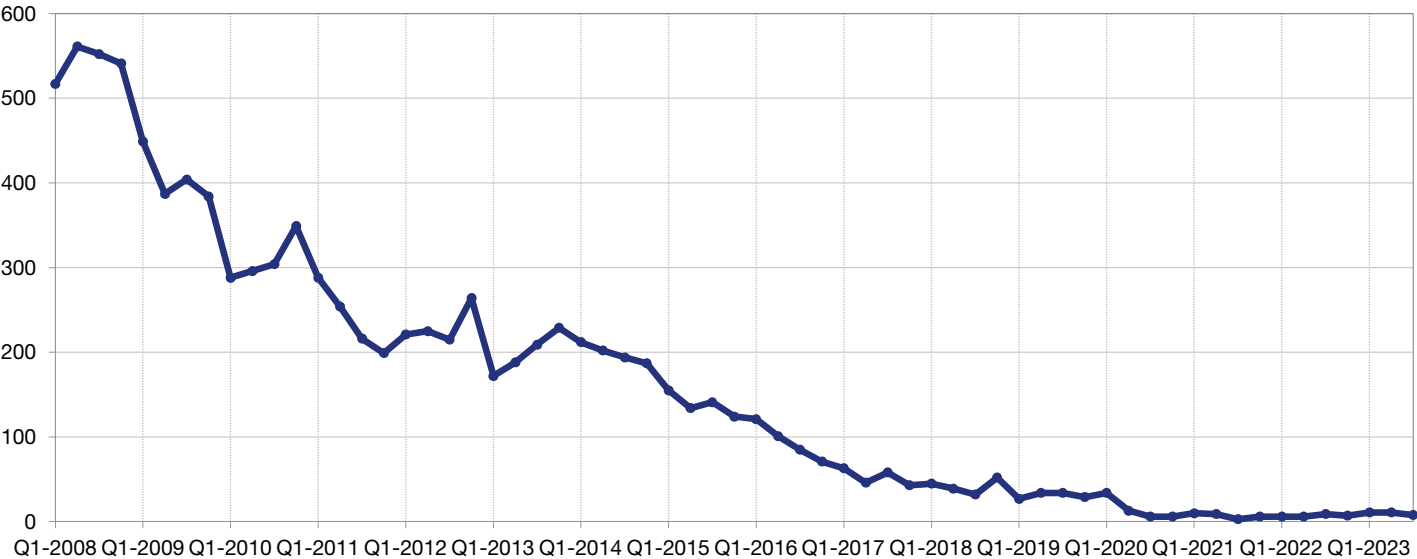


Foreclosure Report

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



Q3-2023 Update

New Listings in the Fort Wayne region decreased 14.8 percent to 2,582.

- Traditional New Listings decreased 14.9 percent to 2,562.
- Foreclosure New Listings increased 17.6 percent to 20.
- Share of all New Listings that were foreclosures rose to 0.8 percent.

Closed Sales were down 17.1 percent to 2,152.

- Traditional Closed Sales were down 17.1 percent to 2,127.
- Foreclosure Closed Sales were down 16.7 percent to 25.
- Share of all Closed Sales that were foreclosures rose to 1.2 percent.

The Median Sales Price rose 23.1 percent to \$240,000.

- The traditional Median Sales Price rose 23.4 percent to \$241,000.
- The foreclosure Median Sales Price rose 35.4 percent to \$87,000.

