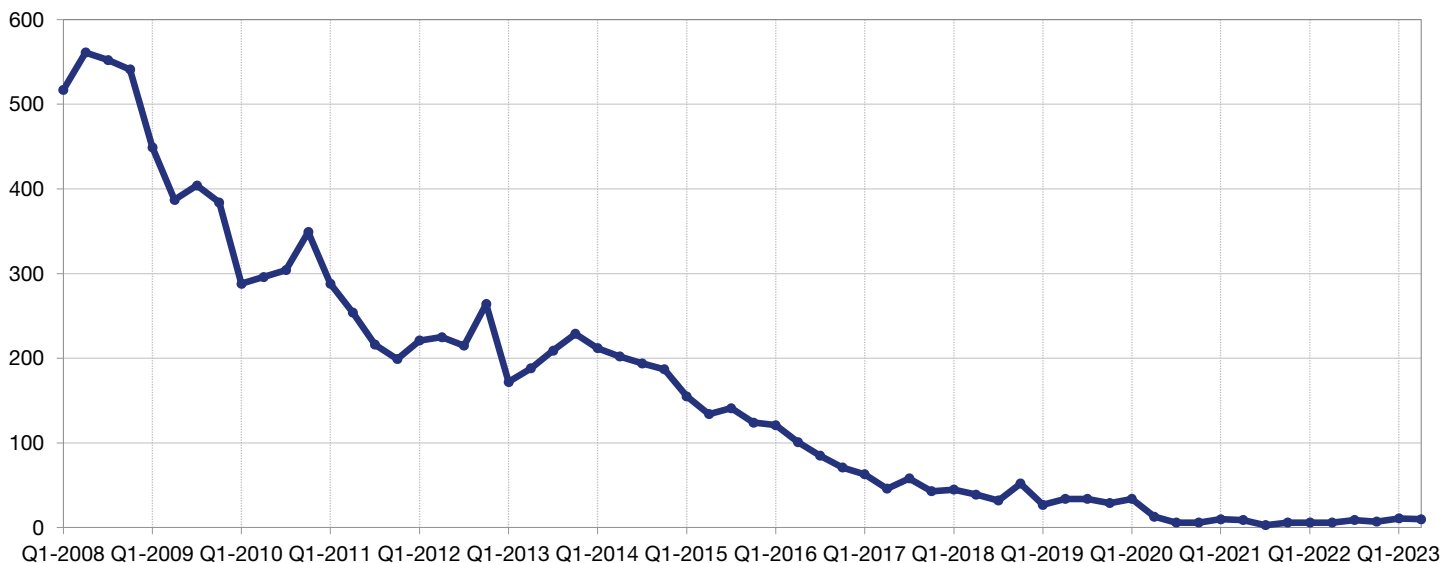


Foreclosure Report

A QUARTERLY UPDATE ON THE ROLE OF FORECLOSURES IN THE REGION – PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE



Number of Available Foreclosures for Sale



Q2-2023 Update

New Listings in the Fort Wayne region decreased 8.7 percent to 2,585.

- Traditional New Listings decreased 7.9 percent to 2,573.
- Foreclosure New Listings decreased 67.6 percent to 12.
- Share of all New Listings that were foreclosures rose to 0.5 percent.

Closed Sales were down 16.9 percent to 1,969.

- Traditional Closed Sales were down 16.2 percent to 1,958.
- Foreclosure Closed Sales were down 67.6 percent to 11.
- Share of all Closed Sales that were foreclosures rose to 0.6 percent.

The Median Sales Price rose 24.9 percent to \$234,900.

- The traditional Median Sales Price rose 23.7 percent to \$235,000.
- The foreclosure Median Sales Price rose 95.9 percent to \$90,131.

