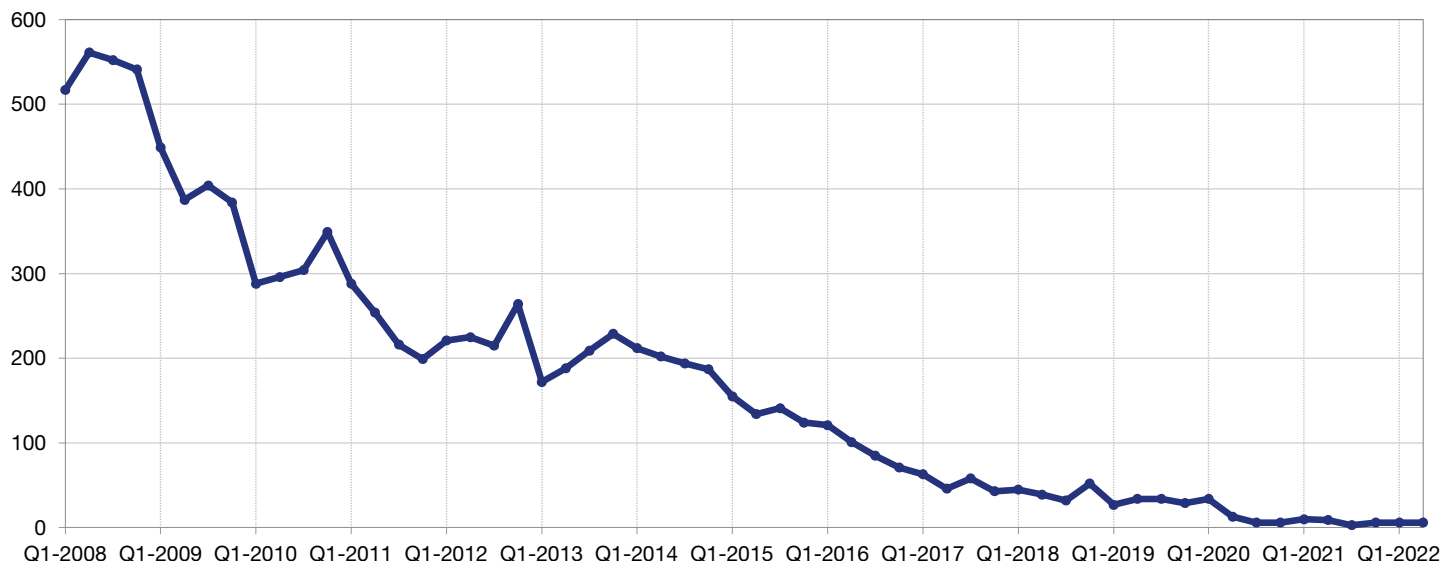


# Foreclosure Report

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



## Q2-2022 Update

New Listings in the Fort Wayne region increased 8.0 percent to 2,995.

- Traditional New Listings increased 8.8 percent to 2,985.
- Foreclosure New Listings decreased 66.7 percent to 10.
- Share of all New Listings that were foreclosures fell to 0.3 percent.

Closed Sales were up 0.5 percent to 2,289.

- Traditional Closed Sales were up 2.3 percent to 2,279.
- Foreclosure Closed Sales were down 79.6 percent to 10.
- Share of all Closed Sales that were foreclosures fell to 0.4 percent.

The Median Sales Price rose 31.0 percent to \$220,000.

- The traditional Median Sales Price rose 30.0 percent to \$221,000.
- The foreclosure Median Sales Price rose 41.3 percent to \$57,500.

