

Housing Supply Overview

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



January 2022

The average 30-year fixed-rate mortgage ended the month at 3.55%, nearly a full point higher than the low of 2.65% recorded in January 2020, with residential borrowing costs now the highest they've been since March 2020, according to Freddie Mac. As rates continue to rise, home price growth is predicted to increase at a more moderate pace. While declining home affordability may temper buyer activity, the chronic lack of supply across most housing market segments appears unlikely to change significantly in the near future. For the 12-month period spanning February 2021 through January 2022, Closed Sales in the Fort Wayne region were down 3.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 32.7 percent.

The overall Median Sales Price was up 11.7 percent to \$189,900. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 11.0 percent to \$205,719. The overall Percent of Original List Price Received at Sale was up 2.2 percent to 100.0.

Market-wide, inventory levels were down 11.9 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 10.9 percent. That amounts to 0.6 months supply for Single-Family homes and 0.7 months supply for Condos.

Quick Facts

+ 32.7%

- 2.8%

- 2.8%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

Construction Status with
Strongest Closed Sales:

Previously Owned

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.

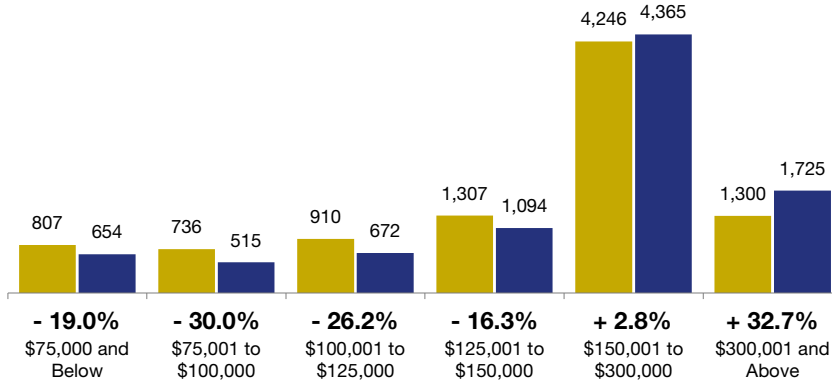
Closed Sales

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



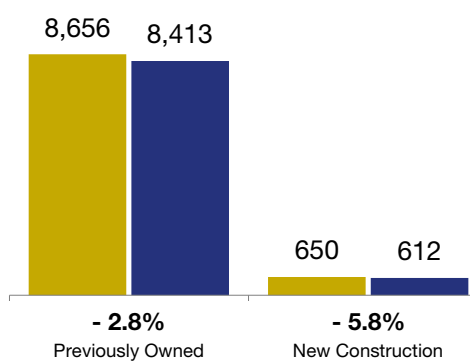
By Price Range

■ 1-2021 ■ 1-2022



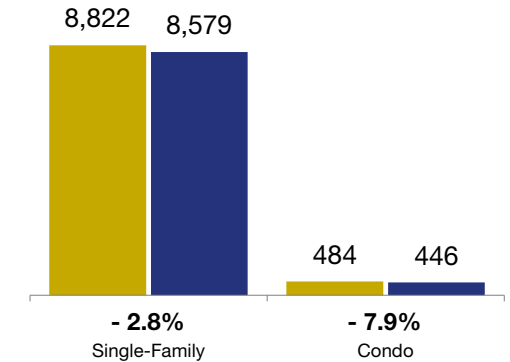
By Construction Type

■ 1-2021 ■ 1-2022



By Property Type

■ 1-2021 ■ 1-2022



All Properties

By Price Range

	1-2021	1-2022	Change
\$75,000 and Below	807	654	- 19.0%
\$75,001 to \$100,000	736	515	- 30.0%
\$100,001 to \$125,000	910	672	- 26.2%
\$125,001 to \$150,000	1,307	1,094	- 16.3%
\$150,001 to \$300,000	4,246	4,365	+ 2.8%
\$300,001 and Above	1,300	1,725	+ 32.7%
All Price Ranges	9,306	9,025	- 3.0%

Single-Family

1-2021	1-2022	Change
787	629	- 20.1%
715	505	- 29.4%
859	662	- 22.9%
1,257	1,044	- 16.9%
3,989	4,105	+ 2.9%
1,215	1,634	+ 34.5%
8,822	8,579	- 2.8%

