

Housing Supply Overview

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



November 2021

As fall winds down and winter approaches, the real estate market continues to follow typical seasonality trends. After a year of record-setting activity, homes are still selling quickly and at a steady pace, and strong demand and low inventory help ensure the market will remain competitive for some time to come. Although sales prices continue to rise and interest rates are trending higher as well, home sales activity remains strong as we enter the holiday season. For the 12-month period spanning December 2020 through November 2021, Closed Sales in the Fort Wayne region were down 2.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 28.8 percent.

The overall Median Sales Price was up 10.1 percent to \$185,000. The property type with the largest price gain was the Single-Family segment, where prices increased 11.2 percent to \$185,000. The overall Percent of Original List Price Received at Sale was up 2.5 percent to 99.9.

Market-wide, inventory levels were down 5.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 2.6 percent. That amounts to 0.9 months supply for Single-Family homes and 0.8 months supply for Condos.

Quick Facts

+ 28.8%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 2.3%

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.

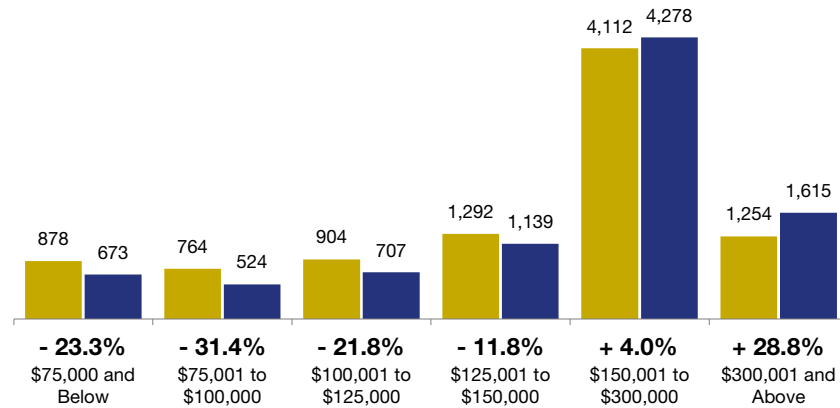
Closed Sales

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



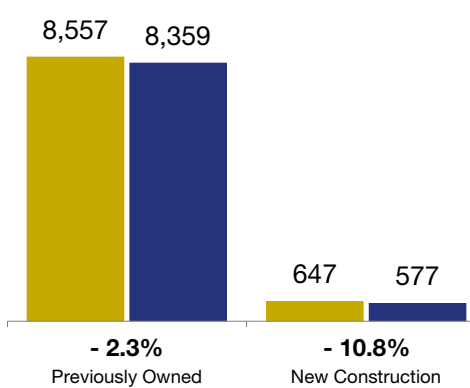
By Price Range

■ 11-2020 ■ 11-2021



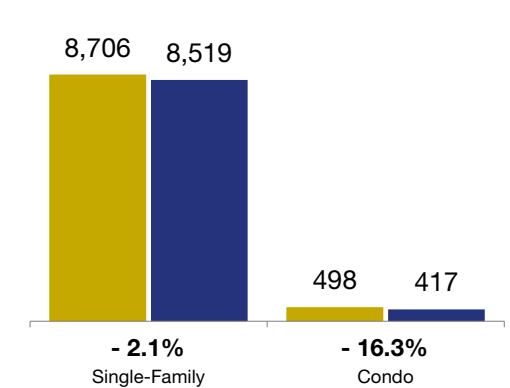
By Construction Type

■ 11-2020 ■ 11-2021



By Property Type

■ 11-2020 ■ 11-2021



All Properties

By Price Range

	11-2020	11-2021	Change
\$75,000 and Below	878	673	- 23.3%
\$75,001 to \$100,000	764	524	- 31.4%
\$100,001 to \$125,000	904	707	- 21.8%
\$125,001 to \$150,000	1,292	1,139	- 11.8%
\$150,001 to \$300,000	4,112	4,278	+ 4.0%
\$300,001 and Above	1,254	1,615	+ 28.8%
All Price Ranges	9,204	8,936	- 2.9%

Single-Family

11-2020	11-2021	Change
858	650	- 24.2%
742	512	- 31.0%
850	692	- 18.6%
1,239	1,090	- 12.0%
3,850	4,041	+ 5.0%
1,167	1,534	+ 31.4%
8,706	8,519	- 2.1%

