

Housing Supply Overview

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



April 2022

The share of Americans planning to purchase a home in the next year is falling, according to NAHB's Housing Trends Report, with only 13% of adults intending to purchase a home in the next 12 months, the lowest level since mid-2020. Declining affordability and low inventory have made it difficult for many buyers to compete in the current market, as rising inflation, surging interest rates, and record high sales prices have priced an increasing number of prospective buyers out of the market. For the 12-month period spanning May 2021 through April 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 31.2 percent.

The overall Median Sales Price was up 11.5 percent to \$195,000. The property type with the largest price gain was the Condo segment, where prices increased 12.2 percent to \$210,000. The overall Percent of Original List Price Received at Sale was up 1.8 percent to 100.2.

Market-wide, inventory levels were up 27.7 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 30.1 percent. That amounts to 0.8 months supply for Single-Family homes and 0.9 months supply for Condos.

Quick Facts

+ 31.2%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

- 2.5%

Construction Status with
Strongest Closed Sales:

Previously Owned

- 3.0%

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.

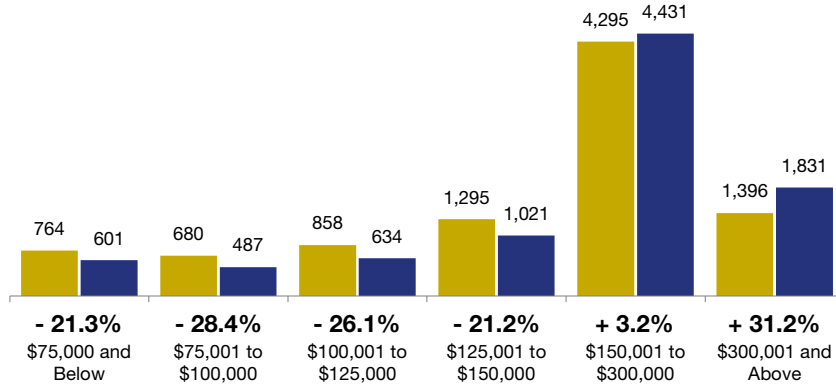
Closed Sales

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



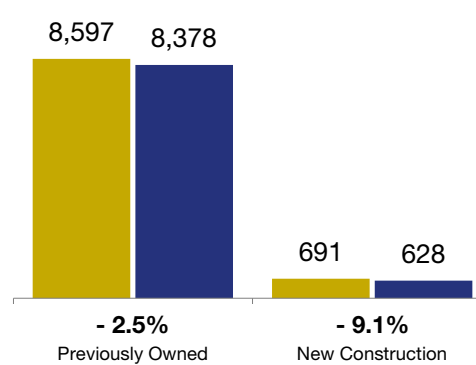
By Price Range

■ 4-2021 ■ 4-2022



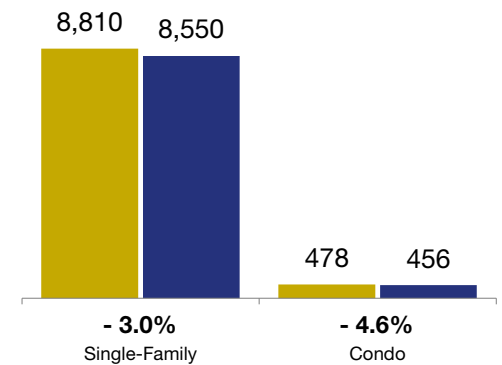
By Construction Type

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Price Range	4-2021	4-2022	Change
\$75,000 and Below	764	601	- 21.3%
\$75,001 to \$100,000	680	487	- 28.4%
\$100,001 to \$125,000	858	634	- 26.1%
\$125,001 to \$150,000	1,295	1,021	- 21.2%
\$150,001 to \$300,000	4,295	4,431	+ 3.2%
\$300,001 and Above	1,396	1,831	+ 31.2%
All Price Ranges	9,288	9,006	- 3.0%

Single-Family

4-2021	4-2022	Change
738	581	- 21.3%
660	478	- 27.6%
814	628	- 22.9%
1,247	970	- 22.2%
4,042	4,153	+ 2.7%
1,309	1,739	+ 32.8%
8,810	8,550	- 3.0%

