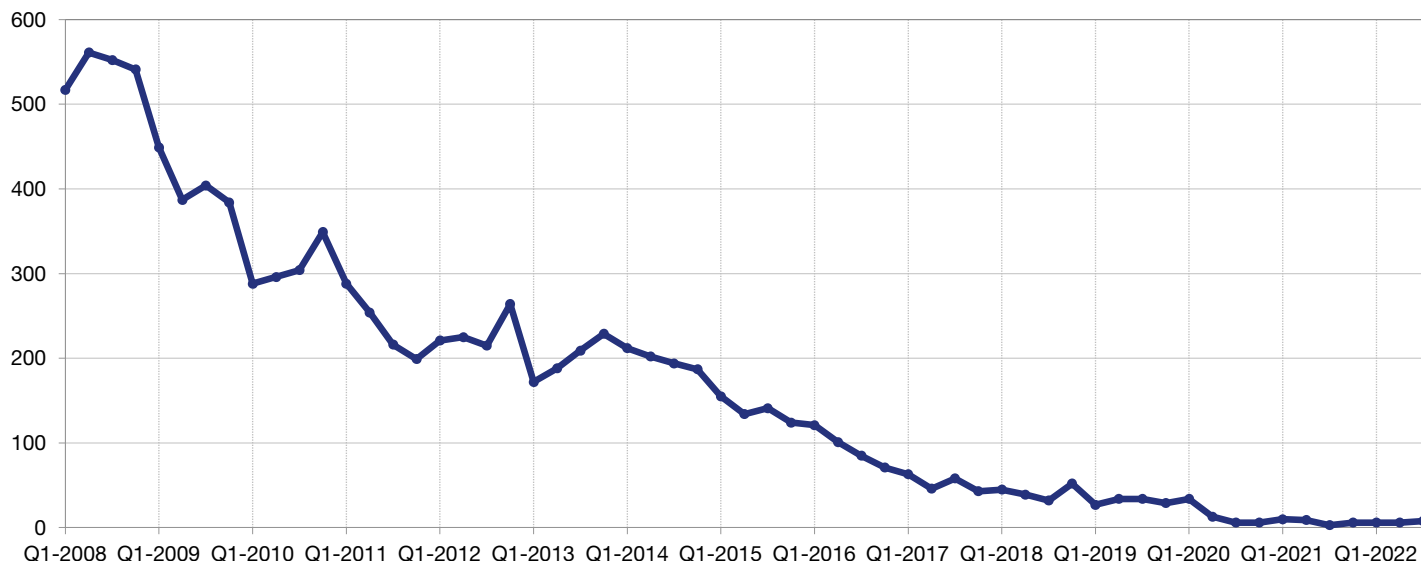


Foreclosure Report

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



Q3-2022 Update

New Listings in the Fort Wayne region decreased 6.4 percent to 2,827.

- Traditional New Listings decreased 6.3 percent to 2,813.
- Foreclosure New Listings decreased 12.5 percent to 14.
- Share of all New Listings that were foreclosures fell to 0.5 percent.

Closed Sales were down 14.3 percent to 2,466.

- Traditional Closed Sales were down 13.8 percent to 2,459.
- Foreclosure Closed Sales were down 69.6 percent to 7.
- Share of all Closed Sales that were foreclosures fell to 0.3 percent.

The Median Sales Price rose 22.8 percent to \$214,900.

- The traditional Median Sales Price rose 21.5 percent to \$215,000.
- The foreclosure Median Sales Price declined 28.3 percent to \$43,000.

