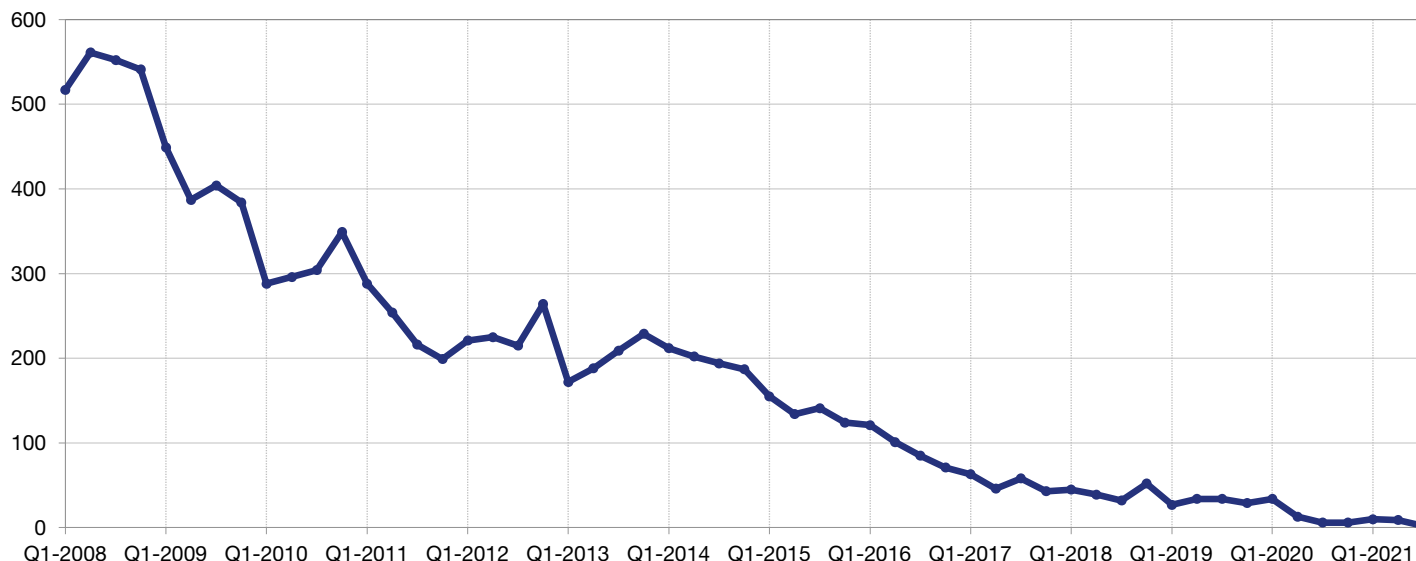


Foreclosure Report

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



Q3-2021 Update

New Listings in the Fort Wayne region decreased 4.4 percent to 2,985.

- Traditional New Listings decreased 2.8 percent to 2,968.
- Foreclosure New Listings decreased 74.6 percent to 17.
- Share of all New Listings that were foreclosures rose to 0.6 percent.

Closed Sales were down 1.3 percent to 2,564.

- Traditional Closed Sales were down 0.5 percent to 2,534.
- Foreclosure Closed Sales were down 41.2 percent to 30.
- Share of all Closed Sales that were foreclosures rose to 1.2 percent.

The Median Sales Price rose 21.9 percent to \$195,000.

- The traditional Median Sales Price rose 19.8 percent to \$195,000.
- The foreclosure Median Sales Price rose 44.1 percent to \$64,250.