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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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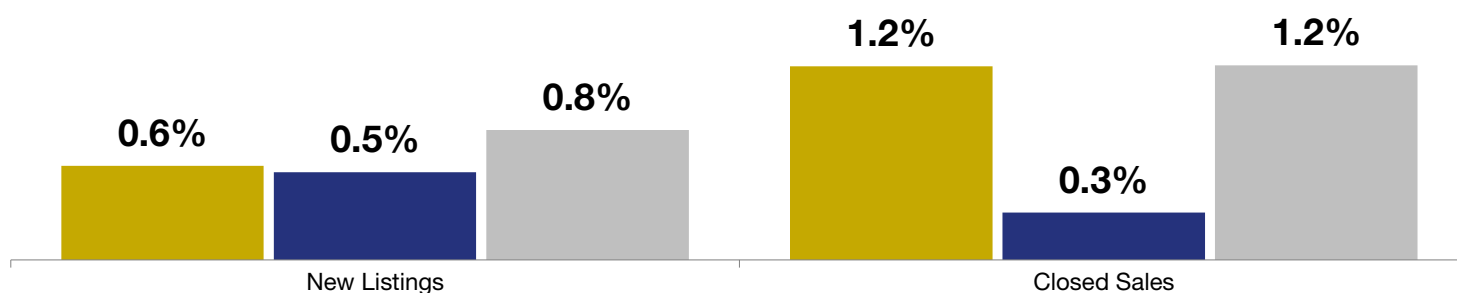


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023
New Listings	17	15	20	+ 17.6%	3,012	2,853	2,562	- 14.9%	3,029	2,868	2,582	- 14.8%	0.6%	0.5%	0.8%
Closed Sales	30	7	25	- 16.7%	2,566	2,483	2,127	- 17.1%	2,596	2,490	2,152	- 17.1%	1.2%	0.3%	1.2%

