

# Housing Supply Overview

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



## November 2023

Low inventory, elevated sales prices, and decades-high interest rates continue to weigh on the housing market, causing sales of existing homes to fall to their slowest pace since August 2010. According to the National Association of REALTORS® (NAR), U.S. existing-home sales declined 4.1% month-over-month and 14.6% year-over-year as of last measure, as prospective buyers, faced with rising homeownership costs, wait for mortgage rates, and home prices, to drop. For the 12-month period spanning December 2022 through November 2023, Closed Sales in the Fort Wayne region were down 14.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 0.6 percent.

The overall Median Sales Price was up 7.1 percent to \$225,000. The property type with the largest price gain was the Condo segment, where prices increased 7.5 percent to \$250,000. The overall Percent of Original List Price Received at Sale was down 1.2 percent to 98.2 percent.

Market-wide, inventory levels were up 17.2 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 17.9 percent. That amounts to 2.0 months supply for Single-Family homes and 2.0 months supply for Condos.

## Quick Facts

**+ 0.6%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 3.0%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**- 4.7%**

Property Type with  
Strongest Closed Sales:

**Condo**

Closed Sales	2
Pending Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Price Per Square Foot	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

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.

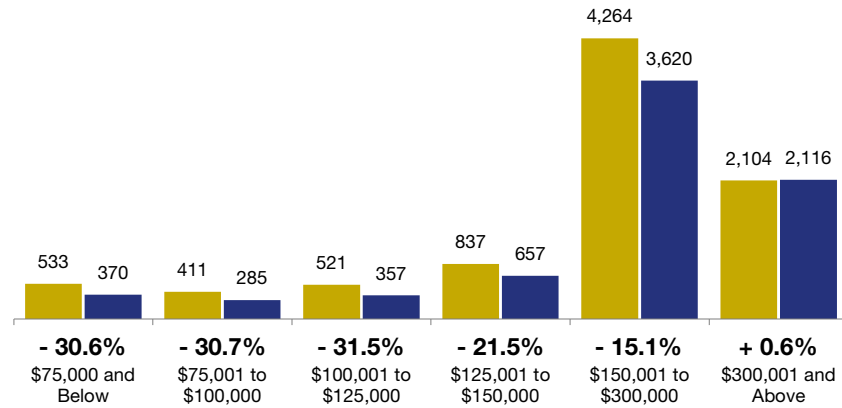
# Closed Sales

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



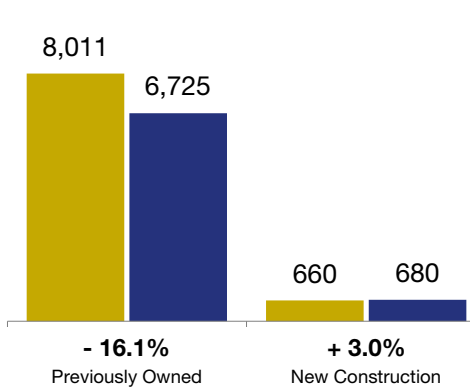
## By Price Range

■ 11-2022 ■ 11-2023



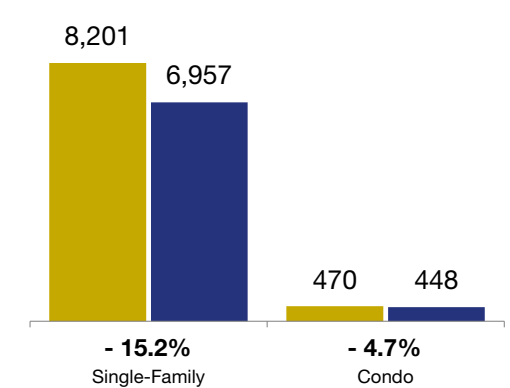
## By Construction Type

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

#### By Price Range

	11-2022	11-2023	Change
\$75,000 and Below	533	370	- 30.6%
\$75,001 to \$100,000	411	285	- 30.7%
\$100,001 to \$125,000	521	357	- 31.5%
\$125,001 to \$150,000	837	657	- 21.5%
\$150,001 to \$300,000	4,264	3,620	- 15.1%
\$300,001 and Above	2,104	2,116	+ 0.6%
<b>All Price Ranges</b>	<b>8,671</b>	<b>7,405</b>	<b>- 14.6%</b>