Condo

	1-2021	1-2022	Change
	20	25	+ 25.0%
	21	10	- 52.4%
	51	10	- 80.4%
	50	50	0.0%
	257	260	+ 1.2%
	85	91	+ 7.1%
	484	446	- 7.9%

By Construction Type

	1-2021	1-2022	Change
Previously Owned	8,656	8,413	- 2.8%
New Construction	650	612	- 5.8%
All Construction Types	9,306	9,025	- 3.0%

	1-2021	1-2022	Change
	8,260	8,024	- 2.9%
	562	555	- 1.2%
	8,822	8,579	- 2.8%

	1-2021	1-2022	Change
	396	389	- 1.8%
	88	57	- 35.2%
	484	446	- 7.9%

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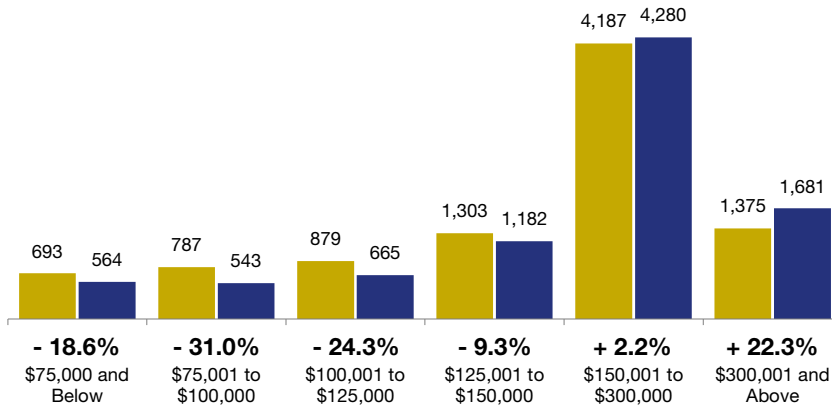
Pending Sales

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



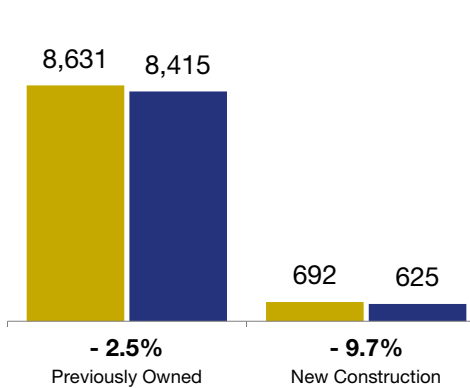
By Price Range

■ 1-2021 ■ 1-2022



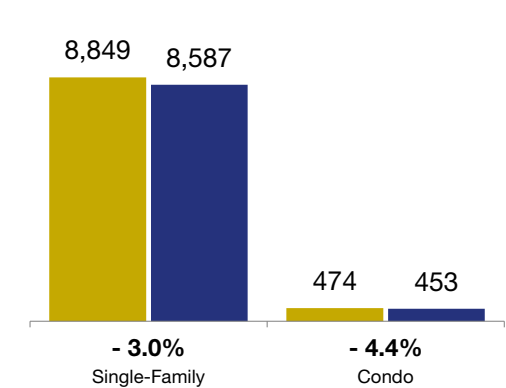
By Construction Type

■ 1-2021 ■ 1-2022



By Property Type

■ 1-2021 ■ 1-2022



All Properties

By Price Range

	1-2021	1-2022	Change
\$75,000 and Below	693	564	- 18.6%
\$75,001 to \$100,000	787	543	- 31.0%
\$100,001 to \$125,000	879	665	- 24.3%
\$125,001 to \$150,000	1,303	1,182	- 9.3%
\$150,001 to \$300,000	4,187	4,280	+ 2.2%
\$300,001 and Above	1,375	1,681	+ 22.3%
All Price Ranges	9,323	9,040	- 3.0%

Single-Family

	1-2021	1-2022	Change
\$75,000 and Below	672	541	- 19.5%
\$75,001 to \$100,000	768	535	- 30.3%
\$100,001 to \$125,000	828	649	- 21.6%
\$125,001 to \$150,000	1,256	1,127	- 10.3%
\$150,001 to \$300,000	3,942	4,020	+ 2.0%
\$300,001 and Above	1,287	1,592	+ 23.7%
All Price Ranges	8,849	8,587	- 3.0%

