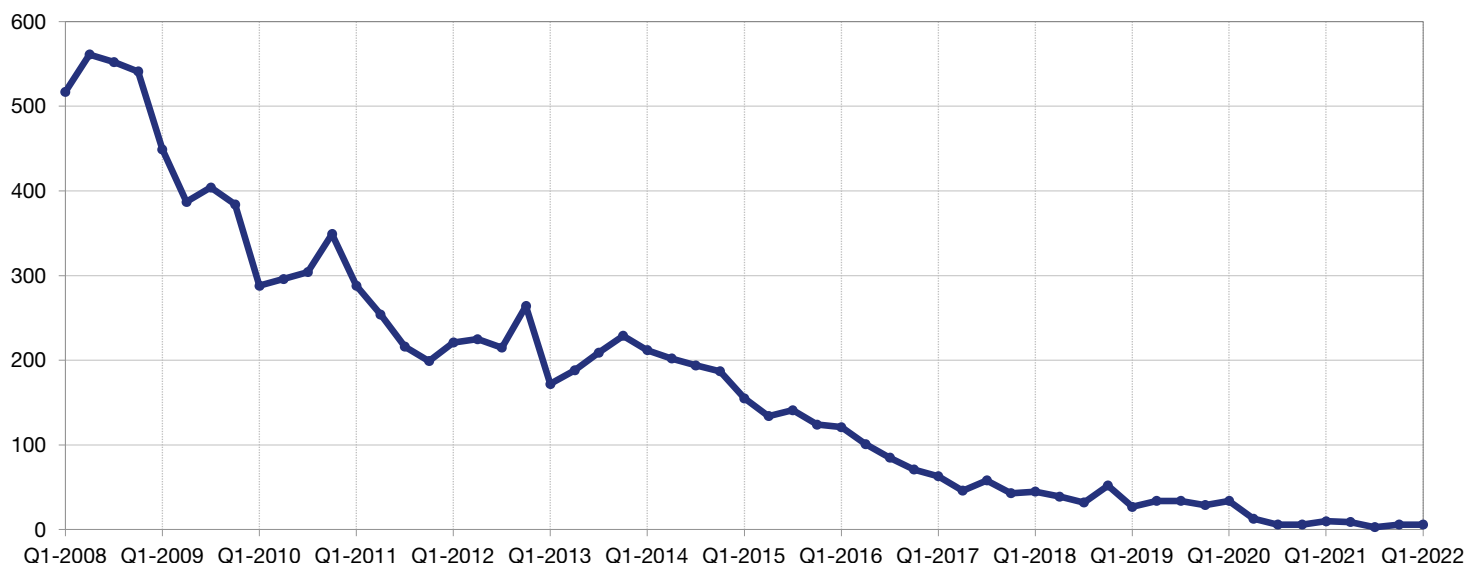


Foreclosure Report

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



Q1-2022 Update

New Listings in the Fort Wayne region decreased 13.3 percent to 1,932.

- Traditional New Listings decreased 11.2 percent to 1,920.
- Foreclosure New Listings decreased 81.8 percent to 12.
- Share of all New Listings that were foreclosures fell to 0.6 percent.

Closed Sales were down 0.3 percent to 1,683.

- Traditional Closed Sales were up 2.1 percent to 1,675.
- Foreclosure Closed Sales were down 83.3 percent to 8.
- Share of all Closed Sales that were foreclosures fell to 0.5 percent.

The Median Sales Price rose 29.8 percent to \$198,000.

- The traditional Median Sales Price rose 27.7 percent to \$198,000.
- The foreclosure Median Sales Price rose 35.5 percent to \$68,175.

