

# Housing Supply Overview

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



## September 2022

Builder confidence declined for the ninth consecutive month in September, as high home prices, rising interest rates, and elevated building costs continue to impact affordability, reducing buyer traffic and hindering new home sales, according to the National Association of Home Builders (NAHB) / Wells Fargo Housing Market Index (HMI). The NAHB reports builder confidence dropped 3 points to 46 in September; by contrast, the index stood at 83 in January, when interest rates were half of what they are now. For the 12-month period spanning October 2021 through September 2022, Closed Sales in the Fort Wayne region were down 0.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 31.7 percent.

The overall Median Sales Price was up 12.1 percent to \$205,000. The property type with the largest price gain was the Condo segment, where prices increased 20.1 percent to \$231,108. The overall Percent of Original List Price Received at Sale was down 0.1 percent to 99.7%.

Market-wide, inventory levels were up 29.3 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 29.9 percent. That amounts to 1.4 months supply for Single-Family homes and 1.2 months supply for Condos.

## Quick Facts

**+ 31.7%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 6.3%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**+ 2.5%**

Property Type with  
Strongest Closed Sales:

**Condo**

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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.

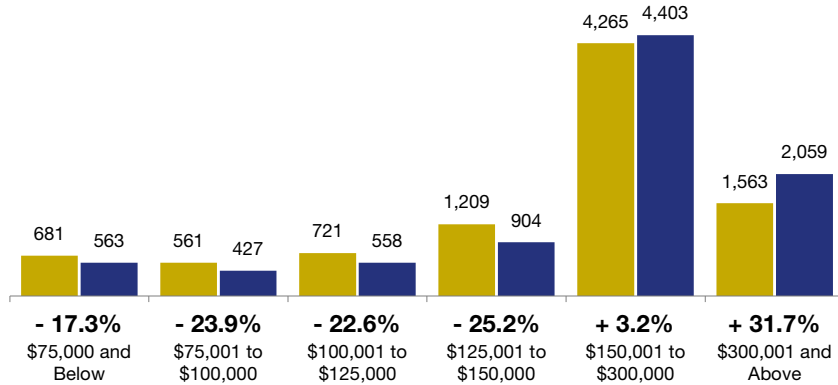
# Closed Sales

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



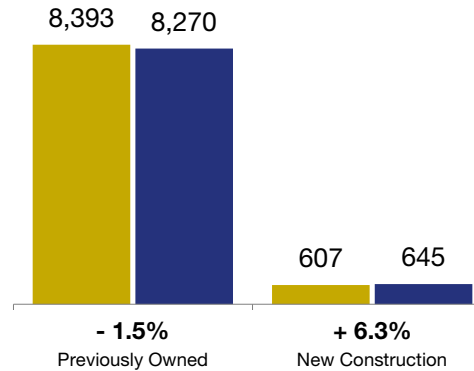
## By Price Range

■ 9-2021 ■ 9-2022



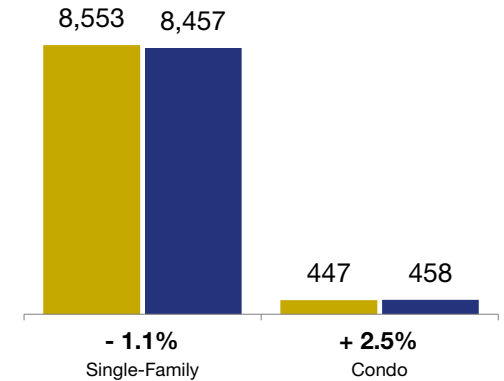
## By Construction Type

■ 9-2021 ■ 9-2022



## By Property Type

■ 9-2021 ■ 9-2022



### All Properties

#### By Price Range

	9-2021	9-2022	Change
\$75,000 and Below	681	563	- 17.3%
\$75,001 to \$100,000	561	427	- 23.9%
\$100,001 to \$125,000	721	558	- 22.6%
\$125,001 to \$150,000	1,209	904	- 25.2%
\$150,001 to \$300,000	4,265	4,403	+ 3.2%
\$300,001 and Above	1,563	2,059	+ 31.7%
<b>All Price Ranges</b>	<b>9,000</b>	<b>8,915</b>	<b>- 0.9%</b>