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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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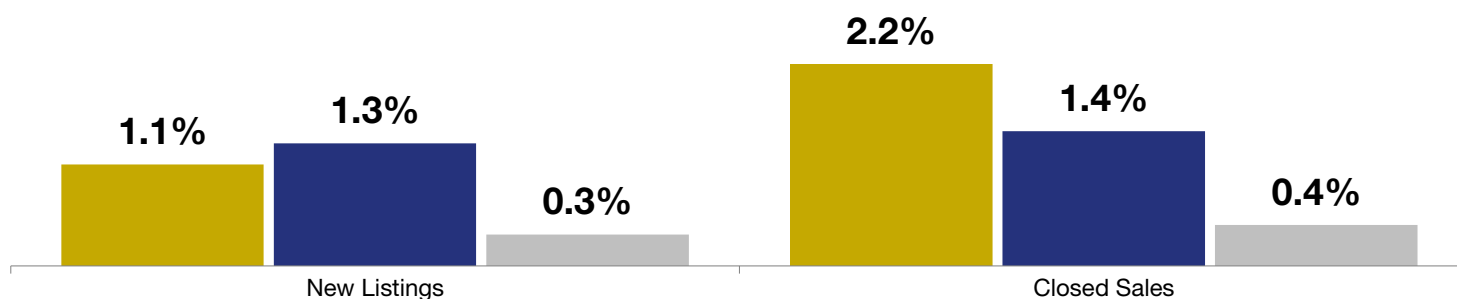


## New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022
New Listings	30	37	10	- 66.7%	2,743	2,794	2,985	+ 8.8%	2,773	2,831	2,995	+ 8.0%	1.1%	1.3%	0.3%
Closed Sales	49	34	10	- 79.6%	2,228	2,336	2,279	+ 2.3%	2,277	2,370	2,289	+ 0.5%	2.2%	1.4%	0.4%

