

Housing Supply Overview

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



October 2021

Despite labor shortages and supply chain disruptions, new home construction continues along at a steady pace, with the latest data from the U.S. Department of Housing and Urban Development reporting new home sales rose 14% to a seasonally adjusted rate of 800,000 this fall. Strong demand for new housing can be seen in the increase in builder confidence as well as in the surge in new home prices, which are posting double-digit increases this fall. For the 12-month period spanning November 2020 through October 2021, Closed Sales in the Fort Wayne region were down 2.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 26.9 percent.

The overall Median Sales Price was up 12.0 percent to \$184,900. The property type with the largest price gain was the Single-Family segment, where prices increased 10.8 percent to \$182,900. The overall Percent of Original List Price Received at Sale was up 2.7 percent to 99.9.

Market-wide, inventory levels were down 6.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 3.4 percent. That amounts to 1.0 months supply for Single-Family homes and 1.0 months supply for Condos.

Quick Facts

+ 26.9%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 2.4%

Construction Status with
Strongest Closed Sales:

Previously Owned

- 2.1%

Property Type with
Strongest Closed Sales:

Single-Family

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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.

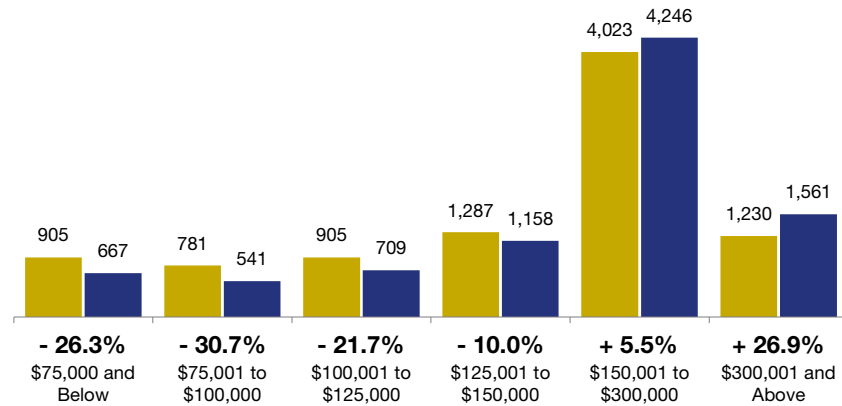
Closed Sales

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



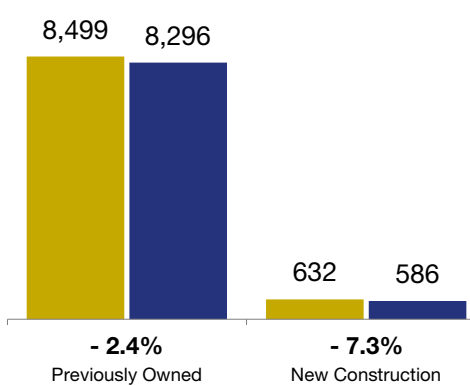
By Price Range

■ 10-2020 ■ 10-2021



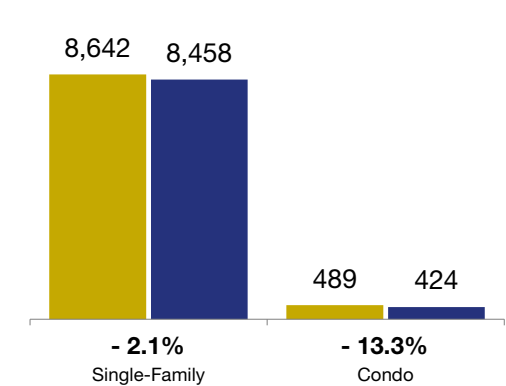
By Construction Type

■ 10-2020 ■ 10-2021



By Property Type

■ 10-2020 ■ 10-2021



All Properties

By Price Range

	10-2020	10-2021	Change
\$75,000 and Below	905	667	- 26.3%
\$75,001 to \$100,000	781	541	- 30.7%
\$100,001 to \$125,000	905	709	- 21.7%
\$125,001 to \$150,000	1,287	1,158	- 10.0%
\$150,001 to \$300,000	4,023	4,246	+ 5.5%
\$300,001 and Above	1,230	1,561	+ 26.9%
All Price Ranges	9,131	8,882	- 2.7%