### Single-Family

11-2022	11-2023	Change
516	363	- 29.7%
403	283	- 29.8%
511	345	- 32.5%
808	642	- 20.5%
3,981	3,352	- 15.8%
1,981	1,972	- 0.5%
<b>8,201</b>	<b>6,957</b>	<b>- 15.2%</b>

### Condo

	11-2022	11-2023	Change
	17	7	- 58.8%
	8	2	- 75.0%
	10	12	+ 20.0%
	29	15	- 48.3%
	283	268	- 5.3%
	123	144	+ 17.1%
	<b>470</b>	<b>448</b>	<b>- 4.7%</b>

#### By Construction Type

	11-2022	11-2023	Change
Previously Owned	8,011	6,725	- 16.1%
New Construction	660	680	+ 3.0%
<b>All Construction Types</b>	<b>8,671</b>	<b>7,405</b>	<b>- 14.6%</b>

11-2022	11-2023	Change
7,598	6,347	- 16.5%
603	610	+ 1.2%
<b>8,201</b>	<b>6,957</b>	<b>- 15.2%</b>

	11-2022	11-2023	Change
	413	378	- 8.5%
	57	70	+ 22.8%
	470	448	- 4.7%

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.

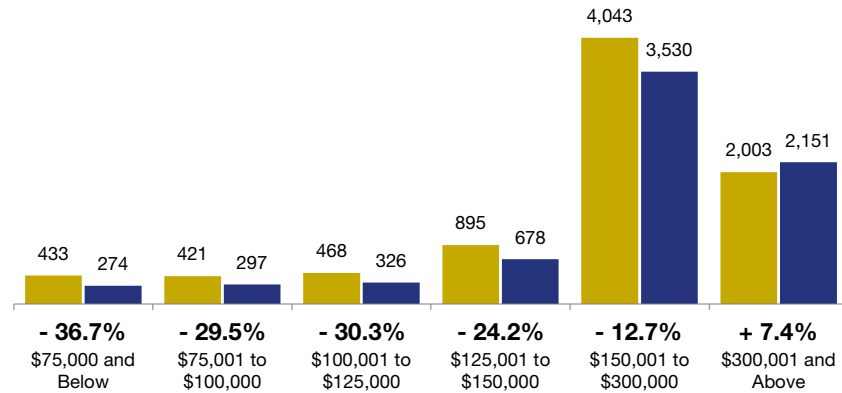
# Pending Sales

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



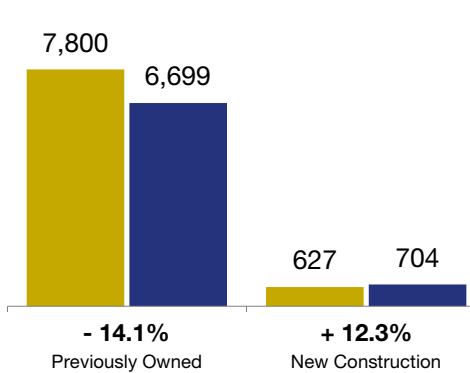
## By Price Range

■ 11-2022 ■ 11-2023



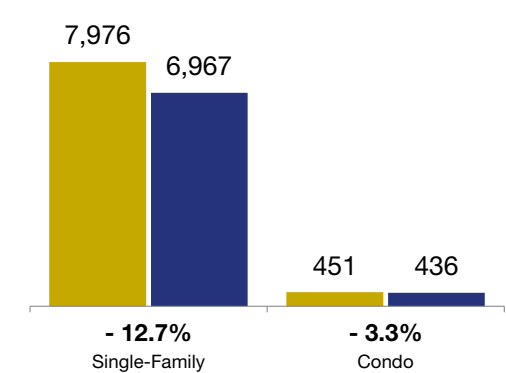
## By Construction Type

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

#### By Price Range

	11-2022	11-2023	Change
\$75,000 and Below	433	274	- 36.7%
\$75,001 to \$100,000	421	297	- 29.5%
\$100,001 to \$125,000	468	326	- 30.3%
\$125,001 to \$150,000	895	678	- 24.2%
\$150,001 to \$300,000	4,043	3,530	- 12.7%
\$300,001 and Above	2,003	2,151	+ 7.4%
<b>All Price Ranges</b>	<b>8,427</b>	<b>7,403</b>	<b>- 12.2%</b>