Table of Contents

New Listings, Closed Sales and Market Share of Foreclosures	2
Inventory of Homes for Sale by Property Type and Price Range	3
Median Sales Price and Percent of Original List Price Received	4
Inventory and Closed Sales by Area	5
Median Sales Price by Area	6

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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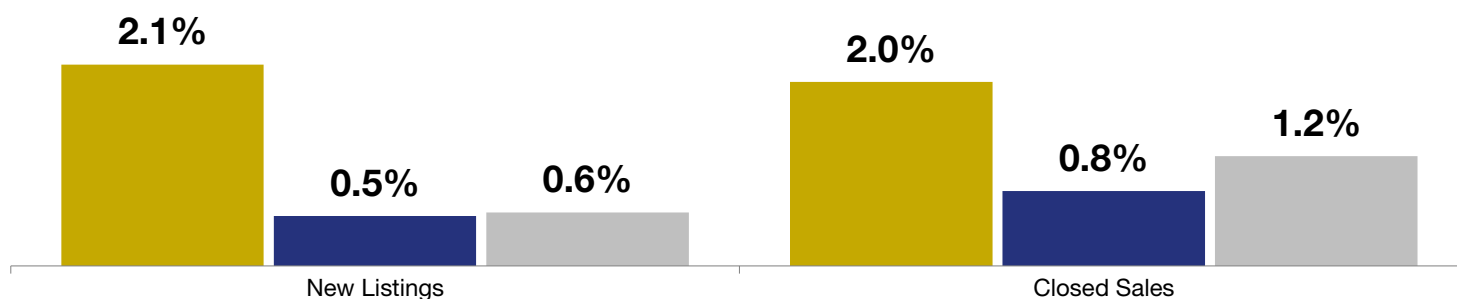


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021
New Listings	67	16	17	- 74.6%	3,054	3,003	2,968	- 2.8%	3,121	3,019	2,985	- 4.4%	2.1%	0.5%	0.6%
Closed Sales	51	23	30	- 41.2%	2,548	2,858	2,534	- 0.5%	2,599	2,881	2,564	- 1.3%	2.0%	0.8%	1.2%