Single-Family

10-2020	10-2021	Change
882	643	- 27.1%
759	529	- 30.3%
854	689	- 19.3%
1,234	1,107	- 10.3%
3,769	4,006	+ 6.3%
1,144	1,484	+ 29.7%
8,642	8,458	- 2.1%

Condo

	10-2020	10-2021	Change
	23	24	+ 4.3%
	22	12	- 45.5%
	51	20	- 60.8%
	53	51	- 3.8%
	254	240	- 5.5%
	86	77	- 10.5%
	489	424	- 13.3%

By Construction Type

	10-2020	10-2021	Change
Previously Owned	8,499	8,296	- 2.4%
New Construction	632	586	- 7.3%
All Construction Types	9,131	8,882	- 2.7%

10-2020	10-2021	Change
8,096	7,933	- 2.0%
546	525	- 3.8%
8,642	8,458	- 2.1%

	10-2020	10-2021	Change
	403	363	- 9.9%
	86	61	- 29.1%
	489	424	- 13.3%

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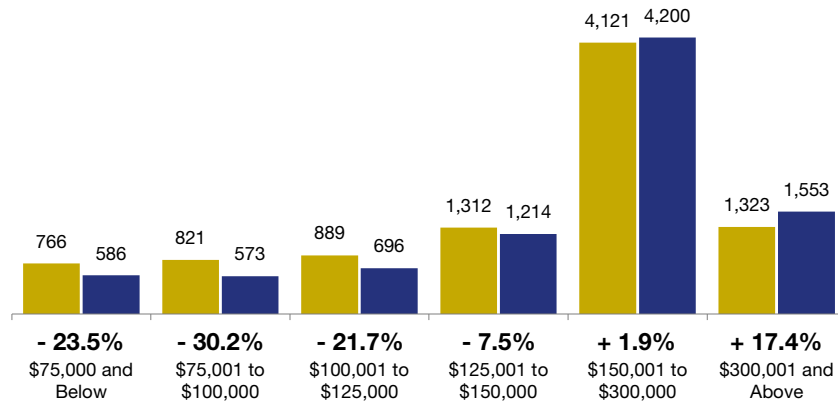
Pending Sales

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



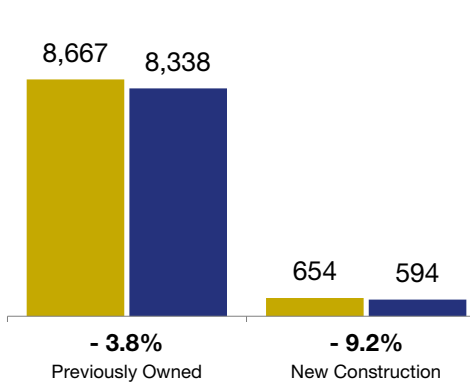
By Price Range

■ 10-2020 ■ 10-2021



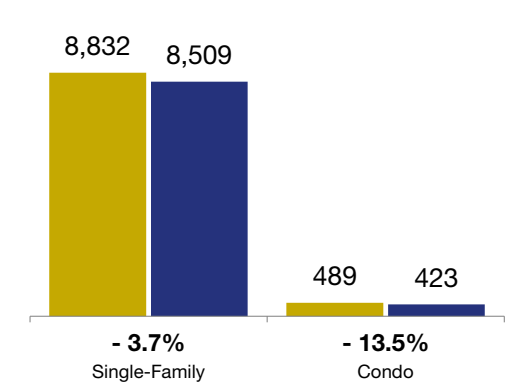
By Construction Type

■ 10-2020 ■ 10-2021



By Property Type

■ 10-2020 ■ 10-2021



All Properties

By Price Range

	10-2020	10-2021	Change
\$75,000 and Below	766	586	- 23.5%
\$75,001 to \$100,000	821	573	- 30.2%
\$100,001 to \$125,000	889	696	- 21.7%
\$125,001 to \$150,000	1,312	1,214	- 7.5%
\$150,001 to \$300,000	4,121	4,200	+ 1.9%
\$300,001 and Above	1,323	1,553	+ 17.4%
All Price Ranges	9,321	8,932	- 4.2%

Single-Family

10-2020	10-2021	Change
748	562	- 24.9%
802	562	- 29.9%
837	674	- 19.5%
1,263	1,159	- 8.2%
3,863	3,974	+ 2.9%
1,232	1,470	+ 19.3%
8,832	8,509	- 3.7%

