

Housing Supply Overview

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



June 2023

Limited existing-home inventory continues to be a boon for homebuilders, who have ramped up production to meet the rising demand in the new-home market. Housing starts were up 21.7% month-over-month as of last measure, the fastest pace in more than a year, while housing permits increased 5.2% month-over-month, according to the U.S. Census Bureau. Renewed interest in new homes this year has helped builder confidence increase to its highest level since July 2022, according to the NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning July 2022 through June 2023, Closed Sales in the Fort Wayne region were down 13.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 4.7 percent.

The overall Median Sales Price was up 8.0 percent to \$216,000. The property type with the largest price gain was the Single-Family segment, where prices increased 7.6 percent to \$215,000. The overall Percent of Original List Price Received at Sale was down 1.9 percent to 98.3 percent.

Market-wide, inventory levels were up 13.2 percent. The property type that gained the most inventory was the Condo segment, where it increased 50.0 percent. That amounts to 1.4 months supply for Single-Family homes and 2.0 months supply for Condos.

Quick Facts

+ 4.7%

- 3.2%

- 2.9%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

Construction Status with
Strongest Closed Sales:

New Construction

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.

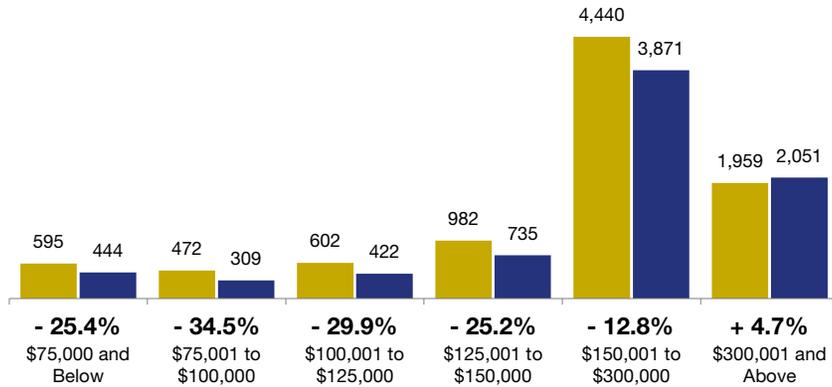
Closed Sales

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



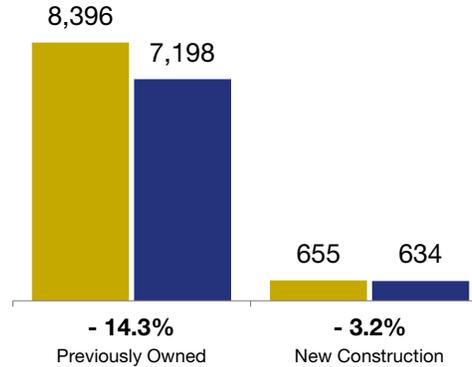
By Price Range

■ 6-2022 ■ 6-2023



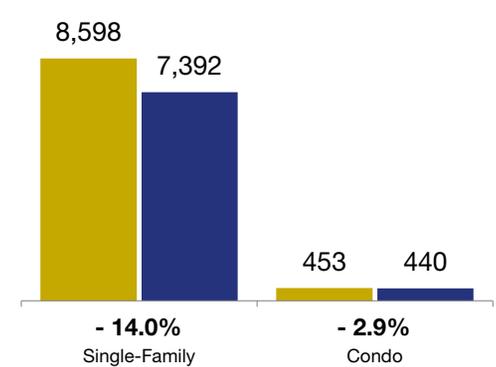
By Construction Type

■ 6-2022 ■ 6-2023



By Property Type

■ 6-2022 ■ 6-2023



All Properties

By Price Range

	6-2022	6-2023	Change
\$75,000 and Below	595	444	- 25.4%
\$75,001 to \$100,000	472	309	- 34.5%
\$100,001 to \$125,000	602	422	- 29.9%
\$125,001 to \$150,000	982	735	- 25.2%
\$150,001 to \$300,000	4,440	3,871	- 12.8%
\$300,001 and Above	1,959	2,051	+ 4.7%
All Price Ranges	9,051	7,832	- 13.5%