Condo

4-2021	4-2022	Change
26	20	- 23.1%
20	9	- 55.0%
44	6	- 86.4%
48	51	+ 6.3%
253	278	+ 9.9%
87	92	+ 5.7%
478	456	- 4.6%

By Construction Type	4-2021	4-2022	Change
Previously Owned	8,597	8,378	- 2.5%
New Construction	691	628	- 9.1%
All Construction Types	9,288	9,006	- 3.0%

4-2021	4-2022	Change
8,203	7,978	- 2.7%
607	572	- 5.8%
8,810	8,550	- 3.0%

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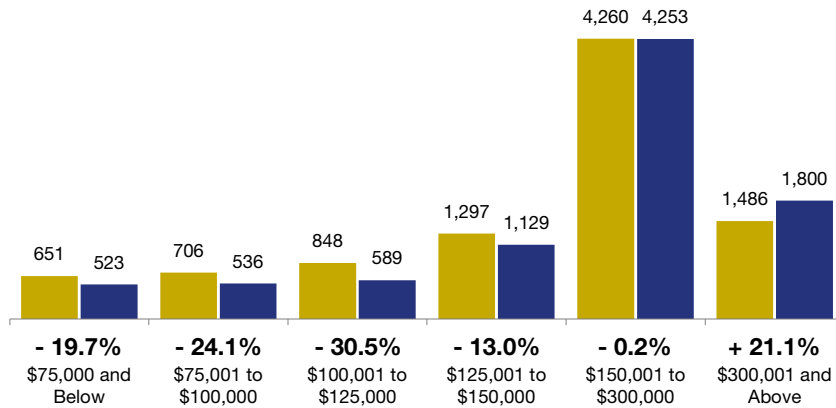
Pending Sales

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



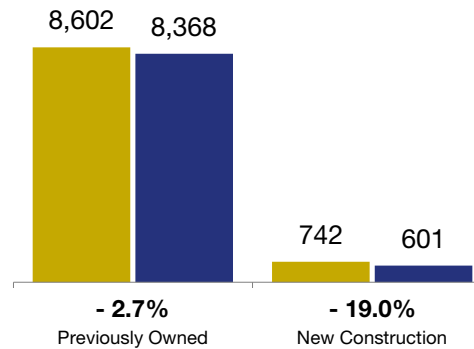
By Price Range

■ 4-2021 ■ 4-2022



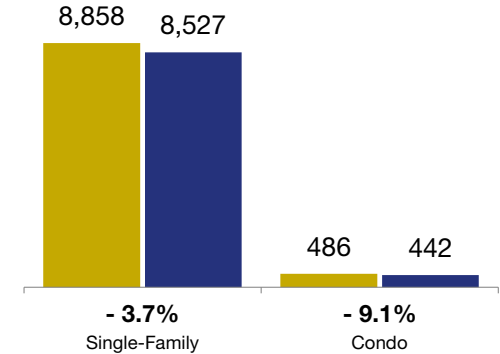
By Construction Type

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Price Range

	4-2021	4-2022	Change
\$75,000 and Below	651	523	- 19.7%
\$75,001 to \$100,000	706	536	- 24.1%
\$100,001 to \$125,000	848	589	- 30.5%
\$125,001 to \$150,000	1,297	1,129	- 13.0%
\$150,001 to \$300,000	4,260	4,253	- 0.2%
\$300,001 and Above	1,486	1,800	+ 21.1%
All Price Ranges	9,344	8,969	- 4.0%

Single-Family

	4-2021	4-2022	Change
\$75,000 and Below	626	505	- 19.3%
\$75,001 to \$100,000	690	528	- 23.5%
\$100,001 to \$125,000	802	579	- 27.8%
\$125,001 to \$150,000	1,243	1,081	- 13.0%
\$150,001 to \$300,000	4,013	3,991	- 0.5%
\$300,001 and Above	1,391	1,706	+ 22.6%
All Price Ranges	8,858	8,527	- 3.7%

Condo

	4-2021	4-2022	Change
\$75,000 and Below	25	18	- 28.0%
\$75,001 to \$100,000	16	8	- 50.0%
\$100,001 to \$125,000	46	10	- 78.3%
\$125,001 to \$150,000	54	48	- 11.1%
\$150,001 to \$300,000	247	262	+ 6.1%
\$300,001 and Above	95	94	- 1.1%
All Price Ranges	486	442	- 9.1%