### Single-Family

	11-2022	11-2023	Change
\$75,000 and Below	419	267	- 36.3%
\$75,001 to \$100,000	413	295	- 28.6%
\$100,001 to \$125,000	458	318	- 30.6%
\$125,001 to \$150,000	864	663	- 23.3%
\$150,001 to \$300,000	3,776	3,277	- 13.2%
\$300,001 and Above	1,883	2,001	+ 6.3%
<b>All Single-Family</b>	<b>7,976</b>	<b>6,967</b>	<b>- 12.7%</b>

### Condo

	11-2022	11-2023	Change
\$75,000 and Below	14	7	- 50.0%
\$75,001 to \$100,000	8	2	- 75.0%
\$100,001 to \$125,000	10	8	- 20.0%
\$125,001 to \$150,000	31	15	- 51.6%
\$150,001 to \$300,000	267	253	- 5.2%
\$300,001 and Above	120	150	+ 25.0%
<b>All Condo</b>	<b>451</b>	<b>436</b>	<b>- 3.3%</b>

#### By Construction Type

	11-2022	11-2023	Change
Previously Owned	7,800	6,699	- 14.1%
New Construction	627	704	+ 12.3%
<b>All Construction Types</b>	<b>8,427</b>	<b>7,403</b>	<b>- 12.2%</b>

	11-2022	11-2023	Change
Previously Owned	7,398	6,332	- 14.4%
New Construction	578	635	+ 9.9%
<b>All Single-Family</b>	<b>7,976</b>	<b>6,967</b>	<b>- 12.7%</b>

	11-2022	11-2023	Change
Previously Owned	402	367	- 8.7%
New Construction	49	69	+ 40.8%
<b>All Condo</b>	<b>451</b>	<b>436</b>	<b>- 3.3%</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.