Condo

	1-2021	1-2022	Change
\$75,000 and Below	21	23	+ 9.5%
\$75,001 to \$100,000	19	8	- 57.9%
\$100,001 to \$125,000	51	16	- 68.6%
\$125,001 to \$150,000	47	55	+ 17.0%
\$150,001 to \$300,000	245	260	+ 6.1%
\$300,001 and Above	88	89	+ 1.1%
All Price Ranges	474	453	- 4.4%

By Construction Type

	1-2021	1-2022	Change
Previously Owned	8,631	8,415	- 2.5%
New Construction	692	625	- 9.7%
All Construction Types	9,323	9,040	- 3.0%

	1-2021	1-2022	Change
Previously Owned	8,239	8,018	- 2.7%
New Construction	610	569	- 6.7%
All Construction Types	8,849	8,587	- 3.0%

	1-2021	1-2022	Change
Previously Owned	392	397	+ 1.3%
New Construction	82	56	- 31.7%
All Construction Types	474	453	- 4.4%

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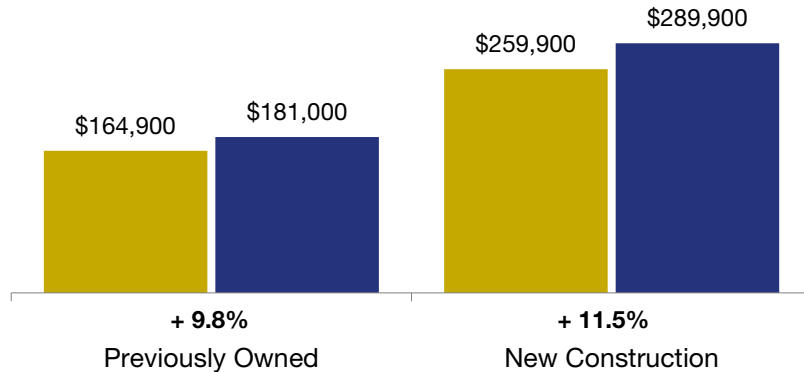
Median Sales Price

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



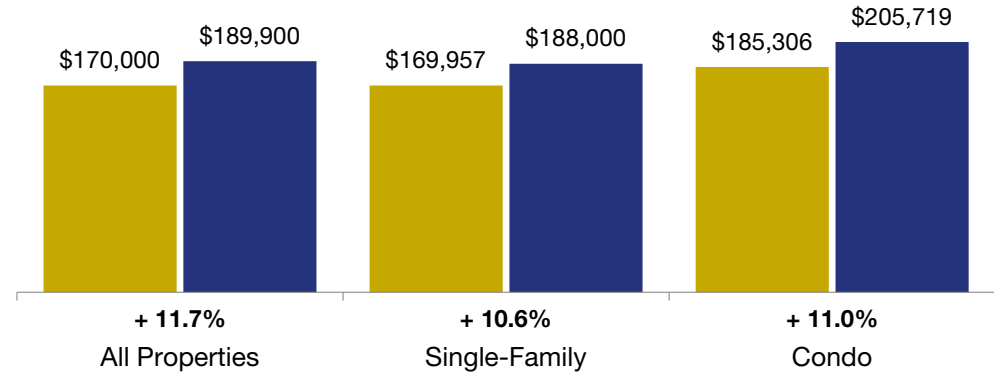
By Construction Type

■ 1-2021 ■ 1-2022



By Property Type

■ 1-2021 ■ 1-2022



All Properties

By Construction Type	1-2021	1-2022	Change
Previously Owned	\$164,900	\$181,000	+ 9.8%
New Construction	\$259,900	\$289,900	+ 11.5%
All Construction Types	\$170,000	\$189,900	+ 11.7%

Single-Family

1-2021	1-2022	Change	1-2021	1-2022	Change
\$163,000	\$180,000	+ 10.4%	\$173,000	\$196,000	+ 13.3%
\$260,246	\$293,575	+ 12.8%	\$241,628	\$265,000	+ 9.7%
\$169,957	\$188,000	+ 10.6%	\$185,306	\$205,719	+ 11.0%