Condo

	10-2020	10-2021	Change
	18	24	+ 33.3%
	19	11	- 42.1%
	52	22	- 57.7%
	49	55	+ 12.2%
	258	226	- 12.4%
	91	83	- 8.8%
	489	423	- 13.5%

By Construction Type

	10-2020	10-2021	Change
Previously Owned	8,667	8,338	- 3.8%
New Construction	654	594	- 9.2%
All Construction Types	9,321	8,932	- 4.2%

10-2020	10-2021	Change
8,265	7,971	- 3.6%
567	538	- 5.1%
8,832	8,509	- 3.7%

	10-2020	10-2021	Change
	402	367	- 8.7%
	87	56	- 35.6%
	489	423	- 13.5%

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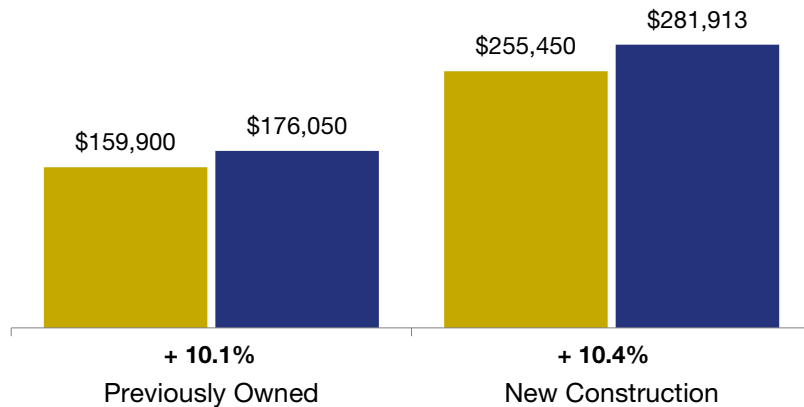
Median Sales Price

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



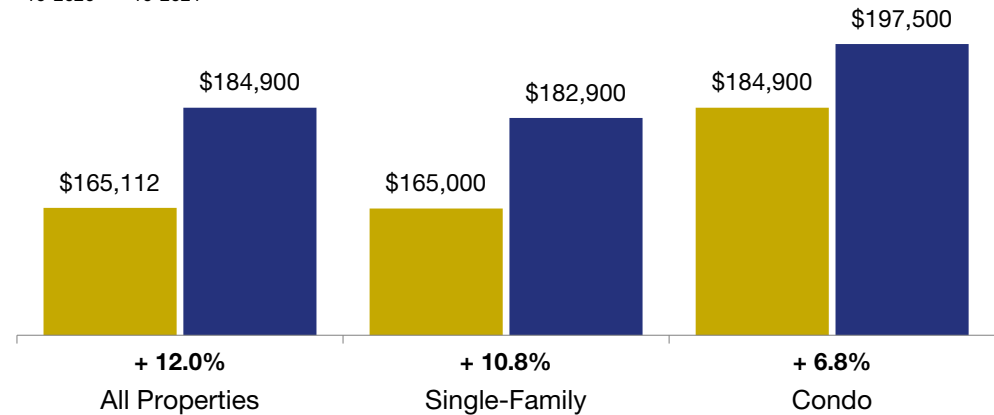
By Construction Type

■ 10-2020 ■ 10-2021



By Property Type

■ 10-2020 ■ 10-2021



All Properties

By Construction Type	10-2020	10-2021	Change
Previously Owned	\$159,900	\$176,050	+ 10.1%
New Construction	\$255,450	\$281,913	+ 10.4%
All Construction Types	\$165,112	\$184,900	+ 12.0%

Single-Family

10-2020	10-2021	Change
\$159,000	\$175,000	+ 10.1%
\$256,650	\$283,652	+ 10.5%
\$165,000	\$182,900	+ 10.8%

Condo

10-2020	10-2021	Change
\$170,000	\$185,000	+ 8.8%
\$246,248	\$262,163	+ 6.5%
\$184,900	\$197,500	+ 6.8%