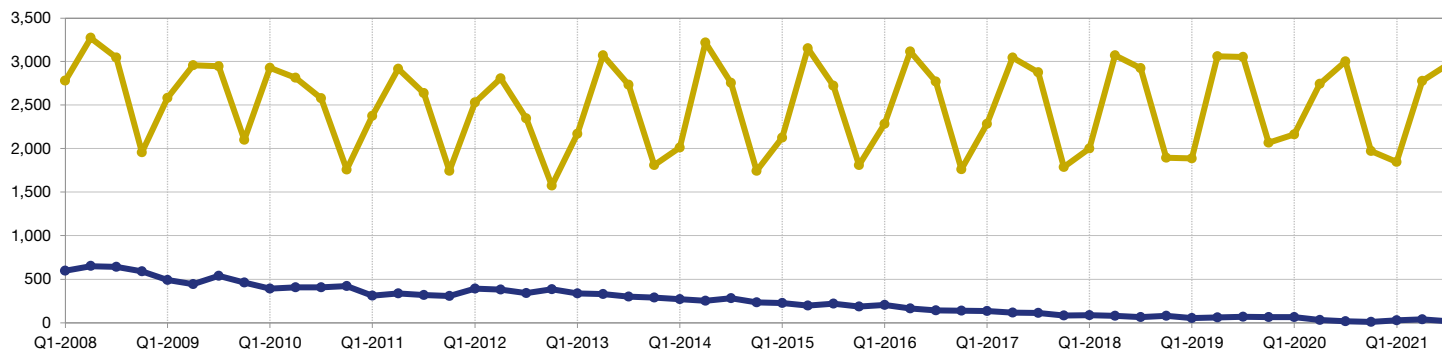
Market Share of Foreclosures

■ Q3-2019 ■ Q3-2020 ■ Q3-2021



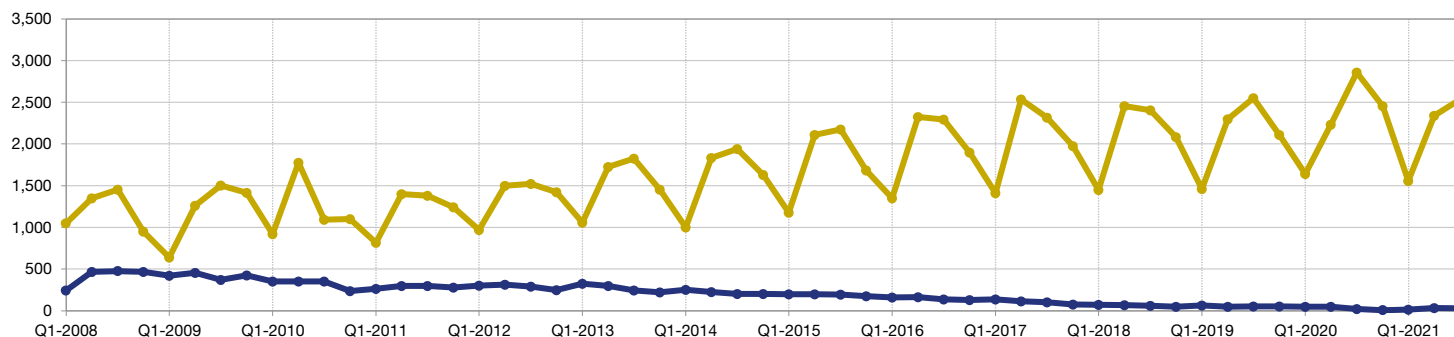
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



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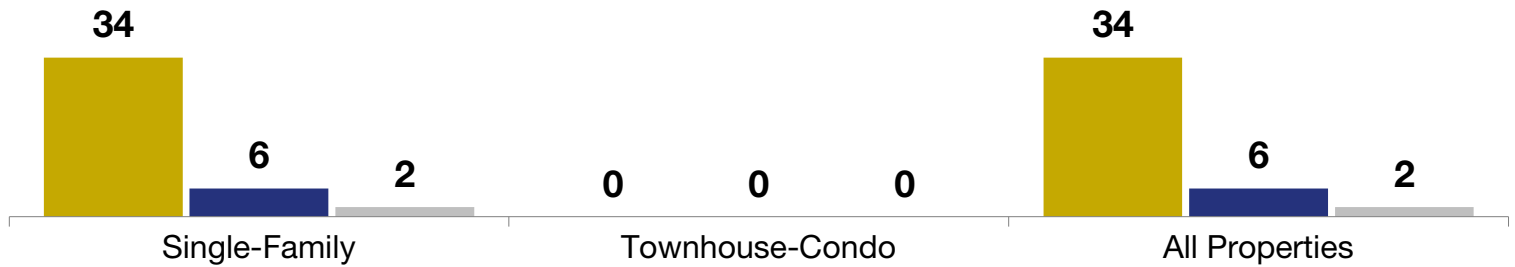


Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021
Single-Family	34	6	2	- 94.1%	1,320	783	729	- 44.8%	1,354	789	731	- 46.0%	2.5%	0.8%	0.3%
Townhouse-Condo	0	0	0	--	80	57	38	- 52.5%	80	57	38	- 52.5%	0.0%	0.0%	0.0%
All Properties	34	6	2	- 94.1%	1,400	840	767	- 45.2%	1,434	846	769	- 46.4%	2.4%	0.7%	0.3%