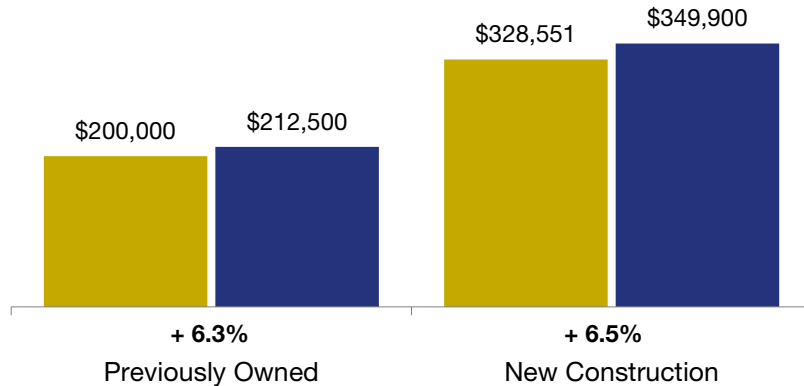
# Median Sales Price

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



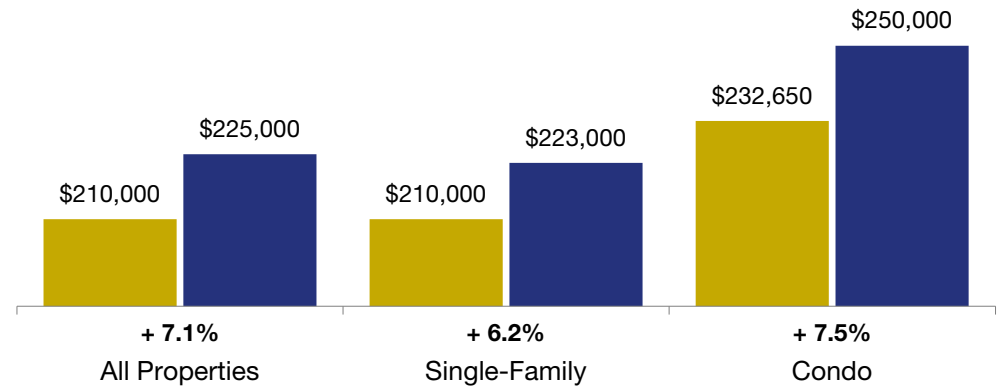
## By Construction Type

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

By Construction Type	11-2022	11-2023	Change
Previously Owned	\$200,000	\$212,500	+ 6.3%
New Construction	\$328,551	\$349,900	+ 6.5%
<b>All Construction Types</b>	<b>\$210,000</b>	<b>\$225,000</b>	<b>+ 7.1%</b>

### Single-Family

11-2022	11-2023	Change
\$199,900	\$210,000	+ 5.1%
\$329,900	\$350,959	+ 6.4%
<b>\$210,000</b>	<b>\$223,000</b>	<b>+ 6.2%</b>

### Condo

11-2022	11-2023	Change
\$227,000	\$240,000	+ 5.7%
\$262,240	\$307,969	+ 17.4%
<b>\$232,650</b>	<b>\$250,000</b>	<b>+ 7.5%</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.

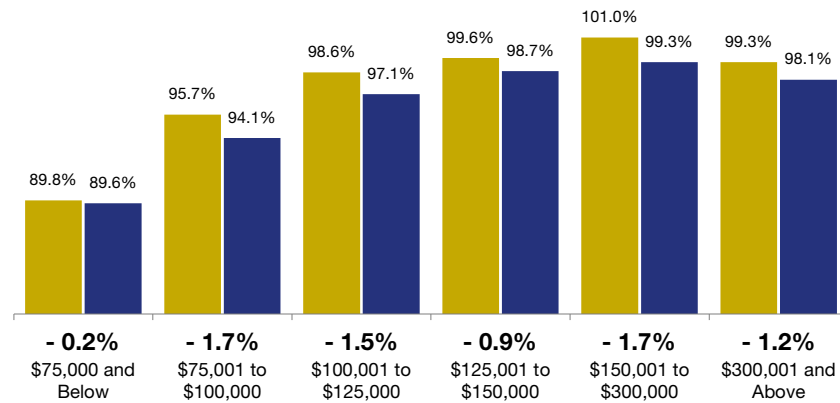
# Percent of Original List Price Received

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.**



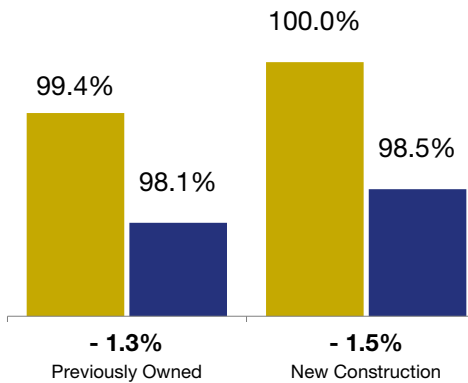
## By Price Range

■ 11-2022 ■ 11-2023



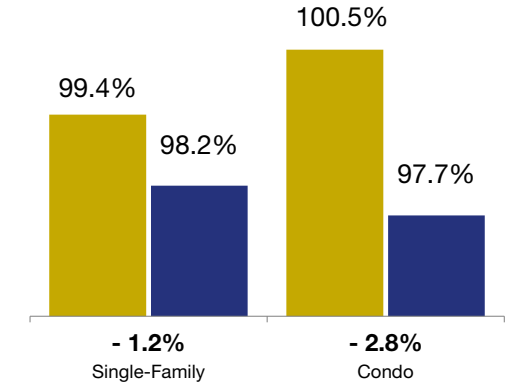
## By Construction Type

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



## All Properties

### By Price Range

	11-2022	11-2023	Change
\$75,000 and Below	89.8%	89.6%	- 0.2%
\$75,001 to \$100,000	95.7%	94.1%	- 1.7%
\$100,001 to \$125,000	98.6%	97.1%	- 1.5%
\$125,001 to \$150,000	99.6%	98.7%	- 0.9%
\$150,001 to \$300,000	101.0%	99.3%	- 1.7%
\$300,001 and Above	99.3%	98.1%	- 1.2%
<b>All Price Ranges</b>	<b>99.4%</b>	<b>98.2%</b>	<b>- 1.2%</b>