Condo

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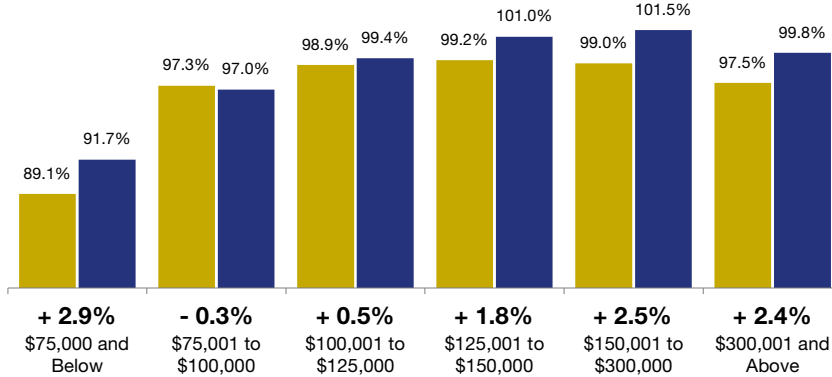
Percent of Original List Price Received



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.**

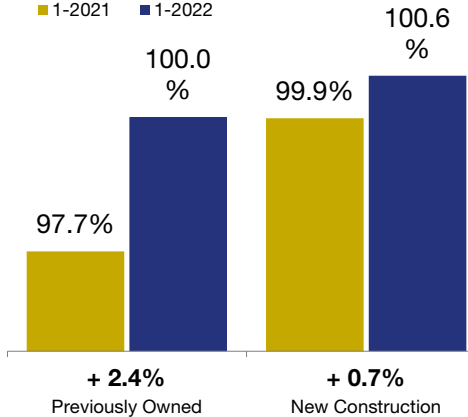
By Price Range

■ 1-2021 ■ 1-2022



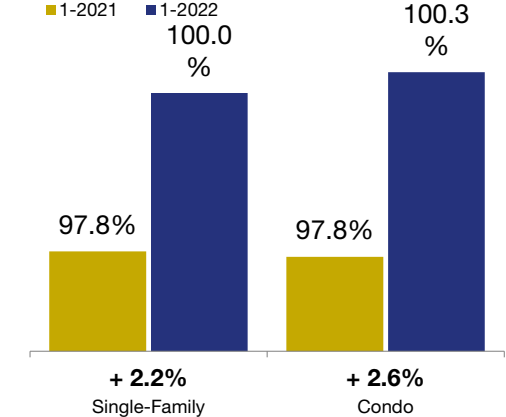
By Construction Type

■ 1-2021 ■ 1-2022



By Property Type

■ 1-2021 ■ 1-2022



All Properties

By Price Range

	1-2021	1-2022	Change
\$75,000 and Below	89.1%	91.7%	+ 2.9%
\$75,001 to \$100,000	97.3%	97.0%	- 0.3%
\$100,001 to \$125,000	98.9%	99.4%	+ 0.5%
\$125,001 to \$150,000	99.2%	101.0%	+ 1.8%
\$150,001 to \$300,000	99.0%	101.5%	+ 2.5%
\$300,001 and Above	97.5%	99.8%	+ 2.4%
All Price Ranges	97.8%	100.0%	+ 2.2%

Single-Family

	1-2021	1-2022	Change
\$75,000 and Below	89.0%	91.6%	+ 2.9%
\$75,001 to \$100,000	97.4%	97.0%	- 0.4%
\$100,001 to \$125,000	98.9%	99.4%	+ 0.5%
\$125,001 to \$150,000	99.3%	101.0%	+ 1.7%
\$150,001 to \$300,000	99.0%	101.5%	+ 2.5%
\$300,001 and Above	97.5%	99.8%	+ 2.4%
All Price Ranges	97.8%	100.0%	+ 2.2%

Condo

	1-2021	1-2022	Change
\$75,000 and Below	94.3%	95.0%	+ 0.7%
\$75,001 to \$100,000	95.4%	95.8%	+ 0.4%
\$100,001 to \$125,000	98.6%	98.6%	0.0%
\$125,001 to \$150,000	97.4%	100.4%	+ 3.1%
\$150,001 to \$300,000	98.3%	101.1%	+ 2.8%
\$300,001 and Above	97.4%	99.8%	+ 2.5%
All Price Ranges	97.8%	100.3%	+ 2.6%

By Construction Type

	1-2021	1-2022	Change
Previously Owned	97.7%	100.0%	+ 2.4%
New Construction	99.9%	100.6%	+ 0.7%
All Construction Types	97.8%	100.0%	+ 2.2%

	1-2021	1-2022	Change
Previously Owned	97.7%	99.9%	+ 2.3%
New Construction	99.9%	100.6%	+ 0.7%
All Construction Types	97.8%	100.0%	+ 2.2%

