

# Housing Supply Overview

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



## June 2022

Record-high home prices and surging mortgage interest rates are taking their toll on America's homebuilders, with builder confidence falling for the sixth consecutive month in June and dropping to its lowest level in two years, according to the National Association of Home Builders (NAHB). Buyer traffic is down, and as construction costs increase and housing affordability declines, construction on new homes is slowing, reflecting concerns among builders about current and future sales of new single-family homes in the months ahead. For the 12-month period spanning July 2021 through June 2022, Closed Sales in the Fort Wayne region were down 2.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 29.3 percent.

The overall Median Sales Price was up 12.4 percent to \$200,000. The property type with the largest price gain was the Condo segment, where prices increased 18.2 percent to \$224,600. The overall Percent of Original List Price Received at Sale was up 1.1 percent to 100.2.

Market-wide, inventory levels were up 40.3 percent. The property type that gained the most inventory was the Condo segment, where it increased 66.7 percent. That amounts to 1.0 months supply for Single-Family homes and 1.2 months supply for Condos.

## Quick Facts

**+ 29.3%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**- 2.7%**

Construction Status with  
Strongest Closed Sales:

**Previously Owned**

**- 2.6%**

Property Type with  
Strongest Closed Sales:

**Single-Family**

Closed Sales	2
Pending Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Price Per Square Foot	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

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.

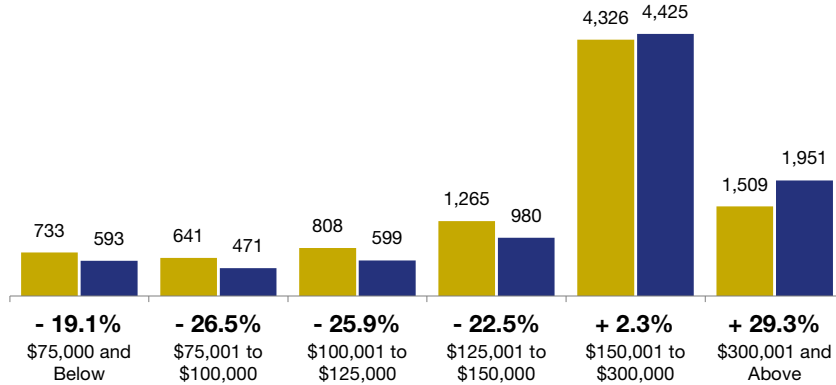
# Closed Sales

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



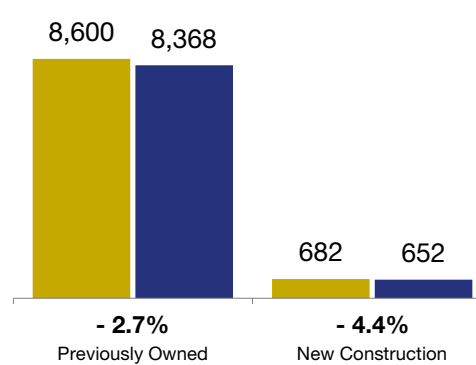
## By Price Range

■ 6-2021 ■ 6-2022



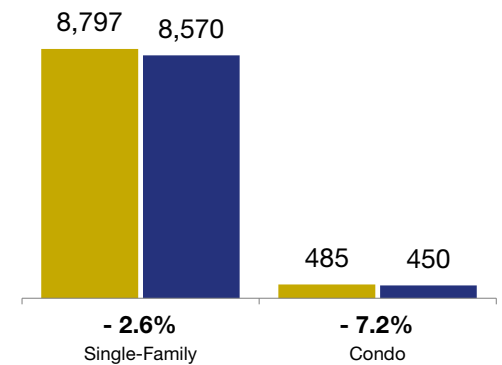
## By Construction Type

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



## All Properties

### By Price Range

	6-2021	6-2022	Change
\$75,000 and Below	733	593	- 19.1%
\$75,001 to \$100,000	641	471	- 26.5%
\$100,001 to \$125,000	808	599	- 25.9%
\$125,001 to \$150,000	1,265	980	- 22.5%
\$150,001 to \$300,000	4,326	4,425	+ 2.3%
\$300,001 and Above	1,509	1,951	+ 29.3%
<b>All Price Ranges</b>	<b>9,282</b>	<b>9,020</b>	<b>- 2.8%</b>

