

# Housing Supply Overview

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



## September 2021

According to the National Association of REALTORS®, the number of first-time homebuyers declined to 29%, the lowest level in years, as bidding wars, competition from cash buyers, and a lack of affordable housing have caused some buyers to put their home plans temporarily on hold. With sales prices posting double-digit increases year-over-year, some first-time buyers have found they may lack the financial resources to buy a home and have decided to wait for a change in their personal or economic conditions before continuing their home search. For the 12-month period spanning October 2020 through September 2021, Closed Sales in the Fort Wayne region were down 0.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 31.2 percent.

The overall Median Sales Price was up 11.3 percent to \$182,500. The property type with the largest price gain was the Single-Family segment, where prices increased 12.1 percent to \$181,600. The overall Percent of Original List Price Received at Sale was up 2.7 percent to 99.8 percent.

Market-wide, inventory levels were down 9.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 7.4 percent. That amounts to 1.0 months supply for Single-Family homes and 1.1 months supply for Condos.

## Quick Facts

**+ 31.2%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**- 0.3%**

Construction Status with  
Strongest Closed Sales:

**Previously Owned**

**- 0.0%**

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.

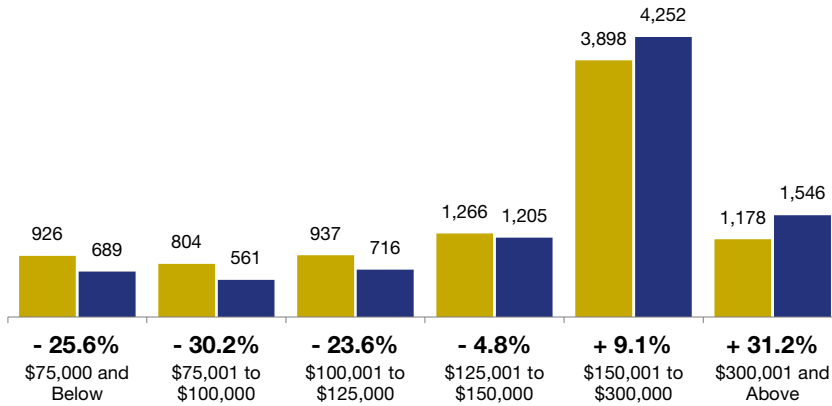
# Closed Sales

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



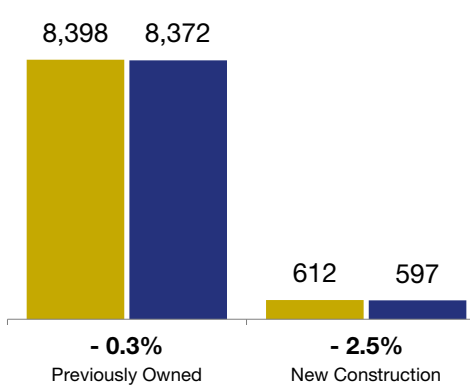
## By Price Range

■ 9-2020 ■ 9-2021



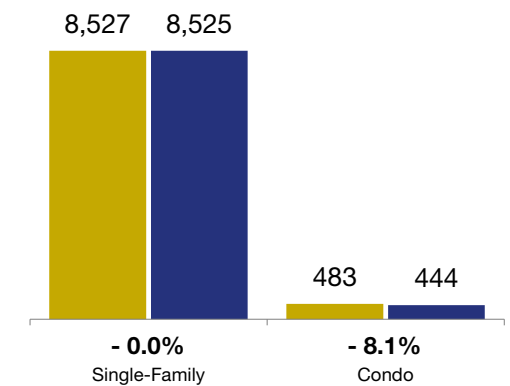
## By Construction Type

■ 9-2020 ■ 9-2021



## By Property Type

■ 9-2020 ■ 9-2021



## All Properties

### By Price Range

	9-2020	9-2021	Change
\$75,000 and Below	926	689	- 25.6%
\$75,001 to \$100,000	804	561	- 30.2%
\$100,001 to \$125,000	937	716	- 23.6%
\$125,001 to \$150,000	1,266	1,205	- 4.8%
\$150,001 to \$300,000	3,898	4,252	+ 9.1%
\$300,001 and Above	1,178	1,546	+ 31.2%
<b>All Price Ranges</b>	<b>9,010</b>	<b>8,969</b>	<b>- 0.5%</b>