	1-2021	1-2022	Change
Previously Owned	97.3%	100.2%	+ 3.0%
New Construction	100.1%	100.6%	+ 0.5%
All Construction Types	97.8%	100.3%	+ 2.6%

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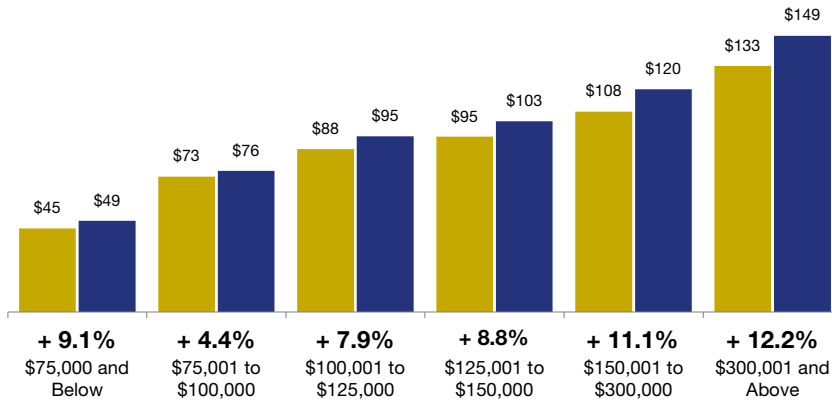
Price Per Square Foot

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



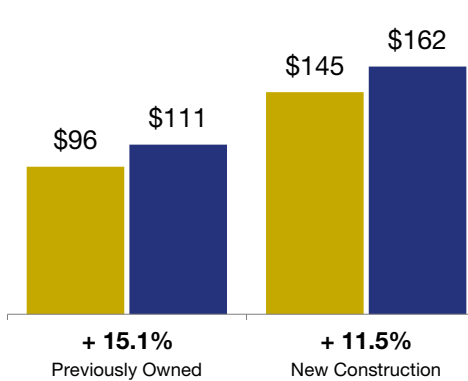
By Price Range

■ 1-2021 ■ 1-2022



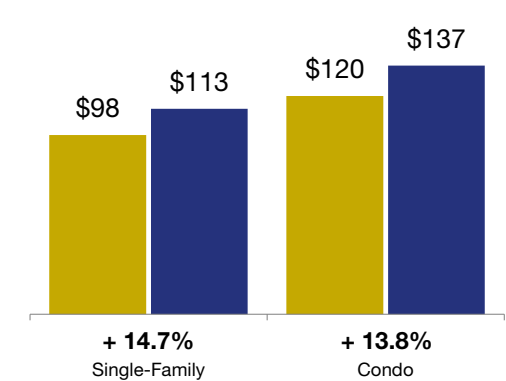
By Construction Type

■ 1-2021 ■ 1-2022



By Property Type

■ 1-2021 ■ 1-2022



All Properties

By Price Range

	1-2021	1-2022	Change
\$75,000 and Below	\$45	\$49	+ 9.1%
\$75,001 to \$100,000	\$73	\$76	+ 4.4%
\$100,001 to \$125,000	\$88	\$95	+ 7.9%
\$125,001 to \$150,000	\$95	\$103	+ 8.8%
\$150,001 to \$300,000	\$108	\$120	+ 11.1%
\$300,001 and Above	\$133	\$149	+ 12.2%
All Price Ranges	\$100	\$114	+ 14.6%

Single-Family

	1-2021	1-2022	Change
\$45	\$45	\$49	+ 8.6%
\$73	\$73	\$76	+ 4.8%
\$87	\$87	\$95	+ 8.7%
\$94	\$94	\$102	+ 8.4%
\$107	\$107	\$119	+ 11.0%
\$131	\$131	\$148	+ 12.6%
All Single-Family	\$98	\$113	+ 14.7%

Condo

	1-2021	1-2022	Change
\$58	\$58	\$63	+ 8.7%
\$73	\$80	\$73	- 8.3%
\$99	\$99	\$95	- 4.7%
\$108	\$108	\$123	+ 13.5%
\$123	\$123	\$138	+ 12.5%
\$155	\$155	\$171	+ 10.2%
All Condo	\$120	\$137	+ 13.8%

By Construction Type

	1-2021	1-2022	Change
Previously Owned	\$96	\$111	+ 15.1%
New Construction	\$145	\$162	+ 11.5%
All Construction Types	\$100	\$114	+ 14.6%