Condo

	11-2020	11-2021	Change
	20	23	+ 15.0%
	22	12	- 45.5%
	54	15	- 72.2%
	53	49	- 7.5%
	262	237	- 9.5%
	87	81	- 6.9%
	498	417	- 16.3%

By Construction Type

	11-2020	11-2021	Change
Previously Owned	8,557	8,359	- 2.3%
New Construction	647	577	- 10.8%
All Construction Types	9,204	8,936	- 2.9%

11-2020	11-2021	Change
8,147	7,999	- 1.8%
559	520	- 7.0%
8,706	8,519	- 2.1%

	11-2020	11-2021	Change
	410	360	- 12.2%
	88	57	- 35.2%
	498	417	- 16.3%

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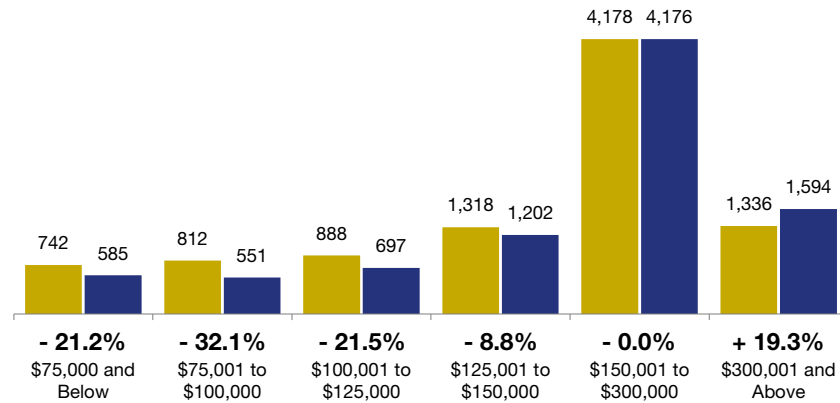
Pending Sales

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



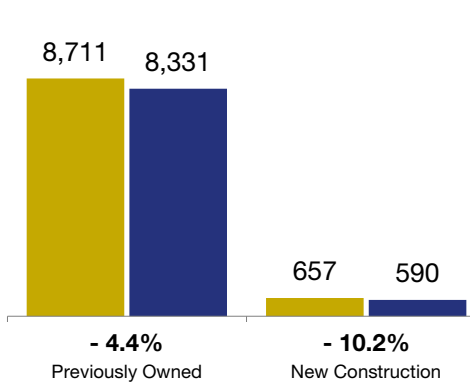
By Price Range

■ 11-2020 ■ 11-2021



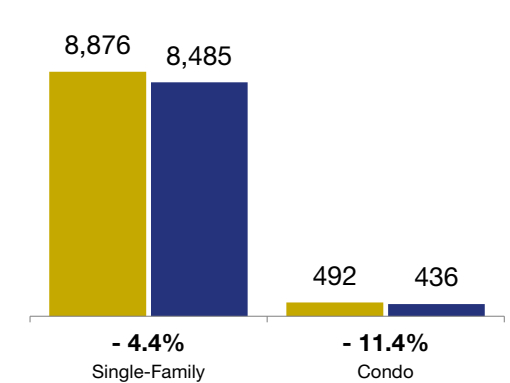
By Construction Type

■ 11-2020 ■ 11-2021



By Property Type

■ 11-2020 ■ 11-2021



All Properties

By Price Range

	11-2020	11-2021	Change
\$75,000 and Below	742	585	- 21.2%
\$75,001 to \$100,000	812	551	- 32.1%
\$100,001 to \$125,000	888	697	- 21.5%
\$125,001 to \$150,000	1,318	1,202	- 8.8%
\$150,001 to \$300,000	4,178	4,176	- 0.0%
\$300,001 and Above	1,336	1,594	+ 19.3%
All Price Ranges	9,368	8,921	- 4.8%

Single-Family

	11-2020	11-2021	Change
\$75,000 and Below	725	559	- 22.9%
\$75,001 to \$100,000	790	543	- 31.3%
\$100,001 to \$125,000	834	678	- 18.7%
\$125,001 to \$150,000	1,269	1,146	- 9.7%
\$150,001 to \$300,000	3,921	3,938	+ 0.4%
\$300,001 and Above	1,245	1,508	+ 21.1%
All Single-Family	8,876	8,485	- 4.4%