Single-Family

	6-2022	6-2023	Change
\$75,000 and Below	578	435	- 24.7%
\$75,001 to \$100,000	463	304	- 34.3%
\$100,001 to \$125,000	596	407	- 31.7%
\$125,001 to \$150,000	945	720	- 23.8%
\$150,001 to \$300,000	4,164	3,603	- 13.5%
\$300,001 and Above	1,851	1,923	+ 3.9%
All Price Ranges	8,598	7,392	- 14.0%

Condo

	6-2022	6-2023	Change
\$75,000 and Below	17	9	- 47.1%
\$75,001 to \$100,000	9	5	- 44.4%
\$100,001 to \$125,000	6	15	+ 150.0%
\$125,001 to \$150,000	37	15	- 59.5%
\$150,001 to \$300,000	276	268	- 2.9%
\$300,001 and Above	108	128	+ 18.5%
All Price Ranges	453	440	- 2.9%

By Construction Type

	6-2022	6-2023	Change
Previously Owned	8,396	7,198	- 14.3%
New Construction	655	634	- 3.2%
All Construction Types	9,051	7,832	- 13.5%

	6-2022	6-2023	Change
Previously Owned	7,997	6,817	- 14.8%
New Construction	601	575	- 4.3%
All Construction Types	8,598	7,392	- 14.0%

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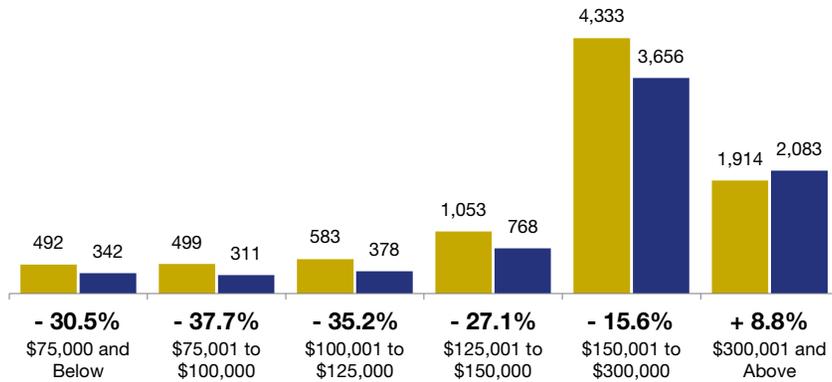
Pending Sales

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



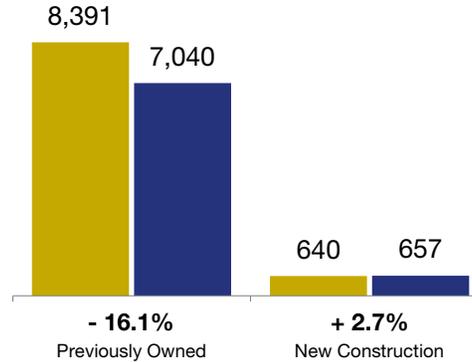
By Price Range

■ 6-2022 ■ 6-2023



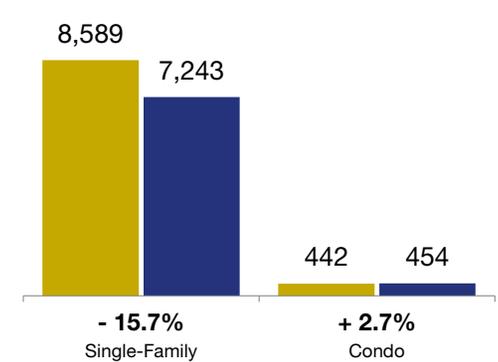
By Construction Type

■ 6-2022 ■ 6-2023



By Property Type

■ 6-2022 ■ 6-2023



All Properties

By Price Range

	6-2022	6-2023	Change
\$75,000 and Below	492	342	- 30.5%
\$75,001 to \$100,000	499	311	- 37.7%
\$100,001 to \$125,000	583	378	- 35.2%
\$125,001 to \$150,000	1,053	768	- 27.1%
\$150,001 to \$300,000	4,333	3,656	- 15.6%
\$300,001 and Above	1,914	2,083	+ 8.8%
All Price Ranges	9,031	7,697	- 14.8%

Single-Family

	6-2022	6-2023	Change
\$75,000 and Below	476	334	- 29.8%
\$75,001 to \$100,000	490	306	- 37.6%
\$100,001 to \$125,000	575	365	- 36.5%
\$125,001 to \$150,000	1,015	748	- 26.3%
\$150,001 to \$300,000	4,067	3,392	- 16.6%
\$300,001 and Above	1,811	1,940	+ 7.1%
All Price Ranges	8,589	7,243	- 15.7%