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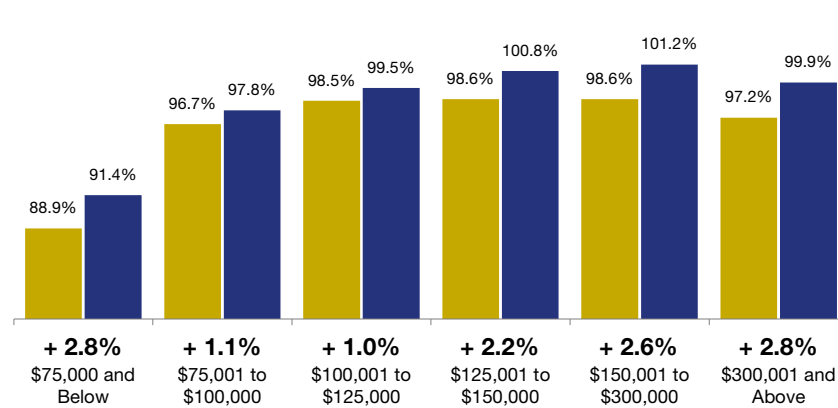
Percent of Original List Price Received



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.**

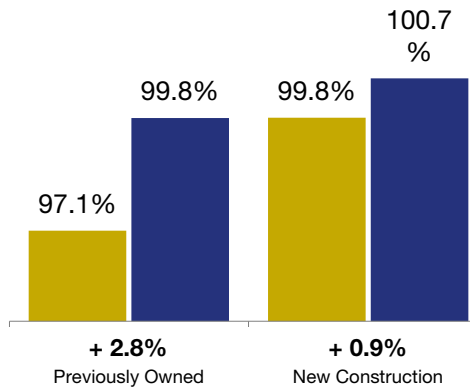
By Price Range

■ 10-2020 ■ 10-2021



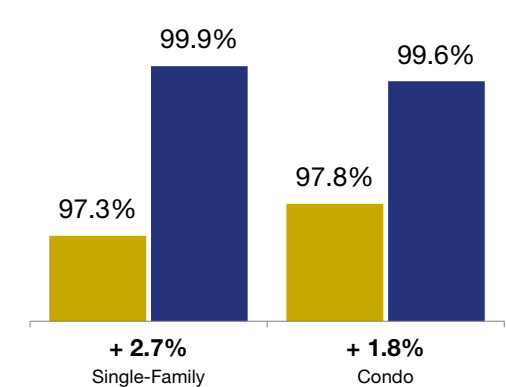
By Construction Type

■ 10-2020 ■ 10-2021



By Property Type

■ 10-2020 ■ 10-2021



All Properties

By Price Range

	10-2020	10-2021	Change
\$75,000 and Below	88.9%	91.4%	+ 2.8%
\$75,001 to \$100,000	96.7%	97.8%	+ 1.1%
\$100,001 to \$125,000	98.5%	99.5%	+ 1.0%
\$125,001 to \$150,000	98.6%	100.8%	+ 2.2%
\$150,001 to \$300,000	98.6%	101.2%	+ 2.6%
\$300,001 and Above	97.2%	99.9%	+ 2.8%
All Price Ranges	97.3%	99.9%	+ 2.7%

Single-Family

	10-2020	10-2021	Change
\$75,000 and Below	88.8%	91.2%	+ 2.7%
\$75,001 to \$100,000	96.7%	97.8%	+ 1.1%
\$100,001 to \$125,000	98.5%	99.5%	+ 1.0%
\$125,001 to \$150,000	98.7%	100.9%	+ 2.2%
\$150,001 to \$300,000	98.6%	101.3%	+ 2.7%
\$300,001 and Above	97.2%	99.9%	+ 2.8%
All Price Ranges	97.3%	99.9%	+ 2.7%

Condo

	10-2020	10-2021	Change
\$75,000 and Below	92.3%	95.4%	+ 3.4%
\$75,001 to \$100,000	96.6%	94.8%	- 1.9%
\$100,001 to \$125,000	99.1%	98.2%	- 0.9%
\$125,001 to \$150,000	97.6%	98.7%	+ 1.1%
\$150,001 to \$300,000	98.2%	100.7%	+ 2.5%
\$300,001 and Above	97.5%	99.3%	+ 1.8%
All Price Ranges	97.8%	99.6%	+ 1.8%

By Construction Type

	10-2020	10-2021	Change
Previously Owned	97.1%	99.8%	+ 2.8%
New Construction	99.8%	100.7%	+ 0.9%
All Construction Types	97.3%	99.9%	+ 2.7%

	10-2020	10-2021	Change
Previously Owned	97.1%	99.8%	+ 2.8%
New Construction	99.8%	100.7%	+ 0.9%
All Construction Types	97.3%	99.9%	+ 2.7%