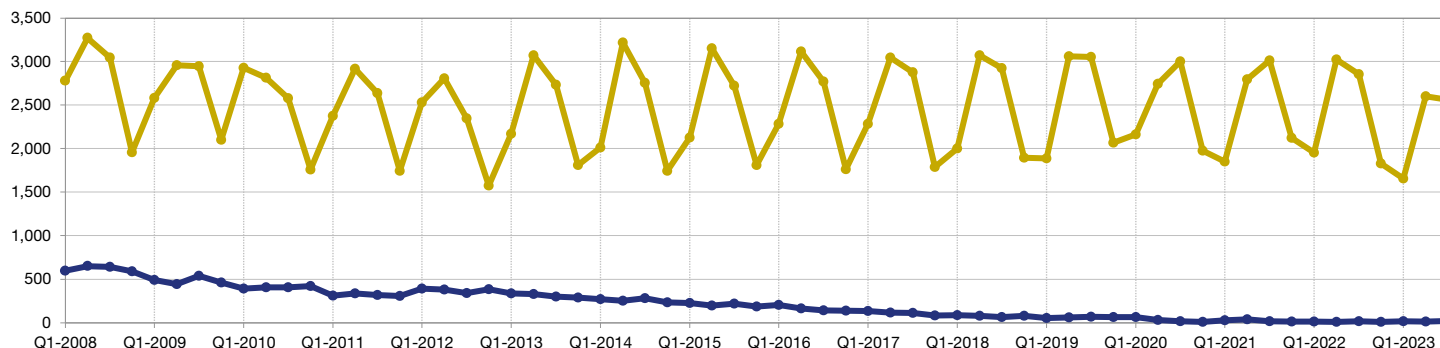
Market Share of Foreclosures

■ Q3-2021 ■ Q3-2022 ■ Q3-2023



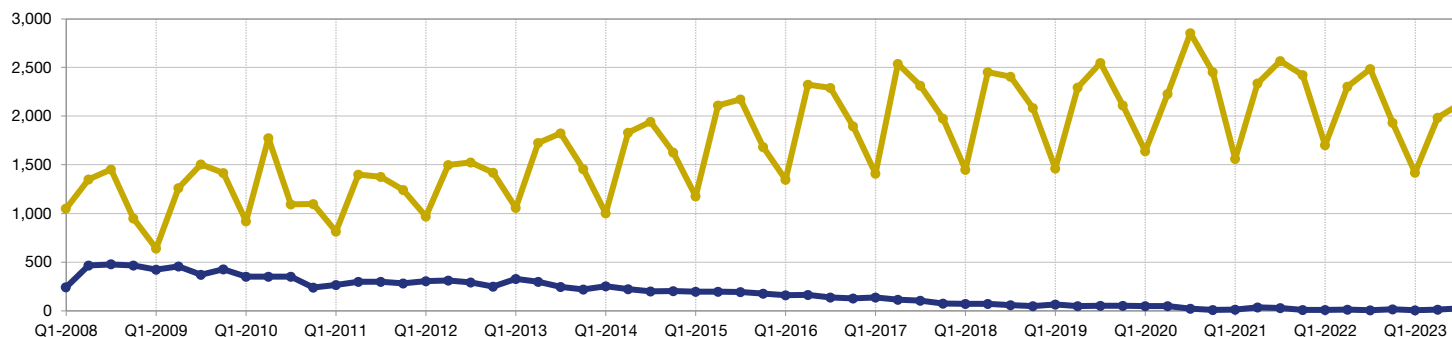
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



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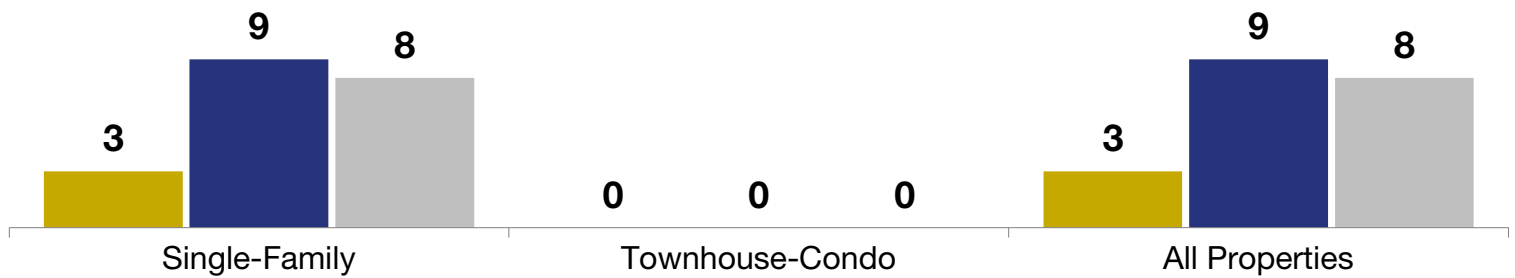


Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023
Single-Family	3	9	8	+ 166.7%	736	969	1,100	+ 49.5%	739	978	1,108	+ 49.9%	0.4%	0.9%	0.7%
Townhouse-Condo	0	0	0	--	38	46	61	+ 60.5%	38	46	61	+ 60.5%	0.0%	0.0%	0.0%
All Properties	3	9	8	+ 166.7%	774	1,015	1,161	+ 50.0%	777	1,024	1,169	+ 50.5%	0.4%	0.9%	0.7%