Condo

	11-2020	11-2021	Change
\$75,000 and Below	17	26	+ 52.9%
\$75,001 to \$100,000	22	8	- 63.6%
\$100,001 to \$125,000	54	19	- 64.8%
\$125,001 to \$150,000	49	56	+ 14.3%
\$150,001 to \$300,000	257	238	- 7.4%
\$300,001 and Above	91	86	- 5.5%
All Condo	492	436	- 11.4%

By Construction Type

	11-2020	11-2021	Change
Previously Owned	8,711	8,331	- 4.4%
New Construction	657	590	- 10.2%
All Construction Types	9,368	8,921	- 4.8%

	11-2020	11-2021	Change
Previously Owned	8,307	7,951	- 4.3%
New Construction	569	534	- 6.2%
All Single-Family	8,876	8,485	- 4.4%

	11-2020	11-2021	Change
Previously Owned	404	380	- 5.9%
New Construction	88	56	- 36.4%
All Condo	492	436	- 11.4%

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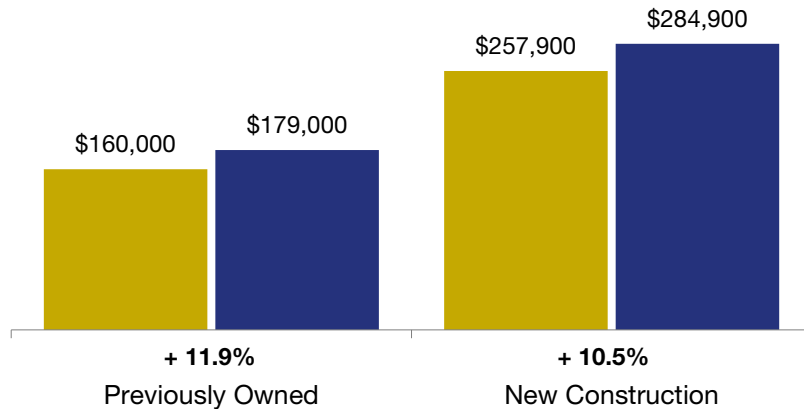
Median Sales Price

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



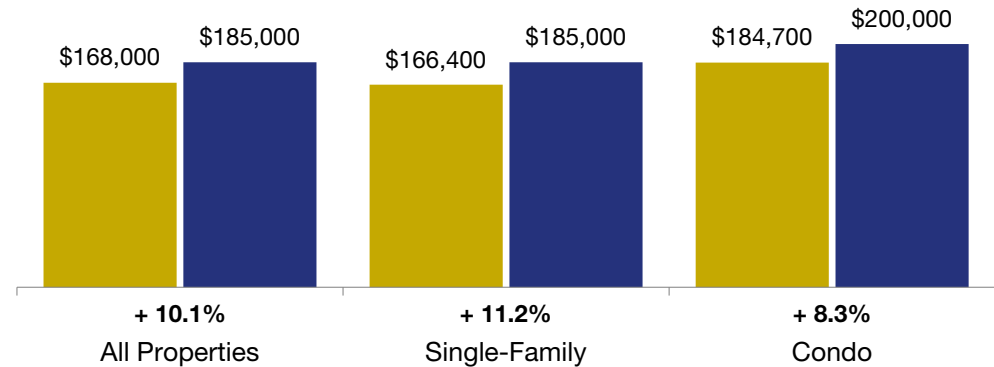
By Construction Type

■ 11-2020 ■ 11-2021



By Property Type

■ 11-2020 ■ 11-2021



All Properties

By Construction Type	11-2020	11-2021	Change
Previously Owned	\$160,000	\$179,000	+ 11.9%
New Construction	\$257,900	\$284,900	+ 10.5%
All Construction Types	\$168,000	\$185,000	+ 10.1%

Single-Family

11-2020	11-2021	Change	11-2020	11-2021	Change
\$160,000	\$178,000	+ 11.3%	\$171,750	\$190,000	+ 10.6%
\$259,000	\$286,355	+ 10.6%	\$241,628	\$265,000	+ 9.7%
\$166,400	\$185,000	+ 11.2%	\$184,700	\$200,000	+ 8.3%