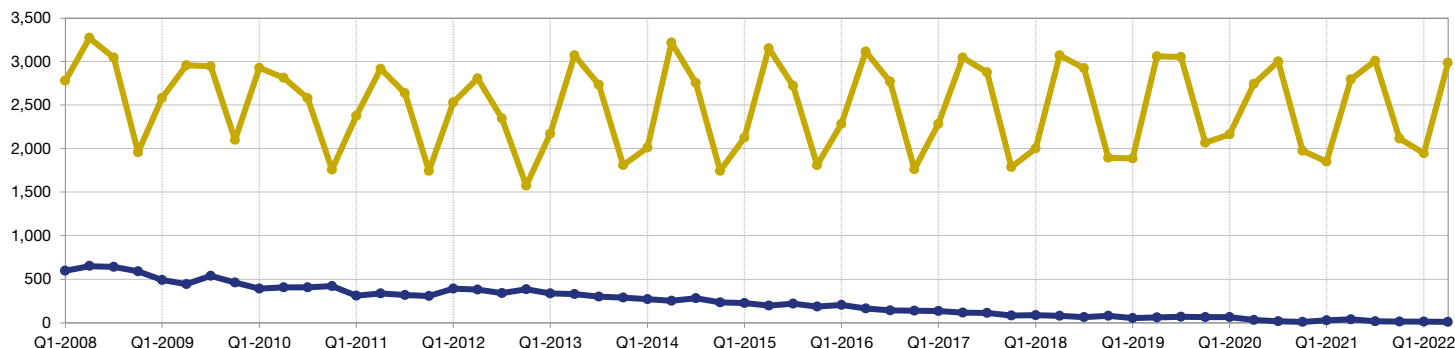
### Market Share of Foreclosures

■ Q2-2020 ■ Q2-2021 ■ Q2-2022



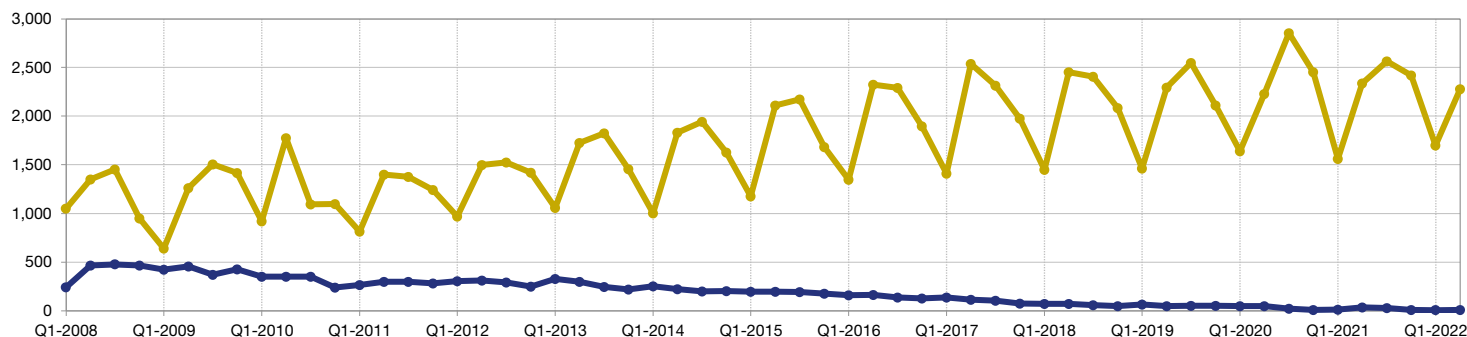
### Historical New Listing Activity

— Traditional — Foreclosures



### Historical Closed Sales Activity

— Traditional — Foreclosures



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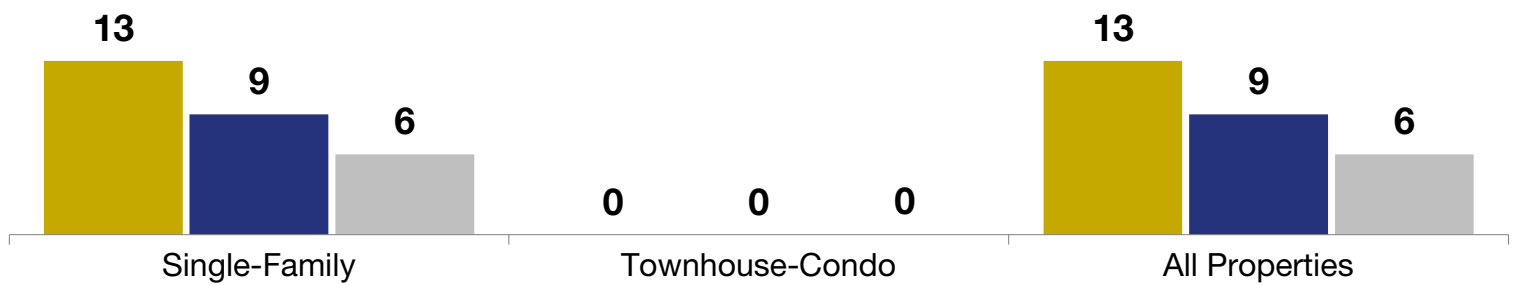


## Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022
Single-Family	13	9	6	- 53.8%	818	530	743	- 9.2%	831	539	749	- 9.9%	1.6%	1.7%	0.8%
Townhouse-Condo	0	0	0	--	57	27	45	- 21.1%	57	27	45	- 21.1%	0.0%	0.0%	0.0%
All Properties	13	9	6	- 53.8%	875	557	788	- 9.9%	888	566	794	- 10.6%	1.5%	1.6%	0.8%