## Single-Family

	11-2022	11-2023	Change
\$75,000 and Below	89.6%	89.5%	- 0.1%
\$75,001 to \$100,000	95.6%	94.2%	- 1.5%
\$100,001 to \$125,000	98.5%	97.3%	- 1.2%
\$125,001 to \$150,000	99.6%	98.8%	- 0.8%
\$150,001 to \$300,000	101.0%	99.4%	- 1.6%
\$300,001 and Above	99.2%	98.2%	- 1.0%
<b>All Price Ranges</b>	<b>99.4%</b>	<b>98.2%</b>	<b>- 1.2%</b>

## Condo

	11-2022	11-2023	Change
\$75,000 and Below	95.3%	91.7%	- 3.8%
\$75,001 to \$100,000	100.4%	86.5%	- 13.8%
\$100,001 to \$125,000	101.0%	93.3%	- 7.6%
\$125,001 to \$150,000	99.6%	93.7%	- 5.9%
\$150,001 to \$300,000	100.9%	98.6%	- 2.3%
\$300,001 and Above	100.4%	97.2%	- 3.2%
<b>All Price Ranges</b>	<b>100.5%</b>	<b>97.7%</b>	<b>- 2.8%</b>

### By Construction Type

	11-2022	11-2023	Change
Previously Owned	99.4%	98.1%	- 1.3%
New Construction	100.0%	98.5%	- 1.5%
<b>All Construction Types</b>	<b>99.4%</b>	<b>98.2%</b>	<b>- 1.2%</b>

	11-2022	11-2023	Change
Previously Owned	99.3%	98.2%	- 1.1%
New Construction	99.9%	98.4%	- 1.5%
<b>All Construction Types</b>	<b>99.4%</b>	<b>98.2%</b>	<b>- 1.2%</b>

	11-2022	11-2023	Change
Single-Family	100.5%	97.4%	- 3.1%
Condo	100.4%	99.4%	- 1.0%
<b>All Property Types</b>	<b>100.5%</b>	<b>97.7%</b>	<b>- 2.8%</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.