Foreclosure Inventory by Property Type

■ Q3-2021 ■ Q3-2022 ■ Q3-2023

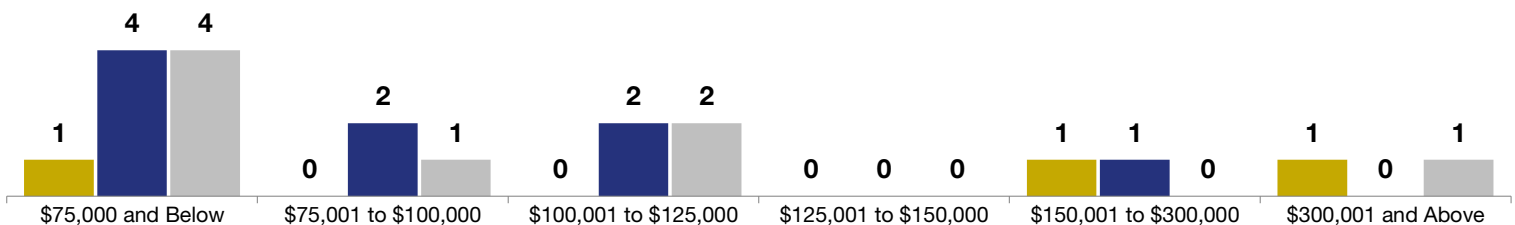


Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023
\$75,000 and Below	1	4	4	+ 300.0%	66	58	32	- 51.5%	67	62	36	- 46.3%	1.5%	6.5%	11.1%
\$75,001 to \$100,000	0	2	1	--	47	48	35	- 25.5%	47	50	36	- 23.4%	0.0%	4.0%	2.8%
\$100,001 to \$125,000	0	2	2	--	50	45	36	- 28.0%	50	47	38	- 24.0%	0.0%	4.3%	5.3%
\$125,001 to \$150,000	0	0	0	--	67	78	60	- 10.4%	67	78	60	- 10.4%	0.0%	0.0%	0.0%
\$150,001 to \$300,000	1	1	0	- 100.0%	328	366	408	+ 24.4%	329	367	408	+ 24.0%	0.3%	0.3%	0.0%
\$300,001 and Above	1	0	1	0.0%	216	418	572	+ 164.8%	217	418	573	+ 164.1%	0.5%	0.0%	0.2%
All Prices	3	9	8	+ 166.7%	774	1,015	1,161	+ 50.0%	777	1,024	1,169	+ 50.5%	0.4%	0.9%	0.7%

Foreclosure Inventory by Price Range

■ Q3-2021 ■ Q3-2022 ■ Q3-2023



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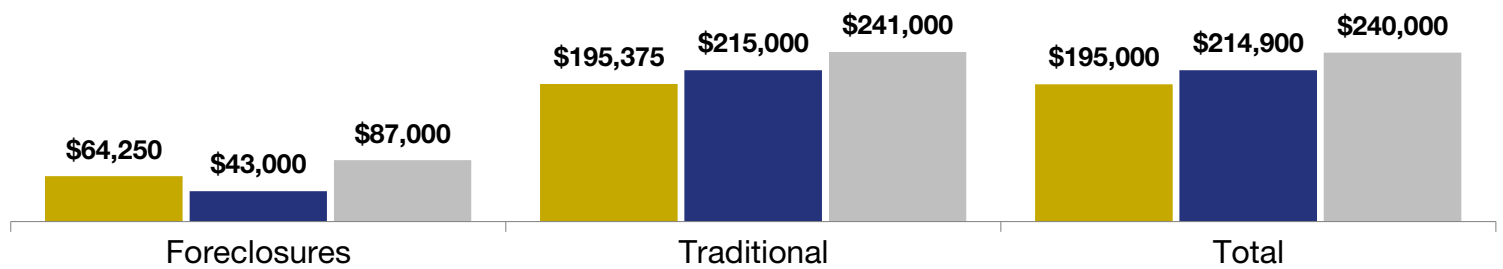


Median Sales Price

	Foreclosures				Traditional				Total			
	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg
Single-Family	\$64,250	\$43,000	\$86,000	+ 33.9%	\$195,000	\$210,950	\$239,900	+ 23.0%	\$194,700	\$210,500	\$237,250	+ 21.9%
Condo-Townhome	\$0	\$0	\$141,800	--	\$205,838	\$239,000	\$260,000	+ 26.3%	\$205,838	\$239,000	\$260,000	+ 26.3%
All Properties	\$64,250	\$43,000	\$87,000	+ 35.4%	\$195,375	\$215,000	\$241,000	+ 23.4%	\$195,000	\$214,900	\$240,000	+ 23.1%