## Single-Family

9-2020	9-2021	Change
903	665	- 26.4%
779	547	- 29.8%
886	689	- 22.2%
1,214	1,152	- 5.1%
3,653	4,006	+ 9.7%
1,091	1,466	+ 34.4%
<b>8,527</b>	<b>8,525</b>	<b>- 0.0%</b>

## Condo

	9-2020	9-2021	Change
	23	24	+ 4.3%
	25	14	- 44.0%
	51	27	- 47.1%
	52	53	+ 1.9%
	245	246	+ 0.4%
	87	80	- 8.0%
	<b>483</b>	<b>444</b>	<b>- 8.1%</b>

### By Construction Type

	9-2020	9-2021	Change
Previously Owned	8,398	8,372	- 0.3%
New Construction	612	597	- 2.5%
<b>All Construction Types</b>	<b>9,010</b>	<b>8,969</b>	<b>- 0.5%</b>

9-2020	9-2021	Change
7,996	7,990	- 0.1%
531	535	+ 0.8%
<b>8,527</b>	<b>8,525</b>	<b>- 0.0%</b>

	9-2020	9-2021	Change
	402	382	- 5.0%
	81	62	- 23.5%
	<b>483</b>	<b>444</b>	<b>- 8.1%</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.

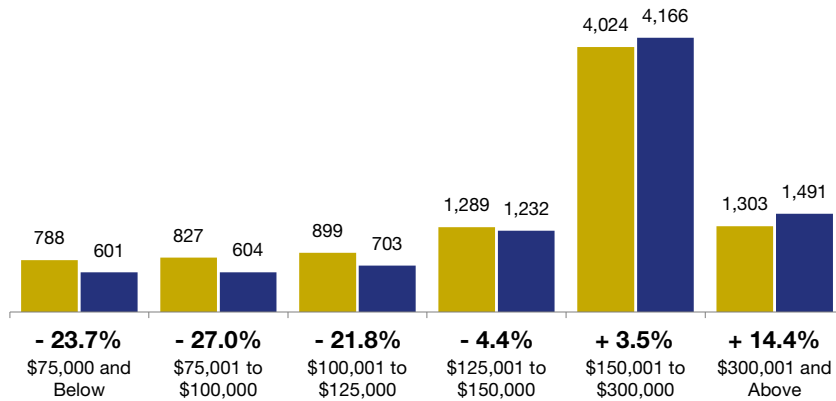
# Pending Sales

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



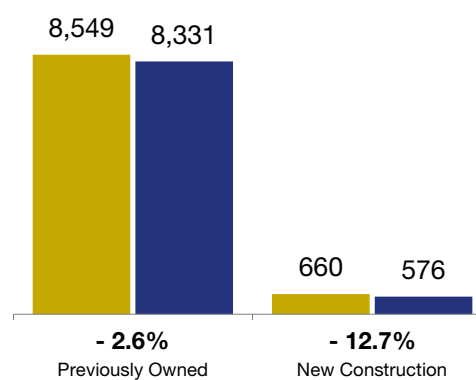
## By Price Range

■ 9-2020 ■ 9-2021



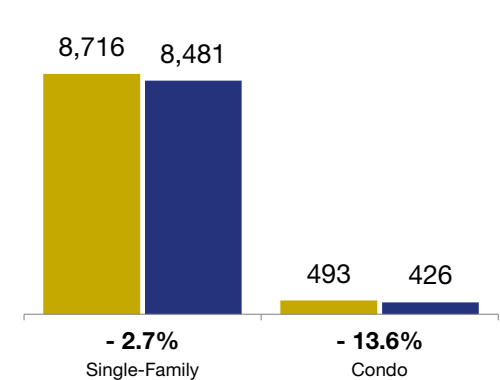
## By Construction Type

■ 9-2020 ■ 9-2021



## By Property Type

■ 9-2020 ■ 9-2021



### All Properties

#### By Price Range

	9-2020	9-2021	Change
\$75,000 and Below	788	601	- 23.7%
\$75,001 to \$100,000	827	604	- 27.0%
\$100,001 to \$125,000	899	703	- 21.8%
\$125,001 to \$150,000	1,289	1,232	- 4.4%
\$150,001 to \$300,000	4,024	4,166	+ 3.5%
\$300,001 and Above	1,303	1,491	+ 14.4%
<b>All Price Ranges</b>	<b>9,209</b>	<b>8,907</b>	<b>- 3.3%</b>