	10-2020	10-2021	Change
Single-Family	97.3%	99.5%	+ 2.3%
Condo	99.8%	100.7%	+ 0.9%
All Property Types	97.8%	99.6%	+ 1.8%

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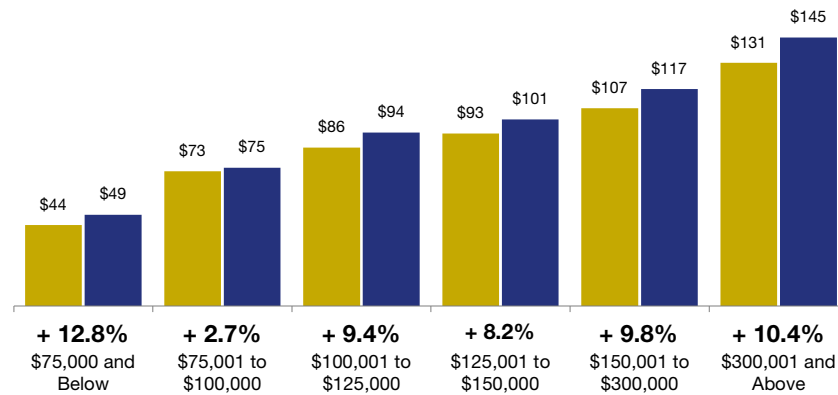
Price Per Square Foot

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



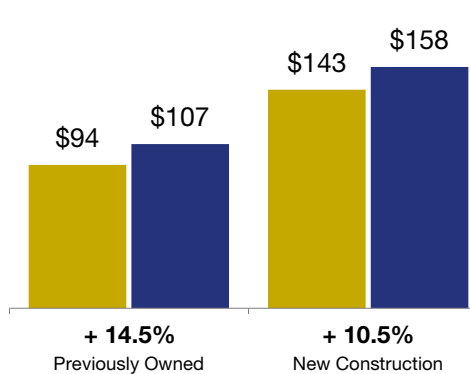
By Price Range

■ 10-2020 ■ 10-2021



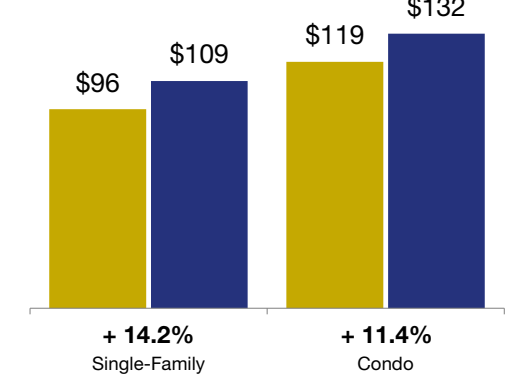
By Construction Type

■ 10-2020 ■ 10-2021



By Property Type

■ 10-2020 ■ 10-2021



All Properties

By Price Range

	10-2020	10-2021	Change
\$75,000 and Below	\$44	\$49	+ 12.8%
\$75,001 to \$100,000	\$73	\$75	+ 2.7%
\$100,001 to \$125,000	\$86	\$94	+ 9.4%
\$125,001 to \$150,000	\$93	\$101	+ 8.2%
\$150,001 to \$300,000	\$107	\$117	+ 9.8%
\$300,001 and Above	\$131	\$145	+ 10.4%
All Price Ranges	\$97	\$110	+ 13.9%

Single-Family

	10-2020	10-2021	Change
\$43	\$43	\$49	+ 12.4%
\$73	\$73	\$75	+ 2.9%
\$85	\$85	\$94	+ 10.5%
\$93	\$93	\$100	+ 7.9%
\$106	\$106	\$116	+ 9.8%
\$129	\$129	\$144	+ 11.0%
All Single-Family	\$96	\$109	+ 14.2%

Condo

	10-2020	10-2021	Change
\$55	\$55	\$63	+ 14.5%
\$79	\$79	\$78	- 1.0%
\$100	\$100	\$94	- 5.3%
\$104	\$104	\$118	+ 13.6%
\$121	\$121	\$135	+ 11.4%
\$157	\$157	\$171	+ 8.6%
All Condo	\$119	\$132	+ 11.4%

By Construction Type

	10-2020	10-2021	Change
Previously Owned	\$94	\$107	+ 14.5%
New Construction	\$143	\$158	+ 10.5%
All Construction Types	\$97	\$110	+ 13.9%