### Single-Family

	9-2021	9-2022	Change
\$75,000 and Below	656	549	- 16.3%
\$75,001 to \$100,000	547	417	- 23.8%
\$100,001 to \$125,000	694	553	- 20.3%
\$125,001 to \$150,000	1,156	871	- 24.7%
\$150,001 to \$300,000	4,018	4,123	+ 2.6%
\$300,001 and Above	1,482	1,943	+ 31.1%
<b>All Price Ranges</b>	<b>8,553</b>	<b>8,457</b>	<b>- 1.1%</b>

### Condo

	9-2021	9-2022	Change
\$75,000 and Below	25	14	- 44.0%
\$75,001 to \$100,000	14	10	- 28.6%
\$100,001 to \$125,000	27	5	- 81.5%
\$125,001 to \$150,000	53	33	- 37.7%
\$150,001 to \$300,000	247	280	+ 13.4%
\$300,001 and Above	81	116	+ 43.2%
<b>All Price Ranges</b>	<b>447</b>	<b>458</b>	<b>+ 2.5%</b>

#### By Construction Type

	9-2021	9-2022	Change
Previously Owned	8,393	8,270	- 1.5%
New Construction	607	645	+ 6.3%
<b>All Construction Types</b>	<b>9,000</b>	<b>8,915</b>	<b>- 0.9%</b>

	9-2021	9-2022	Change
Previously Owned	8,009	7,867	- 1.8%
New Construction	544	590	+ 8.5%
<b>All Construction Types</b>	<b>8,553</b>	<b>8,457</b>	<b>- 1.1%</b>

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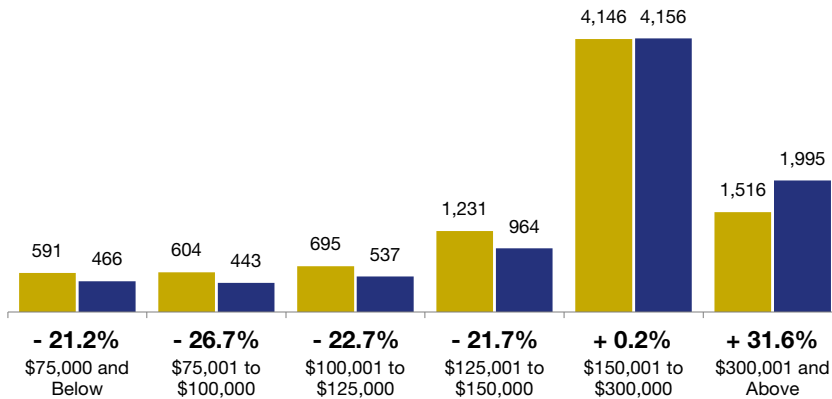
# Pending Sales

