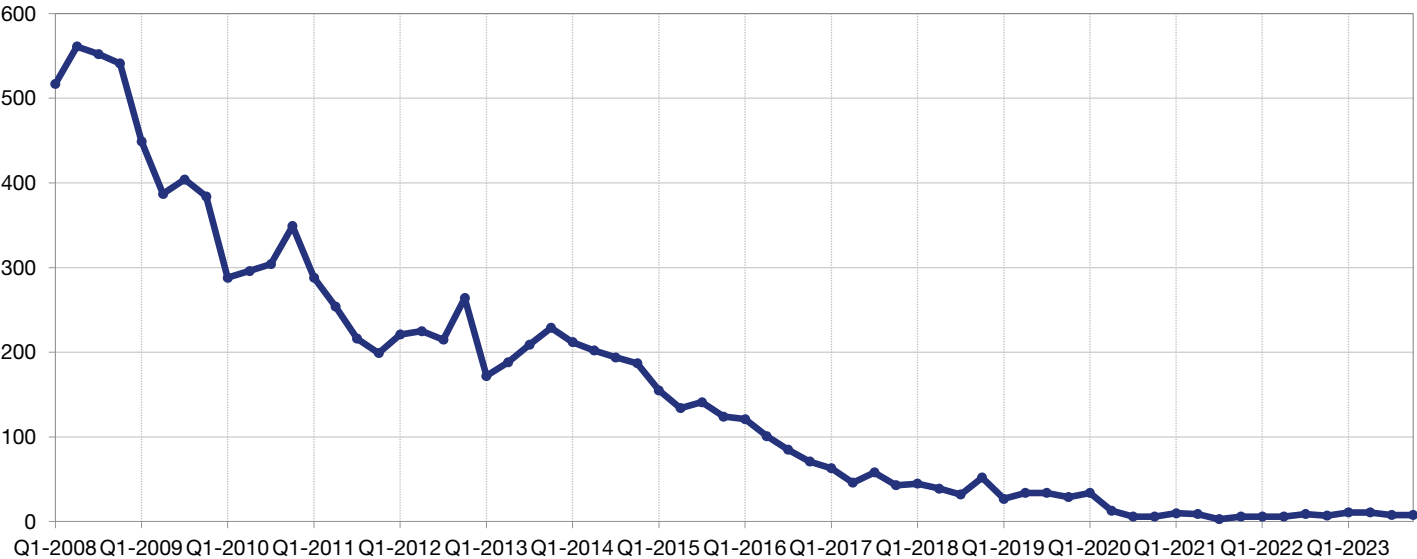


# Foreclosure Report

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



## Q4-2023 Update

New Listings in the Fort Wayne region decreased 8.7 percent to 1,951.

- Traditional New Listings decreased 8.8 percent to 1,937.
- Foreclosure New Listings increased 7.7 percent to 14.
- Share of all New Listings that were foreclosures rose to 0.7 percent.

Closed Sales were down 27.7 percent to 1,757.

- Traditional Closed Sales were down 27.6 percent to 1,753.
- Foreclosure Closed Sales were down 55.6 percent to 4.
- Share of all Closed Sales that were foreclosures fell to 0.2 percent.

The Median Sales Price rose 17.4 percent to \$223,000.

- The traditional Median Sales Price rose 16.5 percent to \$223,050.
- The foreclosure Median Sales Price declined 12.8 percent to \$45,440.