	10-2020	10-2021	Change
\$93	\$93	\$106	+ 14.7%
\$141	\$141	\$156	+ 10.4%
All Single-Family	\$96	\$109	+ 14.2%

	10-2020	10-2021	Change
\$111	\$111	\$125	+ 12.5%
\$154	\$154	\$174	+ 13.4%
All Condo	\$119	\$132	+ 11.4%

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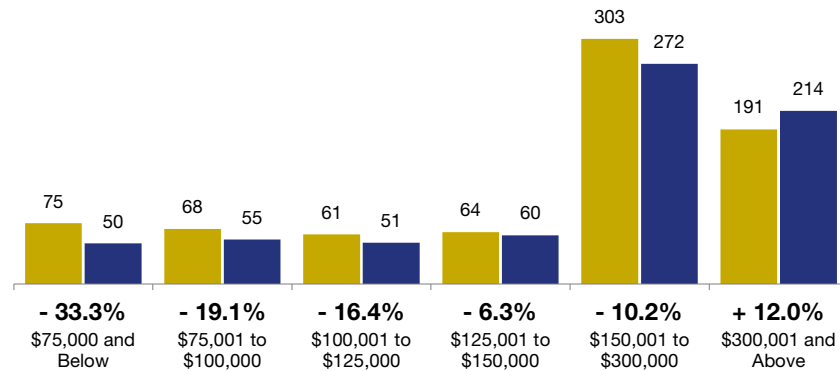
Inventory of Homes for Sale

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



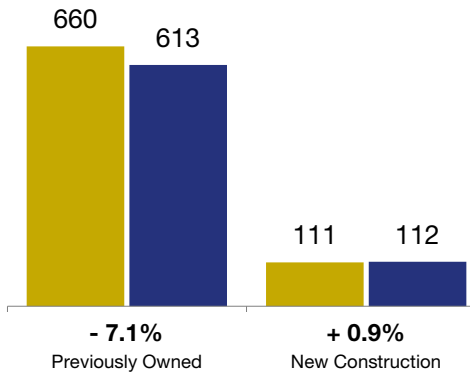
By Price Range

■ 10-2020 ■ 10-2021



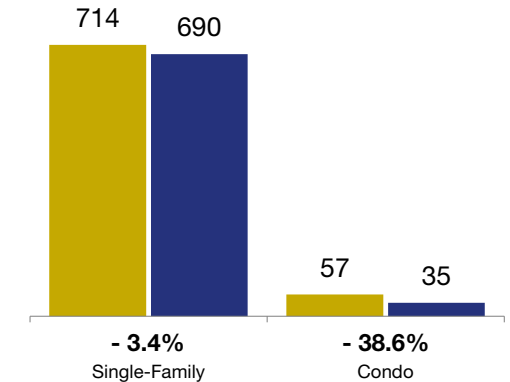
By Construction Type

■ 10-2020 ■ 10-2021



By Property Type

■ 10-2020 ■ 10-2021



All Properties

By Price Range

	10-2020	10-2021	Change
\$75,000 and Below	75	50	- 33.3%
\$75,001 to \$100,000	68	55	- 19.1%
\$100,001 to \$125,000	61	51	- 16.4%
\$125,001 to \$150,000	64	60	- 6.3%
\$150,001 to \$300,000	303	272	- 10.2%
\$300,001 and Above	191	214	+ 12.0%
All Price Ranges	771	725	- 6.0%

Single-Family

10-2020	10-2021	Change
74	50	- 32.4%
67	53	- 20.9%
57	50	- 12.3%
63	60	- 4.8%
280	254	- 9.3%
164	201	+ 22.6%
714	690	- 3.4%

Condo

	10-2020	10-2021	Change
	1	0	- 100.0%
	1	2	+ 100.0%
	4	1	- 75.0%
	1	0	- 100.0%
	23	18	- 21.7%
	27	13	- 51.9%
	57	35	- 38.6%

By Construction Type

	10-2020	10-2021	Change
Previously Owned	660	613	- 7.1%
New Construction	111	112	+ 0.9%
All Construction Types	771	725	- 6.0%