By Construction Type

	4-2021	4-2022	Change
Previously Owned	8,602	8,368	- 2.7%
New Construction	742	601	- 19.0%
All Construction Types	9,344	8,969	- 4.0%

	4-2021	4-2022	Change
Previously Owned	8,203	7,973	- 2.8%
New Construction	655	554	- 15.4%
All Construction Types	8,858	8,527	- 3.7%

	4-2021	4-2022	Change
Previously Owned	399	395	- 1.0%
New Construction	87	47	- 46.0%
All Construction Types	486	442	- 9.1%

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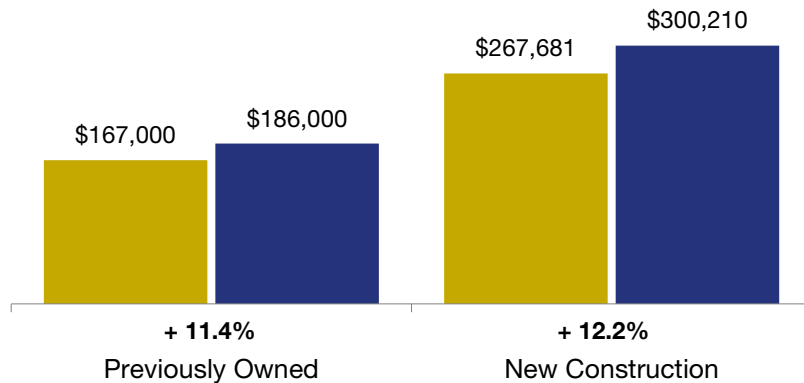
Median Sales Price

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



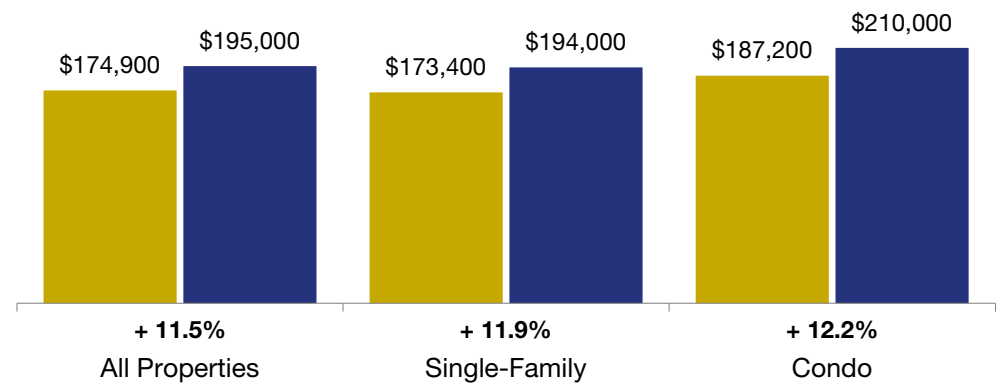
By Construction Type

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Construction Type	4-2021	4-2022	Change
Previously Owned	\$167,000	\$186,000	+ 11.4%
New Construction	\$267,681	\$300,210	+ 12.2%
All Construction Types	\$174,900	\$195,000	+ 11.5%

Single-Family

4-2021	4-2022	Change	4-2021	4-2022	Change
\$166,500	\$185,000	+ 11.1%	\$175,000	\$200,000	+ 14.3%
\$268,200	\$303,438	+ 13.1%	\$256,950	\$263,556	+ 2.6%
\$173,400	\$194,000	+ 11.9%	\$187,200	\$210,000	+ 12.2%

Condo

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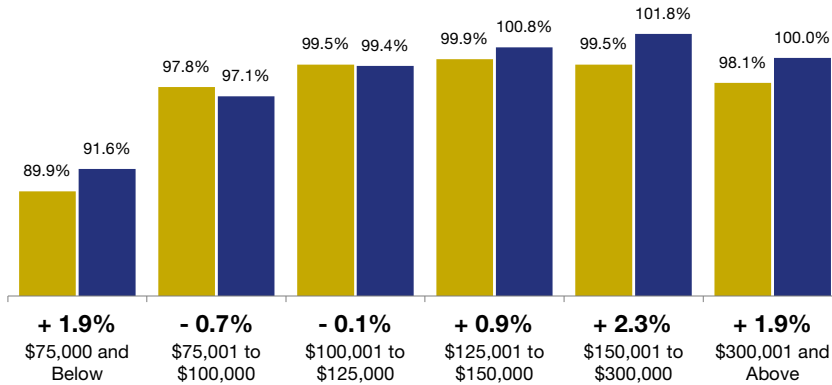
Percent of Original List Price Received