Foreclosure Inventory by Property Type

■ Q3-2019 ■ Q3-2020 ■ Q3-2021

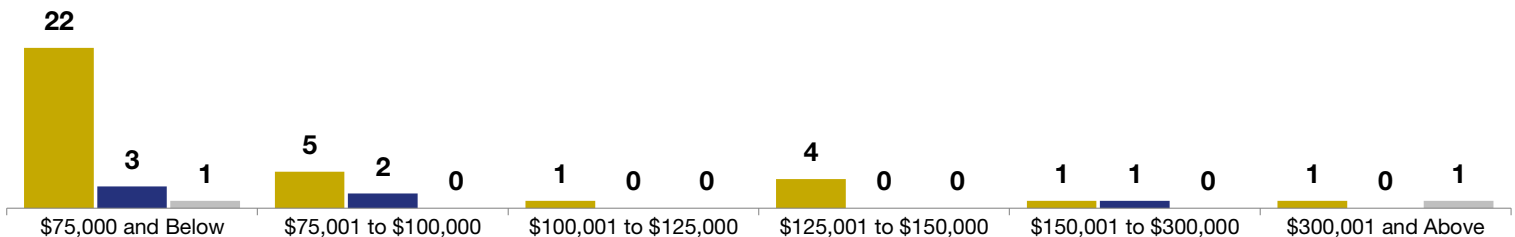


Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021
\$75,000 and Below	22	3	1	- 95.5%	166	105	61	- 63.3%	188	108	62	- 67.0%	11.7%	2.8%	1.6%
\$75,001 to \$100,000	5	2	0	- 100.0%	117	76	49	- 58.1%	122	78	49	- 59.8%	4.1%	2.6%	0.0%
\$100,001 to \$125,000	1	0	0	- 100.0%	106	53	46	- 56.6%	107	53	46	- 57.0%	0.9%	0.0%	0.0%
\$125,001 to \$150,000	4	0	0	- 100.0%	136	83	59	- 56.6%	140	83	59	- 57.9%	2.9%	0.0%	0.0%
\$150,001 to \$300,000	1	1	0	- 100.0%	553	332	321	- 42.0%	554	333	321	- 42.1%	0.2%	0.3%	0.0%
\$300,001 and Above	1	0	1	0.0%	320	191	215	- 32.8%	321	191	216	- 32.7%	0.3%	0.0%	0.5%
All Prices	34	6	2	- 94.1%	1,400	840	767	- 45.2%	1,434	846	769	- 46.4%	2.4%	0.7%	0.3%

Foreclosure Inventory by Price Range

■ Q3-2019 ■ Q3-2020 ■ Q3-2021



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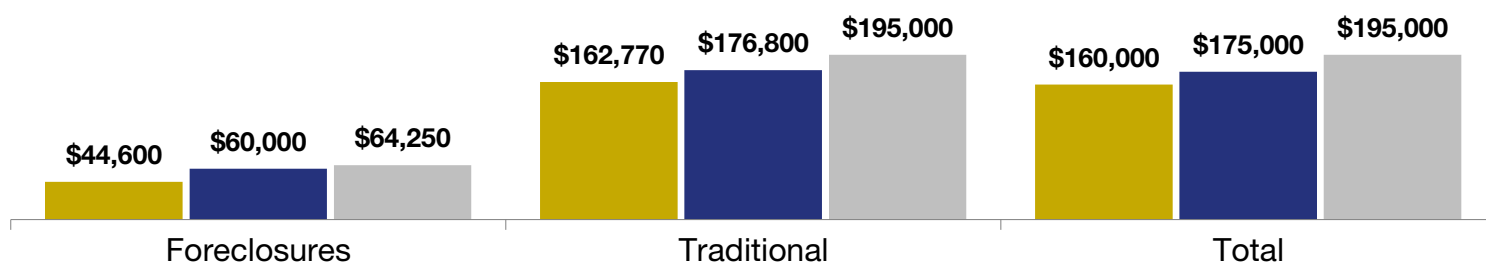


Median Sales Price

	Foreclosures				Traditional				Total			
	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg
Single-Family	\$44,600	\$60,000	\$64,250	+ 44.1%	\$160,550	\$175,000	\$195,000	+ 21.5%	\$160,000	\$174,900	\$193,250	+ 20.8%
Condo-Townhome	\$0	\$0	\$0	--	\$179,900	\$195,804	\$206,221	+ 14.6%	\$179,900	\$195,804	\$206,221	+ 14.6%
All Properties	\$44,600	\$60,000	\$64,250	+ 44.1%	\$162,770	\$176,800	\$195,000	+ 19.8%	\$160,000	\$175,000	\$195,000	+ 21.9%