Condo

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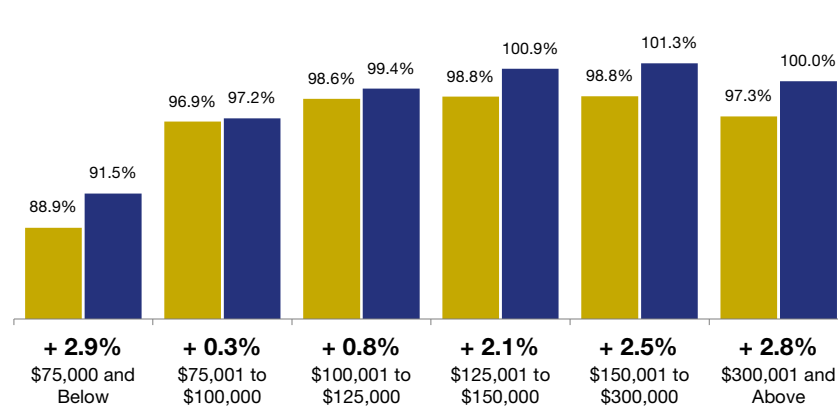
Percent of Original List Price Received

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.**



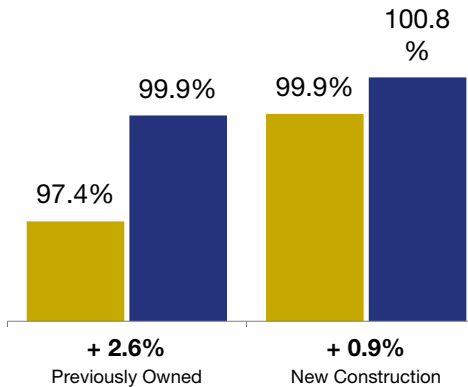
By Price Range

■ 11-2020 ■ 11-2021



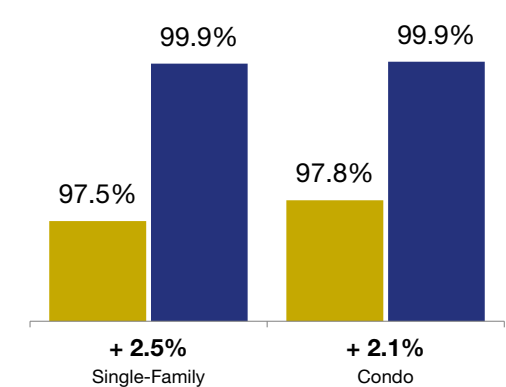
By Construction Type

■ 11-2020 ■ 11-2021



By Property Type

■ 11-2020 ■ 11-2021



All Properties

By Price Range

	11-2020	11-2021	Change
\$75,000 and Below	88.9%	91.5%	+ 2.9%
\$75,001 to \$100,000	96.9%	97.2%	+ 0.3%
\$100,001 to \$125,000	98.6%	99.4%	+ 0.8%
\$125,001 to \$150,000	98.8%	100.9%	+ 2.1%
\$150,001 to \$300,000	98.8%	101.3%	+ 2.5%
\$300,001 and Above	97.3%	100.0%	+ 2.8%
All Price Ranges	97.5%	99.9%	+ 2.5%

Single-Family

	11-2020	11-2021	Change
\$75,000 and Below	88.8%	91.3%	+ 2.8%
\$75,001 to \$100,000	96.9%	97.2%	+ 0.3%
\$100,001 to \$125,000	98.6%	99.4%	+ 0.8%
\$125,001 to \$150,000	98.9%	101.0%	+ 2.1%
\$150,001 to \$300,000	98.9%	101.4%	+ 2.5%
\$300,001 and Above	97.3%	100.0%	+ 2.8%
All Price Ranges	97.5%	99.9%	+ 2.5%

Condo

	11-2020	11-2021	Change
\$75,000 and Below	94.0%	95.5%	+ 1.6%
\$75,001 to \$100,000	96.5%	95.1%	- 1.5%
\$100,001 to \$125,000	98.9%	98.4%	- 0.5%
\$125,001 to \$150,000	97.5%	99.2%	+ 1.7%
\$150,001 to \$300,000	98.3%	100.9%	+ 2.6%
\$300,001 and Above	97.3%	99.8%	+ 2.6%
All Price Ranges	97.8%	99.9%	+ 2.1%