Condo

	6-2022	6-2023	Change
\$75,000 and Below	16	8	- 50.0%
\$75,001 to \$100,000	9	5	- 44.4%
\$100,001 to \$125,000	8	13	+ 62.5%
\$125,001 to \$150,000	38	20	- 47.4%
\$150,001 to \$300,000	266	264	- 0.8%
\$300,001 and Above	103	143	+ 38.8%
All Price Ranges	442	454	+ 2.7%

By Construction Type

	6-2022	6-2023	Change
Previously Owned	8,391	7,040	- 16.1%
New Construction	640	657	+ 2.7%
All Construction Types	9,031	7,697	- 14.8%

	6-2022	6-2023	Change
Previously Owned	7,996	6,654	- 16.8%
New Construction	593	589	- 0.7%
All Construction Types	8,589	7,243	- 15.7%

	6-2022	6-2023	Change
Previously Owned	395	386	- 2.3%
New Construction	47	68	+ 44.7%
All Construction Types	442	454	+ 2.7%

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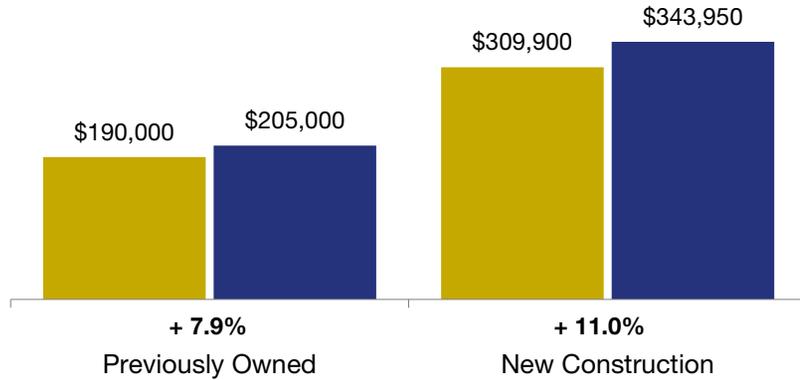
Median Sales Price

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



By Construction Type

■ 6-2022 ■ 6-2023



By Property Type

■ 6-2022 ■ 6-2023



All Properties

By Construction Type	6-2022	6-2023	Change
Previously Owned	\$190,000	\$205,000	+ 7.9%
New Construction	\$309,900	\$343,950	+ 11.0%
All Construction Types	\$200,000	\$216,000	+ 8.0%

Single-Family

6-2022	6-2023	Change	6-2022	6-2023	Change
\$190,000	\$201,750	+ 6.2%	\$215,000	\$235,000	+ 9.3%
\$312,817	\$346,900	+ 10.9%	\$274,556	\$269,998	- 1.7%
\$199,900	\$215,000	+ 7.6%	\$224,700	\$240,000	+ 6.8%

Condo

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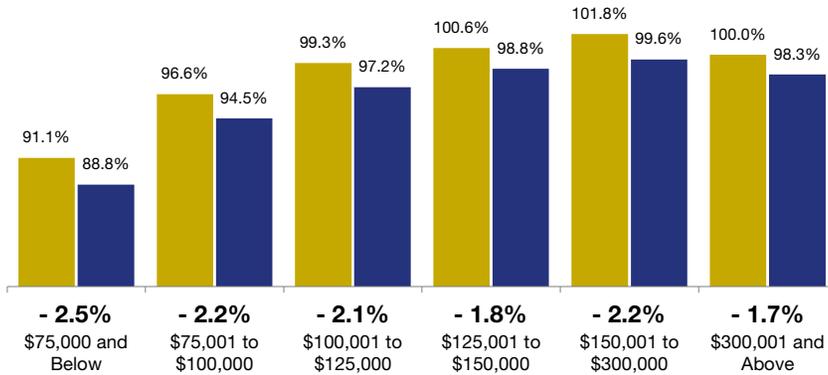
Percent of Original List Price Received