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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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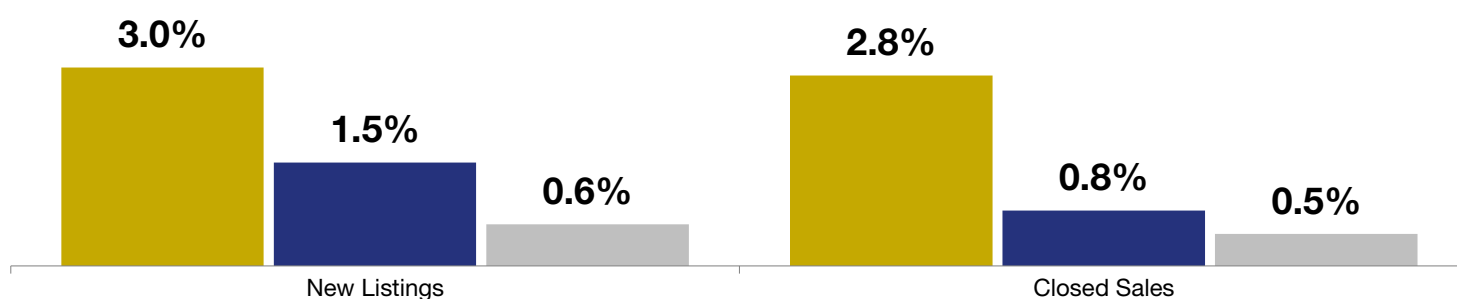


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022
New Listings	66	29	12	- 81.8%	2,162	1,851	1,920	- 11.2%	2,228	1,880	1,932	- 13.3%	3.0%	1.5%	0.6%
Closed Sales	48	13	8	- 83.3%	1,640	1,560	1,675	+ 2.1%	1,688	1,573	1,683	- 0.3%	2.8%	0.8%	0.5%