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.**



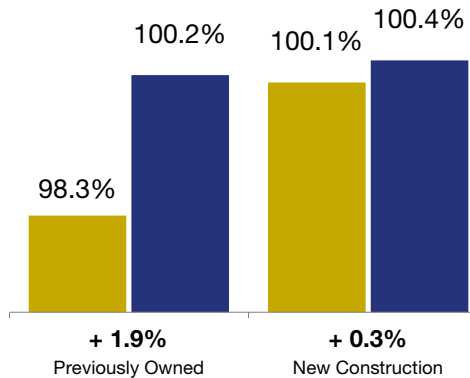
By Price Range

■ 4-2021 ■ 4-2022



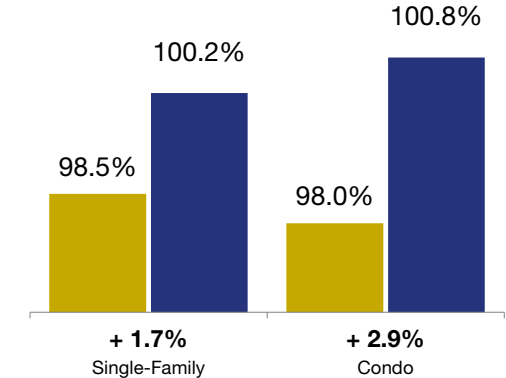
By Construction Type

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Price Range

	4-2021	4-2022	Change
\$75,000 and Below	89.9%	91.6%	+ 1.9%
\$75,001 to \$100,000	97.8%	97.1%	- 0.7%
\$100,001 to \$125,000	99.5%	99.4%	- 0.1%
\$125,001 to \$150,000	99.9%	100.8%	+ 0.9%
\$150,001 to \$300,000	99.5%	101.8%	+ 2.3%
\$300,001 and Above	98.1%	100.0%	+ 1.9%
All Price Ranges	98.4%	100.2%	+ 1.8%

Single-Family

	4-2021	4-2022	Change
\$75,000 and Below	89.7%	91.4%	+ 1.9%
\$75,001 to \$100,000	97.8%	97.1%	- 0.7%
\$100,001 to \$125,000	99.5%	99.4%	- 0.1%
\$125,001 to \$150,000	99.9%	100.8%	+ 0.9%
\$150,001 to \$300,000	99.5%	101.8%	+ 2.3%
\$300,001 and Above	98.1%	99.9%	+ 1.8%
All Price Ranges	98.5%	100.2%	+ 1.7%

Condo

	4-2021	4-2022	Change
\$75,000 and Below	94.0%	95.6%	+ 1.7%
\$75,001 to \$100,000	95.1%	96.4%	+ 1.4%
\$100,001 to \$125,000	98.8%	98.1%	- 0.7%
\$125,001 to \$150,000	98.3%	100.3%	+ 2.0%
\$150,001 to \$300,000	98.6%	101.5%	+ 2.9%
\$300,001 and Above	97.6%	100.6%	+ 3.1%
All Price Ranges	98.0%	100.8%	+ 2.9%

By Construction Type

	4-2021	4-2022	Change
Previously Owned	98.3%	100.2%	+ 1.9%
New Construction	100.1%	100.4%	+ 0.3%
All Construction Types	98.4%	100.2%	+ 1.8%

	4-2021	4-2022	Change
Previously Owned	98.3%	100.2%	+ 1.9%
New Construction	100.1%	100.4%	+ 0.3%
All Construction Types	98.5%	100.2%	+ 1.7%

	4-2021	4-2022	Change
Previously Owned	97.5%	100.8%	+ 3.4%
New Construction	100.2%	100.8%	+ 0.6%
All Construction Types	98.0%	100.8%	+ 2.9%