## Single-Family

6-2021	6-2022	Change
705	576	- 18.3%
624	462	- 26.0%
774	593	- 23.4%
1,207	943	- 21.9%
4,064	4,152	+ 2.2%
1,423	1,843	+ 29.5%
<b>8,797</b>	<b>8,570</b>	<b>- 2.6%</b>

## Condo

	6-2021	6-2022	Change
	28	17	- 39.3%
	17	9	- 47.1%
	34	6	- 82.4%
	58	37	- 36.2%
	262	273	+ 4.2%
	86	108	+ 25.6%
	<b>485</b>	<b>450</b>	<b>- 7.2%</b>

### By Construction Type

	6-2021	6-2022	Change
Previously Owned	8,600	8,368	- 2.7%
New Construction	682	652	- 4.4%
<b>All Construction Types</b>	<b>9,282</b>	<b>9,020</b>	<b>- 2.8%</b>

6-2021	6-2022	Change
8,198	7,971	- 2.8%
599	599	0.0%
<b>8,797</b>	<b>8,570</b>	<b>- 2.6%</b>

	6-2021	6-2022	Change
	402	397	- 1.2%
	83	53	- 36.1%
	485	450	- 7.2%

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.

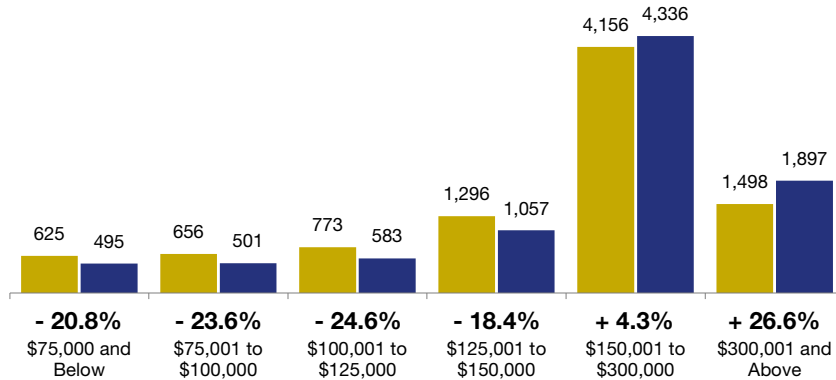
# Pending Sales

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



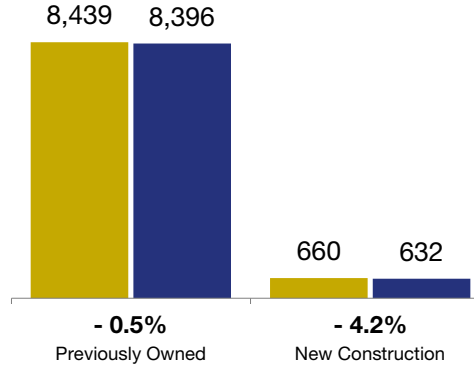
## By Price Range

■ 6-2021 ■ 6-2022



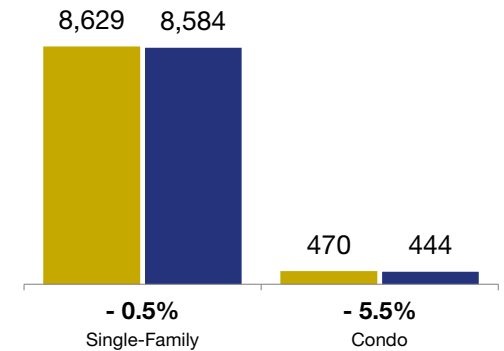
## By Construction Type

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



### All Properties

By Price Range	6-2021	6-2022	Change
\$75,000 and Below	625	495	- 20.8%
\$75,001 to \$100,000	656	501	- 23.6%
\$100,001 to \$125,000	773	583	- 24.6%
\$125,001 to \$150,000	1,296	1,057	- 18.4%
\$150,001 to \$300,000	4,156	4,336	+ 4.3%
\$300,001 and Above	1,498	1,897	+ 26.6%
<b>All Price Ranges</b>	<b>9,099</b>	<b>9,028</b>	<b>- 0.8%</b>

### Single-Family

6-2021	6-2022	Change
599	478	- 20.2%
643	492	- 23.5%
735	575	- 21.8%
1,234	1,019	- 17.4%
3,911	4,070	+ 4.1%
1,415	1,793	+ 26.7%
<b>8,629</b>	<b>8,584</b>	<b>- 0.5%</b>

### Condo

6-2021	6-2022	Change
26	17	- 34.6%
13	9	- 30.8%
38	8	- 78.9%
62	38	- 38.7%
245	266	+ 8.6%
83	104	+ 25.3%
<b>470</b>	<b>444</b>	<b>- 5.5%</b>

By Construction Type	6-2021	6-2022	Change
Previously Owned	8,439	8,396	- 0.5%
New Construction	660	632	- 4.2%
<b>All Construction Types</b>	<b>9,099</b>	<b>9,028</b>	<b>- 0.8%</b>

6-2021	6-2022	Change
8,043	8,001	- 0.5%
586	583	- 0.5%
<b>8,629</b>	<b>8,584</b>	<b>- 0.5%</b>

6-2021	6-2022	Change
396	395	- 0.3%
74	49	- 33.8%
<b>470</b>	<b>444</b>	<b>- 5.5%</b>

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.