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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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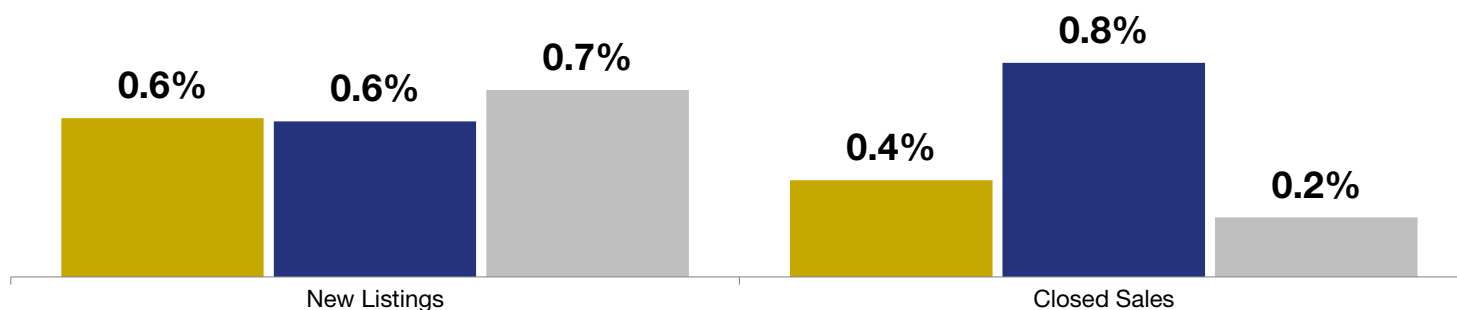


## New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023
New Listings	13	11	14	+ 7.7%	2,123	1,831	1,937	- 8.8%	2,136	1,842	1,951	- 8.7%	0.6%	0.6%	0.7%
Closed Sales	9	16	4	- 55.6%	2,421	1,932	1,753	- 27.6%	2,430	1,948	1,757	- 27.7%	0.4%	0.8%	0.2%