Table of Contents

New Listings, Closed Sales and Market Share of Foreclosures	2
Inventory of Homes for Sale by Property Type and Price Range	3
Median Sales Price and Percent of Original List Price Received	4
Inventory and Closed Sales by Area	5
Median Sales Price by Area	6

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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Foreclosure Report

A RESEARCH TOOL PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE

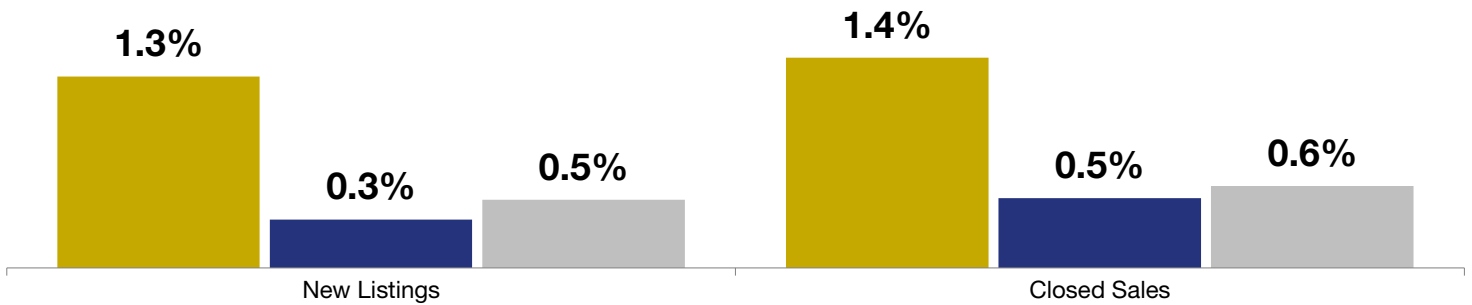


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023
New Listings	37	10	12	- 67.6%	2,795	3,023	2,573	- 7.9%	2,832	3,033	2,585	- 8.7%	1.3%	0.3%	0.5%
Closed Sales	34	11	11	- 67.6%	2,336	2,304	1,958	- 16.2%	2,370	2,315	1,969	- 16.9%	1.4%	0.5%	0.6%