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.**

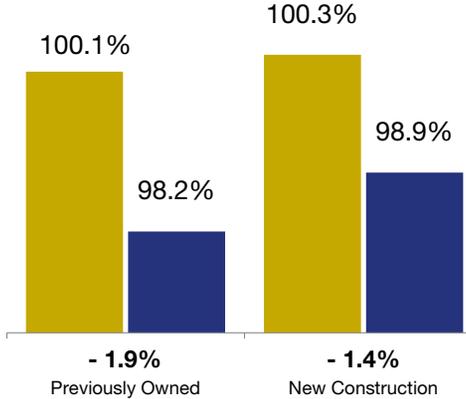
By Price Range

■ 6-2022 ■ 6-2023



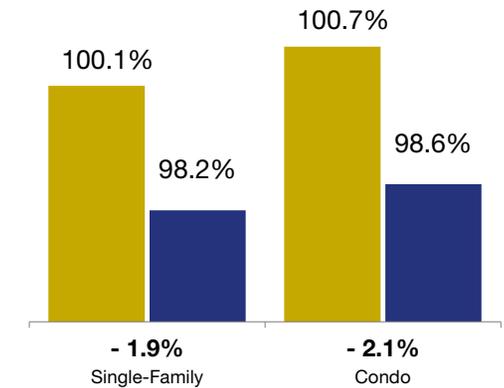
By Construction Type

■ 6-2022 ■ 6-2023



By Property Type

■ 6-2022 ■ 6-2023



All Properties

By Price Range

	6-2022	6-2023	Change
\$75,000 and Below	91.1%	88.8%	- 2.5%
\$75,001 to \$100,000	96.6%	94.5%	- 2.2%
\$100,001 to \$125,000	99.3%	97.2%	- 2.1%
\$125,001 to \$150,000	100.6%	98.8%	- 1.8%
\$150,001 to \$300,000	101.8%	99.6%	- 2.2%
\$300,001 and Above	100.0%	98.3%	- 1.7%
All Price Ranges	100.2%	98.3%	- 1.9%

Single-Family

	6-2022	6-2023	Change
\$75,000 and Below	91.0%	88.6%	- 2.6%
\$75,001 to \$100,000	96.6%	94.5%	- 2.2%
\$100,001 to \$125,000	99.3%	97.2%	- 2.1%
\$125,001 to \$150,000	100.7%	98.8%	- 1.9%
\$150,001 to \$300,000	101.8%	99.6%	- 2.2%
\$300,001 and Above	100.0%	98.3%	- 1.7%
All Price Ranges	100.1%	98.2%	- 1.9%

Condo

	6-2022	6-2023	Change
\$75,000 and Below	95.6%	95.2%	- 0.4%
\$75,001 to \$100,000	97.8%	96.6%	- 1.2%
\$100,001 to \$125,000	98.1%	97.4%	- 0.7%
\$125,001 to \$150,000	100.1%	96.2%	- 3.9%
\$150,001 to \$300,000	101.2%	99.3%	- 1.9%
\$300,001 and Above	100.9%	97.9%	- 3.0%
All Price Ranges	100.7%	98.6%	- 2.1%

By Construction Type

	6-2022	6-2023	Change
Previously Owned	100.1%	98.2%	- 1.9%
New Construction	100.3%	98.9%	- 1.4%
All Construction Types	100.2%	98.3%	- 1.9%

	6-2022	6-2023	Change
Previously Owned	100.1%	98.2%	- 1.9%
New Construction	100.3%	98.8%	- 1.5%
All Construction Types	100.1%	98.2%	- 1.9%

	6-2022	6-2023	Change
Previously Owned	100.7%	98.4%	- 2.3%
New Construction	100.4%	99.8%	- 0.6%
All Construction Types	100.7%	98.6%	- 2.1%

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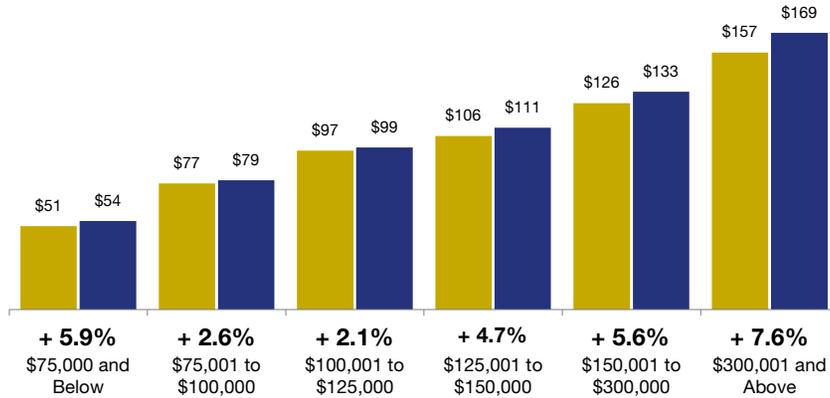
Price Per Square Foot