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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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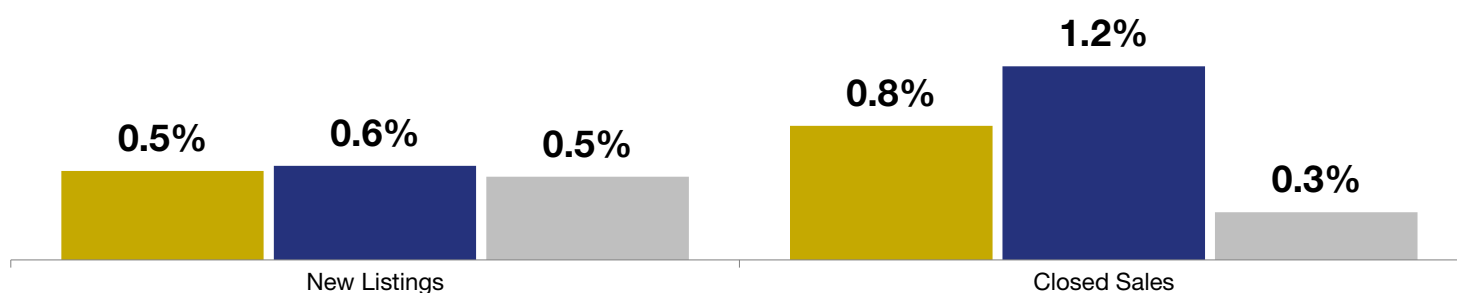


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022
New Listings	16	17	14	- 12.5%	3,003	3,011	2,813	- 6.3%	3,019	3,028	2,827	- 6.4%	0.5%	0.6%	0.5%
Closed Sales	23	30	7	- 69.6%	2,854	2,565	2,459	- 13.8%	2,877	2,595	2,466	- 14.3%	0.8%	1.2%	0.3%

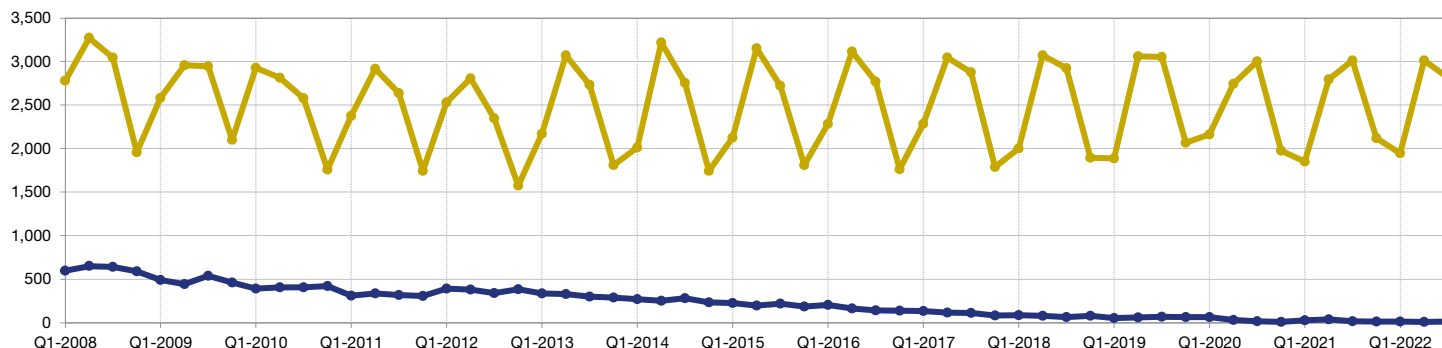
Market Share of Foreclosures

■ Q3-2020 ■ Q3-2021 ■ Q3-2022



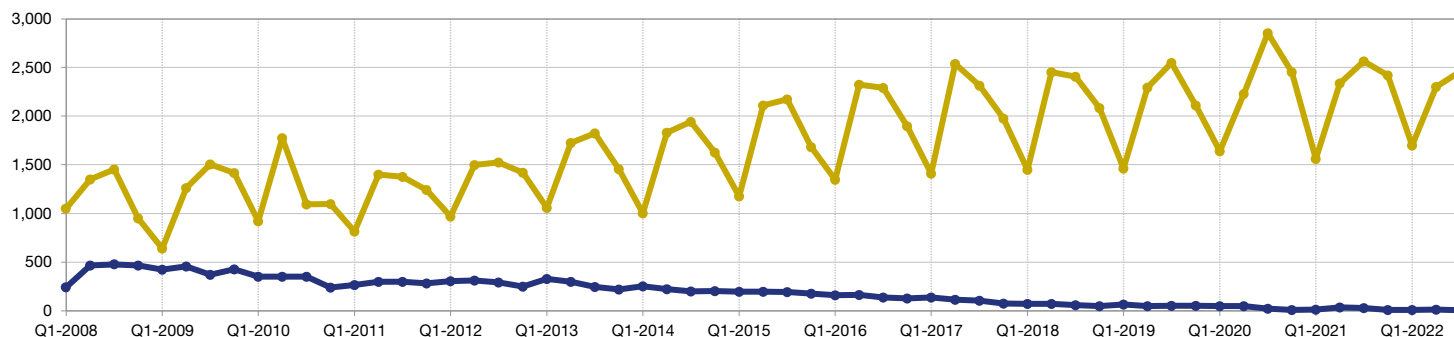
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