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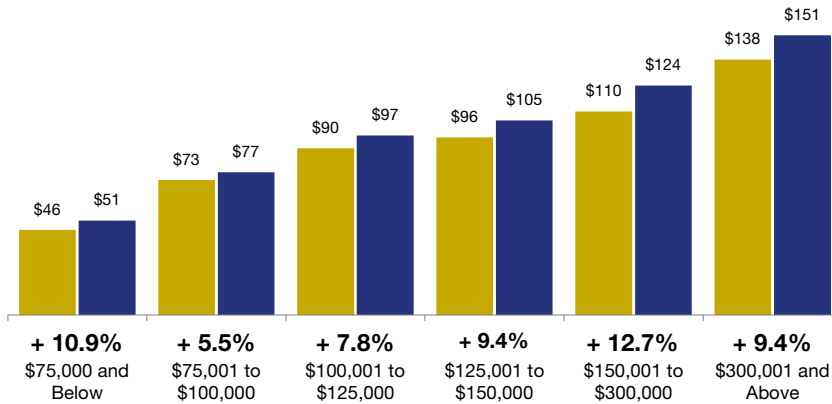
Price Per Square Foot

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



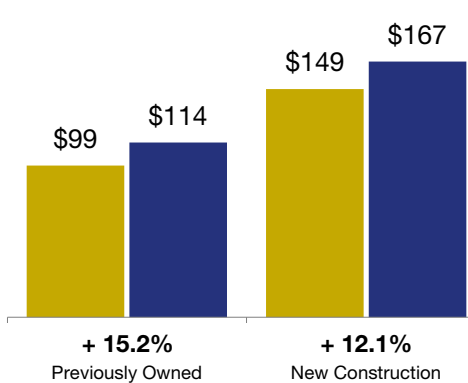
By Price Range

■ 4-2021 ■ 4-2022



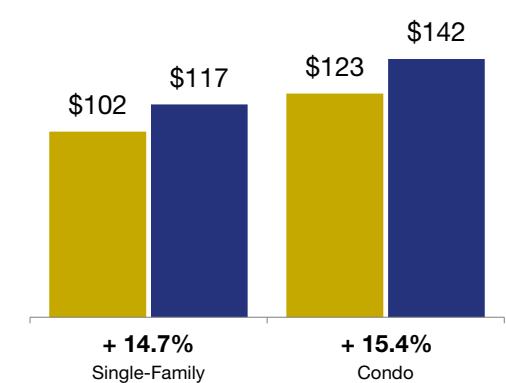
By Construction Type

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Price Range

	4-2021	4-2022	Change
\$75,000 and Below	\$46	\$51	+ 10.9%
\$75,001 to \$100,000	\$73	\$77	+ 5.5%
\$100,001 to \$125,000	\$90	\$97	+ 7.8%
\$125,001 to \$150,000	\$96	\$105	+ 9.4%
\$150,001 to \$300,000	\$110	\$124	+ 12.7%
\$300,001 and Above	\$138	\$151	+ 9.4%
All Price Ranges	\$103	\$118	+ 14.6%

Single-Family

4-2021	4-2022	Change
\$46	\$50	+ 8.7%
\$73	\$77	+ 5.5%
\$89	\$97	+ 9.0%
\$96	\$104	+ 8.3%
\$109	\$122	+ 11.9%
\$136	\$150	+ 10.3%
\$102	\$117	+ 14.7%

Condo

	4-2021	4-2022	Change
	\$59	\$70	+ 18.6%
	\$80	\$72	- 10.0%
	\$100	\$102	+ 2.0%
	\$109	\$126	+ 15.6%
	\$126	\$142	+ 12.7%
	\$162	\$176	+ 8.6%
	\$123	\$142	+ 15.4%

By Construction Type

	4-2021	4-2022	Change
Previously Owned	\$99	\$114	+ 15.2%
New Construction	\$149	\$167	+ 12.1%
All Construction Types	\$103	\$118	+ 14.6%

4-2021	4-2022	Change
\$98	\$113	+ 15.3%
\$147	\$166	+ 12.9%
\$102	\$117	+ 14.7%

	4-2021	4-2022	Change
	\$115	\$137	+ 19.1%
	\$161	\$179	+ 11.2%
	\$123	\$142	+ 15.4%