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



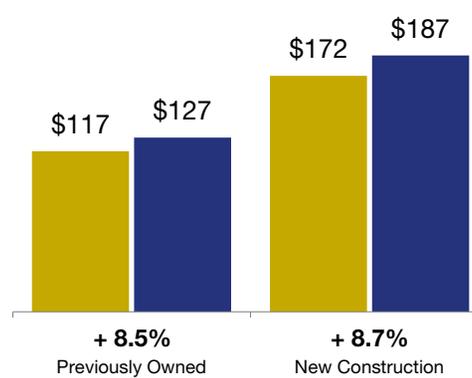
By Price Range

■ 6-2022 ■ 6-2023



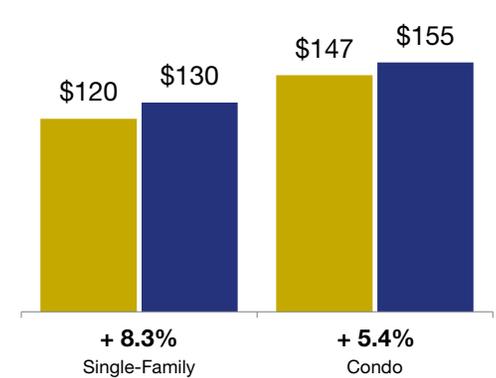
By Construction Type

■ 6-2022 ■ 6-2023



By Property Type

■ 6-2022 ■ 6-2023



All Properties

By Price Range

	6-2022	6-2023	Change
\$75,000 and Below	\$51	\$54	+ 5.9%
\$75,001 to \$100,000	\$77	\$79	+ 2.6%
\$100,001 to \$125,000	\$97	\$99	+ 2.1%
\$125,001 to \$150,000	\$106	\$111	+ 4.7%
\$150,001 to \$300,000	\$126	\$133	+ 5.6%
\$300,001 and Above	\$157	\$169	+ 7.6%
All Price Ranges	\$121	\$132	+ 9.1%

Single-Family

	6-2022	6-2023	Change
\$75,000 and Below	\$50	\$53	+ 6.0%
\$75,001 to \$100,000	\$77	\$79	+ 2.6%
\$100,001 to \$125,000	\$97	\$99	+ 2.1%
\$125,001 to \$150,000	\$105	\$111	+ 5.7%
\$150,001 to \$300,000	\$125	\$131	+ 4.8%
\$300,001 and Above	\$155	\$168	+ 8.4%
All Price Ranges	\$120	\$130	+ 8.3%

Condo

	6-2022	6-2023	Change
\$75,000 and Below	\$73	\$92	+ 26.0%
\$75,001 to \$100,000	\$72	\$90	+ 25.0%
\$100,001 to \$125,000	\$102	\$103	+ 1.0%
\$125,001 to \$150,000	\$131	\$138	+ 5.3%
\$150,001 to \$300,000	\$144	\$149	+ 3.5%
\$300,001 and Above	\$181	\$182	+ 0.6%
All Price Ranges	\$147	\$155	+ 5.4%

By Construction Type

	6-2022	6-2023	Change
Previously Owned	\$117	\$127	+ 8.5%
New Construction	\$172	\$187	+ 8.7%
All Construction Types	\$121	\$132	+ 9.1%

	6-2022	6-2023	Change
Previously Owned	\$116	\$126	+ 8.6%
New Construction	\$171	\$187	+ 9.4%
All Construction Types	\$120	\$130	+ 8.3%

	6-2022	6-2023	Change
Previously Owned	\$142	\$149	+ 4.9%
New Construction	\$184	\$188	+ 2.2%
All Construction Types	\$147	\$155	+ 5.4%