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



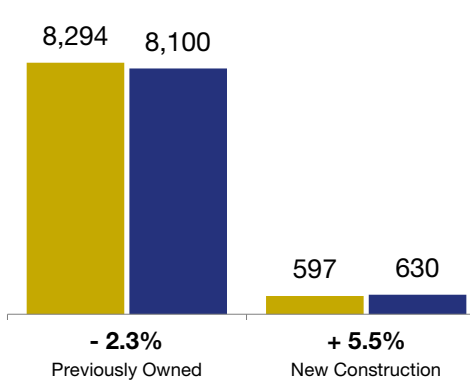
## By Price Range

■ 9-2021 ■ 9-2022



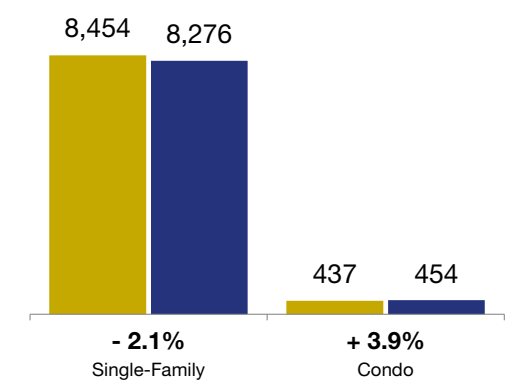
## By Construction Type

■ 9-2021 ■ 9-2022



## By Property Type

■ 9-2021 ■ 9-2022



## All Properties

### By Price Range

	9-2021	9-2022	Change
\$75,000 and Below	591	466	- 21.2%
\$75,001 to \$100,000	604	443	- 26.7%
\$100,001 to \$125,000	695	537	- 22.7%
\$125,001 to \$150,000	1,231	964	- 21.7%
\$150,001 to \$300,000	4,146	4,156	+ 0.2%
\$300,001 and Above	1,516	1,995	+ 31.6%
<b>All Price Ranges</b>	<b>8,891</b>	<b>8,730</b>	<b>- 1.8%</b>

## Single-Family

9-2021	9-2022	Change
566	452	- 20.1%
594	432	- 27.3%
668	528	- 21.0%
1,177	928	- 21.2%
3,913	3,892	- 0.5%
1,431	1,877	+ 31.2%
8,454	8,276	- 2.1%

## Condo

	9-2021	9-2022	Change
	25	14	- 44.0%
	10	11	+ 10.0%
	27	9	- 66.7%
	54	36	- 33.3%
	233	264	+ 13.3%
	85	118	+ 38.8%
	<b>437</b>	<b>454</b>	<b>+ 3.9%</b>

### By Construction Type

	9-2021	9-2022	Change
Previously Owned	8,294	8,100	- 2.3%
New Construction	597	630	+ 5.5%
<b>All Construction Types</b>	<b>8,891</b>	<b>8,730</b>	<b>- 1.8%</b>

9-2021	9-2022	Change
7,922	7,693	- 2.9%
532	583	+ 9.6%
<b>8,454</b>	<b>8,276</b>	<b>- 2.1%</b>

	9-2021	9-2022	Change
	372	407	+ 9.4%
	65	47	- 27.7%
	437	454	+ 3.9%

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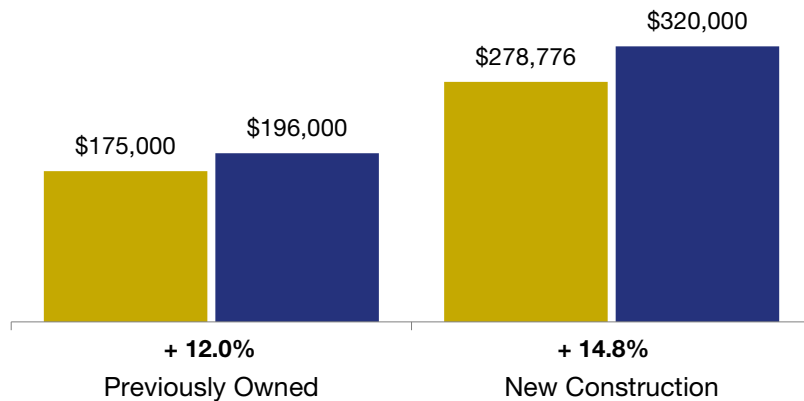
# Median Sales Price

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



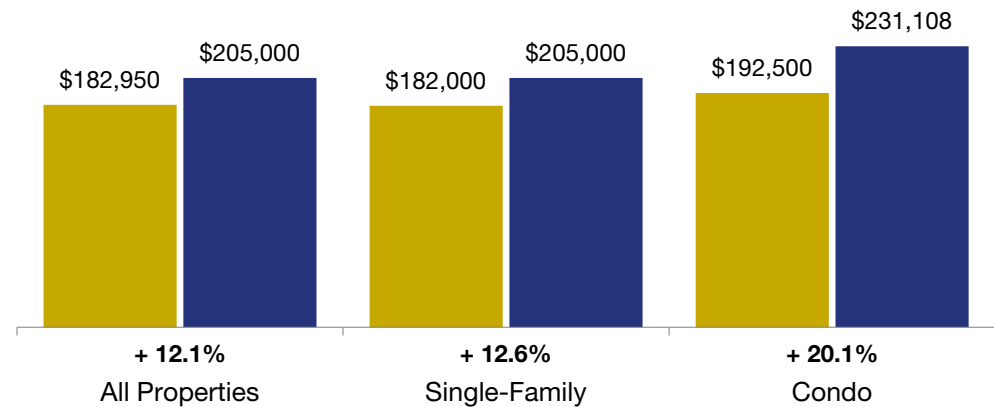
## By Construction Type

■ 9-2021 ■ 9-2022



## By Property Type

■ 9-2021 ■ 9-2022



### All Properties

By Construction Type	9-2021	9-2022	Change
Previously Owned	\$175,000	\$196,000	+ 12.0%
New Construction	\$278,776	\$320,000	+ 14.8%
<b>All Construction Types</b>	<b>\$182,950</b>	<b>\$205,000</b>	<b>+ 12.1%</b>