Median Sales Price for All Properties

■ Q3-2019 ■ Q3-2020 ■ Q3-2021

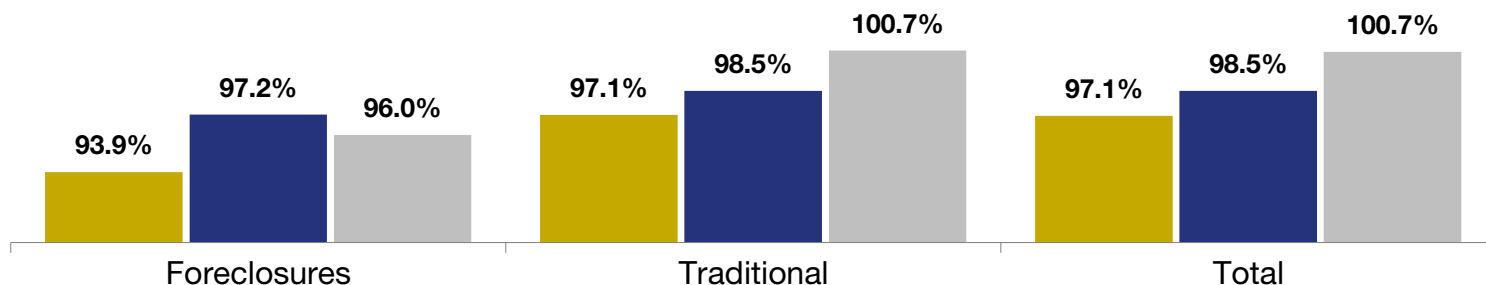


Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg	Q3-2019	Q3-2020	Q3-2021	2-Yr Chg
Single-Family	93.9%	97.2%	96.0%	+ 2.2%	97.1%	98.5%	100.7%	+ 3.8%	97.0%	98.5%	100.7%	+ 3.8%
Condo-Townhome	0.0%	0.0%	0.0%	--	98.2%	98.3%	100.8%	+ 2.7%	98.2%	98.3%	100.8%	+ 2.7%
All Properties	93.9%	97.2%	96.0%	+ 2.2%	97.1%	98.5%	100.7%	+ 3.7%	97.1%	98.5%	100.7%	+ 3.7%