By Construction Type

	11-2020	11-2021	Change
Previously Owned	97.4%	99.9%	+ 2.6%
New Construction	99.9%	100.8%	+ 0.9%
All Construction Types	97.5%	99.9%	+ 2.5%

	11-2020	11-2021	Change
Previously Owned	97.4%	99.9%	+ 2.6%
New Construction	99.9%	100.8%	+ 0.9%
All Construction Types	97.5%	99.9%	+ 2.5%

	11-2020	11-2021	Change
Previously Owned	97.4%	99.8%	+ 2.5%
New Construction	99.8%	100.7%	+ 0.9%
All Construction Types	97.8%	99.9%	+ 2.1%

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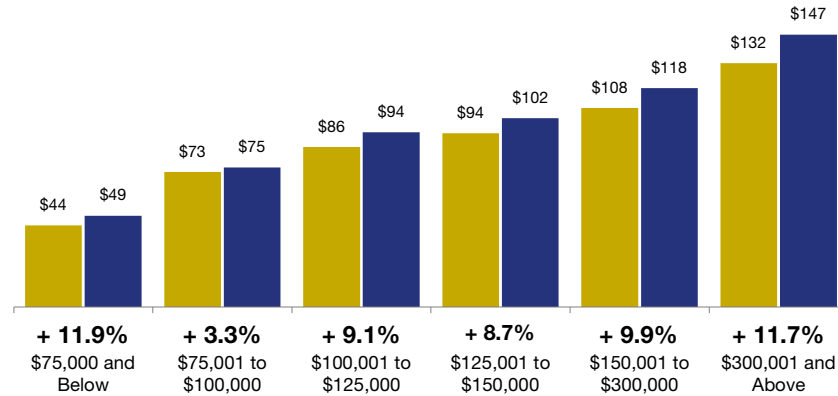
Price Per Square Foot

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



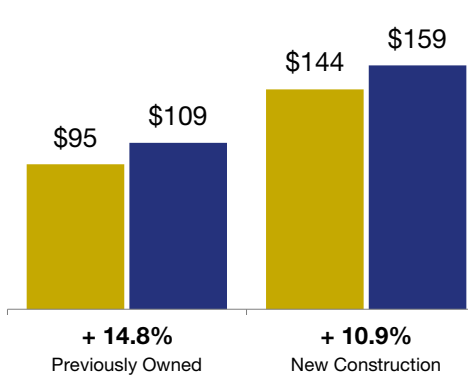
By Price Range

■ 11-2020 ■ 11-2021



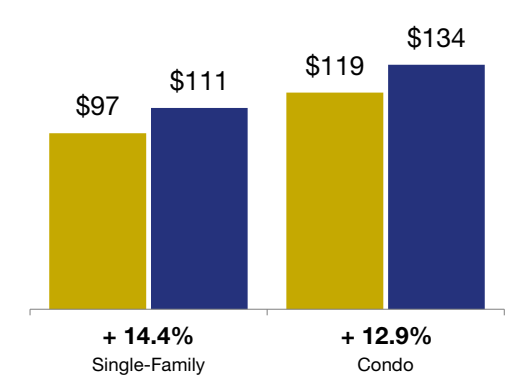
By Construction Type

■ 11-2020 ■ 11-2021



By Property Type

■ 11-2020 ■ 11-2021



All Properties

By Price Range

	11-2020	11-2021	Change
\$75,000 and Below	\$44	\$49	+ 11.9%
\$75,001 to \$100,000	\$73	\$75	+ 3.3%
\$100,001 to \$125,000	\$86	\$94	+ 9.1%
\$125,001 to \$150,000	\$94	\$102	+ 8.7%
\$150,001 to \$300,000	\$108	\$118	+ 9.9%
\$300,001 and Above	\$132	\$147	+ 11.7%
All Price Ranges	\$98	\$112	+ 14.1%

Single-Family

11-2020	11-2021	Change
\$44	\$49	+ 11.6%
\$73	\$75	+ 3.6%
\$86	\$94	+ 10.1%
\$93	\$101	+ 8.4%
\$107	\$117	+ 9.9%
\$130	\$146	+ 12.2%
\$97	\$111	+ 14.4%