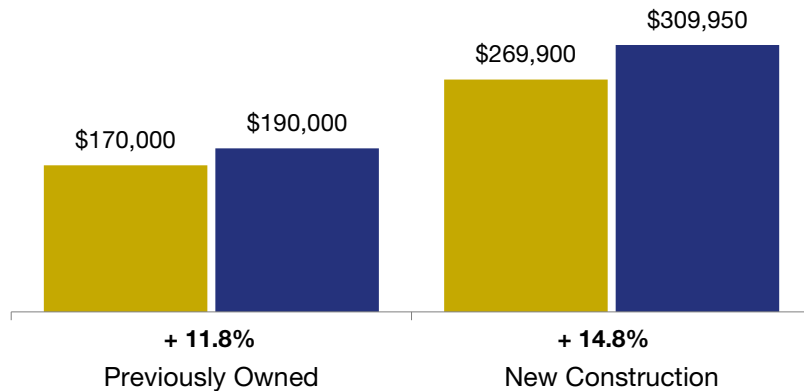
# Median Sales Price

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



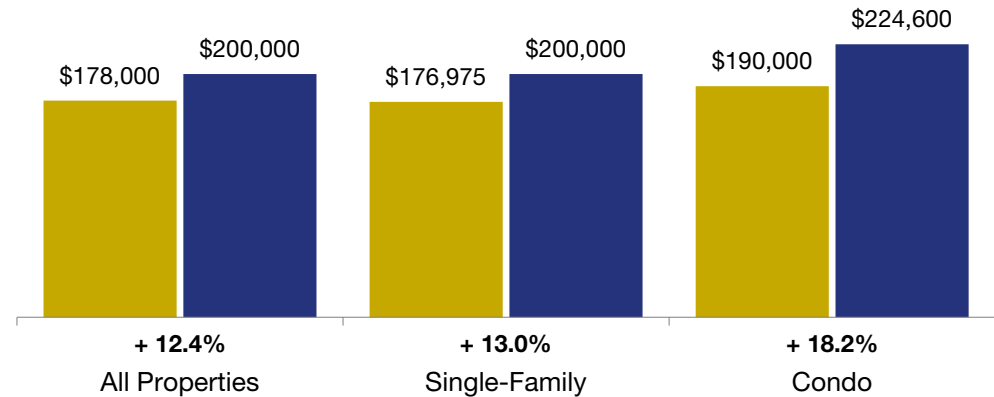
## By Construction Type

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



### All Properties

By Construction Type	6-2021	6-2022	Change
Previously Owned	\$170,000	\$190,000	+ 11.8%
New Construction	\$269,900	\$309,950	+ 14.8%
<b>All Construction Types</b>	<b>\$178,000</b>	<b>\$200,000</b>	<b>+ 12.4%</b>

### Single-Family

6-2021	6-2022	Change
\$170,000	\$190,000	+ 11.8%
\$270,900	\$312,817	+ 15.5%
<b>\$176,975</b>	<b>\$200,000</b>	<b>+ 13.0%</b>

### Condo

6-2021	6-2022	Change
\$177,450	\$215,000	+ 21.2%
\$262,163	\$287,000	+ 9.5%
<b>\$190,000</b>	<b>\$224,600</b>	<b>+ 18.2%</b>