Median Sales Price for All Properties

■ Q3-2021 ■ Q3-2022 ■ Q3-2023

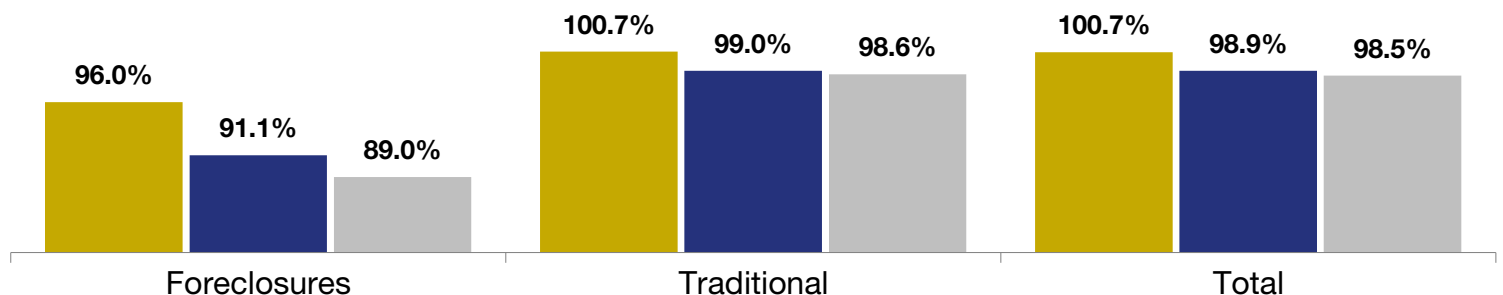


Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg	Q3-2021	Q3-2022	Q3-2023	2-Yr Chg
Single-Family	96.0%	91.1%	89.5%	- 6.8%	100.7%	98.9%	98.6%	- 2.1%	100.7%	98.9%	98.5%	- 2.1%
Condo-Townhome	0.0%	0.0%	79.2%	--	100.8%	100.2%	98.2%	- 2.5%	100.8%	100.2%	98.1%	- 2.6%
All Properties	96.0%	91.1%	89.0%	- 7.3%	100.7%	99.0%	98.6%	- 2.1%	100.7%	98.9%	98.5%	- 2.2%