### Single-Family

	9-2020	9-2021	Change
\$75,000 and Below	768	576	- 25.0%
\$75,001 to \$100,000	804	594	- 26.1%
\$100,001 to \$125,000	848	676	- 20.3%
\$125,001 to \$150,000	1,240	1,177	- 5.1%
\$150,001 to \$300,000	3,768	3,940	+ 4.6%
\$300,001 and Above	1,210	1,411	+ 16.6%
<b>All Single-Family</b>	<b>8,716</b>	<b>8,481</b>	<b>- 2.7%</b>

### Condo

	9-2020	9-2021	Change
\$75,000 and Below	20	25	+ 25.0%
\$75,001 to \$100,000	23	10	- 56.5%
\$100,001 to \$125,000	51	27	- 47.1%
\$125,001 to \$150,000	49	55	+ 12.2%
\$150,001 to \$300,000	256	226	- 11.7%
\$300,001 and Above	93	80	- 14.0%
<b>All Condo</b>	<b>493</b>	<b>426</b>	<b>- 13.6%</b>

#### By Construction Type

	9-2020	9-2021	Change
Previously Owned	8,549	8,331	- 2.6%
New Construction	660	576	- 12.7%
<b>All Construction Types</b>	<b>9,209</b>	<b>8,907</b>	<b>- 3.3%</b>

	9-2020	9-2021	Change
Previously Owned	8,145	7,960	- 2.3%
New Construction	571	521	- 8.8%
<b>All Single-Family</b>	<b>8,716</b>	<b>8,481</b>	<b>- 2.7%</b>

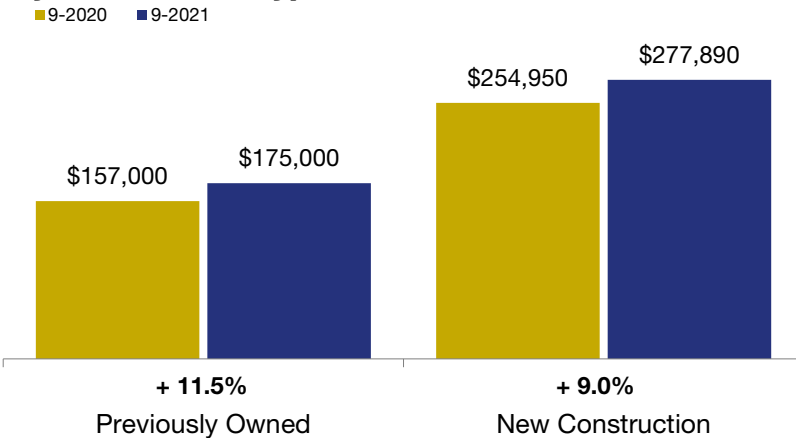
The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes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

# Median Sales Price

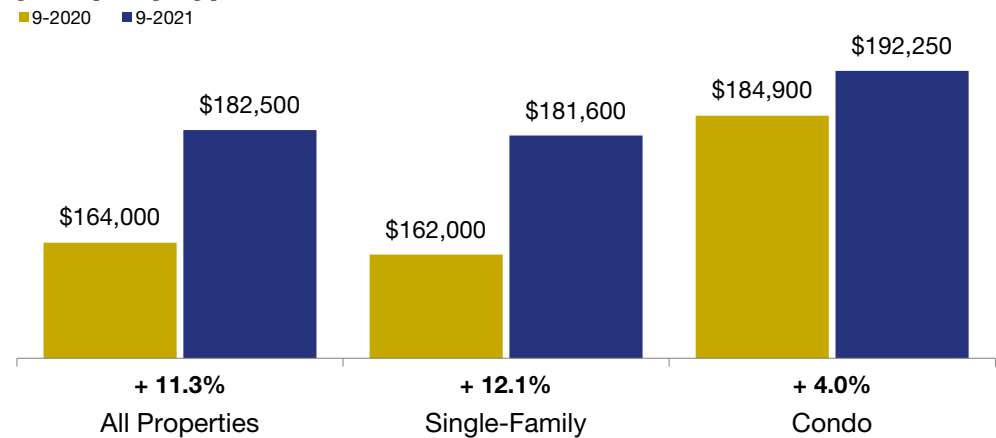
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Construction Type