Condo

	11-2020	11-2021	Change
	\$57	\$62	+ 9.2%
	\$80	\$76	- 4.5%
	\$99	\$94	- 4.7%
	\$106	\$122	+ 14.5%
	\$122	\$137	+ 12.4%
	\$155	\$171	+ 10.2%
	\$119	\$134	+ 12.9%

By Construction Type

	11-2020	11-2021	Change
Previously Owned	\$95	\$109	+ 14.8%
New Construction	\$144	\$159	+ 10.9%
All Construction Types	\$98	\$112	+ 14.1%

11-2020	11-2021	Change
\$94	\$108	+ 15.0%
\$142	\$157	+ 10.7%
\$97	\$111	+ 14.4%

	11-2020	11-2021	Change
	\$112	\$128	+ 14.3%
	\$153	\$177	+ 15.4%
	\$119	\$134	+ 12.9%

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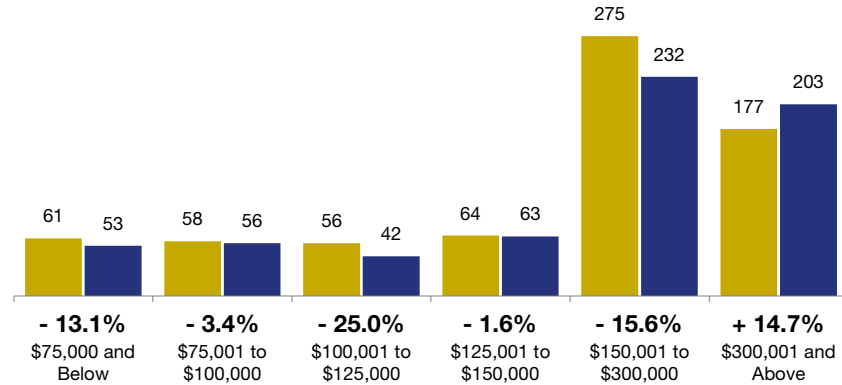
Inventory of Homes for Sale

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



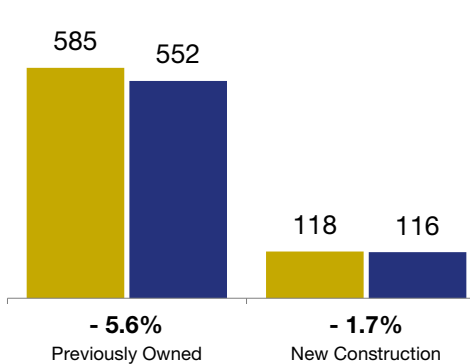
By Price Range

■ 11-2020 ■ 11-2021



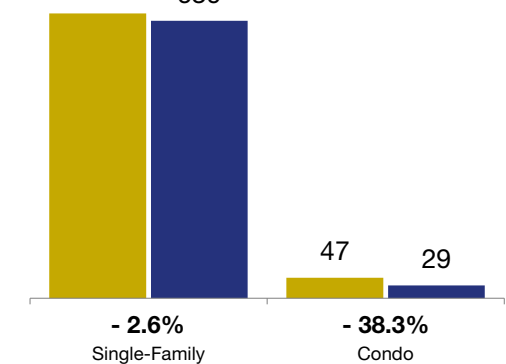
By Construction Type

■ 11-2020 ■ 11-2021



By Property Type

■ 11-2020 ■ 11-2021



All Properties

By Price Range

	11-2020	11-2021	Change
\$75,000 and Below	61	53	- 13.1%
\$75,001 to \$100,000	58	56	- 3.4%
\$100,001 to \$125,000	56	42	- 25.0%
\$125,001 to \$150,000	64	63	- 1.6%
\$150,001 to \$300,000	275	232	- 15.6%
\$300,001 and Above	177	203	+ 14.7%
All Price Ranges	703	668	- 5.0%

Single-Family

	11-2020	11-2021	Change
Previously Owned	585	552	- 5.6%
New Construction	118	116	- 1.7%
All Single-Family	656	639	- 2.6%

Condo

	11-2020	11-2021	Change
Single-Family	656	639	- 2.6%
Condo	47	29	- 38.3%
All Properties	703	668	- 5.0%