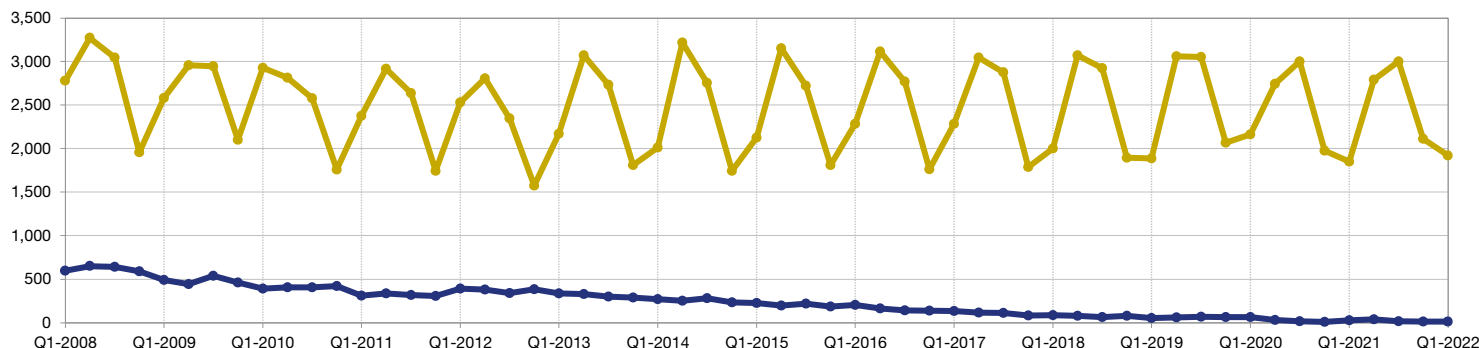
Market Share of Foreclosures

■ Q1-2020 ■ Q1-2021 ■ Q1-2022



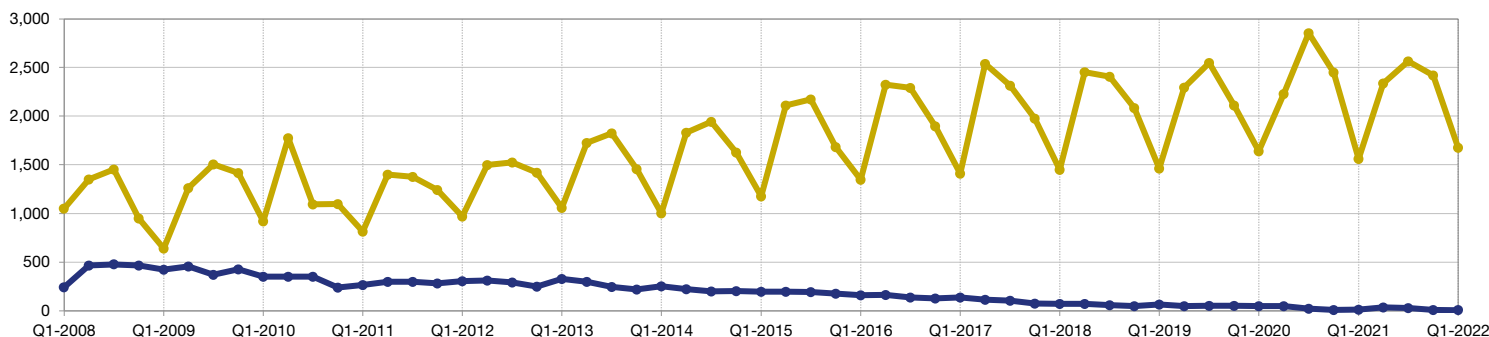
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



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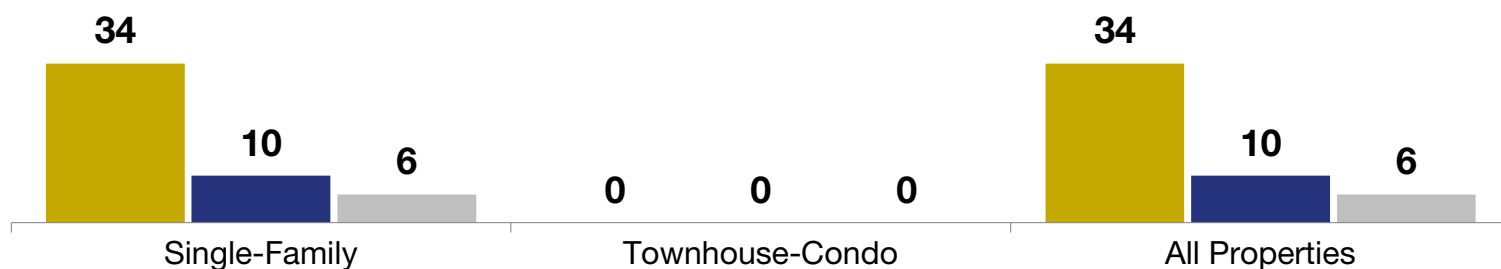


Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022
Single-Family	34	10	6	- 82.4%	913	382	410	- 55.1%	947	392	416	- 56.1%	3.6%	2.6%	1.4%
Townhouse-Condo	0	0	0	--	92	41	37	- 59.8%	92	41	37	- 59.8%	0.0%	0.0%	0.0%
All Properties	34	10	6	- 82.4%	1,005	423	447	- 55.5%	1,039	433	453	- 56.4%	3.3%	2.3%	1.3%