### Foreclosure Inventory by Property Type

■ Q2-2020 ■ Q2-2021 ■ Q2-2022

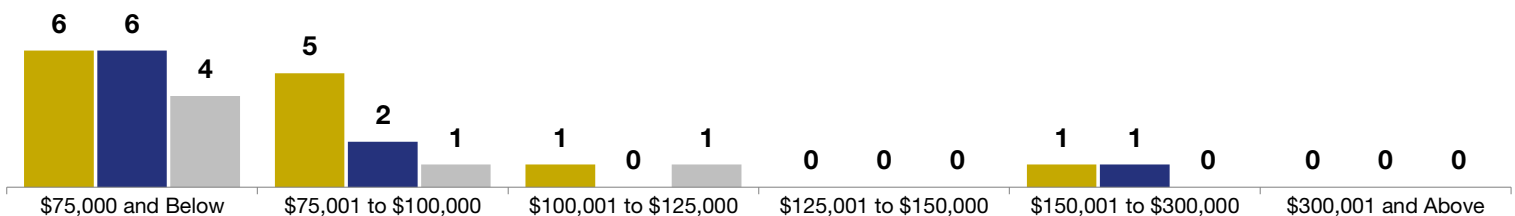


## Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022
\$75,000 and Below	6	6	4	- 33.3%	143	56	51	- 64.3%	149	62	55	- 63.1%	4.0%	9.7%	7.3%
\$75,001 to \$100,000	5	2	1	- 80.0%	65	35	44	- 32.3%	70	37	45	- 35.7%	7.1%	5.4%	2.2%
\$100,001 to \$125,000	1	0	1	0.0%	55	27	37	- 32.7%	56	27	38	- 32.1%	1.8%	0.0%	2.6%
\$125,001 to \$150,000	0	0	0	--	63	51	52	- 17.5%	63	51	52	- 17.5%	0.0%	0.0%	0.0%
\$150,001 to \$300,000	1	1	0	- 100.0%	321	232	259	- 19.3%	322	233	259	- 19.6%	0.3%	0.4%	0.0%
\$300,001 and Above	0	0	0	--	227	156	327	+ 44.1%	227	156	327	+ 44.1%	0.0%	0.0%	0.0%
All Prices	13	9	6	- 53.8%	875	557	788	- 9.9%	888	566	794	- 10.6%	1.5%	1.6%	0.8%

### Foreclosure Inventory by Price Range

■ Q2-2020 ■ Q2-2021 ■ Q2-2022



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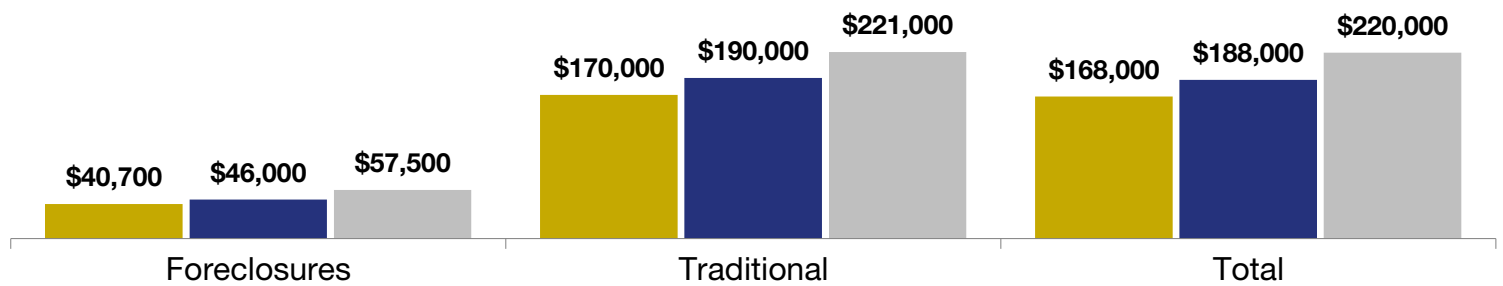


## Median Sales Price

	Foreclosures				Traditional				Total			
	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg
Single-Family	\$40,700	\$46,000	\$57,500	+ 41.3%	\$169,900	\$188,500	\$218,163	+ 28.4%	\$166,000	\$186,000	\$216,500	+ 30.4%
Condo-Townhome	\$0	\$0	\$0	--	\$183,500	\$206,000	\$251,650	+ 37.1%	\$183,500	\$206,000	\$251,650	+ 37.1%
All Properties	\$40,700	\$46,000	\$57,500	+ 41.3%	\$170,000	\$190,000	\$221,000	+ 30.0%	\$168,000	\$188,000	\$220,000	+ 31.0%