By Construction Type

	11-2020	11-2021	Change
Previously Owned	585	552	- 5.6%
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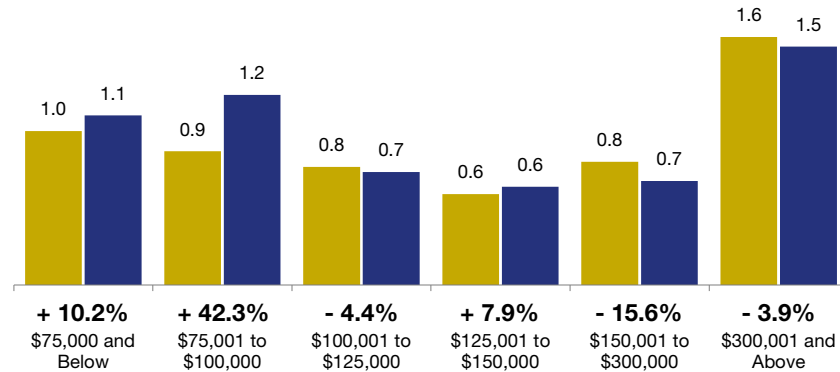
Months Supply of Inventory

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.



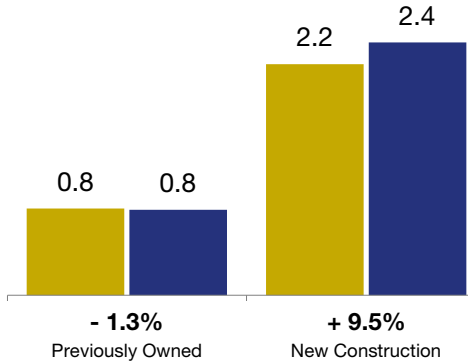
By Price Range

■ 11-2020 ■ 11-2021



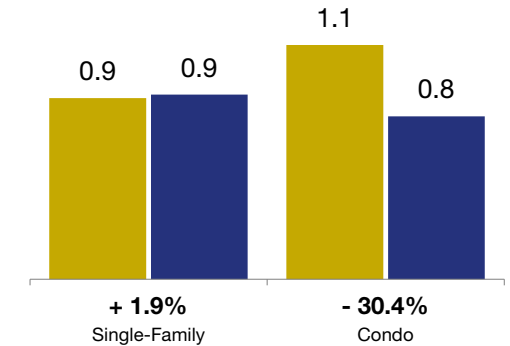
By Construction Type

■ 11-2020 ■ 11-2021



By Property Type

■ 11-2020 ■ 11-2021



All Properties

By Price Range

	11-2020	11-2021	Change
\$75,000 and Below	1.0	1.1	+ 10.2%
\$75,001 to \$100,000	0.9	1.2	+ 42.3%
\$100,001 to \$125,000	0.8	0.7	- 4.4%
\$125,001 to \$150,000	0.6	0.6	+ 7.9%
\$150,001 to \$300,000	0.8	0.7	- 15.6%
\$300,001 and Above	1.6	1.5	- 3.9%
All Price Ranges	0.9	0.9	0.0%

Single-Family

	11-2020	11-2021	Change
\$75,000 and Below	1.0	1.1	+ 18.5%
\$75,001 to \$100,000	0.9	1.2	+ 40.5%
\$100,001 to \$125,000	0.7	0.7	- 3.5%
\$125,001 to \$150,000	0.6	0.7	+ 12.5%
\$150,001 to \$300,000	0.8	0.7	- 17.3%
\$300,001 and Above	1.5	1.5	+ 1.0%
All Price Ranges	0.9	0.9	+ 1.9%

Condo

	11-2020	11-2021	Change
\$75,000 and Below	1.6	0.0	- 100.0%
\$75,001 to \$100,000	0.0	0.0	0.0%
\$100,001 to \$125,000	1.1	0.9	- 14.7%
\$125,001 to \$150,000	0.5	0.0	- 100.0%
\$150,001 to \$300,000	0.7	0.8	+ 15.2%
\$300,001 and Above	2.6	1.5	- 41.8%
All Price Ranges	1.1	0.8	- 30.4%

By Construction Type

	11-2020	11-2021	Change
Previously Owned	0.8	0.8	- 1.3%
New Construction	2.2	2.4	+ 9.5%
All Construction Types	0.9	0.9	0.0%

	11-2020	11-2021	Change
Previously Owned	0.8	0.8	+ 0.3%
New Construction	2.2	2.5	+ 11.6%
All Construction Types	0.9	0.9	+ 1.9%

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