### Single-Family

9-2021	9-2022	Change
\$175,000	\$195,000	+ 11.4%
\$279,900	\$323,936	+ 15.7%
<b>\$182,000</b>	<b>\$205,000</b>	<b>+ 12.6%</b>

### Condo

9-2021	9-2022	Change
\$184,400	\$225,000	+ 22.0%
\$254,000	\$262,240	+ 3.2%
<b>\$192,500</b>	<b>\$231,108</b>	<b>+ 20.1%</b>

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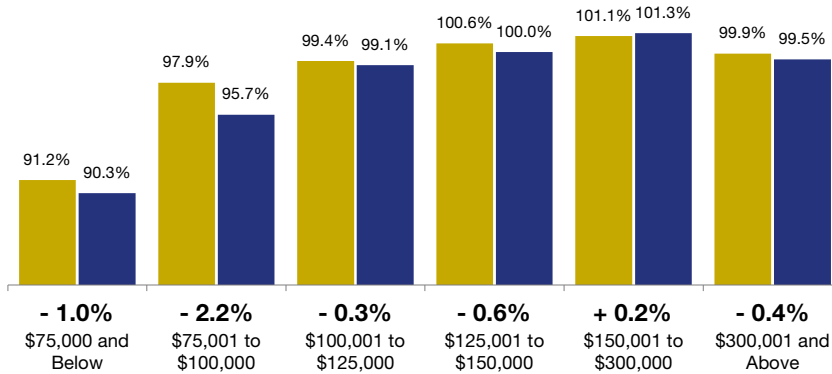
# Percent of Original List Price Received



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.**

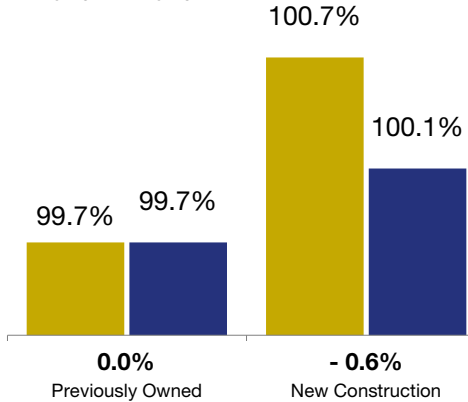
## By Price Range

■ 9-2021 ■ 9-2022



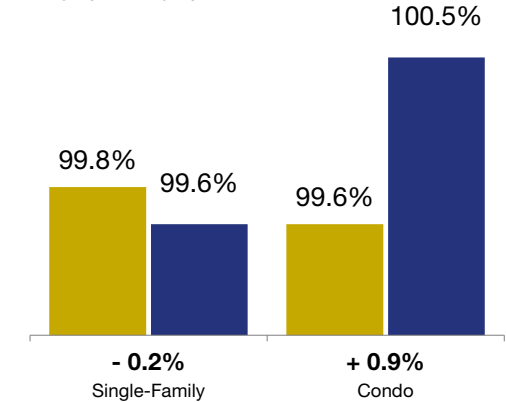
## By Construction Type

■ 9-2021 ■ 9-2022



## By Property Type

■ 9-2021 ■ 9-2022



## All Properties

### By Price Range

	9-2021	9-2022	Change
\$75,000 and Below	91.2%	90.3%	- 1.0%
\$75,001 to \$100,000	97.9%	95.7%	- 2.2%
\$100,001 to \$125,000	99.4%	99.1%	- 0.3%
\$125,001 to \$150,000	100.6%	100.0%	- 0.6%
\$150,001 to \$300,000	101.1%	101.3%	+ 0.2%
\$300,001 and Above	99.9%	99.5%	- 0.4%
<b>All Price Ranges</b>	<b>99.8%</b>	<b>99.7%</b>	<b>- 0.1%</b>