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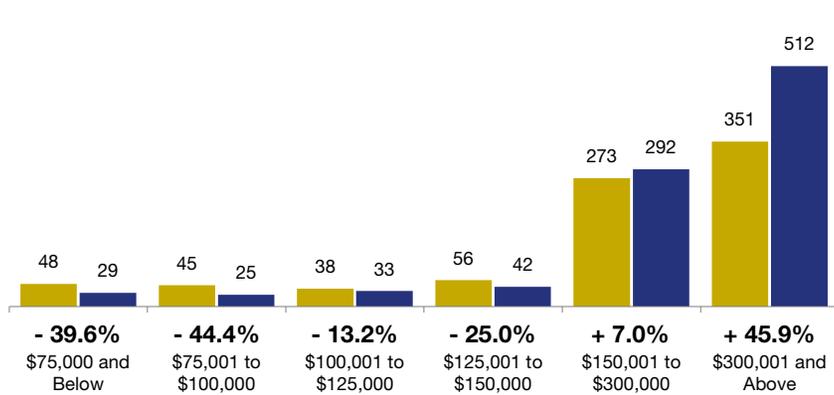
Inventory of Homes for Sale



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

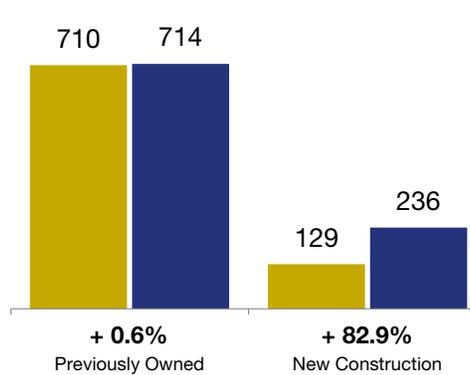
By Price Range

■ 6-2022 ■ 6-2023



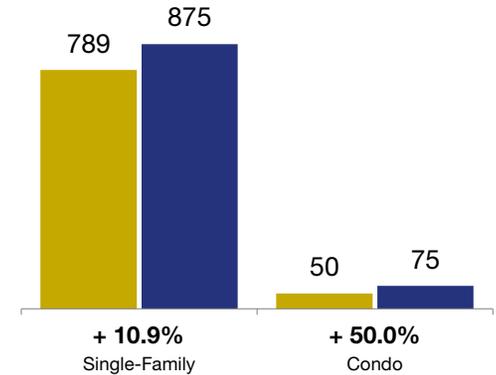
By Construction Type

■ 6-2022 ■ 6-2023



By Property Type

■ 6-2022 ■ 6-2023



All Properties

By Price Range

	6-2022	6-2023	Change
\$75,000 and Below	48	29	- 39.6%
\$75,001 to \$100,000	45	25	- 44.4%
\$100,001 to \$125,000	38	33	- 13.2%
\$125,001 to \$150,000	56	42	- 25.0%
\$150,001 to \$300,000	273	292	+ 7.0%
\$300,001 and Above	351	512	+ 45.9%
All Price Ranges	839	950	+ 13.2%

Single-Family

	6-2022	6-2023	Change
\$75,000 and Below	48	28	- 41.7%
\$75,001 to \$100,000	45	24	- 46.7%
\$100,001 to \$125,000	37	32	- 13.5%
\$125,001 to \$150,000	56	42	- 25.0%
\$150,001 to \$300,000	255	260	+ 2.0%
\$300,001 and Above	320	472	+ 47.5%
All Price Ranges	789	875	+ 10.9%

Condo

	6-2022	6-2023	Change
\$75,000 and Below	0	1	--
\$75,001 to \$100,000	0	1	--
\$100,001 to \$125,000	1	1	0.0%
\$125,001 to \$150,000	0	0	--
\$150,001 to \$300,000	18	32	+ 77.8%
\$300,001 and Above	31	40	+ 29.0%
All Price Ranges	50	75	+ 50.0%

By Construction Type

	6-2022	6-2023	Change
Previously Owned	710	714	+ 0.6%
New Construction	129	236	+ 82.9%
All Construction Types	839	950	+ 13.2%

	6-2022	6-2023	Change
Previously Owned	680	666	- 2.1%
New Construction	109	209	+ 91.7%
All Construction Types	789	875	+ 10.9%

	6-2022	6-2023	Change
Previously Owned	30	48	+ 60.0%
New Construction	20	27	+ 35.0%
All Construction Types	50	75	+ 50.0%