	1-2021	1-2022	Change
\$95	\$95	\$110	+ 15.1%
\$144	\$144	\$160	+ 11.2%
All Single-Family	\$98	\$113	+ 14.7%

	1-2021	1-2022	Change
\$113	\$113	\$130	+ 15.6%
\$154	\$154	\$181	+ 17.5%
All Condo	\$120	\$137	+ 13.8%

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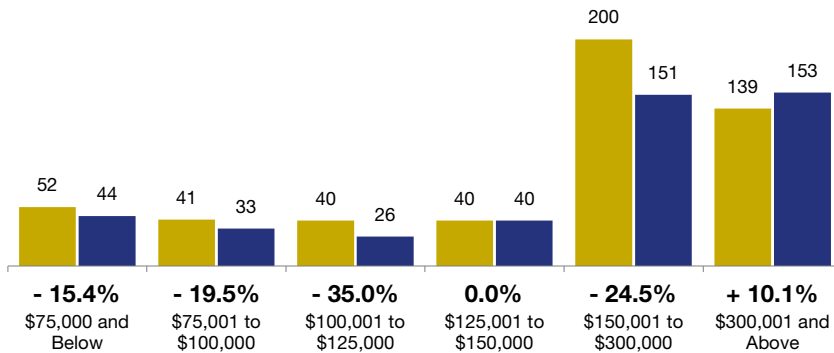
Inventory of Homes for Sale

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



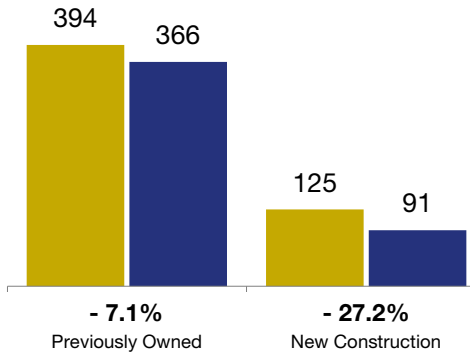
By Price Range

■ 1-2021 ■ 1-2022



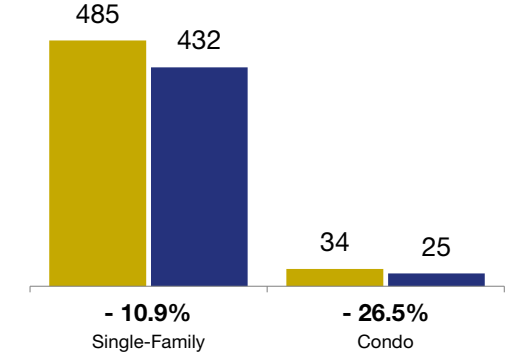
By Construction Type

■ 1-2021 ■ 1-2022



By Property Type

■ 1-2021 ■ 1-2022



All Properties

By Price Range

	1-2021	1-2022	Change
\$75,000 and Below	52	44	- 15.4%
\$75,001 to \$100,000	41	33	- 19.5%
\$100,001 to \$125,000	40	26	- 35.0%
\$125,001 to \$150,000	40	40	0.0%
\$150,001 to \$300,000	200	151	- 24.5%
\$300,001 and Above	139	153	+ 10.1%
All Price Ranges	519	457	- 11.9%

Single-Family

1-2021	1-2022	Change
49	42	- 14.3%
41	32	- 22.0%
36	25	- 30.6%
39	39	0.0%
189	140	- 25.9%
124	144	+ 16.1%
485	432	- 10.9%

Condo

	1-2021	1-2022	Change
	3	2	- 33.3%
	0	1	0.0%
	4	1	- 75.0%
	1	1	0.0%
	11	11	0.0%
	15	9	- 40.0%
	34	25	- 26.5%

By Construction Type

	1-2021	1-2022	Change
Previously Owned	394	366	- 7.1%
New Construction	125	91	- 27.2%
All Construction Types	519	457	- 11.9%