## Single-Family

	9-2021	9-2022	Change
\$75,000 and Below	91.1%	90.2%	- 1.0%
\$75,001 to \$100,000	98.0%	95.6%	- 2.4%
\$100,001 to \$125,000	99.4%	99.1%	- 0.3%
\$125,001 to \$150,000	100.7%	100.1%	- 0.6%
\$150,001 to \$300,000	101.1%	101.3%	+ 0.2%
\$300,001 and Above	99.9%	99.4%	- 0.5%
<b>All Price Ranges</b>	<b>99.8%</b>	<b>99.6%</b>	<b>- 0.2%</b>

## Condo

	9-2021	9-2022	Change
\$75,000 and Below	95.4%	94.8%	- 0.6%
\$75,001 to \$100,000	94.3%	100.0%	+ 6.0%
\$100,001 to \$125,000	99.0%	100.0%	+ 1.0%
\$125,001 to \$150,000	99.3%	99.5%	+ 0.2%
\$150,001 to \$300,000	100.7%	101.0%	+ 0.3%
\$300,001 and Above	99.1%	100.6%	+ 1.5%
<b>All Price Ranges</b>	<b>99.6%</b>	<b>100.5%</b>	<b>+ 0.9%</b>

### By Construction Type

	9-2021	9-2022	Change
Previously Owned	99.7%	99.7%	0.0%
New Construction	100.7%	100.1%	- 0.6%
<b>All Construction Types</b>	<b>99.8%</b>	<b>99.7%</b>	<b>- 0.1%</b>

	9-2021	9-2022	Change
Previously Owned	99.7%	99.6%	- 0.1%
New Construction	100.7%	100.0%	- 0.7%
<b>All Construction Types</b>	<b>99.8%</b>	<b>99.6%</b>	<b>- 0.2%</b>

	9-2021	9-2022	Change
Previously Owned	99.4%	100.6%	+ 1.2%
New Construction	100.9%	100.2%	- 0.7%
<b>All Construction Types</b>	<b>99.6%</b>	<b>100.5%</b>	<b>+ 0.9%</b>

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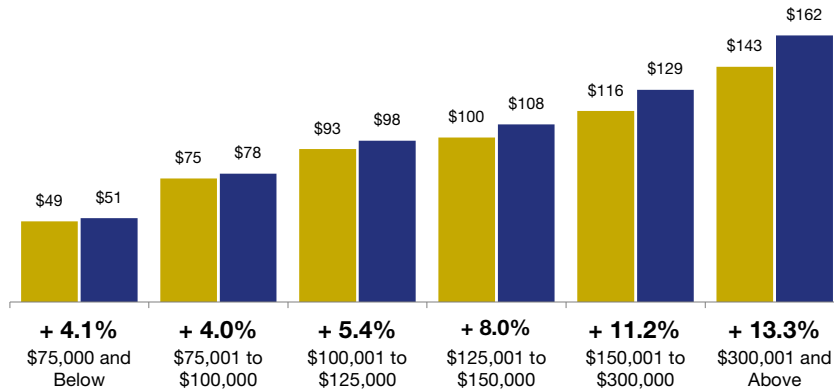
# Price Per Square Foot