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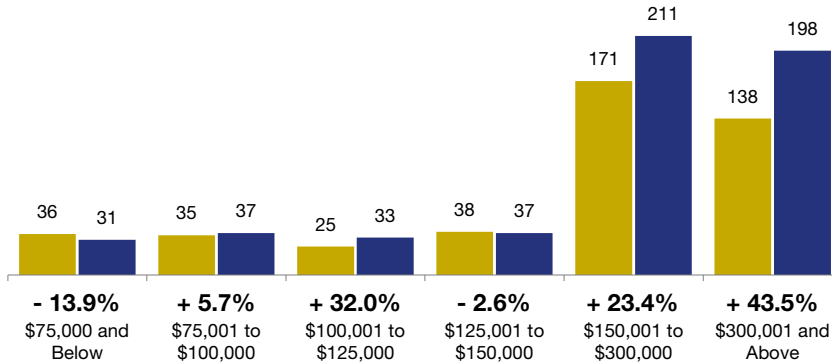
Inventory of Homes for Sale

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



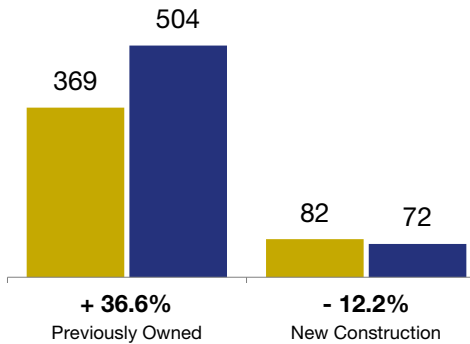
By Price Range

■ 4-2021 ■ 4-2022



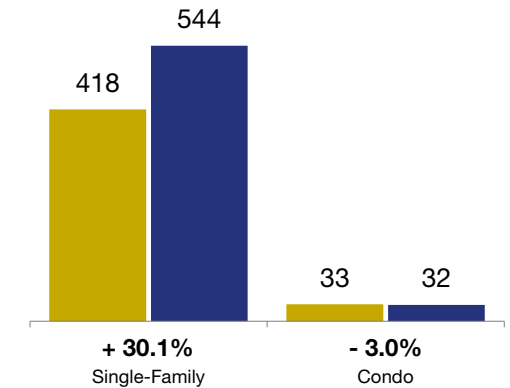
By Construction Type

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Price Range

	4-2021	4-2022	Change
\$75,000 and Below	36	31	- 13.9%
\$75,001 to \$100,000	35	37	+ 5.7%
\$100,001 to \$125,000	25	33	+ 32.0%
\$125,001 to \$150,000	38	37	- 2.6%
\$150,001 to \$300,000	171	211	+ 23.4%
\$300,001 and Above	138	198	+ 43.5%
All Price Ranges	451	576	+ 27.7%

Single-Family

	4-2021	4-2022	Change
\$75,000 and Below	34	31	- 8.8%
\$75,001 to \$100,000	35	37	+ 5.7%
\$100,001 to \$125,000	24	32	+ 33.3%
\$125,001 to \$150,000	36	36	0.0%
\$150,001 to \$300,000	156	200	+ 28.2%
\$300,001 and Above	125	179	+ 43.2%
All Price Ranges	418	544	+ 30.1%

Condo

	4-2021	4-2022	Change
\$75,000 and Below	2	0	- 100.0%
\$75,001 to \$100,000	0	0	0.0%
\$100,001 to \$125,000	1	1	0.0%
\$125,001 to \$150,000	2	1	- 50.0%
\$150,001 to \$300,000	15	11	- 26.7%
\$300,001 and Above	13	19	+ 46.2%
All Price Ranges	33	32	- 3.0%

By Construction Type

	4-2021	4-2022	Change
Previously Owned	369	504	+ 36.6%
New Construction	82	72	- 12.2%
All Construction Types	451	576	+ 27.7%

	4-2021	4-2022	Change
Previously Owned	348	481	+ 38.2%
New Construction	70	63	- 10.0%
All Construction Types	418	544	+ 30.1%

	4-2021	4-2022	Change
Previously Owned	21	23	+ 9.5%
New Construction	12	9	- 25.0%
All Construction Types	33	32	- 3.0%