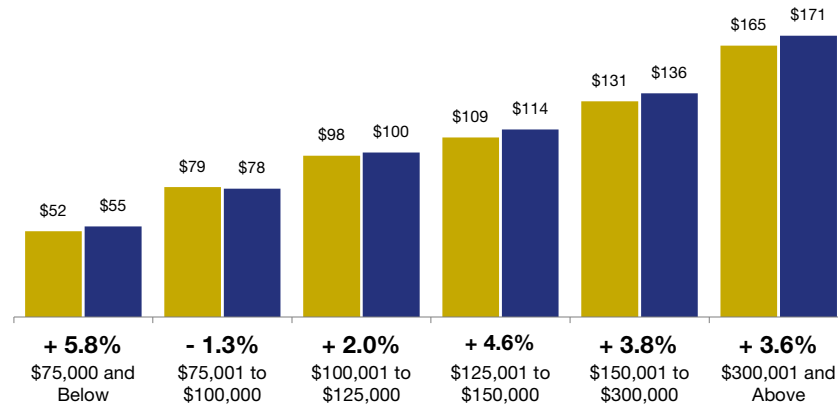
# Price Per Square Foot

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



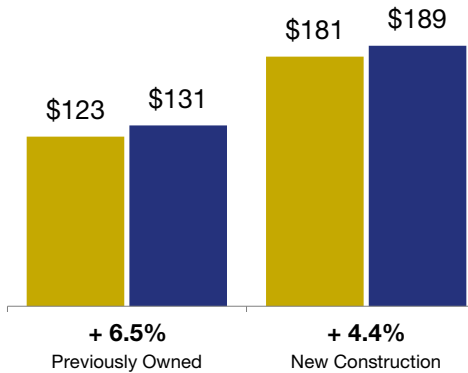
## By Price Range

■ 11-2022 ■ 11-2023



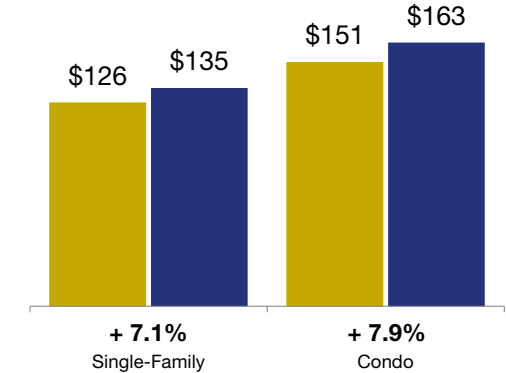
## By Construction Type

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



## All Properties

### By Price Range

	11-2022	11-2023	Change
\$75,000 and Below	\$52	\$55	+ 5.8%
\$75,001 to \$100,000	\$79	\$78	- 1.3%
\$100,001 to \$125,000	\$98	\$100	+ 2.0%
\$125,001 to \$150,000	\$109	\$114	+ 4.6%
\$150,001 to \$300,000	\$131	\$136	+ 3.8%
\$300,001 and Above	\$165	\$171	+ 3.6%
<b>All Price Ranges</b>	<b>\$128</b>	<b>\$136</b>	<b>+ 6.3%</b>

## Single-Family

11-2022	11-2023	Change
\$51	\$54	+ 5.9%
\$78	\$78	0.0%
\$98	\$99	+ 1.0%
\$108	\$114	+ 5.6%
\$130	\$135	+ 3.8%
\$164	\$170	+ 3.7%
<b>\$126</b>	<b>\$135</b>	<b>+ 7.1%</b>

## Condo

	11-2022	11-2023	Change
	\$80	\$91	+ 13.8%
	\$86	\$67	- 22.1%
	\$110	\$113	+ 2.7%
	\$130	\$140	+ 7.7%
	\$147	\$153	+ 4.1%
	\$183	\$193	+ 5.5%
	<b>\$151</b>	<b>\$163</b>	<b>+ 7.9%</b>

### By Construction Type

	11-2022	11-2023	Change
Previously Owned	\$123	\$131	+ 6.5%
New Construction	\$181	\$189	+ 4.4%
<b>All Construction Types</b>	<b>\$128</b>	<b>\$136</b>	<b>+ 6.3%</b>

11-2022	11-2023	Change
\$122	\$130	+ 6.6%
\$180	\$188	+ 4.4%
<b>\$126</b>	<b>\$135</b>	<b>+ 7.1%</b>

	11-2022	11-2023	Change
	\$146	\$157	+ 7.5%
	\$186	\$197	+ 5.9%
	\$151	\$163	+ 7.9%

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.