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.

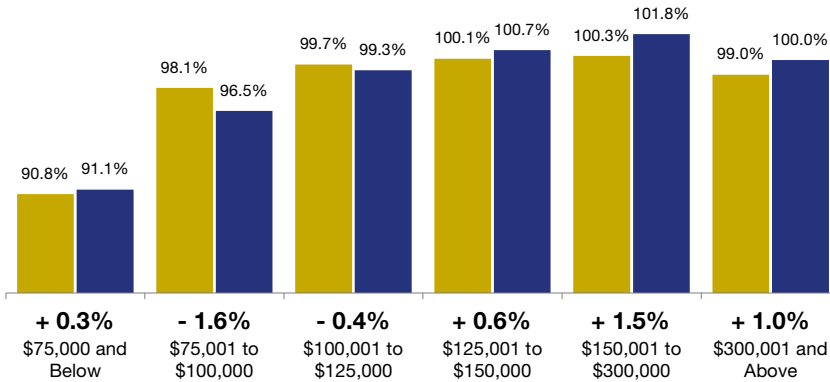
# Percent of Original List Price Received

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.**



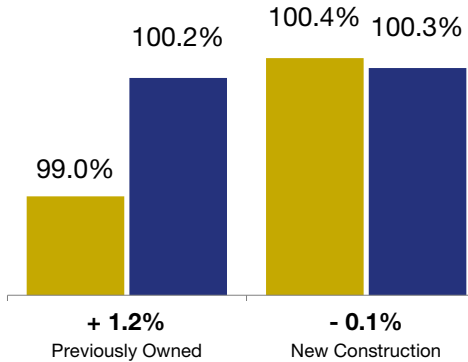
## By Price Range

■ 6-2021 ■ 6-2022



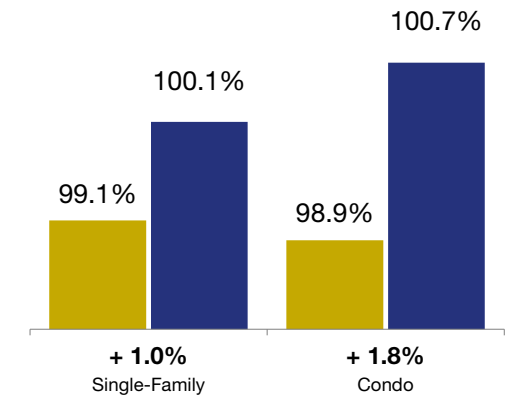
## By Construction Type

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



## All Properties

### By Price Range

	6-2021	6-2022	Change
\$75,000 and Below	90.8%	91.1%	+ 0.3%
\$75,001 to \$100,000	98.1%	96.5%	- 1.6%
\$100,001 to \$125,000	99.7%	99.3%	- 0.4%
\$125,001 to \$150,000	100.1%	100.7%	+ 0.6%
\$150,001 to \$300,000	100.3%	101.8%	+ 1.5%
\$300,001 and Above	99.0%	100.0%	+ 1.0%
<b>All Price Ranges</b>	<b>99.1%</b>	<b>100.2%</b>	<b>+ 1.1%</b>