Percent of Original List Price Received for All Properties

■ Q3-2021 ■ Q3-2022 ■ Q3-2023



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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 Q3-2023			Closed Sales for the Last 12 Months Through Q3-2023		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	9	0	0.0%	71	1	1.4%
AD02 – Adams-Kirkland, Washington, St. Marys	15	1	6.7%	80	6	7.5%
AD03 – Adams-French, Monroe, Blue Creek	2	0	0.0%	26	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	4	0	0.0%	37	0	0.0%
AL01 – Allen-Eel River, Lake, Perry	173	0	0.0%	880	1	0.1%
AL02 – Allen-Cedar Creek, Springfield, Scipio	44	0	0.0%	218	1	0.5%
AL03 – Allen-Washington	53	0	0.0%	458	3	0.7%
AL04 – Allen-St. Joseph	101	0	0.0%	922	2	0.2%
AL05 – Allen-Milan, Maumee	9	0	0.0%	64	1	1.6%
AL06 – Allen-Aboite, Lafayette	142	0	0.0%	789	1	0.1%
AL07 – Allen-Wayne, Pleasant	142	0	0.0%	1,306	9	0.7%
AL08 – Allen-Adams, Marion	43	0	0.0%	377	2	0.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	4	1	25.0%	42	1	2.4%
DE00 – Dekalb	77	1	1.3%	415	5	1.2%
HU01 – Huntington-Warren, Clear Creek, Jackson	12	0	0.0%	70	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	46	0	0.0%	273	7	2.6%
HU03 – Huntington-Polk, Lancaster, Rock Creek	3	0	0.0%	21	0	0.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	2	0	0.0%	28	0	0.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	0	0	--	5	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	2	0	0.0%	19	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	1	0	0.0%	5	0	0.0%
NO00 – Noble	3	0	0.0%	23	0	0.0%
WE01 – Wells-Union, Jefferson	12	0	0.0%	93	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	10	0	0.0%	52	1	1.9%
WE03 – Wells-Liberty, Harrison	17	0	0.0%	110	1	0.9%
WE04 – Wells-Jackson, Chester, Nottingham	0	0	--	12	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	10	0	0.0%	59	0	0.0%
WH02 – Whitley-Richland, Clevela	4	0	0.0%	28	0	0.0%
WH03 – Whitley-Columbia, Union	21	0	0.0%	196	0	0.0%
WH04 – Whitley-Washington, Jefferson	5	0	0.0%	32	0	0.0%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q3-2022	Last 12 Months Through Q3-2023	1-Year Change	Last 12 Months Through Q3-2022	Last 12 Months Through Q3-2023	1-Year Change
AD01 – Adams-Preble, Root, Union	\$36,400	\$58,000	+ 59.3%	\$175,000	\$162,500	- 7.1%
AD02 – Adams-Kirkland, Washington, St. Marys	\$60,000	\$91,809	+ 53.0%	\$159,900	\$138,700	- 13.3%
AD03 – Adams-French, Monroe, Blue Creek	\$60,000	\$0	- 100.0%	\$153,500	\$133,250	- 13.2%
AD04 – Adams-Hartford, Wabash, Jefferson	\$0	\$0	--	\$167,500	\$163,000	- 2.7%
AL01 – Allen-Eel River, Lake, Perry	\$46,400	\$389,900	+ 740.3%	\$320,000	\$344,000	+ 7.5%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$0	\$266,000	--	\$330,950	\$402,500	+ 21.6%
AL03 – Allen-Washington	\$68,175	\$150,000	+ 120.0%	\$220,000	\$235,000	+ 6.8%
AL04 – Allen-St. Joseph	\$0	\$142,750	--	\$205,750	\$220,550	+ 7.2%
AL05 – Allen-Milan, Maumee	\$0	\$104,000	--	\$209,900	\$228,750	+ 9.0%
AL06 – Allen-Aboite, Lafayette	\$0	\$177,757	--	\$303,900	\$324,900	+ 6.9%
AL07 – Allen-Wayne, Pleasant	\$63,680	\$75,150	+ 18.0%	\$135,000	\$145,000	+ 7.4%
AL08 – Allen-Adams, Marion	\$58,500	\$71,591	+ 22.4%	\$170,000	\$200,000	+ 17.6%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$42,000	\$49,000	+ 16.7%	\$177,750	\$200,000	+ 12.5%
DE00 – DeKalb	\$47,500	\$72,500	+ 52.6%	\$190,000	\$215,000	+ 13.2%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$245,900	\$0	- 100.0%	\$230,683	\$265,624	+ 15.1%
HU02 – Huntington-Dallas, Huntington, Union	\$33,000	\$83,000	+ 151.5%	\$135,500	\$151,000	+ 11.4%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$0	\$0	--	\$192,000	\$190,000	- 1.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$0	--	\$125,000	\$177,000	+ 41.6%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$98,500	\$133,000	+ 35.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	--	\$120,000	\$118,000	- 1.7%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$67,950	\$119,900	+ 76.5%
NO00 – Noble	\$0	\$0	--	\$188,000	\$230,000	+ 22.3%
WE01 – Wells-Union, Jefferson	\$0	\$0	--	\$195,000	\$230,000	+ 17.9%
WE02 – Wells-Rockcreek, Lancaster	\$0	\$95,500	--	\$235,000	\$305,750	+ 30.1%
WE03 – Wells-Liberty, Harrison	\$71,250	\$38,000	- 46.7%	\$150,000	\$154,250	+ 2.8%
WE04 – Wells-Jackson, Chester, Nottingham	\$37,000	\$0	- 100.0%	\$119,000	\$183,000	+ 53.8%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$0	\$0	--	\$165,500	\$189,750	+ 14.7%
WH02 – Whitley-Richland, Clevela	\$90,500	\$0	- 100.0%	\$155,000	\$169,950	+ 9.6%
WH03 – Whitley-Columbia, Union	\$43,000	\$0	- 100.0%	\$215,000	\$215,000	0.0%
WH04 – Whitley-Washington, Jefferson	\$0	\$0	--	\$288,000	\$332,200	+ 15.3%

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