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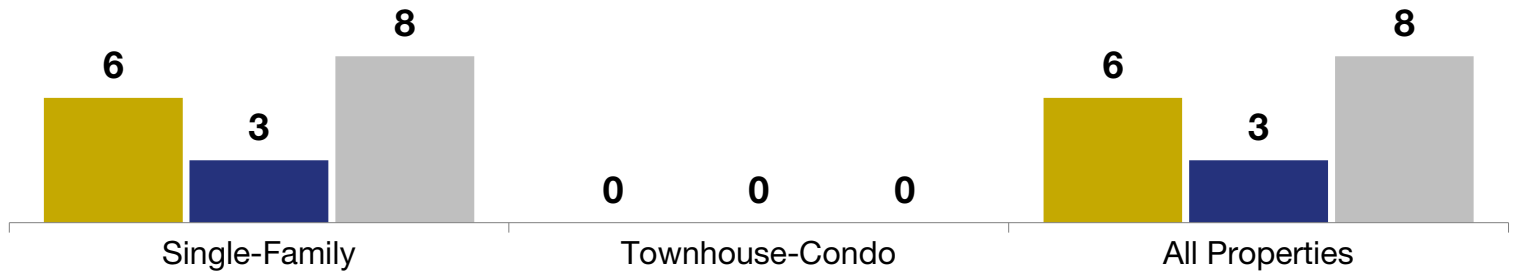


Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022
Single-Family	6	3	8	+ 33.3%	785	734	949	+ 20.9%	791	737	957	+ 21.0%	0.8%	0.4%	0.8%
Townhouse-Condo	0	0	0	--	57	38	45	- 21.1%	57	38	45	- 21.1%	0.0%	0.0%	0.0%
All Properties	6	3	8	+ 33.3%	842	772	994	+ 18.1%	848	775	1,002	+ 18.2%	0.7%	0.4%	0.8%