10-2020	10-2021	Change
619	587	- 5.2%
95	103	+ 8.4%
714	690	- 3.4%

	10-2020	10-2021	Change
	41	26	- 36.6%
	16	9	- 43.8%
	57	35	- 38.6%

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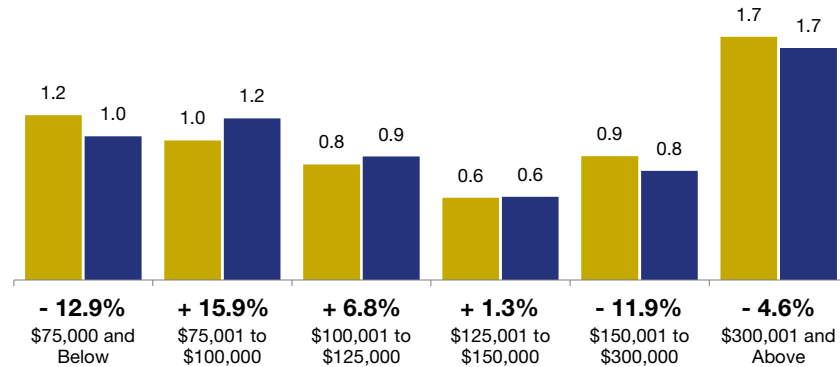
Months Supply of Inventory

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.



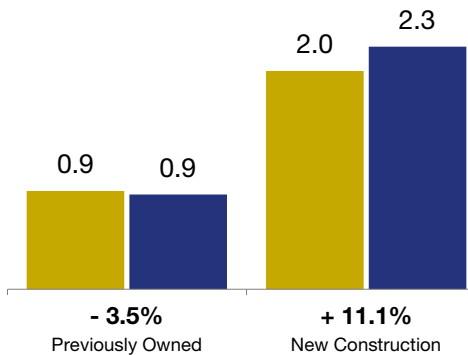
By Price Range

■ 10-2020 ■ 10-2021



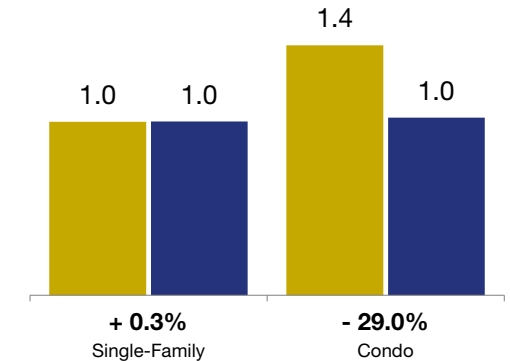
By Construction Type

■ 10-2020 ■ 10-2021



By Property Type

■ 10-2020 ■ 10-2021



All Properties

By Price Range

	10-2020	10-2021	Change
\$75,000 and Below	1.2	1.0	- 12.9%
\$75,001 to \$100,000	1.0	1.2	+ 15.9%
\$100,001 to \$125,000	0.8	0.9	+ 6.8%
\$125,001 to \$150,000	0.6	0.6	+ 1.3%
\$150,001 to \$300,000	0.9	0.8	- 11.9%
\$300,001 and Above	1.7	1.7	- 4.6%
All Price Ranges	1.0	1.0	0.0%

Single-Family

	10-2020	10-2021	Change
\$75,000 and Below	1.2	1.1	- 10.1%
\$75,001 to \$100,000	1.0	1.1	+ 12.9%
\$100,001 to \$125,000	0.8	0.9	+ 8.9%
\$125,001 to \$150,000	0.6	0.6	+ 3.8%
\$150,001 to \$300,000	0.9	0.8	- 11.8%
\$300,001 and Above	1.6	1.6	+ 2.7%
All Price Ranges	1.0	1.0	+ 0.3%

Condo

	10-2020	10-2021	Change
\$75,000 and Below	0.6	0.0	- 100.0%
\$75,001 to \$100,000	0.6	1.3	+ 101.5%
\$100,001 to \$125,000	0.9	0.4	- 55.7%
\$125,001 to \$150,000	0.2	0.0	- 100.0%
\$150,001 to \$300,000	1.1	1.0	- 10.7%
\$300,001 and Above	3.6	1.9	- 47.2%
All Price Ranges	1.4	1.0	- 29.0%

By Construction Type

	10-2020	10-2021	Change
Previously Owned	0.9	0.9	- 3.5%
New Construction	2.0	2.3	+ 11.1%
All Construction Types	1.0	1.0	0.0%

	10-2020	10-2021	Change
Previously Owned	0.9	0.9	- 1.7%
New Construction	2.0	2.3	+ 14.3%
All Construction Types	1.0	1.0	+ 0.3%

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