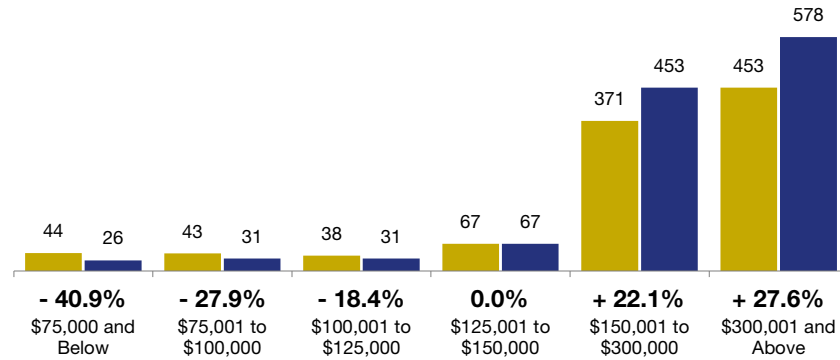
# Inventory of Homes for Sale

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



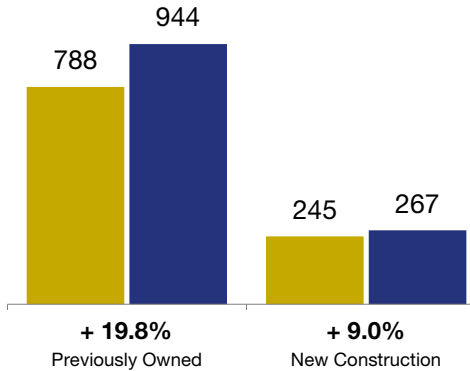
## By Price Range

■ 11-2022 ■ 11-2023



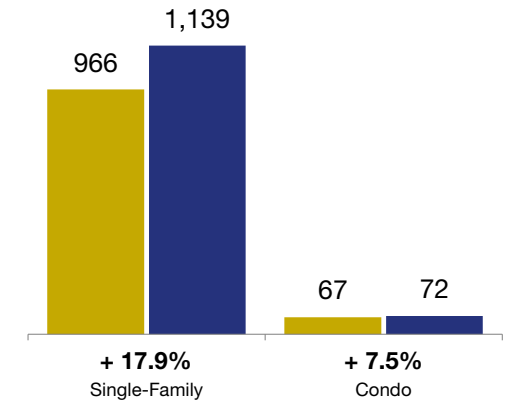
## By Construction Type

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



### All Properties

#### By Price Range

	11-2022	11-2023	Change
\$75,000 and Below	44	26	- 40.9%
\$75,001 to \$100,000	43	31	- 27.9%
\$100,001 to \$125,000	38	31	- 18.4%
\$125,001 to \$150,000	67	67	0.0%
\$150,001 to \$300,000	371	453	+ 22.1%
\$300,001 and Above	453	578	+ 27.6%
<b>All Price Ranges</b>	<b>1,033</b>	<b>1,211</b>	<b>+ 17.2%</b>

### Single-Family

	11-2022	11-2023	Change
Previously Owned	43	25	- 41.9%
New Construction	42	31	- 26.2%
	37	30	- 18.9%
	67	67	0.0%
	339	418	+ 23.3%
	421	543	+ 29.0%
<b>All Single-Family</b>	<b>966</b>	<b>1,139</b>	<b>+ 17.9%</b>

### Condo

	11-2022	11-2023	Change
	1	1	0.0%
	1	0	- 100.0%
	1	1	0.0%
	0	0	--
	32	35	+ 9.4%
	32	35	+ 9.4%
<b>All Condo</b>	<b>67</b>	<b>72</b>	<b>+ 7.5%</b>

#### By Construction Type

	11-2022	11-2023	Change
Previously Owned	788	944	+ 19.8%
New Construction	245	267	+ 9.0%
<b>All Construction Types</b>	<b>1,033</b>	<b>1,211</b>	<b>+ 17.2%</b>

	11-2022	11-2023	Change
Previously Owned	744	896	+ 20.4%
New Construction	222	243	+ 9.5%
<b>All Single-Family</b>	<b>966</b>	<b>1,139</b>	<b>+ 17.9%</b>

	11-2022	11-2023	Change
	44	48	+ 9.1%
	23	24	+ 4.3%
<b>All Condo</b>	<b>67</b>	<b>72</b>	<b>+ 7.5%</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.

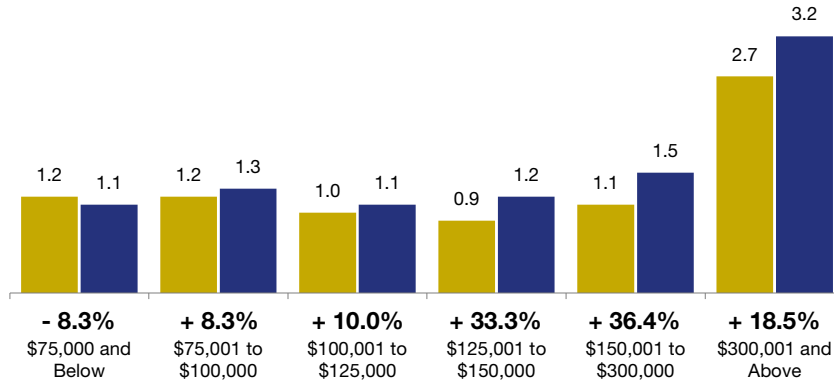
# Months Supply of Inventory

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.