### Median Sales Price for All Properties

■ Q2-2020 ■ Q2-2021 ■ Q2-2022

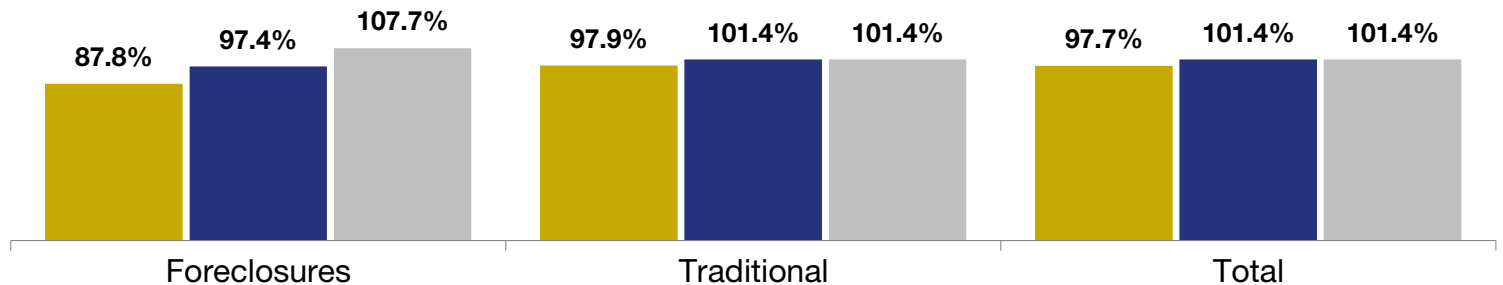


## Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg	Q2-2020	Q2-2021	Q2-2022	2-Yr Chg
Single-Family	87.8%	97.4%	107.7%	+ 22.6%	98.0%	101.4%	101.4%	+ 3.5%	97.7%	101.4%	101.4%	+ 3.8%
Condo-Townhome	0.0%	0.0%	0.0%	--	97.6%	101.2%	101.2%	+ 3.7%	97.6%	101.2%	101.2%	+ 3.7%
All Properties	87.8%	97.4%	107.7%	+ 22.6%	97.9%	101.4%	101.4%	+ 3.5%	97.7%	101.4%	101.4%	+ 3.8%

### Percent of Original List Price Received for All Properties

■ Q2-2020 ■ Q2-2021 ■ Q2-2022



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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 Q2-2022			Closed Sales for the Last 12 Months Through Q2-2022		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	4	0	0.0%	83	1	1.2%
AD02 – Adams-Kirkland, Washington, St. Marys	14	0	0.0%	108	4	3.7%
AD03 – Adams-French, Monroe, Blue Creek	1	0	0.0%	21	1	4.8%
AD04 – Adams-Hartford, Wabash, Jefferson	3	0	0.0%	43	1	2.3%
AL01 – Allen-Eel River, Lake, Perry	80	0	0.0%	979	2	0.2%
AL02 – Allen-Cedar Creek, Springfield, Scipio	26	0	0.0%	218	0	0.0%
AL03 – Allen-Washington	25	0	0.0%	578	3	0.5%
AL04 – Allen-St. Joseph	62	0	0.0%	1,234	2	0.2%
AL05 – Allen-Milan, Maumee	4	0	0.0%	50	0	0.0%
AL06 – Allen-Aboite, Lafayette	99	0	0.0%	946	0	0.0%
AL07 – Allen-Wayne, Pleasant	124	0	0.0%	1,603	18	1.1%
AL08 – Allen-Adams, Marion	31	0	0.0%	453	3	0.7%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	5	1	20.0%	65	0	0.0%
DE00 – Dekalb	52	1	1.9%	500	4	0.8%
HU01 – Huntington-Warren, Clear Creek, Jackson	6	0	0.0%	100	1	1.0%
HU02 – Huntington-Dallas, Huntington, Union	36	0	0.0%	409	5	1.2%
HU03 – Huntington-Polk, Lancaster, Rock Creek	3	0	0.0%	33	0	0.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	2	0	0.0%	32	1	3.1%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	0	0	--	6	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	8	0	0.0%	17	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	3	0	0.0%	2	0	0.0%
NO00 – Noble	6	0	0.0%	33	0	0.0%
WE01 – Wells-Union, Jefferson	4	0	0.0%	110	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	7	0	0.0%	58	0	0.0%
WE03 – Wells-Liberty, Harrison	9	1	11.1%	123	0	0.0%
WE04 – Wells-Jackson, Chester, Nottingham	2	0	0.0%	15	1	6.7%
WH01 – Whitley-Etna, Troy, Thorn, Smith	3	0	0.0%	69	0	0.0%
WH02 – Whitley-Richland, Clevela	4	0	0.0%	49	2	4.1%
WH03 – Whitley-Columbia, Union	21	1	4.8%	234	0	0.0%
WH04 – Whitley-Washington, Jefferson	2	0	0.0%	37	0	0.0%