## By Property Type



### All Properties

By Construction Type	9-2020	9-2021	Change
Previously Owned	\$157,000	\$175,000	+ 11.5%
New Construction	\$254,950	\$277,890	+ 9.0%
<b>All Construction Types</b>	<b>\$164,000</b>	<b>\$182,500</b>	<b>+ 11.3%</b>

### Single-Family

9-2020	9-2021	Change
\$156,000	\$175,000	+ 12.2%
\$255,000	\$279,900	+ 9.8%
<b>\$162,000</b>	<b>\$181,600</b>	<b>+ 12.1%</b>

### Condo

9-2020	9-2021	Change
\$170,000	\$184,400	+ 8.5%
\$249,900	\$250,950	+ 0.4%
<b>\$184,900</b>	<b>\$192,250</b>	<b>+ 4.0%</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.

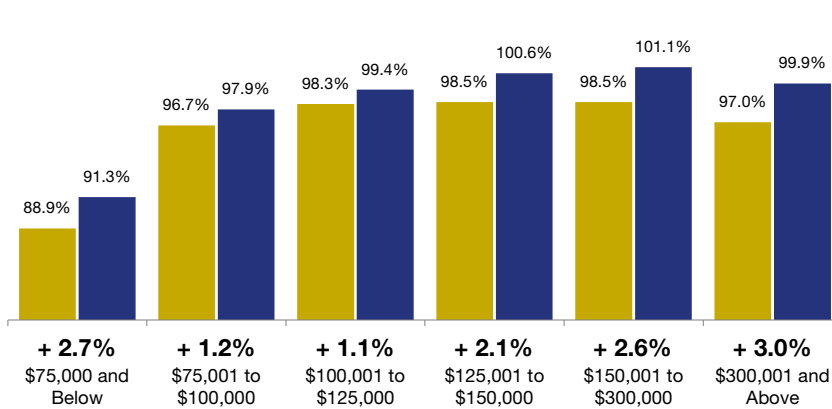
# Percent of Original List Price Received

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.**



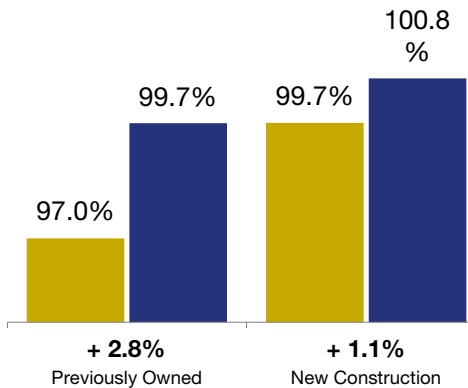
## By Price Range

■ 9-2020 ■ 9-2021



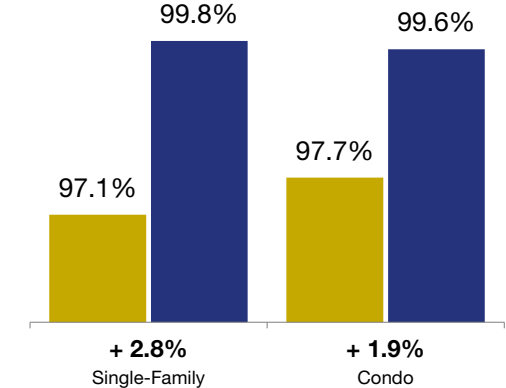
## By Construction Type

■ 9-2020 ■ 9-2021



## By Property Type

■ 9-2020 ■ 9-2021



## All Properties

### By Price Range

	9-2020	9-2021	Change
\$75,000 and Below	88.9%	91.3%	+ 2.7%
\$75,001 to \$100,000	96.7%	97.9%	+ 1.2%
\$100,001 to \$125,000	98.3%	99.4%	+ 1.1%
\$125,001 to \$150,000	98.5%	100.6%	+ 2.1%
\$150,001 to \$300,000	98.5%	101.1%	+ 2.6%
\$300,001 and Above	97.0%	99.9%	+ 3.0%
<b>All Price Ranges</b>	<b>97.2%</b>	<b>99.8%</b>	<b>+ 2.7%</b>