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



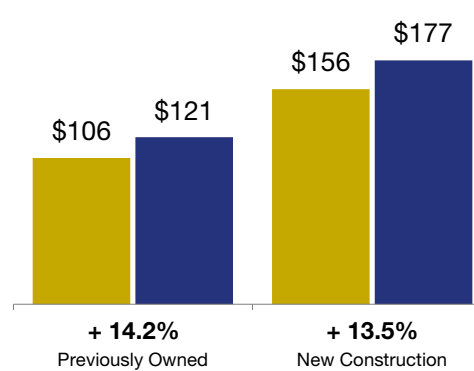
## By Price Range

■ 9-2021 ■ 9-2022



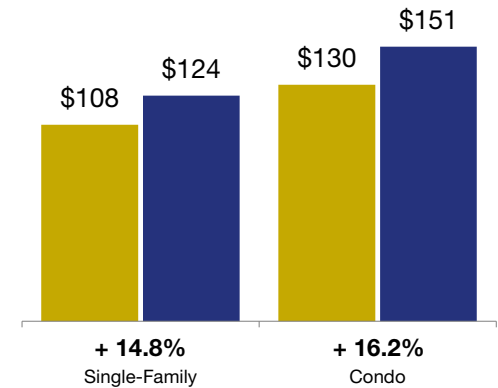
## By Construction Type

■ 9-2021 ■ 9-2022



## By Property Type

■ 9-2021 ■ 9-2022



## All Properties

### By Price Range

	9-2021	9-2022	Change
\$75,000 and Below	\$49	\$51	+ 4.1%
\$75,001 to \$100,000	\$75	\$78	+ 4.0%
\$100,001 to \$125,000	\$93	\$98	+ 5.4%
\$125,001 to \$150,000	\$100	\$108	+ 8.0%
\$150,001 to \$300,000	\$116	\$129	+ 11.2%
\$300,001 and Above	\$143	\$162	+ 13.3%
<b>All Price Ranges</b>	<b>\$109</b>	<b>\$125</b>	<b>+ 14.7%</b>

## Single-Family

9-2021	9-2022	Change
\$49	\$50	+ 2.0%
\$75	\$78	+ 4.0%
\$93	\$98	+ 5.4%
\$99	\$107	+ 8.1%
\$115	\$128	+ 11.3%
\$142	\$161	+ 13.4%
<b>\$108</b>	<b>\$124</b>	<b>+ 14.8%</b>

## Condo

	9-2021	9-2022	Change
	\$63	\$77	+ 22.2%
	\$77	\$83	+ 7.8%
	\$96	\$99	+ 3.1%
	\$116	\$131	+ 12.9%
	\$134	\$146	+ 9.0%
	\$167	\$183	+ 9.6%
	<b>\$130</b>	<b>\$151</b>	<b>+ 16.2%</b>

### By Construction Type

	9-2021	9-2022	Change
Previously Owned	\$106	\$121	+ 14.2%
New Construction	\$156	\$177	+ 13.5%
<b>All Construction Types</b>	<b>\$109</b>	<b>\$125</b>	<b>+ 14.7%</b>

9-2021	9-2022	Change
\$105	\$120	+ 14.3%
\$154	\$176	+ 14.3%
<b>\$108</b>	<b>\$124</b>	<b>+ 14.8%</b>

	9-2021	9-2022	Change
	\$123	\$146	+ 18.7%
	\$170	\$186	+ 9.4%
	\$130	\$151	+ 16.2%

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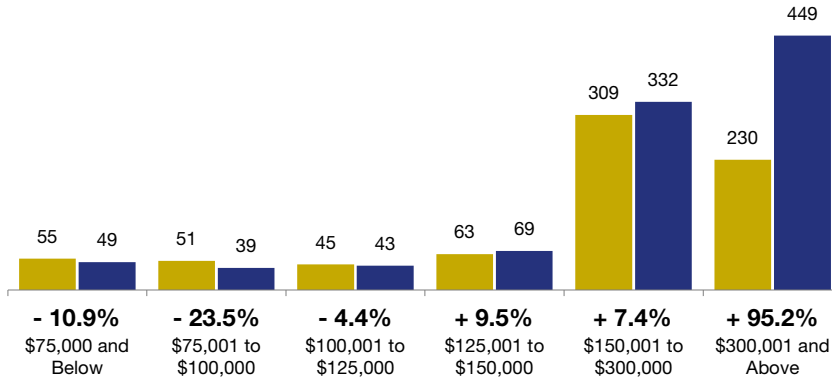
# Inventory of Homes for Sale