## Single-Family

	6-2021	6-2022	Change
\$75,000 and Below	90.6%	91.0%	+ 0.4%
\$75,001 to \$100,000	98.1%	96.5%	- 1.6%
\$100,001 to \$125,000	99.7%	99.3%	- 0.4%
\$125,001 to \$150,000	100.2%	100.7%	+ 0.5%
\$150,001 to \$300,000	100.3%	101.8%	+ 1.5%
\$300,001 and Above	99.1%	100.0%	+ 0.9%
<b>All Price Ranges</b>	<b>99.1%</b>	<b>100.1%</b>	<b>+ 1.0%</b>

## Condo

	6-2021	6-2022	Change
\$75,000 and Below	94.8%	95.6%	+ 0.8%
\$75,001 to \$100,000	95.8%	97.8%	+ 2.1%
\$100,001 to \$125,000	99.0%	98.1%	- 0.9%
\$125,001 to \$150,000	99.0%	100.1%	+ 1.1%
\$150,001 to \$300,000	99.7%	101.2%	+ 1.5%
\$300,001 and Above	98.1%	100.9%	+ 2.9%
<b>All Price Ranges</b>	<b>98.9%</b>	<b>100.7%</b>	<b>+ 1.8%</b>

### By Construction Type

	6-2021	6-2022	Change
Previously Owned	99.0%	100.2%	+ 1.2%
New Construction	100.4%	100.3%	- 0.1%
<b>All Construction Types</b>	<b>99.1%</b>	<b>100.2%</b>	<b>+ 1.1%</b>

	6-2021	6-2022	Change
Previously Owned	99.0%	100.1%	+ 1.1%
New Construction	100.4%	100.3%	- 0.1%
<b>All Construction Types</b>	<b>99.1%</b>	<b>100.1%</b>	<b>+ 1.0%</b>

	6-2021	6-2022	Change
Previously Owned	98.5%	100.7%	+ 2.2%
New Construction	100.5%	100.4%	- 0.1%
<b>All Construction Types</b>	<b>98.9%</b>	<b>100.7%</b>	<b>+ 1.8%</b>

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.