## Single-Family

	9-2020	9-2021	Change
\$75,000 and Below	88.8%	91.1%	+ 2.6%
\$75,001 to \$100,000	96.7%	98.0%	+ 1.3%
\$100,001 to \$125,000	98.3%	99.4%	+ 1.1%
\$125,001 to \$150,000	98.5%	100.7%	+ 2.2%
\$150,001 to \$300,000	98.5%	101.1%	+ 2.6%
\$300,001 and Above	96.9%	99.9%	+ 3.1%
<b>All Price Ranges</b>	<b>97.1%</b>	<b>99.8%</b>	<b>+ 2.8%</b>

## Condo

	9-2020	9-2021	Change
\$75,000 and Below	92.5%	95.6%	+ 3.4%
\$75,001 to \$100,000	97.5%	94.3%	- 3.3%
\$100,001 to \$125,000	99.1%	99.0%	- 0.1%
\$125,001 to \$150,000	97.3%	99.3%	+ 2.1%
\$150,001 to \$300,000	98.1%	100.7%	+ 2.7%
\$300,001 and Above	97.5%	99.1%	+ 1.6%
<b>All Price Ranges</b>	<b>97.7%</b>	<b>99.6%</b>	<b>+ 1.9%</b>

### By Construction Type

	9-2020	9-2021	Change
Previously Owned	97.0%	99.7%	+ 2.8%
New Construction	99.7%	100.8%	+ 1.1%
<b>All Construction Types</b>	<b>97.2%</b>	<b>99.8%</b>	<b>+ 2.7%</b>

	9-2020	9-2021	Change
Previously Owned	97.0%	99.7%	+ 2.8%
New Construction	99.7%	100.7%	+ 1.0%
<b>All Construction Types</b>	<b>97.1%</b>	<b>99.8%</b>	<b>+ 2.8%</b>

	9-2020	9-2021	Change
Previously Owned	97.3%	99.4%	+ 2.2%
New Construction	99.5%	101.0%	+ 1.5%
<b>All Construction Types</b>	<b>97.7%</b>	<b>99.6%</b>	<b>+ 1.9%</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.