Percent of Original List Price Received for All Properties

■ Q3-2019 ■ Q3-2020 ■ Q3-2021



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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 Q3-2021			Closed Sales for the Last 12 Months Through Q3-2021		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	10	0	0.0%	100	0	0.0%
AD02 – Adams-Kirkland, Washington, St. Marys	5	0	0.0%	106	4	3.8%
AD03 – Adams-French, Monroe, Blue Creek	1	0	0.0%	22	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	5	0	0.0%	30	1	3.3%
AL01 – Allen-Eel River, Lake, Perry	81	0	0.0%	985	2	0.2%
AL02 – Allen-Cedar Creek, Springfield, Scipio	22	0	0.0%	215	0	0.0%
AL03 – Allen-Washington	26	0	0.0%	603	3	0.5%
AL04 – Allen-St. Joseph	83	0	0.0%	1,289	4	0.3%
AL05 – Allen-Milan, Maumee	3	0	0.0%	57	0	0.0%
AL06 – Allen-Aboite, Lafayette	54	0	0.0%	980	1	0.1%
AL07 – Allen-Wayne, Pleasant	129	1	0.8%	1,570	45	2.9%
AL08 – Allen-Adams, Marion	29	0	0.0%	437	4	0.9%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	8	0	0.0%	51	1	2.0%
DE00 – Dekalb	43	0	0.0%	462	3	0.6%
HU01 – Huntington-Warren, Clear Creek, Jackson	9	0	0.0%	90	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	38	0	0.0%	342	8	2.3%
HU03 – Huntington-Polk, Lancaster, Rock Creek	1	0	0.0%	36	0	0.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	4	0	0.0%	37	1	2.7%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	1	0	0.0%	6	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	5	0	0.0%	14	1	7.1%
JA03 – Jay-Richland, Jefferson, Pike, Madison	3	0	0.0%	5	0	0.0%
NO00 – Noble	8	0	0.0%	39	0	0.0%
WE01 – Wells-Union, Jefferson	7	0	0.0%	106	1	0.9%
WE02 – Wells-Rockcreek, Lancaster	5	0	0.0%	69	1	1.4%
WE03 – Wells-Liberty, Harrison	7	0	0.0%	132	0	0.0%
WE04 – Wells-Jackson, Chester, Nottingham	3	0	0.0%	20	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	2	0	0.0%	66	0	0.0%
WH02 – Whitley-Richland, Clevela	10	1	10.0%	35	1	2.9%
WH03 – Whitley-Columbia, Union	13	0	0.0%	237	1	0.4%
WH04 – Whitley-Washington, Jefferson	1	0	0.0%	36	1	2.8%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q3-2020	Last 12 Months Through Q3-2021	1-Year Change	Last 12 Months Through Q3-2020	Last 12 Months Through Q3-2021	1-Year Change
AD01 – Adams-Preble, Root, Union	\$76,825	\$0	- 100.0%	\$132,200	\$159,700	+ 20.8%
AD02 – Adams-Kirkland, Washington, St. Marys	\$43,025	\$50,000	+ 16.2%	\$124,000	\$111,500	- 10.1%
AD03 – Adams-French, Monroe, Blue Creek	\$0	\$0	--	\$116,000	\$117,950	+ 1.7%
AD04 – Adams-Hartford, Wabash, Jefferson	\$61,055	\$38,000	- 37.8%	\$120,000	\$110,500	- 7.9%
AL01 – Allen-Eel River, Lake, Perry	\$165,000	\$222,979	+ 35.1%	\$249,500	\$275,000	+ 10.2%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$102,500	\$0	- 100.0%	\$262,000	\$294,900	+ 12.6%
AL03 – Allen-Washington	\$50,250	\$70,060	+ 39.4%	\$162,000	\$183,550	+ 13.3%
AL04 – Allen-St. Joseph	\$96,750	\$152,500	+ 57.6%	\$157,500	\$180,000	+ 14.3%
AL05 – Allen-Milan, Maumee	\$29,100	\$0	- 100.0%	\$157,500	\$179,500	+ 14.0%
AL06 – Allen-Aboite, Lafayette	\$166,500	\$179,900	+ 8.0%	\$241,588	\$284,400	+ 17.7%
AL07 – Allen-Wayne, Pleasant	\$36,900	\$43,000	+ 16.5%	\$96,000	\$121,776	+ 26.8%
AL08 – Allen-Adams, Marion	\$52,000	\$60,250	+ 15.9%	\$135,000	\$150,000	+ 11.1%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$55,802	\$101,225	+ 81.4%	\$132,500	\$176,500	+ 33.2%
DE00 – Dekalb	\$45,000	\$79,900	+ 77.6%	\$158,900	\$180,000	+ 13.3%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$0	\$0	--	\$204,909	\$186,000	- 9.2%
HU02 – Huntington-Dallas, Huntington, Union	\$36,000	\$84,450	+ 134.6%	\$105,000	\$124,950	+ 19.0%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$75,000	\$0	- 100.0%	\$123,400	\$189,950	+ 53.9%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$25,000	--	\$123,000	\$120,000	- 2.4%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$95,950	\$127,500	+ 32.9%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$90,000	--	\$86,500	\$126,000	+ 45.7%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$87,000	\$130,000	+ 49.4%
NO00 – Noble	\$53,000	\$0	- 100.0%	\$133,900	\$172,000	+ 28.5%
WE01 – Wells-Union, Jefferson	\$145,000	\$345,500	+ 138.3%	\$145,450	\$173,000	+ 18.9%
WE02 – Wells-Rockcreek, Lancaster	\$0	\$91,000	--	\$193,000	\$225,000	+ 16.6%
WE03 – Wells-Liberty, Harrison	\$93,019	\$0	- 100.0%	\$110,000	\$140,000	+ 27.3%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$0	--	\$150,000	\$156,000	+ 4.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$43,250	\$0	- 100.0%	\$145,000	\$170,000	+ 17.2%
WH02 – Whitley-Richland, Clevella	\$162,000	\$321,000	+ 98.1%	\$130,950	\$142,500	+ 8.8%
WH03 – Whitley-Columbia, Union	\$46,875	\$186,000	+ 296.8%	\$159,900	\$169,900	+ 6.3%
WH04 – Whitley-Washington, Jefferson	\$0	\$270,000	--	\$199,900	\$235,000	+ 17.6%

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