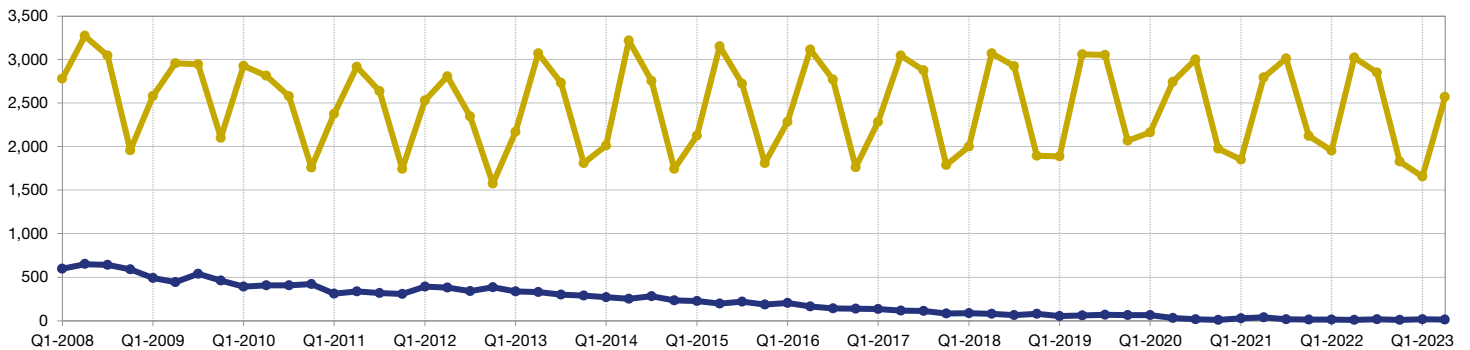
Market Share of Foreclosures

■ Q2-2021 ■ Q2-2022 ■ Q2-2023



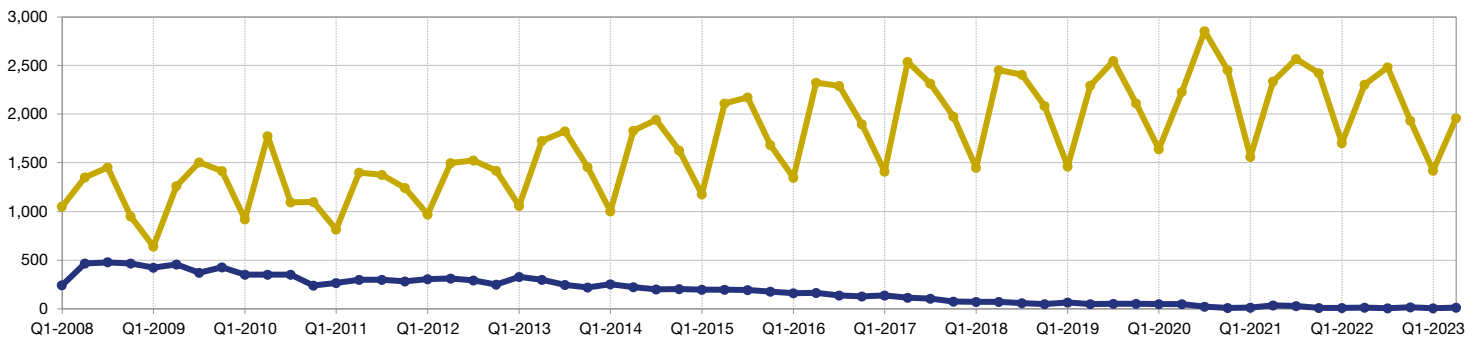
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



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Foreclosure Report

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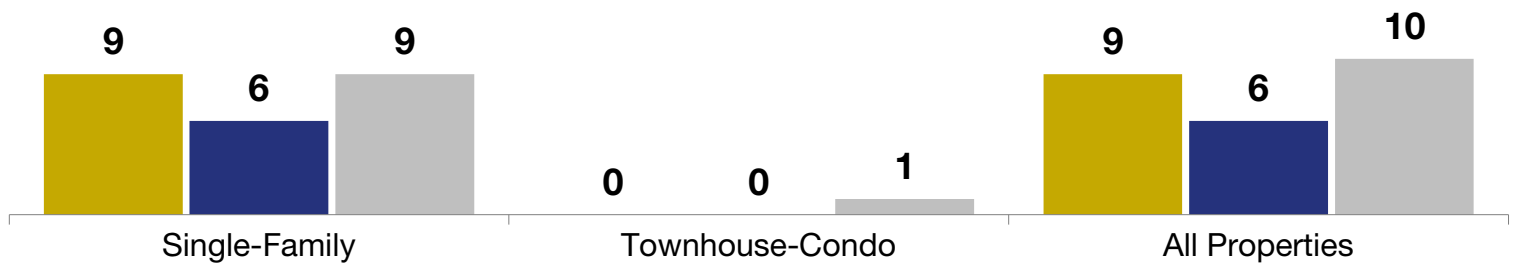


Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023
Single-Family	9	6	9	0.0%	530	783	866	+ 63.4%	539	789	875	+ 62.3%	1.7%	0.8%	1.0%
Townhouse-Condo	0	0	1	--	27	50	74	+ 174.1%	27	50	75	+ 177.8%	0.0%	0.0%	1.3%
All Properties	9	6	10	+ 11.1%	557	833	940	+ 68.8%	566	839	950	+ 67.8%	1.6%	0.7%	1.1%