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## Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q2-2021	Last 12 Months Through Q2-2022	1-Year Change	Last 12 Months Through Q2-2021	Last 12 Months Through Q2-2022	1-Year Change
AD01 – Adams-Preble, Root, Union	\$0	\$36,400	--	\$155,500	\$168,000	+ 8.0%
AD02 – Adams-Kirkland, Washington, St. Marys	\$62,500	\$48,750	- 22.0%	\$115,000	\$145,000	+ 26.1%
AD03 – Adams-French, Monroe, Blue Creek	\$0	\$60,000	--	\$118,950	\$133,500	+ 12.2%
AD04 – Adams-Hartford, Wabash, Jefferson	\$0	\$38,000	--	\$125,000	\$160,000	+ 28.0%
AL01 – Allen-Eel River, Lake, Perry	\$205,257	\$143,550	- 30.1%	\$265,000	\$310,000	+ 17.0%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$133,500	\$0	- 100.0%	\$295,125	\$324,950	+ 10.1%
AL03 – Allen-Washington	\$112,155	\$65,000	- 42.0%	\$179,625	\$215,000	+ 19.7%
AL04 – Allen-St. Joseph	\$130,000	\$147,500	+ 13.5%	\$170,000	\$200,000	+ 17.6%
AL05 – Allen-Milan, Maumee	\$0	\$0	--	\$159,750	\$207,450	+ 29.9%
AL06 – Allen-Aboite, Lafayette	\$179,900	\$0	- 100.0%	\$267,500	\$300,000	+ 12.1%
AL07 – Allen-Wayne, Pleasant	\$40,500	\$51,068	+ 26.1%	\$115,000	\$130,000	+ 13.0%
AL08 – Allen-Adams, Marion	\$61,500	\$58,500	- 4.9%	\$145,000	\$163,000	+ 12.4%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$101,225	\$0	- 100.0%	\$172,500	\$176,500	+ 2.3%
DE00 – Dekalb	\$179,950	\$69,950	- 61.1%	\$179,700	\$190,000	+ 5.7%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$0	\$245,900	--	\$188,000	\$210,500	+ 12.0%
HU02 – Huntington-Dallas, Huntington, Union	\$42,050	\$124,000	+ 194.9%	\$117,950	\$134,000	+ 13.6%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$0	\$0	--	\$164,250	\$171,000	+ 4.1%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$25,000	--	\$121,500	\$125,000	+ 2.9%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$117,000	\$120,000	+ 2.6%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$90,000	\$0	- 100.0%	\$119,000	\$127,000	+ 6.7%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$106,000	\$99,950	- 5.7%
NO00 – Noble	\$0	\$0	--	\$172,000	\$185,000	+ 7.6%
WE01 – Wells-Union, Jefferson	\$345,500	\$0	- 100.0%	\$166,650	\$180,000	+ 8.0%
WE02 – Wells-Rockcreek, Lancaster	\$91,000	\$0	- 100.0%	\$203,250	\$265,000	+ 30.4%
WE03 – Wells-Liberty, Harrison	\$0	\$0	--	\$130,000	\$150,000	+ 15.4%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$37,000	--	\$152,000	\$160,000	+ 5.3%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$65,000	\$0	- 100.0%	\$163,700	\$179,000	+ 9.3%
WH02 – Whitley-Richland, Clevela	\$0	\$205,750	--	\$136,000	\$140,000	+ 2.9%
WH03 – Whitley-Columbia, Union	\$186,000	\$0	- 100.0%	\$169,900	\$198,083	+ 16.6%
WH04 – Whitley-Washington, Jefferson	\$270,000	\$0	- 100.0%	\$230,000	\$305,000	+ 32.6%

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