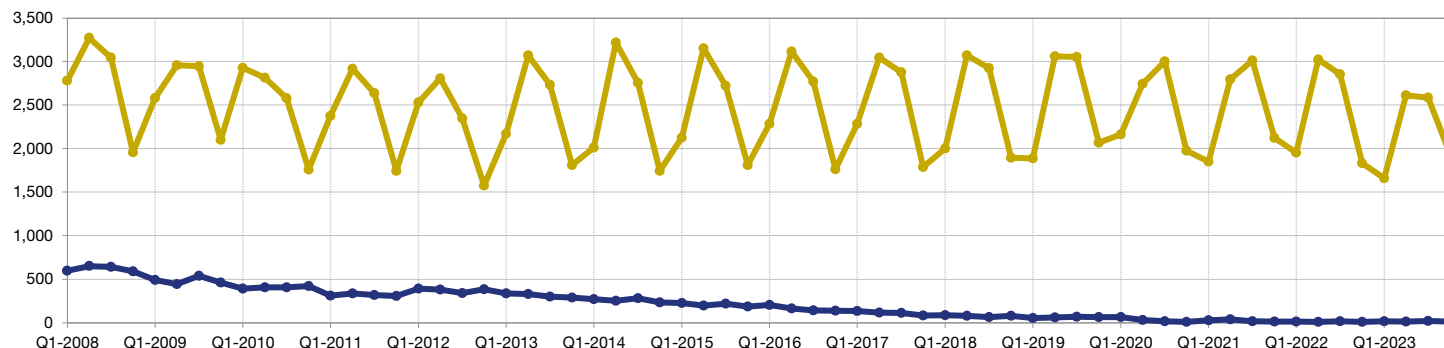
### Market Share of Foreclosures

■ Q4-2021 ■ Q4-2022 ■ Q4-2023



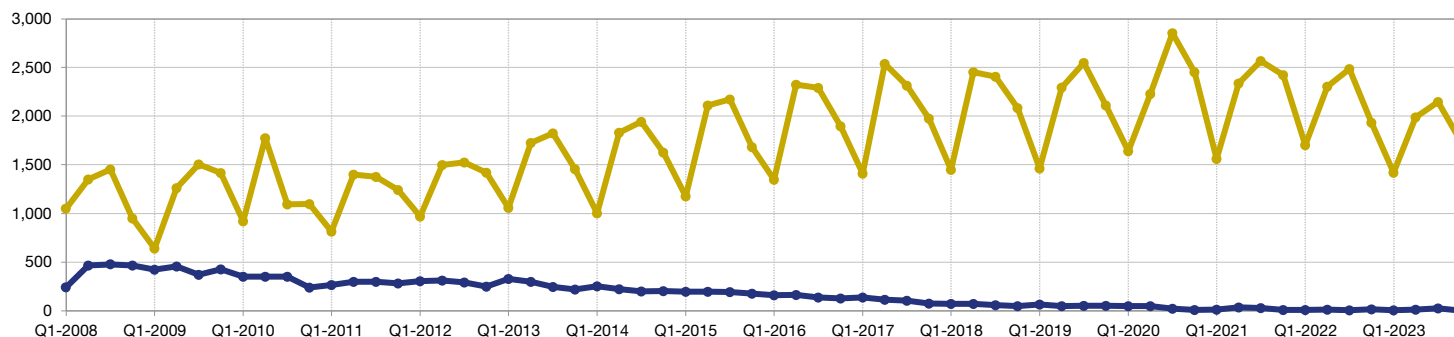
### Historical New Listing Activity

— Traditional — Foreclosures



### Historical Closed Sales Activity

— Traditional — Foreclosures



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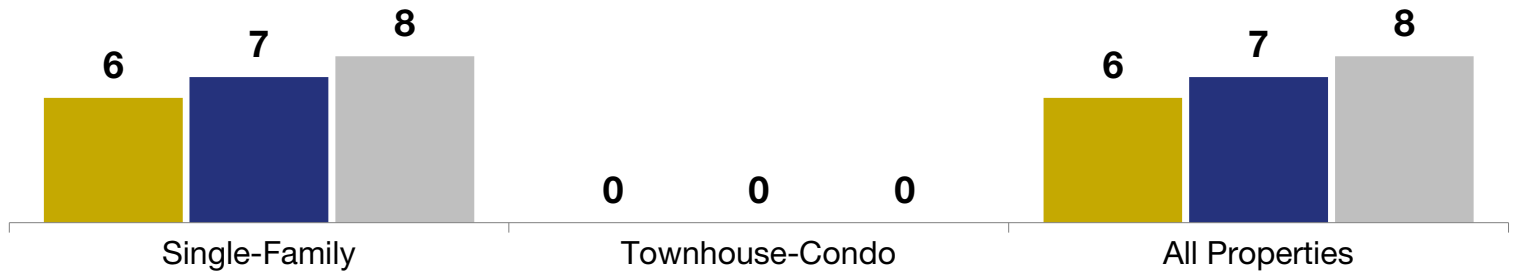


## Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023
Single-Family	6	7	8	+ 33.3%	556	825	973	+ 75.0%	562	832	981	+ 74.6%	1.1%	0.8%	0.8%
Townhouse-Condo	0	0	0	--	31	54	83	+ 167.7%	31	54	83	+ 167.7%	0.0%	0.0%	0.0%
All Properties	6	7	8	+ 33.3%	587	879	1,056	+ 79.9%	593	886	1,064	+ 79.4%	1.0%	0.8%	0.8%