Foreclosure Inventory by Property Type

■ Q2-2021 ■ Q2-2022 ■ Q2-2023

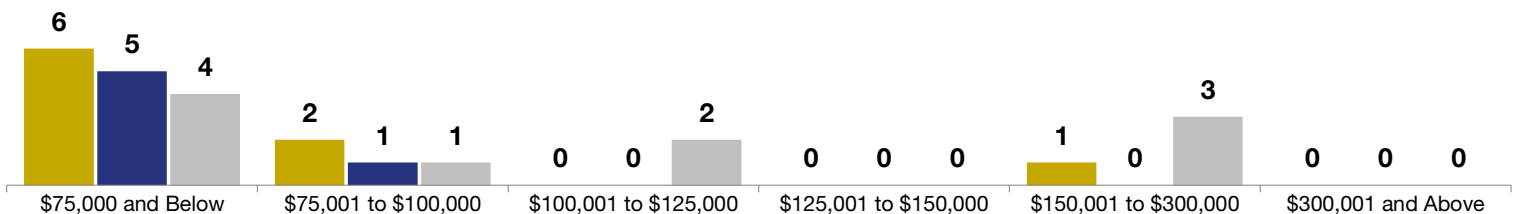


Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023
\$75,000 and Below	6	5	4	- 33.3%	56	58	27	- 51.8%	62	63	31	- 50.0%	9.7%	7.9%	12.9%
\$75,001 to \$100,000	2	1	1	- 50.0%	35	48	26	- 25.7%	37	49	27	- 27.0%	5.4%	2.0%	3.7%
\$100,001 to \$125,000	0	0	2	--	27	39	31	+ 14.8%	27	39	33	+ 22.2%	0.0%	0.0%	6.1%
\$125,001 to \$150,000	0	0	0	--	51	61	41	- 19.6%	51	61	41	- 19.6%	0.0%	0.0%	0.0%
\$150,001 to \$300,000	1	0	3	+ 200.0%	232	286	297	+ 28.0%	233	286	300	+ 28.8%	0.4%	0.0%	1.0%
\$300,001 and Above	0	0	0	--	156	336	506	+ 224.4%	156	336	506	+ 224.4%	0.0%	0.0%	0.0%
All Prices	9	6	10	+ 11.1%	557	833	940	+ 68.8%	566	839	950	+ 67.8%	1.6%	0.7%	1.1%

Foreclosure Inventory by Price Range

■ Q2-2021 ■ Q2-2022 ■ Q2-2023



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Foreclosure Report

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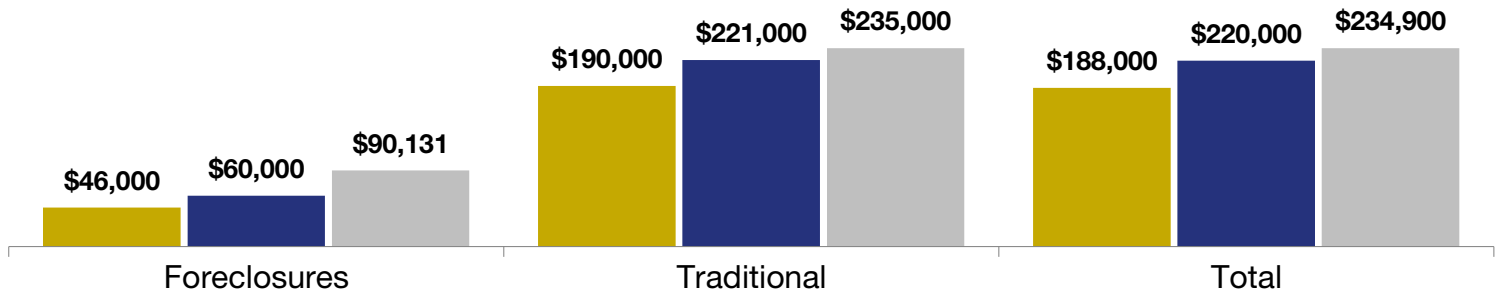


Median Sales Price

	Foreclosures				Traditional				Total			
	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg
Single-Family	\$46,000	\$60,000	\$90,131	+ 95.9%	\$188,500	\$218,000	\$230,000	+ 22.0%	\$186,000	\$215,500	\$230,000	+ 23.7%
Condo-Townhome	\$0	\$0	\$0	--	\$206,000	\$251,075	\$257,409	+ 25.0%	\$206,000	\$251,075	\$257,409	+ 25.0%
All Properties	\$46,000	\$60,000	\$90,131	+ 95.9%	\$190,000	\$221,000	\$235,000	+ 23.7%	\$188,000	\$220,000	\$234,900	+ 24.9%