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



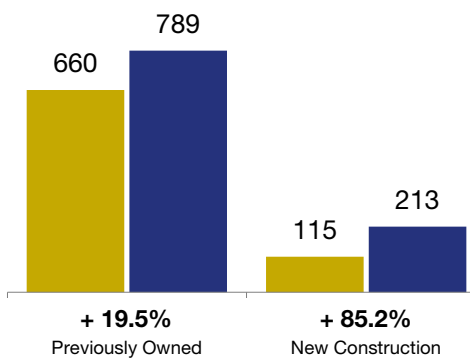
## By Price Range

■ 9-2021 ■ 9-2022



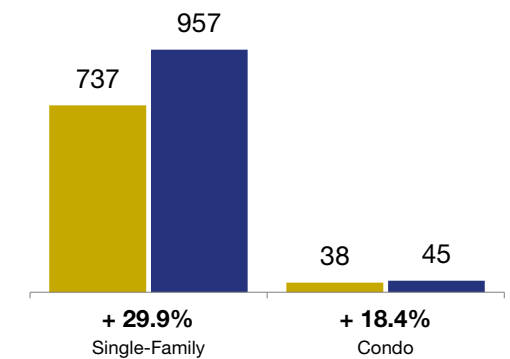
## By Construction Type

■ 9-2021 ■ 9-2022



## By Property Type

■ 9-2021 ■ 9-2022



### All Properties

#### By Price Range

	9-2021	9-2022	Change
\$75,000 and Below	55	49	- 10.9%
\$75,001 to \$100,000	51	39	- 23.5%
\$100,001 to \$125,000	45	43	- 4.4%
\$125,001 to \$150,000	63	69	+ 9.5%
\$150,001 to \$300,000	309	332	+ 7.4%
\$300,001 and Above	230	449	+ 95.2%
<b>All Price Ranges</b>	<b>775</b>	<b>1,002</b>	<b>+ 29.3%</b>

### Single-Family

	9-2021	9-2022	Change
\$75,000 and Below	55	49	- 10.9%
\$75,001 to \$100,000	49	39	- 20.4%
\$100,001 to \$125,000	44	42	- 4.5%
\$125,001 to \$150,000	63	68	+ 7.9%
\$150,001 to \$300,000	291	313	+ 7.6%
\$300,001 and Above	214	425	+ 98.6%
<b>All Price Ranges</b>	<b>737</b>	<b>957</b>	<b>+ 29.9%</b>

### Condo

	9-2021	9-2022	Change
\$75,000 and Below	0	0	0.0%
\$75,001 to \$100,000	2	0	- 100.0%
\$100,001 to \$125,000	1	1	0.0%
\$125,001 to \$150,000	0	1	--
\$150,001 to \$300,000	18	19	+ 5.6%
\$300,001 and Above	16	24	+ 50.0%
<b>All Price Ranges</b>	<b>38</b>	<b>45</b>	<b>+ 18.4%</b>

#### By Construction Type

	9-2021	9-2022	Change
Previously Owned	660	789	+ 19.5%
New Construction	115	213	+ 85.2%
<b>All Construction Types</b>	<b>775</b>	<b>1,002</b>	<b>+ 29.3%</b>

	9-2021	9-2022	Change
Previously Owned	631	762	+ 20.8%
New Construction	106	195	+ 84.0%
<b>All Construction Types</b>	<b>737</b>	<b>957</b>	<b>+ 29.9%</b>

	9-2021	9-2022	Change
Previously Owned	29	27	- 6.9%
New Construction	9	18	+ 100.0%
<b>All Construction Types</b>	<b>38</b>	<b>45</b>	<b>+ 18.4%</b>

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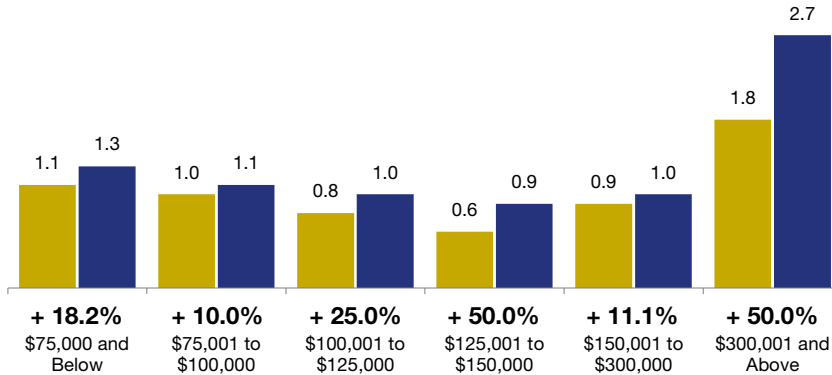
# Months Supply of Inventory

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.