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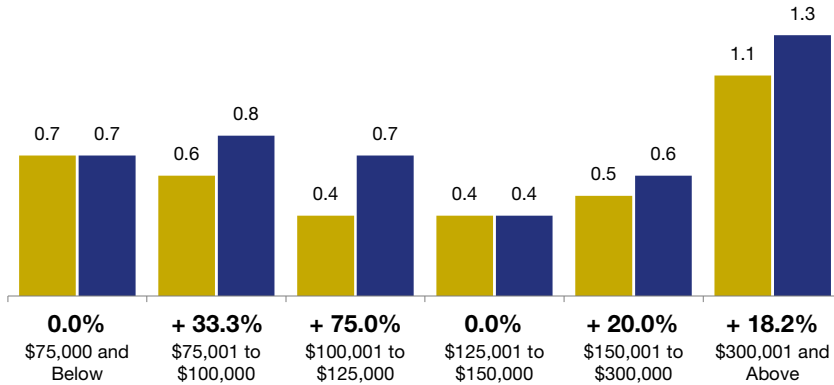
Months Supply of Inventory

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.



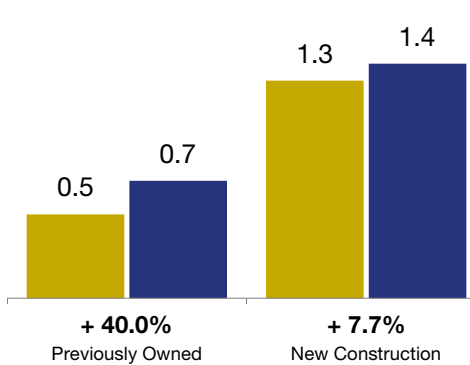
By Price Range

■ 4-2021 ■ 4-2022



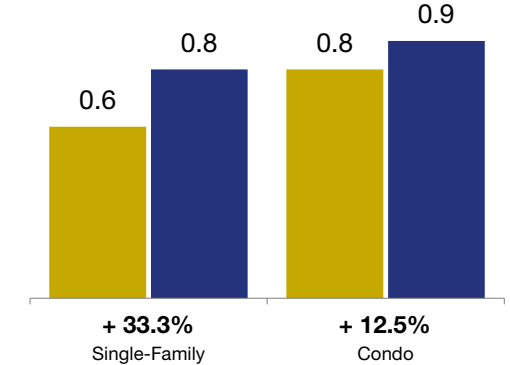
By Construction Type

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



All Properties

By Price Range

	4-2021	4-2022	Change
\$75,000 and Below	0.7	0.7	0.0%
\$75,001 to \$100,000	0.6	0.8	+ 33.3%
\$100,001 to \$125,000	0.4	0.7	+ 75.0%
\$125,001 to \$150,000	0.4	0.4	0.0%
\$150,001 to \$300,000	0.5	0.6	+ 20.0%
\$300,001 and Above	1.1	1.3	+ 18.2%
All Price Ranges	0.6	0.8	+ 33.3%

Single-Family

	4-2021	4-2022	Change
\$75,000 and Below	0.7	0.7	0.0%
\$75,001 to \$100,000	0.6	0.8	+ 33.3%
\$100,001 to \$125,000	0.4	0.7	+ 75.0%
\$125,001 to \$150,000	0.3	0.4	+ 33.3%
\$150,001 to \$300,000	0.5	0.6	+ 20.0%
\$300,001 and Above	1.1	1.3	+ 18.2%
All Price Ranges	0.6	0.8	+ 33.3%

Condo

	4-2021	4-2022	Change
\$75,000 and Below	0.6	0.0	- 100.0%
\$75,001 to \$100,000	0.0	0.0	0.0%
\$100,001 to \$125,000	0.3	0.8	+ 166.7%
\$125,001 to \$150,000	0.4	0.3	- 25.0%
\$150,001 to \$300,000	0.7	0.5	- 28.6%
\$300,001 and Above	1.6	2.4	+ 50.0%
All Price Ranges	0.8	0.9	+ 12.5%

By Construction Type

	4-2021	4-2022	Change
Previously Owned	0.5	0.7	+ 40.0%
New Construction	1.3	1.4	+ 7.7%
All Construction Types	0.6	0.8	+ 33.3%

	4-2021	4-2022	Change
Previously Owned	0.5	0.7	+ 40.0%
New Construction	1.3	1.4	+ 7.7%
All Construction Types	0.6	0.8	+ 33.3%

	4-2021	4-2022	Change
Previously Owned	0.6	0.7	+ 16.7%
New Construction	1.7	2.3	+ 35.3%
All Construction Types	0.8	0.9	+ 12.5%

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