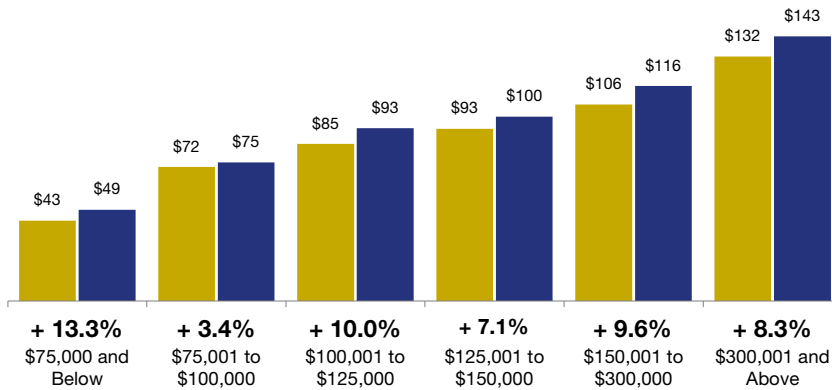
# Price Per Square Foot

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



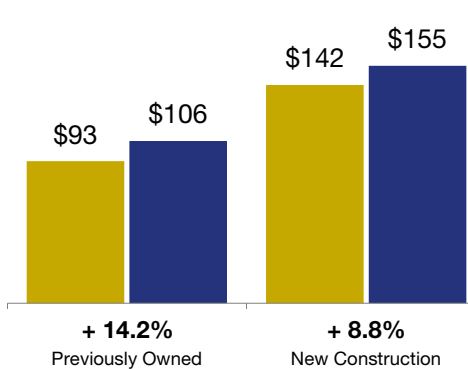
## By Price Range

■ 9-2020 ■ 9-2021



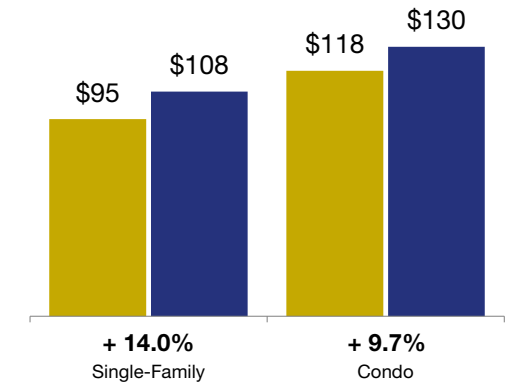
## By Construction Type

■ 9-2020 ■ 9-2021



## By Property Type

■ 9-2020 ■ 9-2021



## All Properties

### By Price Range

	9-2020	9-2021	Change
\$75,000 and Below	\$43	\$49	+ 13.3%
\$75,001 to \$100,000	\$72	\$75	+ 3.4%
\$100,001 to \$125,000	\$85	\$93	+ 10.0%
\$125,001 to \$150,000	\$93	\$100	+ 7.1%
\$150,001 to \$300,000	\$106	\$116	+ 9.6%
\$300,001 and Above	\$132	\$143	+ 8.3%
<b>All Price Ranges</b>	<b>\$96</b>	<b>\$109</b>	<b>+ 13.6%</b>

## Single-Family

	9-2020	9-2021	Change
\$43	\$43	\$49	+ 12.9%
\$72	\$72	\$75	+ 3.6%
\$84	\$84	\$93	+ 11.0%
\$93	\$93	\$99	+ 6.8%
\$105	\$105	\$115	+ 9.6%
\$130	\$130	\$142	+ 9.1%
<b>All Single-Family</b>	<b>\$95</b>	<b>\$108</b>	<b>+ 14.0%</b>

## Condo

	9-2020	9-2021	Change
\$55	\$55	\$63	+ 15.0%
\$77	\$77	\$77	- 0.1%
\$100	\$100	\$96	- 3.7%
\$103	\$103	\$116	+ 12.3%
\$121	\$121	\$134	+ 10.6%
\$158	\$158	\$167	+ 5.2%
<b>All Condo</b>	<b>\$118</b>	<b>\$130</b>	<b>+ 9.7%</b>

### By Construction Type

	9-2020	9-2021	Change
Previously Owned	\$93	\$106	+ 14.2%
New Construction	\$142	\$155	+ 8.8%
<b>All Construction Types</b>	<b>\$96</b>	<b>\$109</b>	<b>+ 13.6%</b>

	9-2020	9-2021	Change
\$92	\$92	\$105	+ 14.4%
\$140	\$140	\$153	+ 9.1%
<b>All Single-Family</b>	<b>\$95</b>	<b>\$108</b>	<b>+ 14.0%</b>

	9-2020	9-2021	Change
\$111	\$111	\$123	+ 11.3%
\$155	\$155	\$169	+ 9.1%
<b>All Condo</b>	<b>\$118</b>	<b>\$130</b>	<b>+ 9.7%</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.