Foreclosure Inventory by Property Type

■ Q3-2020 ■ Q3-2021 ■ Q3-2022

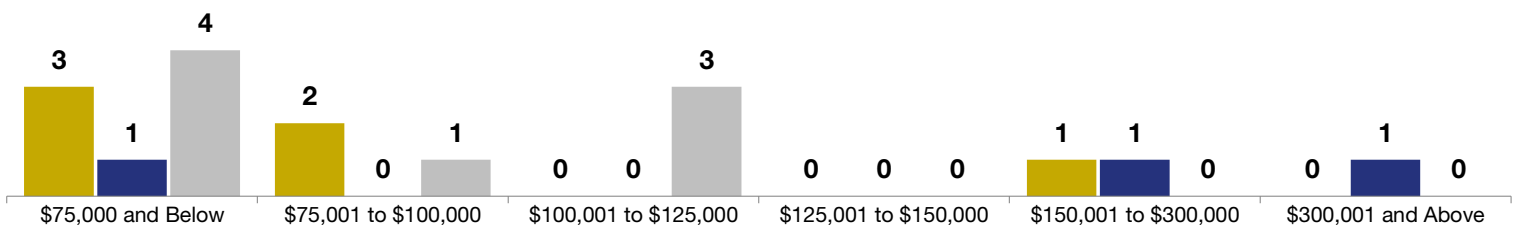


Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022
\$75,000 and Below	3	1	4	+ 33.3%	104	66	49	- 52.9%	107	67	53	- 50.5%	2.8%	1.5%	7.5%
\$75,001 to \$100,000	2	0	1	- 50.0%	77	47	48	- 37.7%	79	47	49	- 38.0%	2.5%	0.0%	2.0%
\$100,001 to \$125,000	0	0	3	--	53	50	36	- 32.1%	53	50	39	- 26.4%	0.0%	0.0%	7.7%
\$125,001 to \$150,000	0	0	0	--	83	66	70	- 15.7%	83	66	70	- 15.7%	0.0%	0.0%	0.0%
\$150,001 to \$300,000	1	1	0	- 100.0%	332	327	333	+ 0.3%	333	328	333	0.0%	0.3%	0.3%	0.0%
\$300,001 and Above	0	1	0	--	193	216	442	+ 129.0%	193	217	442	+ 129.0%	0.0%	0.5%	0.0%
All Prices	6	3	8	+ 33.3%	842	772	994	+ 18.1%	848	775	1,002	+ 18.2%	0.7%	0.4%	0.8%

Foreclosure Inventory by Price Range

■ Q3-2020 ■ Q3-2021 ■ Q3-2022



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Median Sales Price

Foreclosures

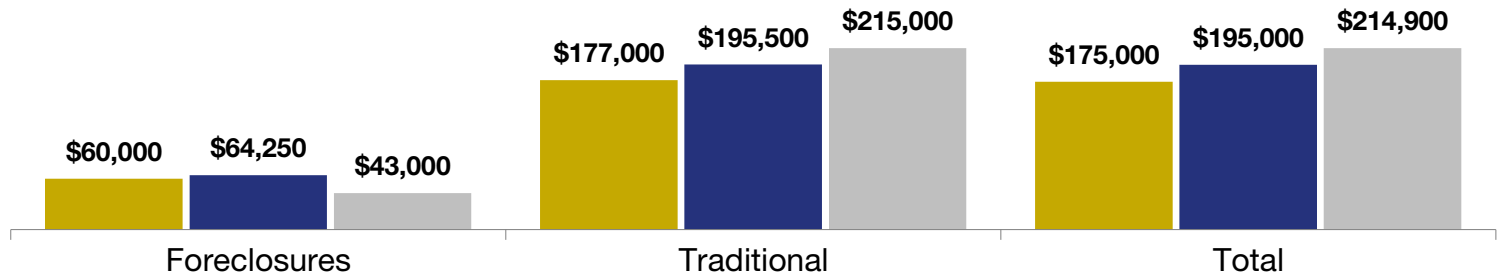
Traditional

Total

	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg
Single-Family	\$60,000	\$64,250	\$43,000	- 28.3%	\$175,000	\$195,000	\$211,250	+ 20.7%	\$174,900	\$194,900	\$210,500	+ 20.4%
Condo-Townhome	\$0	\$0	\$0	--	\$195,804	\$205,838	\$235,000	+ 20.0%	\$195,804	\$205,838	\$235,000	+ 20.0%
All Properties	\$60,000	\$64,250	\$43,000	- 28.3%	\$177,000	\$195,500	\$215,000	+ 21.5%	\$175,000	\$195,000	\$214,900	+ 22.8%