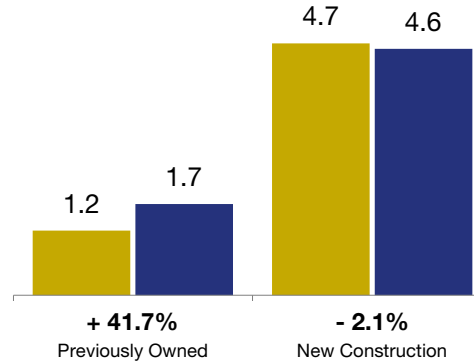
## By Price Range

■ 11-2022 ■ 11-2023



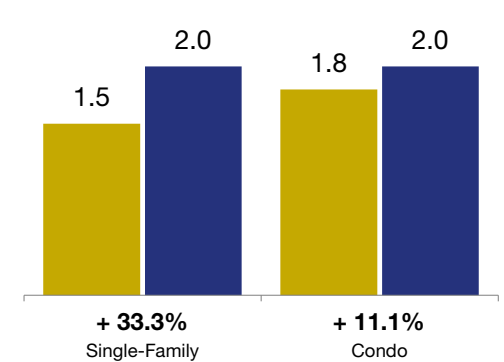
## By Construction Type

■ 11-2022 ■ 11-2023



## By Property Type

■ 11-2022 ■ 11-2023



## All Properties

### By Price Range

	11-2022	11-2023	Change
\$75,000 and Below	1.2	1.1	- 8.3%
\$75,001 to \$100,000	1.2	1.3	+ 8.3%
\$100,001 to \$125,000	1.0	1.1	+ 10.0%
\$125,001 to \$150,000	0.9	1.2	+ 33.3%
\$150,001 to \$300,000	1.1	1.5	+ 36.4%
\$300,001 and Above	2.7	3.2	+ 18.5%
<b>All Price Ranges</b>	<b>1.5</b>	<b>2.0</b>	<b>+ 33.3%</b>

## Single-Family

	11-2022	11-2023	Change
\$75,000 and Below	1.2	1.1	- 8.3%
\$75,001 to \$100,000	1.2	1.3	+ 8.3%
\$100,001 to \$125,000	1.0	1.1	+ 10.0%
\$125,001 to \$150,000	0.9	1.2	+ 33.3%
\$150,001 to \$300,000	1.1	1.5	+ 36.4%
\$300,001 and Above	2.7	3.3	+ 22.2%
<b>All Price Ranges</b>	<b>1.5</b>	<b>2.0</b>	<b>+ 33.3%</b>

## Condo

	11-2022	11-2023	Change
\$75,000 and Below	0.6	0.9	+ 50.0%
\$75,001 to \$100,000	0.9	0.0	- 100.0%
\$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	1.4	1.7	+ 21.4%
\$300,001 and Above	3.2	2.8	- 12.5%
<b>All Price Ranges</b>	<b>1.8</b>	<b>2.0</b>	<b>+ 11.1%</b>

### By Construction Type

	11-2022	11-2023	Change
Previously Owned	1.2	1.7	+ 41.7%
New Construction	4.7	4.6	- 2.1%
<b>All Construction Types</b>	<b>1.5</b>	<b>2.0</b>	<b>+ 33.3%</b>

	11-2022	11-2023	Change
Previously Owned	1.2	1.7	+ 41.7%
New Construction	4.6	4.6	0.0%
<b>All Construction Types</b>	<b>1.5</b>	<b>2.0</b>	<b>+ 33.3%</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.