Foreclosure Inventory by Property Type

■ Q1-2020 ■ Q1-2021 ■ Q1-2022

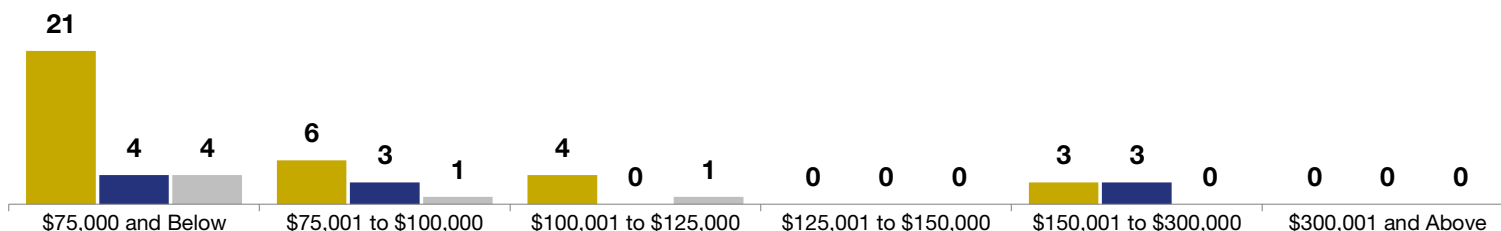


Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022
\$75,000 and Below	21	4	4	- 81.0%	126	59	35	- 72.2%	147	63	39	- 73.5%	14.3%	6.3%	10.3%
\$75,001 to \$100,000	6	3	1	- 83.3%	87	28	26	- 70.1%	93	31	27	- 71.0%	6.5%	9.7%	3.7%
\$100,001 to \$125,000	4	0	1	- 75.0%	73	26	32	- 56.2%	77	26	33	- 57.1%	5.2%	0.0%	3.0%
\$125,001 to \$150,000	0	0	0	--	72	33	36	- 50.0%	72	33	36	- 50.0%	0.0%	0.0%	0.0%
\$150,001 to \$300,000	3	3	0	- 100.0%	375	149	145	- 61.3%	378	152	145	- 61.6%	0.8%	2.0%	0.0%
\$300,001 and Above	0	0	0	--	269	127	160	- 40.5%	269	127	160	- 40.5%	0.0%	0.0%	0.0%
All Prices	34	10	6	- 82.4%	1,005	423	447	- 55.5%	1,039	433	453	- 56.4%	3.3%	2.3%	1.3%

Foreclosure Inventory by Price Range

■ Q1-2020 ■ Q1-2021 ■ Q1-2022



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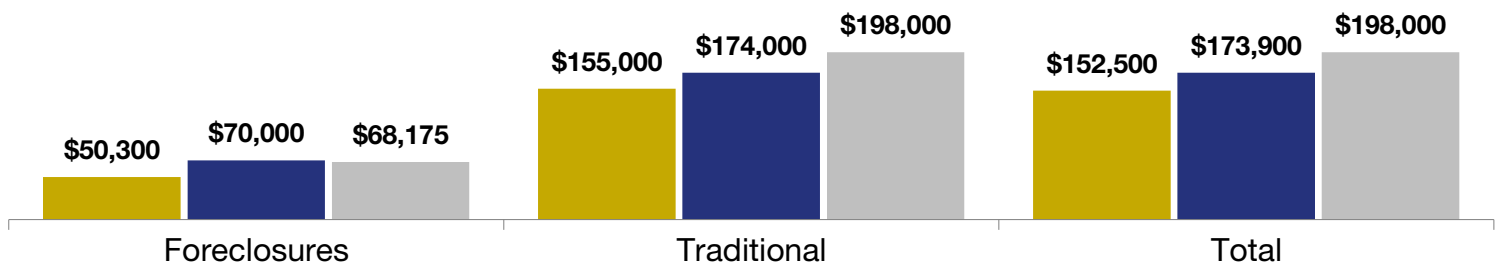


Median Sales Price

	Foreclosures				Traditional				Total			
	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg
Single-Family	\$48,100	\$70,000	\$68,175	+ 41.7%	\$153,700	\$175,000	\$195,000	+ 26.9%	\$150,400	\$174,900	\$195,000	+ 29.7%
Condo-Townhome	\$215,000	\$0	\$0	- 100.0%	\$174,793	\$165,101	\$220,000	+ 25.9%	\$176,647	\$165,101	\$220,000	+ 24.5%
All Properties	\$50,300	\$70,000	\$68,175	+ 35.5%	\$155,000	\$174,000	\$198,000	+ 27.7%	\$152,500	\$173,900	\$198,000	+ 29.8%