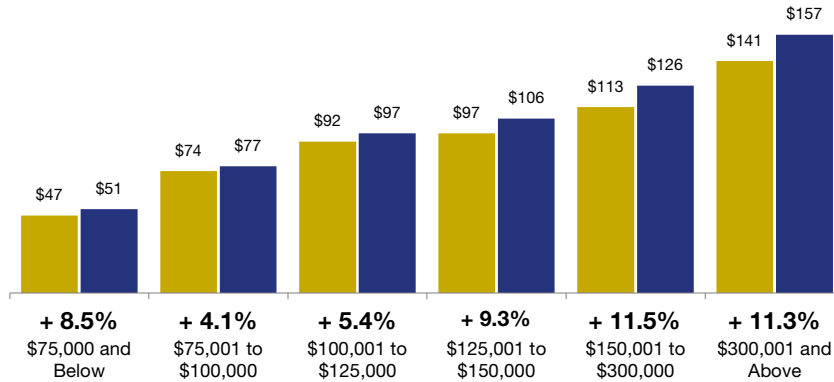
# Price Per Square Foot

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



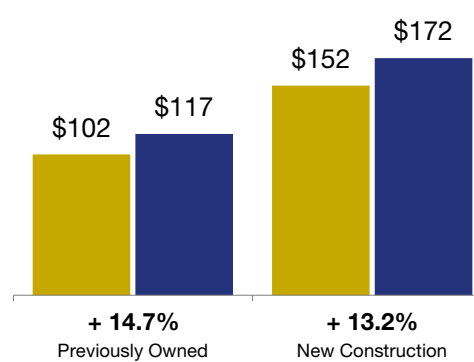
## By Price Range

■ 6-2021 ■ 6-2022



## By Construction Type

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



## All Properties

### By Price Range

	6-2021	6-2022	Change
\$75,000 and Below	\$47	\$51	+ 8.5%
\$75,001 to \$100,000	\$74	\$77	+ 4.1%
\$100,001 to \$125,000	\$92	\$97	+ 5.4%
\$125,001 to \$150,000	\$97	\$106	+ 9.3%
\$150,001 to \$300,000	\$113	\$126	+ 11.5%
\$300,001 and Above	\$141	\$157	+ 11.3%
<b>All Price Ranges</b>	<b>\$106</b>	<b>\$121</b>	<b>+ 14.2%</b>

## Single-Family

	6-2021	6-2022	Change
\$75,000 and Below	\$47	\$50	+ 6.4%
\$75,001 to \$100,000	\$74	\$77	+ 4.1%
\$100,001 to \$125,000	\$92	\$97	+ 5.4%
\$125,001 to \$150,000	\$97	\$105	+ 8.2%
\$150,001 to \$300,000	\$112	\$125	+ 11.6%
\$300,001 and Above	\$139	\$156	+ 12.2%
<b>All Price Ranges</b>	<b>\$105</b>	<b>\$120</b>	<b>+ 14.3%</b>

## Condo

	6-2021	6-2022	Change
\$75,000 and Below	\$61	\$73	+ 19.7%
\$75,001 to \$100,000	\$80	\$72	- 10.0%
\$100,001 to \$125,000	\$95	\$102	+ 7.4%
\$125,001 to \$150,000	\$113	\$131	+ 15.9%
\$150,001 to \$300,000	\$129	\$144	+ 11.6%
\$300,001 and Above	\$164	\$181	+ 10.4%
<b>All Price Ranges</b>	<b>\$125</b>	<b>\$147</b>	<b>+ 17.6%</b>

### By Construction Type

	6-2021	6-2022	Change
Previously Owned	\$102	\$117	+ 14.7%
New Construction	\$152	\$172	+ 13.2%
<b>All Construction Types</b>	<b>\$106</b>	<b>\$121</b>	<b>+ 14.2%</b>

	6-2021	6-2022	Change
Previously Owned	\$101	\$116	+ 14.9%
New Construction	\$150	\$171	+ 14.0%
<b>All Construction Types</b>	<b>\$105</b>	<b>\$120</b>	<b>+ 14.3%</b>

	6-2021	6-2022	Change
Previously Owned	\$117	\$142	+ 21.4%
New Construction	\$165	\$184	+ 11.5%
<b>All Construction Types</b>	<b>\$125</b>	<b>\$147</b>	<b>+ 17.6%</b>

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.