Median Sales Price for All Properties

■ Q2-2021 ■ Q2-2022 ■ Q2-2023

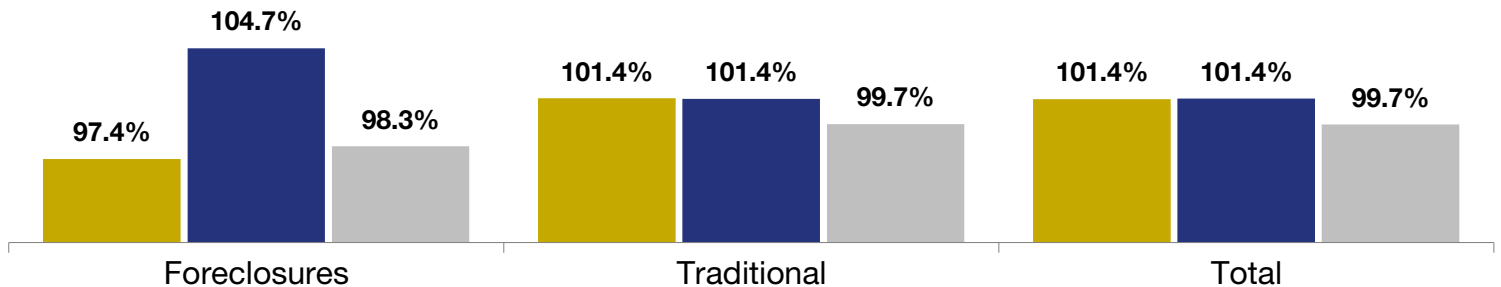


Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg	Q2-2021	Q2-2022	Q2-2023	2-Yr Chg
Single-Family	97.4%	104.7%	98.3%	+ 0.9%	101.4%	101.4%	99.8%	- 1.6%	101.4%	101.4%	99.8%	- 1.5%
Condo-Townhome	0.0%	0.0%	0.0%	--	101.2%	101.2%	97.8%	- 3.4%	101.2%	101.2%	97.8%	- 3.4%
All Properties	97.4%	104.7%	98.3%	+ 0.9%	101.4%	101.4%	99.7%	- 1.7%	101.4%	101.4%	99.7%	- 1.6%