Median Sales Price for All Properties

■ Q1-2020 ■ Q1-2021 ■ Q1-2022

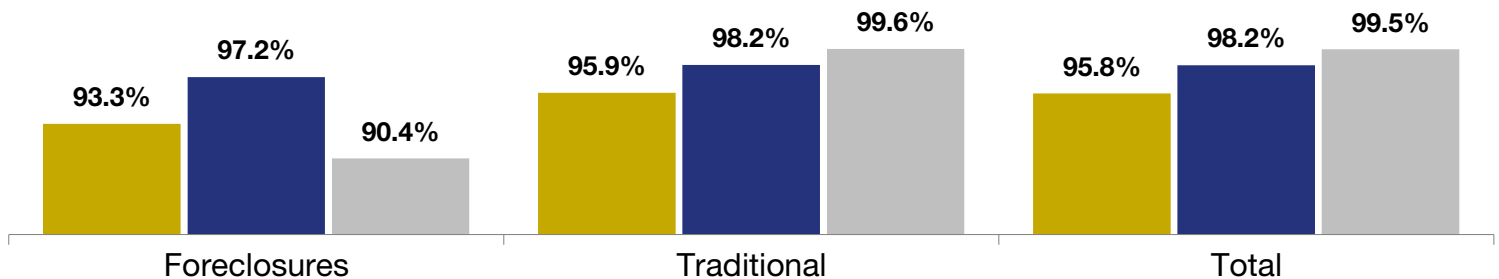


Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg	Q1-2020	Q1-2021	Q1-2022	2-Yr Chg
Single-Family	93.7%	97.2%	90.4%	- 3.6%	95.8%	98.3%	99.5%	+ 3.8%	95.8%	98.3%	99.4%	+ 3.8%
Condo-Townhome	84.3%	0.0%	0.0%	- 100.0%	97.4%	96.5%	101.3%	+ 4.0%	97.1%	96.5%	101.3%	+ 4.3%
All Properties	93.3%	97.2%	90.4%	- 3.1%	95.9%	98.2%	99.6%	+ 3.8%	95.8%	98.2%	99.5%	+ 3.9%