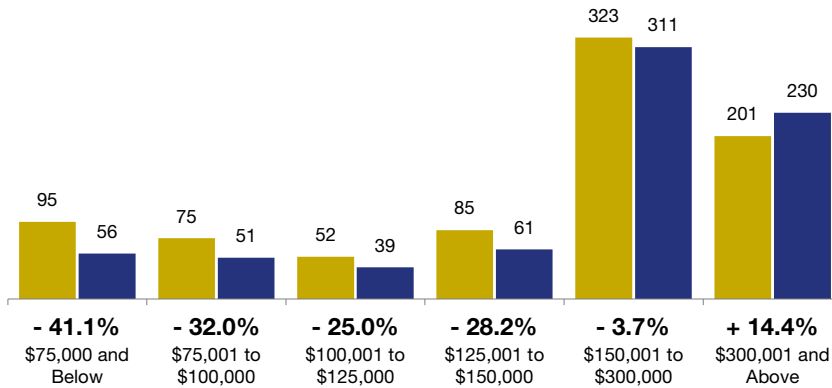
# Inventory of Homes for Sale

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



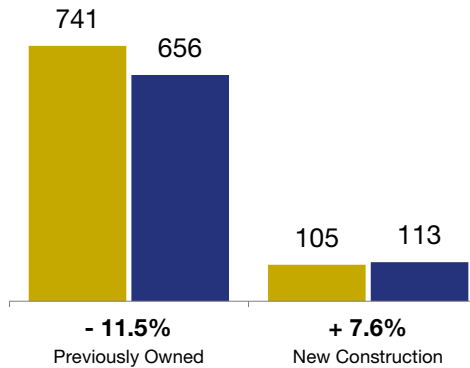
## By Price Range

■ 9-2020 ■ 9-2021



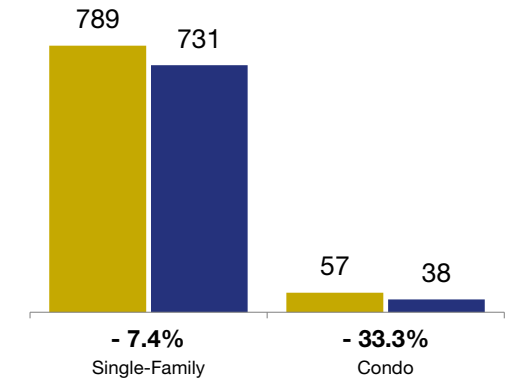
## By Construction Type

■ 9-2020 ■ 9-2021



## By Property Type

■ 9-2020 ■ 9-2021



### All Properties

#### By Price Range

	9-2020	9-2021	Change
\$75,000 and Below	95	56	- 41.1%
\$75,001 to \$100,000	75	51	- 32.0%
\$100,001 to \$125,000	52	39	- 25.0%
\$125,001 to \$150,000	85	61	- 28.2%
\$150,001 to \$300,000	323	311	- 3.7%
\$300,001 and Above	201	230	+ 14.4%
<b>All Price Ranges</b>	<b>846</b>	<b>769</b>	<b>- 9.1%</b>

### Single-Family

	9-2020	9-2021	Change
\$75,000 and Below	95	56	- 41.1%
\$75,001 to \$100,000	74	49	- 33.8%
\$100,001 to \$125,000	49	38	- 22.4%
\$125,001 to \$150,000	84	61	- 27.4%
\$150,001 to \$300,000	299	293	- 2.0%
\$300,001 and Above	174	214	+ 23.0%
<b>All Single-Family</b>	<b>789</b>	<b>731</b>	<b>- 7.4%</b>

### Condo

	9-2020	9-2021	Change
\$75,000 and Below	0	0	0.0%
\$75,001 to \$100,000	1	2	+ 100.0%
\$100,001 to \$125,000	3	1	- 66.7%
\$125,001 to \$150,000	1	0	- 100.0%
\$150,001 to \$300,000	24	18	- 25.0%
\$300,001 and Above	27	16	- 40.7%
<b>All Condo</b>	<b>57</b>	<b>38</b>	<b>- 33.3%</b>

#### By Construction Type

	9-2020	9-2021	Change
Previously Owned	741	656	- 11.5%
New Construction	105	113	+ 7.6%
<b>All Construction Types</b>	<b>846</b>	<b>769</b>	<b>- 9.1%</b>

	9-2020	9-2021	Change
Previously Owned	700	627	- 10.4%
New Construction	89	104	+ 16.9%
<b>All Single-Family</b>	<b>789</b>	<b>731</b>	<b>- 7.4%</b>

	9-2020	9-2021	Change
Single-Family	41	29	- 29.3%
Condo	16	9	- 43.8%
<b>All Condo</b>	<b>57</b>	<b>38</b>	<b>- 33.3%</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.

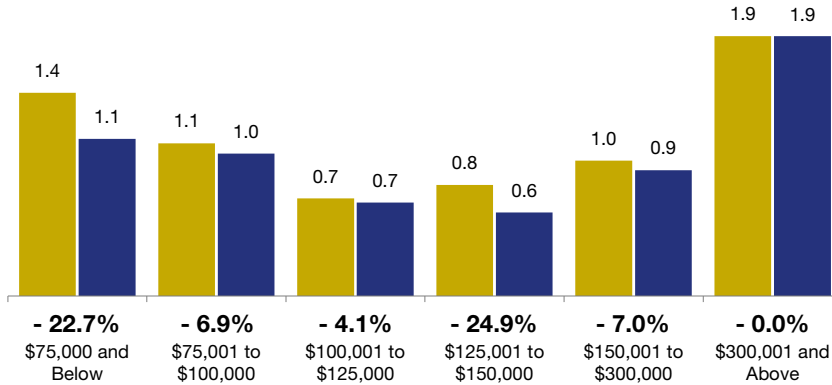
# Months Supply of Inventory

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.



