\$75	+ 4.3%
\$100,001 to \$125,000	\$83	\$92	+ 11.0%
\$125,001 to \$150,000	\$92	\$98	+ 7.4%
\$150,001 to \$300,000	\$105	\$114	+ 8.9%
\$300,001 and Above	\$130	\$140	+ 7.7%
<b>All Price Ranges</b>	<b>\$94</b>	<b>\$107</b>	<b>+ 13.3%</b>

## Single-Family

7-2020	7-2021	Change
\$43	\$47	+ 9.9%
\$71	\$75	+ 4.4%
\$82	\$92	+ 12.1%
\$91	\$98	+ 7.0%
\$104	\$113	+ 9.1%
\$128	\$139	+ 8.6%
<b>\$93</b>	<b>\$105</b>	<b>+ 13.7%</b>

## Condo

	7-2020	7-2021	Change
	\$54	\$62	+ 14.6%
	\$77	\$79	+ 1.7%
	\$98	\$95	- 2.4%
	\$103	\$115	+ 11.5%
	\$121	\$129	+ 7.2%
	\$156	\$164	+ 5.0%
	<b>\$117</b>	<b>\$125</b>	<b>+ 6.8%</b>

### By Construction Type

	7-2020	7-2021	Change
Previously Owned	\$91	\$103	+ 13.5%
New Construction	\$140	\$152	+ 8.8%
<b>All Construction Types</b>	<b>\$94</b>	<b>\$107</b>	<b>+ 13.3%</b>

7-2020	7-2021	Change
\$90	\$102	+ 13.9%
\$138	\$151	+ 9.5%
<b>\$93</b>	<b>\$105</b>	<b>+ 13.7%</b>

	7-2020	7-2021	Change
	\$110	\$118	+ 7.6%
	\$155	\$163	+ 5.3%
	<b>\$117</b>	<b>\$125</b>	<b>+ 6.8%</b>

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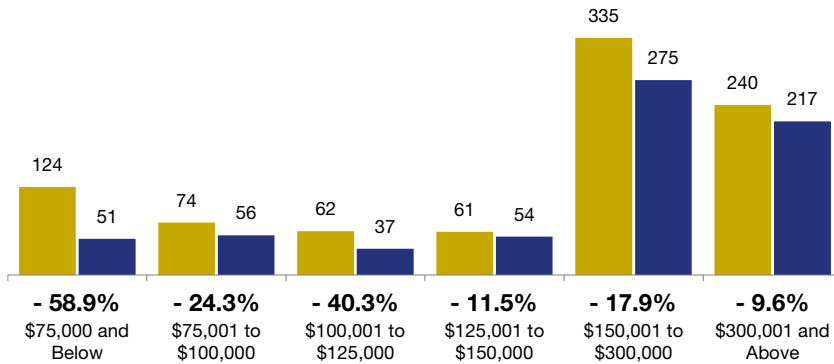
# Inventory of Homes for Sale

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



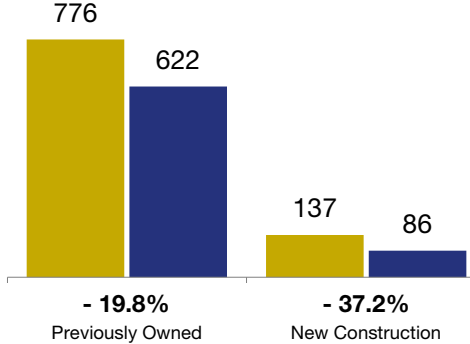
## By Price Range

■ 7-2020 ■ 7-2021



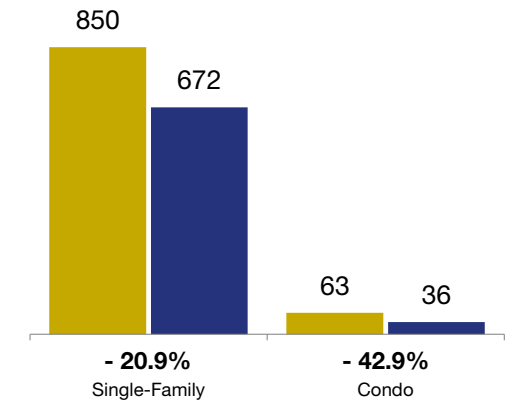
## By Construction Type

■ 7-2020 ■ 7-2021



## By Property Type

■ 7-2020 ■ 7-2021



### All Properties

#### By Price Range

	7-2020	7-2021	Change
\$75,000 and Below	124	51	- 58.9%
\$75,001 to \$100,000	74	56	- 24.3%
\$100,001 to \$125,000	62	37	- 40.3%
\$125,001 to \$150,000	61	54	- 11.5%
\$150,001 to \$300,000	335	275	- 17.9%
\$300,001 and Above	240	217	- 9.6%
<b>All Price Ranges</b>	<b>913</b>	<b>708</b>	<b>- 22.5%</b>

### Single-Family

	7-2020	7-2021	Change
\$75,000 and Below	124	50	- 59.7%
\$75,001 to \$100,000	72	53	- 26.4%
\$100,001 to \$125,000	58	36	- 37.9%
\$125,001 to \$150,000	60	54	- 10.0%
\$150,001 to \$300,000	309	262	- 15.2%
\$300,001 and Above	210	199	- 5.2%
<b>All Single-Family</b>	<b>850</b>	<b>672</b>	<b>- 20.9%</b>

### Condo

	7-2020	7-2021	Change
\$75,000 and Below	0	1	0.0%
\$75,001 to \$100,000	2	3	+ 50.0%
\$100,001 to \$125,000	4	1	- 75.0%
\$125,001 to \$150,000	1	0	- 100.0%
\$150,001 to \$300,000	26	13	- 50.0%
\$300,001 and Above	30	18	- 40.0%
<b>All Condo</b>	<b>63</b>	<b>36</b>	<b>- 42.9%</b>