Median Sales Price for All Properties

■ Q3-2020 ■ Q3-2021 ■ Q3-2022



Percent of Original List Price Received

Foreclosures

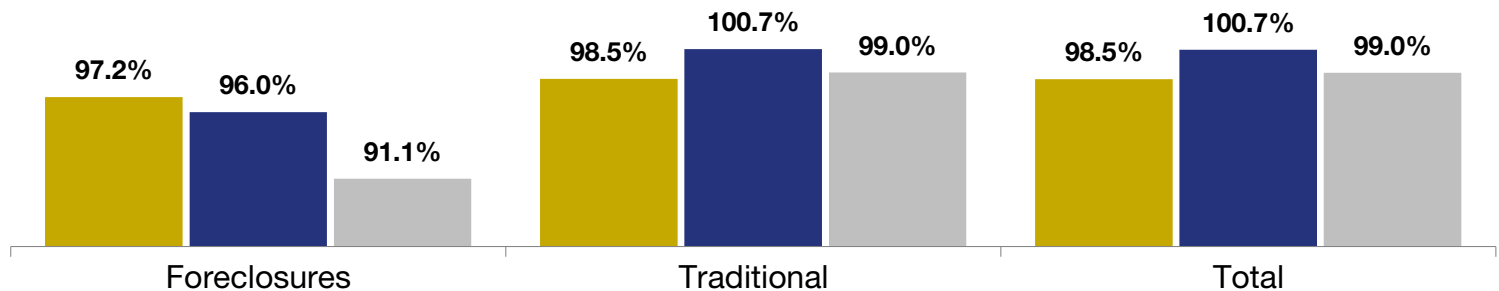
Traditional

Total

	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg	Q3-2020	Q3-2021	Q3-2022	2-Yr Chg
Single-Family	97.2%	96.0%	91.1%	- 6.3%	98.5%	100.7%	98.9%	+ 0.4%	98.5%	100.7%	98.9%	+ 0.4%
Condo-Townhome	0.0%	0.0%	0.0%	--	98.3%	100.8%	100.2%	+ 2.0%	98.3%	100.8%	100.2%	+ 2.0%
All Properties	97.2%	96.0%	91.1%	- 6.3%	98.5%	100.7%	99.0%	+ 0.5%	98.5%	100.7%	99.0%	+ 0.5%