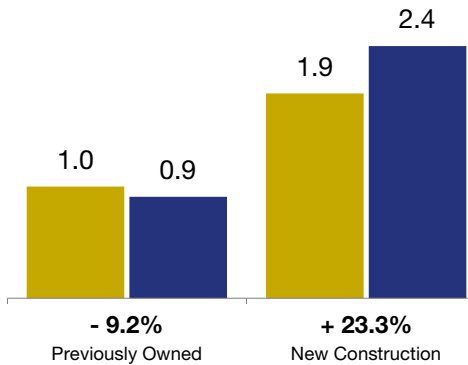
## By Price Range

■ 9-2020 ■ 9-2021



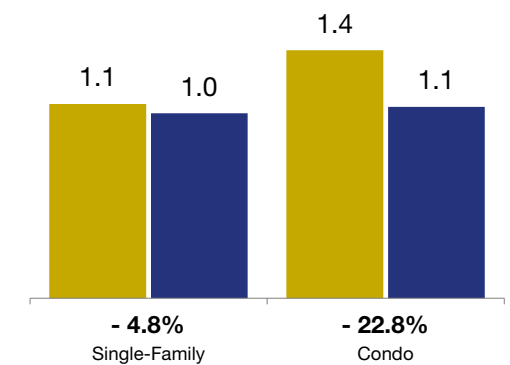
## By Construction Type

■ 9-2020 ■ 9-2021



## By Property Type

■ 9-2020 ■ 9-2021



## All Properties

### By Price Range

	9-2020	9-2021	Change
\$75,000 and Below	1.4	1.1	- 22.7%
\$75,001 to \$100,000	1.1	1.0	- 6.9%
\$100,001 to \$125,000	0.7	0.7	- 4.1%
\$125,001 to \$150,000	0.8	0.6	- 24.9%
\$150,001 to \$300,000	1.0	0.9	- 7.0%
\$300,001 and Above	1.9	1.9	- 0.0%
<b>All Price Ranges</b>	<b>1.1</b>	<b>1.0</b>	<b>- 9.1%</b>

## Single-Family

	9-2020	9-2021	Change
\$75,000 and Below	1.5	1.2	- 21.4%
\$75,001 to \$100,000	1.1	1.0	- 10.4%
\$100,001 to \$125,000	0.7	0.7	- 2.7%
\$125,001 to \$150,000	0.8	0.6	- 23.5%
\$150,001 to \$300,000	1.0	0.9	- 6.3%
\$300,001 and Above	1.7	1.8	+ 5.5%
<b>All Price Ranges</b>	<b>1.1</b>	<b>1.0</b>	<b>- 4.8%</b>

## Condo

	9-2020	9-2021	Change
\$75,000 and Below	0.0	0.0	0.0%
\$75,001 to \$100,000	0.5	1.4	+ 168.3%
\$100,001 to \$125,000	0.7	0.4	- 47.5%
\$125,001 to \$150,000	0.2	0.0	- 100.0%
\$150,001 to \$300,000	1.1	1.0	- 15.0%
\$300,001 and Above	3.5	2.4	- 31.1%
<b>All Price Ranges</b>	<b>1.4</b>	<b>1.1</b>	<b>- 22.8%</b>

### By Construction Type

	9-2020	9-2021	Change
Previously Owned	1.0	0.9	- 9.2%
New Construction	1.9	2.4	+ 23.3%
<b>All Construction Types</b>	<b>1.1</b>	<b>1.0</b>	<b>- 9.1%</b>

	9-2020	9-2021	Change
Previously Owned	1.0	0.9	- 8.3%
New Construction	1.9	2.4	+ 28.1%
<b>All Construction Types</b>	<b>1.1</b>	<b>1.0</b>	<b>- 4.8%</b>

	9-2020	9-2021	Change
Previously Owned	1.2	0.9	- 23.0%
New Construction	2.2	2.0	- 9.0%
<b>All Construction Types</b>	<b>1.4</b>	<b>1.1</b>	<b>- 22.8%</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.