#### By Construction Type

	7-2020	7-2021	Change
Previously Owned	776	622	- 19.8%
New Construction	137	86	- 37.2%
<b>All Construction Types</b>	<b>913</b>	<b>708</b>	<b>- 22.5%</b>

	7-2020	7-2021	Change
Previously Owned	733	594	- 19.0%
New Construction	117	78	- 33.3%
<b>All Single-Family</b>	<b>850</b>	<b>672</b>	<b>- 20.9%</b>

	7-2020	7-2021	Change
Single-Family	43	28	- 34.9%
Condo	20	8	- 60.0%
<b>All Condo</b>	<b>63</b>	<b>36</b>	<b>- 42.9%</b>

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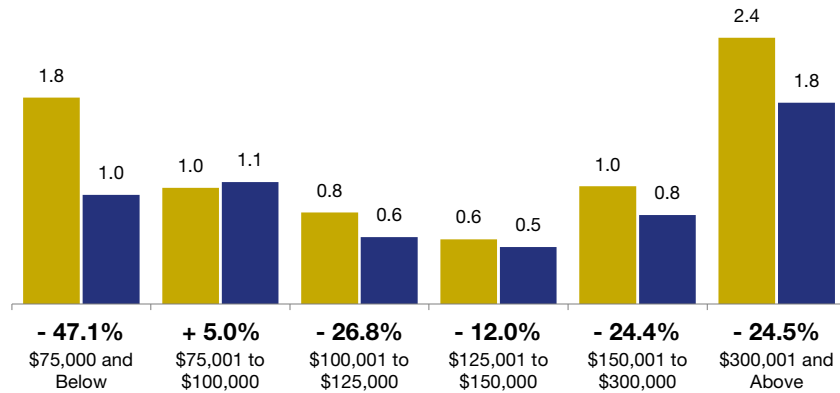
# Months Supply of Inventory

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.



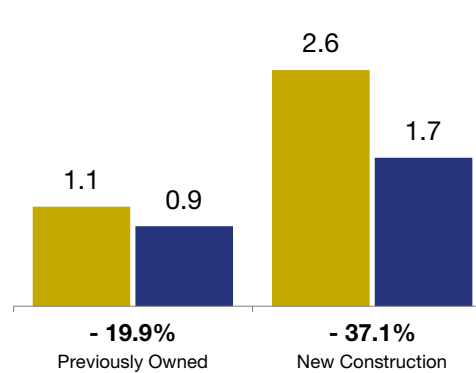
## By Price Range

■ 7-2020 ■ 7-2021



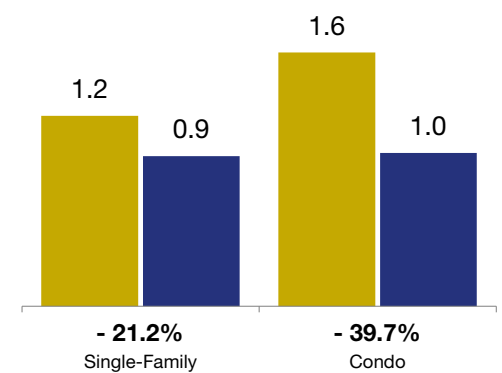
## By Construction Type

■ 7-2020 ■ 7-2021



## By Property Type

■ 7-2020 ■ 7-2021



## All Properties

### By Price Range

	7-2020	7-2021	Change
\$75,000 and Below	1.8	1.0	- 47.1%
\$75,001 to \$100,000	1.0	1.1	+ 5.0%
\$100,001 to \$125,000	0.8	0.6	- 26.8%
\$125,001 to \$150,000	0.6	0.5	- 12.0%
\$150,001 to \$300,000	1.0	0.8	- 24.4%
\$300,001 and Above	2.4	1.8	- 24.5%
<b>All Price Ranges</b>	<b>1.2</b>	<b>0.9</b>	<b>- 25.0%</b>

## Single-Family

	7-2020	7-2021	Change
\$75,000 and Below	1.9	1.0	- 47.3%
\$75,001 to \$100,000	1.0	1.0	+ 1.2%
\$100,001 to \$125,000	0.8	0.6	- 24.6%
\$125,001 to \$150,000	0.6	0.5	- 9.6%
\$150,001 to \$300,000	1.0	0.8	- 22.4%
\$300,001 and Above	2.2	1.7	- 22.6%
<b>All Price Ranges</b>	<b>1.2</b>	<b>0.9</b>	<b>- 21.2%</b>

## Condo

	7-2020	7-2021	Change
\$75,000 and Below	0.0	0.3	0.0%
\$75,001 to \$100,000	1.0	1.9	+ 83.0%
\$100,001 to \$125,000	0.9	0.3	- 66.0%
\$125,001 to \$150,000	0.3	0.0	- 100.0%
\$150,001 to \$300,000	1.3	0.7	- 49.8%
\$300,001 and Above	4.0	2.8	- 28.9%
<b>All Price Ranges</b>	<b>1.6</b>	<b>1.0</b>	<b>- 39.7%</b>

### By Construction Type

	7-2020	7-2021	Change
Previously Owned	1.1	0.9	- 19.9%
New Construction	2.6	1.7	- 37.1%
<b>All Construction Types</b>	<b>1.2</b>	<b>0.9</b>	<b>- 25.0%</b>

	7-2020	7-2021	Change
Previously Owned	1.1	0.9	- 19.2%
New Construction	2.6	1.7	- 34.4%
<b>All Construction Types</b>	<b>1.2</b>	<b>0.9</b>	<b>- 21.2%</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.