Percent of Original List Price Received for All Properties

■ Q3-2020 ■ Q3-2021 ■ Q3-2022



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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 Q3-2022			Closed Sales for the Last 12 Months Through Q3-2022		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	10	0	0.0%	89	1	1.1%
AD02 – Adams-Kirkland, Washington, St. Marys	18	0	0.0%	103	1	1.0%
AD03 – Adams-French, Monroe, Blue Creek	7	0	0.0%	32	1	3.1%
AD04 – Adams-Hartford, Wabash, Jefferson	5	0	0.0%	47	0	0.0%
AL01 – Allen-Eel River, Lake, Perry	125	0	0.0%	939	1	0.1%
AL02 – Allen-Cedar Creek, Springfield, Scipio	30	0	0.0%	222	0	0.0%
AL03 – Allen-Washington	46	0	0.0%	559	2	0.4%
AL04 – Allen-St. Joseph	77	0	0.0%	1,230	0	0.0%
AL05 – Allen-Milan, Maumee	11	0	0.0%	47	0	0.0%
AL06 – Allen-Aboite, Lafayette	115	0	0.0%	942	0	0.0%
AL07 – Allen-Wayne, Pleasant	141	0	0.0%	1,527	6	0.4%
AL08 – Allen-Adams, Marion	53	1	1.9%	452	3	0.7%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	5	0	0.0%	64	1	1.6%
DE00 – Dekalb	59	1	1.7%	501	4	0.8%
HU01 – Huntington-Warren, Clear Creek, Jackson	11	0	0.0%	93	1	1.1%
HU02 – Huntington-Dallas, Huntington, Union	29	0	0.0%	392	2	0.5%
HU03 – Huntington-Polk, Lancaster, Rock Creek	8	0	0.0%	20	0	0.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	3	0	0.0%	25	0	0.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	0	0	--	6	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	8	0	0.0%	21	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	3	0	0.0%	4	0	0.0%
NO00 – Noble	5	0	0.0%	35	0	0.0%
WE01 – Wells-Union, Jefferson	13	0	0.0%	118	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	5	0	0.0%	61	0	0.0%
WE03 – Wells-Liberty, Harrison	9	0	0.0%	129	1	0.8%
WE04 – Wells-Jackson, Chester, Nottingham	2	0	0.0%	17	1	5.9%
WH01 – Whitley-Etna, Troy, Thorn, Smith	1	0	0.0%	62	0	0.0%
WH02 – Whitley-Richland, Clevela	6	0	0.0%	54	1	1.9%
WH03 – Whitley-Columbia, Union	28	0	0.0%	237	1	0.4%
WH04 – Whitley-Washington, Jefferson	3	0	0.0%	33	0	0.0%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q3-2021	Last 12 Months Through Q3-2022	1-Year Change	Last 12 Months Through Q3-2021	Last 12 Months Through Q3-2022	1-Year Change
AD01 – Adams-Preble, Root, Union	\$0	\$36,400	--	\$159,700	\$175,000	+ 9.6%
AD02 – Adams-Kirkland, Washington, St. Marys	\$50,000	\$60,000	+ 20.0%	\$111,500	\$155,500	+ 39.5%
AD03 – Adams-French, Monroe, Blue Creek	\$0	\$60,000	--	\$117,950	\$153,500	+ 30.1%
AD04 – Adams-Hartford, Wabash, Jefferson	\$38,000	\$0	- 100.0%	\$110,500	\$167,500	+ 51.6%
AL01 – Allen-Eel River, Lake, Perry	\$222,979	\$46,400	- 79.2%	\$275,450	\$320,000	+ 16.2%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$0	\$0	--	\$294,900	\$333,400	+ 13.1%
AL03 – Allen-Washington	\$70,060	\$68,175	- 2.7%	\$183,275	\$219,900	+ 20.0%
AL04 – Allen-St. Joseph	\$152,500	\$0	- 100.0%	\$180,000	\$205,250	+ 14.0%
AL05 – Allen-Milan, Maumee	\$0	\$0	--	\$179,500	\$209,900	+ 16.9%
AL06 – Allen-Aboite, Lafayette	\$179,900	\$0	- 100.0%	\$284,900	\$303,900	+ 6.7%
AL07 – Allen-Wayne, Pleasant	\$43,000	\$63,680	+ 48.1%	\$122,501	\$135,000	+ 10.2%
AL08 – Allen-Adams, Marion	\$60,250	\$58,500	- 2.9%	\$149,950	\$170,450	+ 13.7%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$101,225	\$42,000	- 58.5%	\$179,750	\$177,750	- 1.1%
DE00 – Dekalb	\$79,900	\$47,500	- 40.6%	\$180,000	\$190,000	+ 5.6%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$0	\$245,900	--	\$186,000	\$230,683	+ 24.0%
HU02 – Huntington-Dallas, Huntington, Union	\$84,450	\$33,000	- 60.9%	\$124,950	\$135,500	+ 8.4%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$0	\$0	--	\$189,950	\$192,000	+ 1.1%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$25,000	\$0	- 100.0%	\$120,000	\$125,000	+ 4.2%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$127,500	\$98,500	- 22.7%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$90,000	\$0	- 100.0%	\$126,000	\$120,000	- 4.8%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$130,000	\$67,950	- 47.7%
NO00 – Noble	\$0	\$0	--	\$163,500	\$188,000	+ 15.0%
WE01 – Wells-Union, Jefferson	\$345,500	\$0	- 100.0%	\$173,000	\$197,000	+ 13.9%
WE02 – Wells-Rockcreek, Lancaster	\$91,000	\$0	- 100.0%	\$225,000	\$235,000	+ 4.4%
WE03 – Wells-Liberty, Harrison	\$0	\$71,250	--	\$140,000	\$150,000	+ 7.1%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$37,000	--	\$156,000	\$118,000	- 24.4%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$0	\$0	--	\$170,000	\$165,500	- 2.6%
WH02 – Whitley-Richland, Clevela	\$321,000	\$90,500	- 71.8%	\$142,500	\$155,000	+ 8.8%
WH03 – Whitley-Columbia, Union	\$186,000	\$43,000	- 76.9%	\$169,900	\$215,000	+ 26.5%
WH04 – Whitley-Washington, Jefferson	\$270,000	\$0	- 100.0%	\$235,000	\$288,000	+ 22.6%

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