Percent of Original List Price Received for All Properties

■ Q2-2021 ■ Q2-2022 ■ Q2-2023



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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 Q2-2023			Closed Sales for the Last 12 Months Through Q2-2023		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	8	0	0.0%	72	0	0.0%
AD02 – Adams-Kirkland, Washington, St. Marys	7	1	14.3%	95	4	4.2%
AD03 – Adams-French, Monroe, Blue Creek	3	0	0.0%	30	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	3	0	0.0%	38	0	0.0%
AL01 – Allen-Eel River, Lake, Perry	152	0	0.0%	862	1	0.1%
AL02 – Allen-Cedar Creek, Springfield, Scipio	49	0	0.0%	210	0	0.0%
AL03 – Allen-Washington	26	2	7.7%	451	0	0.0%
AL04 – Allen-St. Joseph	63	1	1.6%	1,016	1	0.1%
AL05 – Allen-Milan, Maumee	5	0	0.0%	61	1	1.6%
AL06 – Allen-Aboite, Lafayette	126	0	0.0%	849	1	0.1%
AL07 – Allen-Wayne, Pleasant	110	1	0.9%	1,359	8	0.6%
AL08 – Allen-Adams, Marion	43	0	0.0%	385	2	0.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	1	0	0.0%	41	1	2.4%
DE00 – Dekalb	54	0	0.0%	444	5	1.1%
HU01 – Huntington-Warren, Clear Creek, Jackson	9	0	0.0%	74	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	34	1	2.9%	306	4	1.3%
HU03 – Huntington-Polk, Lancaster, Rock Creek	2	0	0.0%	21	0	0.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	3	0	0.0%	24	0	0.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	0	0	--	6	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	2	0	0.0%	23	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	1	0	0.0%	8	0	0.0%
NO00 – Noble	3	0	0.0%	31	0	0.0%
WE01 – Wells-Union, Jefferson	19	0	0.0%	91	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	7	0	0.0%	52	0	0.0%
WE03 – Wells-Liberty, Harrison	17	0	0.0%	118	2	1.7%
WE04 – Wells-Jackson, Chester, Nottingham	1	0	0.0%	16	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	3	0	0.0%	53	0	0.0%
WH02 – Whitley-Richland, Clevela	2	0	0.0%	33	0	0.0%
WH03 – Whitley-Columbia, Union	18	0	0.0%	198	1	0.5%
WH04 – Whitley-Washington, Jefferson	2	0	0.0%	31	0	0.0%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q2-2022	Last 12 Months Through Q2-2023	1-Year Change	Last 12 Months Through Q2-2022	Last 12 Months Through Q2-2023	1-Year Change
AD01 – Adams-Preble, Root, Union	\$36,400	\$0	- 100.0%	\$168,000	\$169,450	+ 0.9%
AD02 – Adams-Kirkland, Washington, St. Marys	\$48,750	\$109,309	+ 124.2%	\$145,000	\$139,900	- 3.5%
AD03 – Adams-French, Monroe, Blue Creek	\$60,000	\$0	- 100.0%	\$133,250	\$140,000	+ 5.1%
AD04 – Adams-Hartford, Wabash, Jefferson	\$38,000	\$0	- 100.0%	\$160,000	\$144,950	- 9.4%
AL01 – Allen-Eel River, Lake, Perry	\$143,550	\$389,900	+ 171.6%	\$310,000	\$333,255	+ 7.5%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$0	\$0	--	\$324,950	\$379,450	+ 16.8%
AL03 – Allen-Washington	\$65,000	\$0	- 100.0%	\$215,000	\$225,000	+ 4.7%
AL04 – Allen-St. Joseph	\$147,500	\$123,500	- 16.3%	\$200,000	\$215,000	+ 7.5%
AL05 – Allen-Milan, Maumee	\$0	\$104,000	--	\$207,450	\$210,000	+ 1.2%
AL06 – Allen-Aboite, Lafayette	\$0	\$177,757	--	\$299,950	\$315,000	+ 5.0%
AL07 – Allen-Wayne, Pleasant	\$51,068	\$65,175	+ 27.6%	\$130,000	\$144,000	+ 10.8%
AL08 – Allen-Adams, Marion	\$58,500	\$71,591	+ 22.4%	\$163,500	\$189,000	+ 15.6%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$0	\$42,000	--	\$176,500	\$200,000	+ 13.3%
DE00 – DeKalb	\$69,950	\$70,000	+ 0.1%	\$190,000	\$205,000	+ 7.9%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$245,900	\$0	- 100.0%	\$210,500	\$259,205	+ 23.1%
HU02 – Huntington-Dallas, Huntington, Union	\$124,000	\$62,000	- 50.0%	\$134,900	\$140,532	+ 4.2%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$0	\$0	--	\$171,000	\$198,000	+ 15.8%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$25,000	\$0	- 100.0%	\$125,000	\$169,500	+ 35.6%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$120,000	\$98,500	- 17.9%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	--	\$127,000	\$112,500	- 11.4%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$99,950	\$102,950	+ 3.0%
NO00 – Noble	\$0	\$0	--	\$185,000	\$210,000	+ 13.5%
WE01 – Wells-Union, Jefferson	\$0	\$0	--	\$180,000	\$226,200	+ 25.7%
WE02 – Wells-Rockcreek, Lancaster	\$0	\$0	--	\$265,000	\$259,500	- 2.1%
WE03 – Wells-Liberty, Harrison	\$0	\$54,625	--	\$150,000	\$145,000	- 3.3%
WE04 – Wells-Jackson, Chester, Nottingham	\$37,000	\$0	- 100.0%	\$160,000	\$168,500	+ 5.3%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$0	\$0	--	\$179,000	\$180,000	+ 0.6%
WH02 – Whitley-Richland, Clevela	\$205,750	\$0	- 100.0%	\$140,000	\$175,000	+ 25.0%
WH03 – Whitley-Columbia, Union	\$0	\$43,000	--	\$198,083	\$214,450	+ 8.3%
WH04 – Whitley-Washington, Jefferson	\$0	\$0	--	\$305,000	\$300,000	- 1.6%

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