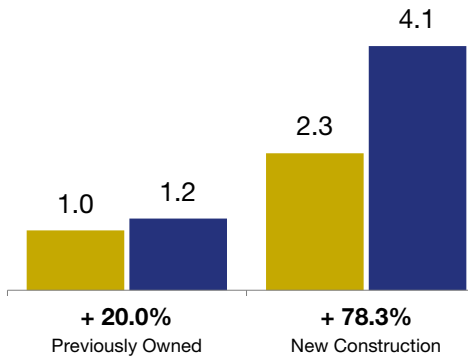
## By Price Range

■ 9-2021 ■ 9-2022



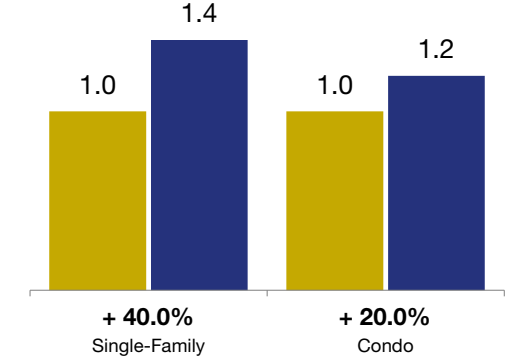
## By Construction Type

■ 9-2021 ■ 9-2022



## By Property Type

■ 9-2021 ■ 9-2022



### All Properties

#### By Price Range

	9-2021	9-2022	Change
\$75,000 and Below	1.1	1.3	+ 18.2%
\$75,001 to \$100,000	1.0	1.1	+ 10.0%
\$100,001 to \$125,000	0.8	1.0	+ 25.0%
\$125,001 to \$150,000	0.6	0.9	+ 50.0%
\$150,001 to \$300,000	0.9	1.0	+ 11.1%
\$300,001 and Above	1.8	2.7	+ 50.0%
<b>All Price Ranges</b>	<b>1.0</b>	<b>1.4</b>	<b>+ 40.0%</b>

### Single-Family

	9-2021	9-2022	Change
\$75,000 and Below	1.2	1.3	+ 8.3%
\$75,001 to \$100,000	1.0	1.1	+ 10.0%
\$100,001 to \$125,000	0.8	1.0	+ 25.0%
\$125,001 to \$150,000	0.6	0.9	+ 50.0%
\$150,001 to \$300,000	0.9	1.0	+ 11.1%
\$300,001 and Above	1.8	2.7	+ 50.0%
<b>All Price Ranges</b>	<b>1.0</b>	<b>1.4</b>	<b>+ 40.0%</b>

### Condo

	9-2021	9-2022	Change
\$75,000 and Below	0.0	0.0	0.0%
\$75,001 to \$100,000	1.4	0.0	- 100.0%
\$100,001 to \$125,000	0.4	0.9	+ 125.0%
\$125,001 to \$150,000	0.0	0.3	--
\$150,001 to \$300,000	0.9	0.9	0.0%
\$300,001 and Above	2.3	2.4	+ 4.3%
<b>All Price Ranges</b>	<b>1.0</b>	<b>1.2</b>	<b>+ 20.0%</b>

#### By Construction Type

	9-2021	9-2022	Change
Previously Owned	1.0	1.2	+ 20.0%
New Construction	2.3	4.1	+ 78.3%
<b>All Construction Types</b>	<b>1.0</b>	<b>1.4</b>	<b>+ 40.0%</b>

	9-2021	9-2022	Change
Previously Owned	1.0	1.2	+ 20.0%
New Construction	2.4	4.0	+ 66.7%
<b>All Construction Types</b>	<b>1.0</b>	<b>1.4</b>	<b>+ 40.0%</b>

	9-2021	9-2022	Change
Previously Owned	0.9	0.8	- 11.1%
New Construction	1.7	4.6	+ 170.6%
<b>All Construction Types</b>	<b>1.0</b>	<b>1.2</b>	<b>+ 20.0%</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.