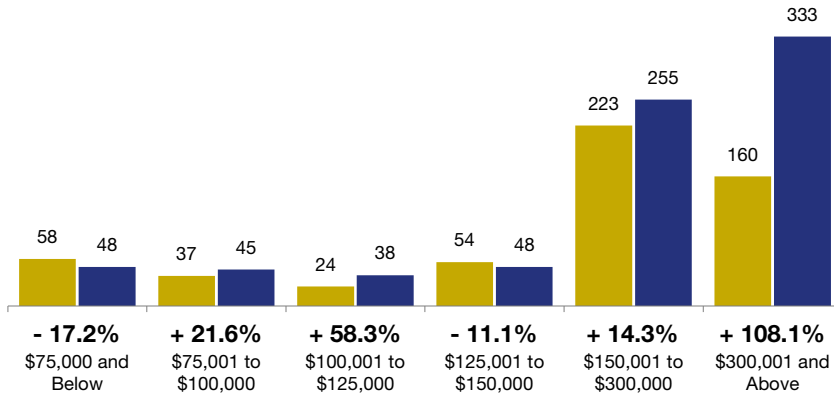
# Inventory of Homes for Sale

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



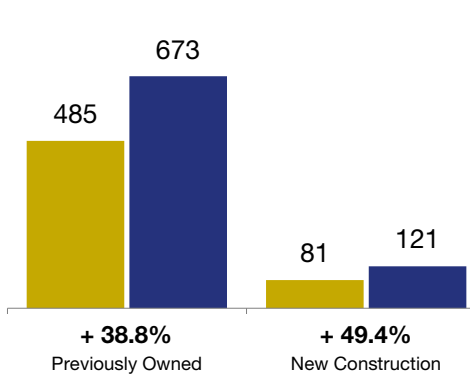
## By Price Range

■ 6-2021 ■ 6-2022



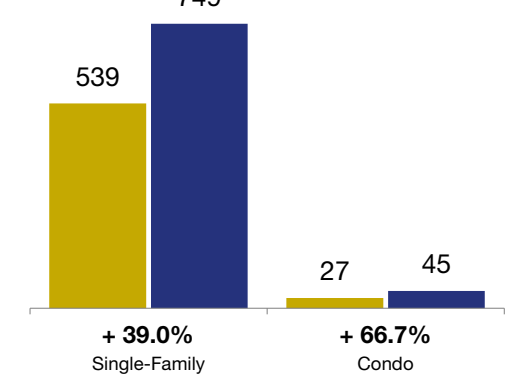
## By Construction Type

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



### All Properties

By Price Range	6-2021	6-2022	Change
\$75,000 and Below	58	48	- 17.2%
\$75,001 to \$100,000	37	45	+ 21.6%
\$100,001 to \$125,000	24	38	+ 58.3%
\$125,001 to \$150,000	54	48	- 11.1%
\$150,001 to \$300,000	223	255	+ 14.3%
\$300,001 and Above	160	333	+ 108.1%
<b>All Price Ranges</b>	<b>566</b>	<b>794</b>	<b>+ 40.3%</b>

### Single-Family

6-2021	6-2022	Change
58	48	- 17.2%
35	45	+ 28.6%
23	37	+ 60.9%
54	48	- 11.1%
213	241	+ 13.1%
146	303	+ 107.5%
<b>539</b>	<b>749</b>	<b>+ 39.0%</b>

### Condo

6-2021	6-2022	Change
0	0	0.0%
2	0	- 100.0%
1	1	0.0%
0	0	0.0%
10	14	+ 40.0%
14	30	+ 114.3%
<b>27</b>	<b>45</b>	<b>+ 66.7%</b>

By Construction Type	6-2021	6-2022	Change
Previously Owned	485	673	+ 38.8%
New Construction	81	121	+ 49.4%
<b>All Construction Types</b>	<b>566</b>	<b>794</b>	<b>+ 40.3%</b>

6-2021	6-2022	Change
464	644	+ 38.8%
75	105	+ 40.0%
<b>539</b>	<b>749</b>	<b>+ 39.0%</b>

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.

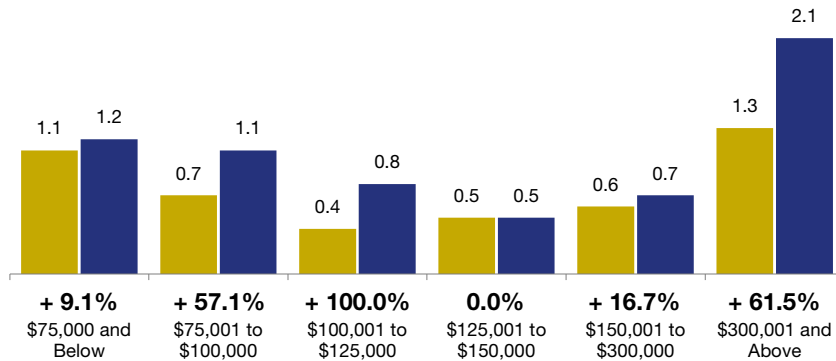
# Months Supply of Inventory

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.