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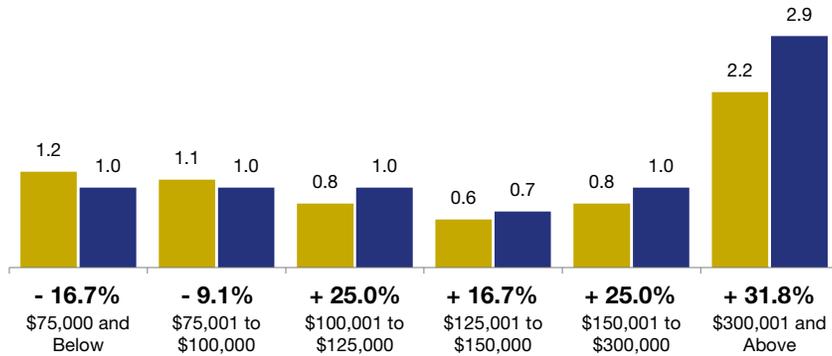
Months Supply of Inventory



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.

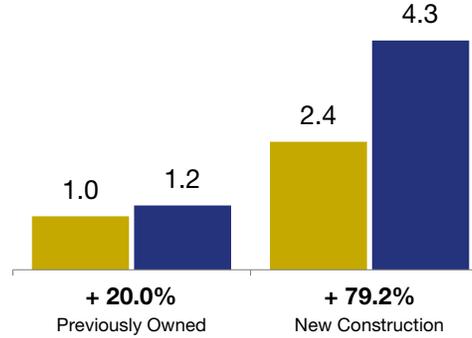
By Price Range

■ 6-2022 ■ 6-2023



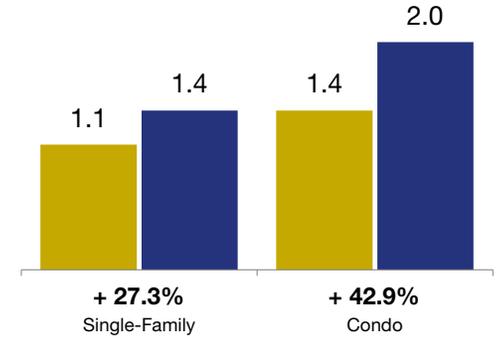
By Construction Type

■ 6-2022 ■ 6-2023



By Property Type

■ 6-2022 ■ 6-2023



All Properties

By Price Range

	6-2022	6-2023	Change
\$75,000 and Below	1.2	1.0	-16.7%
\$75,001 to \$100,000	1.1	1.0	-9.1%
\$100,001 to \$125,000	0.8	1.0	+25.0%
\$125,001 to \$150,000	0.6	0.7	+16.7%
\$150,001 to \$300,000	0.8	1.0	+25.0%
\$300,001 and Above	2.2	2.9	+31.8%
All Price Ranges	1.1	1.5	+36.4%

Single-Family

	6-2022	6-2023	Change
\$75,000 and Below	1.2	1.0	-16.7%
\$75,001 to \$100,000	1.1	0.9	-18.2%
\$100,001 to \$125,000	0.8	1.1	+37.5%
\$125,001 to \$150,000	0.7	0.7	0.0%
\$150,001 to \$300,000	0.8	0.9	+12.5%
\$300,001 and Above	2.1	2.9	+38.1%
All Price Ranges	1.1	1.4	+27.3%

Condo

	6-2022	6-2023	Change
\$75,000 and Below	0.0	0.8	--
\$75,001 to \$100,000	0.0	0.8	--
\$100,001 to \$125,000	0.9	0.8	-11.1%
\$125,001 to \$150,000	0.0	0.0	--
\$150,001 to \$300,000	0.8	1.5	+87.5%
\$300,001 and Above	3.6	3.4	-5.6%
All Price Ranges	1.4	2.0	+42.9%

By Construction Type

	6-2022	6-2023	Change
Previously Owned	1.0	1.2	+20.0%
New Construction	2.4	4.3	+79.2%
All Construction Types	1.1	1.5	+36.4%

	6-2022	6-2023	Change
Previously Owned	1.0	1.2	+20.0%
New Construction	2.2	4.3	+95.5%
All Construction Types	1.1	1.4	+27.3%

	6-2022	6-2023	Change
Previously Owned	0.9	1.5	+66.7%
New Construction	5.1	4.8	-5.9%
All Construction Types	1.4	2.0	+42.9%

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