	1-2021	1-2022	Change
	372	348	- 6.5%
	113	84	- 25.7%
	485	432	- 10.9%

	1-2021	1-2022	Change
	22	18	- 18.2%
	12	7	- 41.7%
	34	25	- 26.5%

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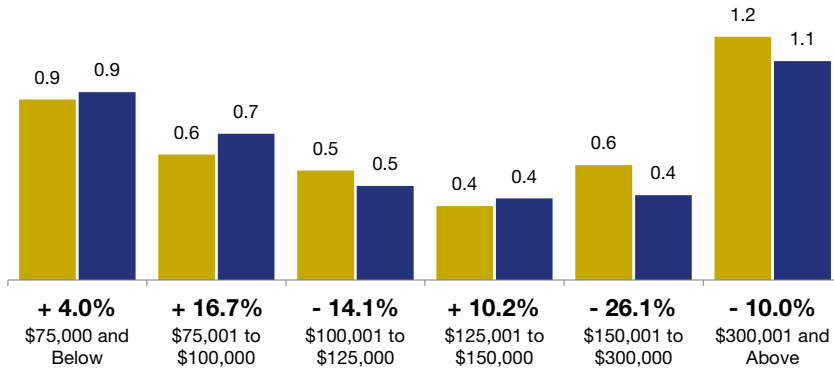
Months Supply of Inventory

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.



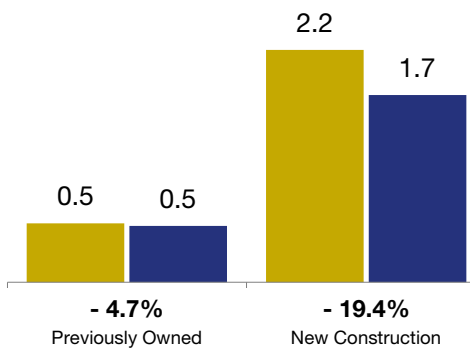
By Price Range

■ 1-2021 ■ 1-2022



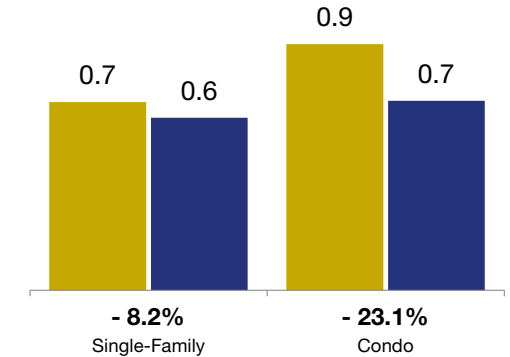
By Construction Type

■ 1-2021 ■ 1-2022



By Property Type

■ 1-2021 ■ 1-2022



All Properties

By Price Range

	1-2021	1-2022	Change
\$75,000 and Below	0.9	0.9	+ 4.0%
\$75,001 to \$100,000	0.6	0.7	+ 16.7%
\$100,001 to \$125,000	0.5	0.5	- 14.1%
\$125,001 to \$150,000	0.4	0.4	+ 10.2%
\$150,001 to \$300,000	0.6	0.4	- 26.1%
\$300,001 and Above	1.2	1.1	- 10.0%
All Price Ranges	0.7	0.6	- 14.3%

Single-Family

	1-2021	1-2022	Change
\$75,000 and Below	0.9	0.9	+ 6.5%
\$75,001 to \$100,000	0.6	0.7	+ 12.0%
\$100,001 to \$125,000	0.5	0.5	- 11.4%
\$125,001 to \$150,000	0.4	0.4	+ 11.4%
\$150,001 to \$300,000	0.6	0.4	- 27.4%
\$300,001 and Above	1.2	1.1	- 6.1%
All Price Ranges	0.7	0.6	- 8.2%

Condo

	1-2021	1-2022	Change
\$75,000 and Below	1.1	0.9	- 23.9%
\$75,001 to \$100,000	0.0	0.9	0.0%
\$100,001 to \$125,000	0.9	0.6	- 40.2%
\$125,001 to \$150,000	0.3	0.2	- 14.5%
\$150,001 to \$300,000	0.5	0.5	- 5.8%
\$300,001 and Above	2.0	1.2	- 40.7%
All Price Ranges	0.9	0.7	- 23.1%

By Construction Type

	1-2021	1-2022	Change
Previously Owned	0.5	0.5	- 4.7%
New Construction	2.2	1.7	- 19.4%
All Construction Types	0.7	0.6	- 14.3%

	1-2021	1-2022	Change
Previously Owned	0.5	0.5	- 3.9%
New Construction	2.2	1.8	- 20.3%
All Construction Types	0.7	0.6	- 8.2%

	1-2021	1-2022	Change
Previously Owned	0.7	0.5	- 19.2%
New Construction	1.8	1.5	- 14.6%
All Construction Types	0.9	0.7	- 23.1%

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