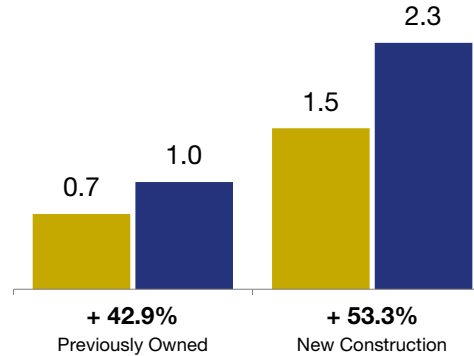
## By Price Range

■ 6-2021 ■ 6-2022



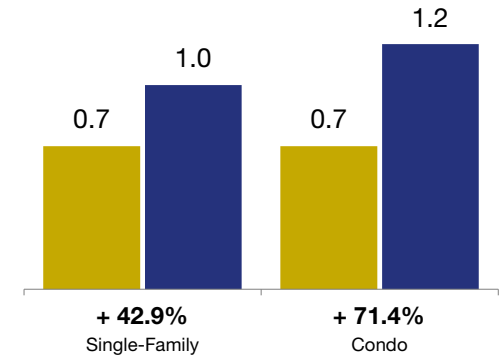
## By Construction Type

■ 6-2021 ■ 6-2022



## By Property Type

■ 6-2021 ■ 6-2022



## All Properties

### By Price Range

	6-2021	6-2022	Change
\$75,000 and Below	1.1	1.2	+ 9.1%
\$75,001 to \$100,000	0.7	1.1	+ 57.1%
\$100,001 to \$125,000	0.4	0.8	+ 100.0%
\$125,001 to \$150,000	0.5	0.5	0.0%
\$150,001 to \$300,000	0.6	0.7	+ 16.7%
\$300,001 and Above	1.3	2.1	+ 61.5%
<b>All Price Ranges</b>	<b>0.7</b>	<b>1.1</b>	<b>+ 57.1%</b>

## Single-Family

	6-2021	6-2022	Change
\$75,000 and Below	1.2	1.2	0.0%
\$75,001 to \$100,000	0.7	1.1	+ 57.1%
\$100,001 to \$125,000	0.4	0.8	+ 100.0%
\$125,001 to \$150,000	0.5	0.6	+ 20.0%
\$150,001 to \$300,000	0.7	0.7	0.0%
\$300,001 and Above	1.2	2.0	+ 66.7%
<b>All Price Ranges</b>	<b>0.7</b>	<b>1.0</b>	<b>+ 42.9%</b>

## Condo

	6-2021	6-2022	Change
\$75,000 and Below	0.0	0.0	0.0%
\$75,001 to \$100,000	1.2	0.0	- 100.0%
\$100,001 to \$125,000	0.3	0.9	+ 200.0%
\$125,001 to \$150,000	0.0	0.0	0.0%
\$150,001 to \$300,000	0.5	0.6	+ 20.0%
\$300,001 and Above	2.0	3.5	+ 75.0%
<b>All Price Ranges</b>	<b>0.7</b>	<b>1.2</b>	<b>+ 71.4%</b>

### By Construction Type

	6-2021	6-2022	Change
Previously Owned	0.7	1.0	+ 42.9%
New Construction	1.5	2.3	+ 53.3%
<b>All Construction Types</b>	<b>0.7</b>	<b>1.1</b>	<b>+ 57.1%</b>

	6-2021	6-2022	Change
Previously Owned	0.7	1.0	+ 42.9%
New Construction	1.5	2.2	+ 46.7%
<b>All Construction Types</b>	<b>0.7</b>	<b>1.0</b>	<b>+ 42.9%</b>

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.