Percent of Original List Price Received for All Properties

■ Q1-2020 ■ Q1-2021 ■ Q1-2022



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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 Q1-2022			Closed Sales for the Last 12 Months Through Q1-2022		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	7	0	0.0%	98	0	0.0%
AD02 – Adams-Kirkland, Washington, St. Marys	10	0	0.0%	104	3	2.9%
AD03 – Adams-French, Monroe, Blue Creek	0	0	--	16	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	3	0	0.0%	31	1	3.2%
AL01 – Allen-Eel River, Lake, Perry	49	0	0.0%	983	2	0.2%
AL02 – Allen-Cedar Creek, Springfield, Scipio	17	0	0.0%	210	0	0.0%
AL03 – Allen-Washington	14	0	0.0%	603	4	0.7%
AL04 – Allen-St. Joseph	32	0	0.0%	1,280	3	0.2%
AL05 – Allen-Milan, Maumee	1	0	0.0%	47	0	0.0%
AL06 – Allen-Aboite, Lafayette	37	0	0.0%	960	0	0.0%
AL07 – Allen-Wayne, Pleasant	79	1	1.3%	1,625	36	2.2%
AL08 – Allen-Adams, Marion	19	0	0.0%	441	6	1.4%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	3	0	0.0%	55	0	0.0%
DE00 – Dekalb	25	1	4.0%	512	5	1.0%
HU01 – Huntington-Warren, Clear Creek, Jackson	1	0	0.0%	102	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	16	0	0.0%	378	9	2.4%
HU03 – Huntington-Polk, Lancaster, Rock Creek	2	0	0.0%	36	0	0.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	0	0	--	39	1	2.6%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	0	0	--	5	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	0	0	--	16	1	6.3%
JA03 – Jay-Richland, Jefferson, Pike, Madison	0	0	--	2	0	0.0%
NO00 – Noble	5	0	0.0%	37	0	0.0%
WE01 – Wells-Union, Jefferson	1	0	0.0%	117	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	3	0	0.0%	49	0	0.0%
WE03 – Wells-Liberty, Harrison	4	0	0.0%	128	0	0.0%
WE04 – Wells-Jackson, Chester, Nottingham	1	0	0.0%	18	1	5.6%
WH01 – Whitley-Etna, Troy, Thorn, Smith	4	0	0.0%	64	0	0.0%
WH02 – Whitley-Richland, Clevela	3	0	0.0%	47	2	4.3%
WH03 – Whitley-Columbia, Union	11	1	9.1%	224	0	0.0%
WH04 – Whitley-Washington, Jefferson	2	0	0.0%	36	1	2.8%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q1-2021	Last 12 Months Through Q1-2022	1-Year Change	Last 12 Months Through Q1-2021	Last 12 Months Through Q1-2022	1-Year Change
AD01 – Adams-Preble, Root, Union	\$90,000	\$0	- 100.0%	\$149,900	\$164,450	+ 9.7%
AD02 – Adams-Kirkland, Washington, St. Marys	\$62,500	\$37,500	- 40.0%	\$119,900	\$130,500	+ 8.8%
AD03 – Adams-French, Monroe, Blue Creek	\$0	\$0	--	\$119,400	\$117,500	- 1.6%
AD04 – Adams-Hartford, Wabash, Jefferson	\$61,055	\$38,000	- 37.8%	\$113,500	\$159,000	+ 40.1%
AL01 – Allen-Eel River, Lake, Perry	\$189,500	\$143,550	- 24.2%	\$261,874	\$294,000	+ 12.3%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$133,500	\$0	- 100.0%	\$284,900	\$315,500	+ 10.7%
AL03 – Allen-Washington	\$67,030	\$68,175	+ 1.7%	\$174,000	\$205,000	+ 17.8%
AL04 – Allen-St. Joseph	\$90,100	\$130,000	+ 44.3%	\$165,000	\$190,000	+ 15.2%
AL05 – Allen-Milan, Maumee	\$0	\$0	--	\$159,250	\$201,500	+ 26.5%
AL06 – Allen-Aboite, Lafayette	\$110,100	\$0	- 100.0%	\$252,176	\$294,900	+ 16.9%
AL07 – Allen-Wayne, Pleasant	\$36,000	\$44,950	+ 24.9%	\$108,500	\$130,000	+ 19.8%
AL08 – Allen-Adams, Marion	\$61,500	\$56,250	- 8.5%	\$141,250	\$158,000	+ 11.9%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$68,113	\$0	- 100.0%	\$163,250	\$176,500	+ 8.1%
DE00 – Dekalb	\$48,250	\$79,900	+ 65.6%	\$170,500	\$185,000	+ 8.5%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$0	\$0	--	\$191,000	\$198,450	+ 3.9%
HU02 – Huntington-Dallas, Huntington, Union	\$37,512	\$44,900	+ 19.7%	\$114,900	\$128,950	+ 12.2%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$75,000	\$0	- 100.0%	\$174,989	\$180,450	+ 3.1%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$25,000	--	\$120,000	\$125,000	+ 4.2%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$131,950	\$130,000	- 1.5%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$90,000	--	\$89,250	\$123,500	+ 38.4%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$129,500	\$116,000	- 10.4%
NO00 – Noble	\$0	\$0	--	\$155,000	\$190,000	+ 22.6%
WE01 – Wells-Union, Jefferson	\$287,750	\$0	- 100.0%	\$169,000	\$177,000	+ 4.7%
WE02 – Wells-Rockcreek, Lancaster	\$91,000	\$0	- 100.0%	\$196,750	\$247,500	+ 25.8%
WE03 – Wells-Liberty, Harrison	\$0	\$0	--	\$119,950	\$142,000	+ 18.4%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$37,000	--	\$151,000	\$135,000	- 10.6%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$65,000	\$0	- 100.0%	\$160,750	\$181,500	+ 12.9%
WH02 – Whitley-Richland, Clevea	\$0	\$205,750	--	\$140,200	\$140,000	- 0.1%
WH03 – Whitley-Columbia, Union	\$48,500	\$0	- 100.0%	\$169,900	\$185,000	+ 8.9%
WH04 – Whitley-Washington, Jefferson	\$0	\$270,000	--	\$207,000	\$265,250	+ 28.1%

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