### Foreclosure Inventory by Property Type

■ Q4-2021 ■ Q4-2022 ■ Q4-2023

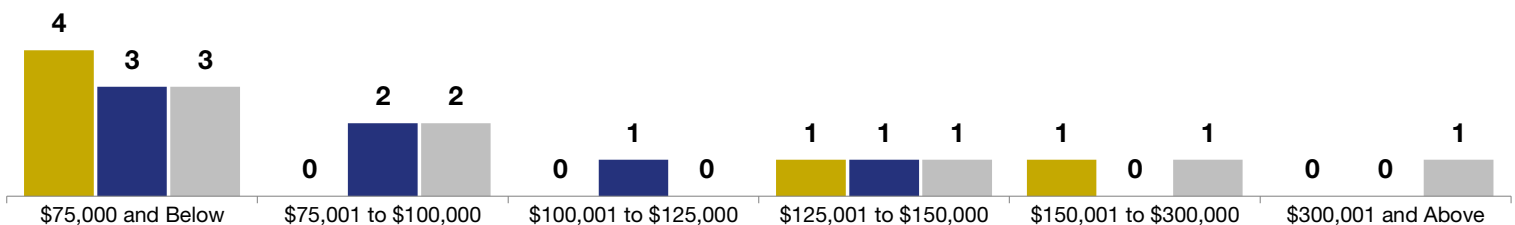


## Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023
\$75,000 and Below	4	3	3	- 25.0%	57	50	23	- 59.6%	61	53	26	- 57.4%	6.6%	5.7%	11.5%
\$75,001 to \$100,000	0	2	2	--	35	43	30	- 14.3%	35	45	32	- 8.6%	0.0%	4.4%	6.3%
\$100,001 to \$125,000	0	1	0	--	41	29	35	- 14.6%	41	30	35	- 14.6%	0.0%	3.3%	0.0%
\$125,001 to \$150,000	1	1	1	0.0%	62	70	60	- 3.2%	63	71	61	- 3.2%	1.6%	1.4%	1.6%
\$150,001 to \$300,000	1	0	1	0.0%	194	298	417	+ 114.9%	195	298	418	+ 114.4%	0.5%	0.0%	0.2%
\$300,001 and Above	0	0	1	--	197	389	483	+ 145.2%	197	389	484	+ 145.7%	0.0%	0.0%	0.2%
All Prices	6	7	8	+ 33.3%	587	879	1,056	+ 79.9%	593	886	1,064	+ 79.4%	1.0%	0.8%	0.8%

### Foreclosure Inventory by Price Range

■ Q4-2021 ■ Q4-2022 ■ Q4-2023



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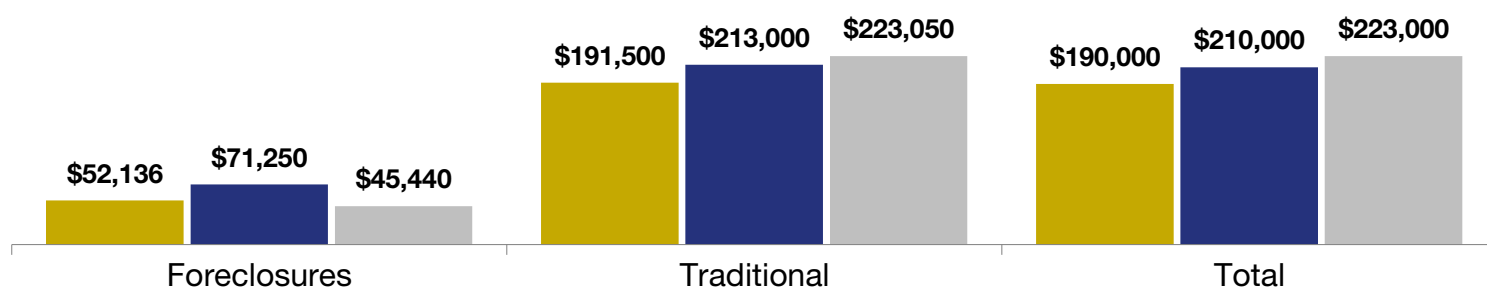


## Median Sales Price

	Foreclosures				Traditional				Total			
	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg
Single-Family	\$52,136	\$72,500	\$45,440	- 12.8%	\$190,000	\$210,000	\$220,000	+ 15.8%	\$190,000	\$210,000	\$220,000	+ 15.8%
Condo-Townhome	\$0	\$53,000	\$0	--	\$209,977	\$235,000	\$246,225	+ 17.3%	\$209,977	\$233,950	\$246,225	+ 17.3%
All Properties	\$52,136	\$71,250	\$45,440	- 12.8%	\$191,500	\$213,000	\$223,050	+ 16.5%	\$190,000	\$210,000	\$223,000	+ 17.4%

### Median Sales Price for All Properties

■ Q4-2021 ■ Q4-2022 ■ Q4-2023

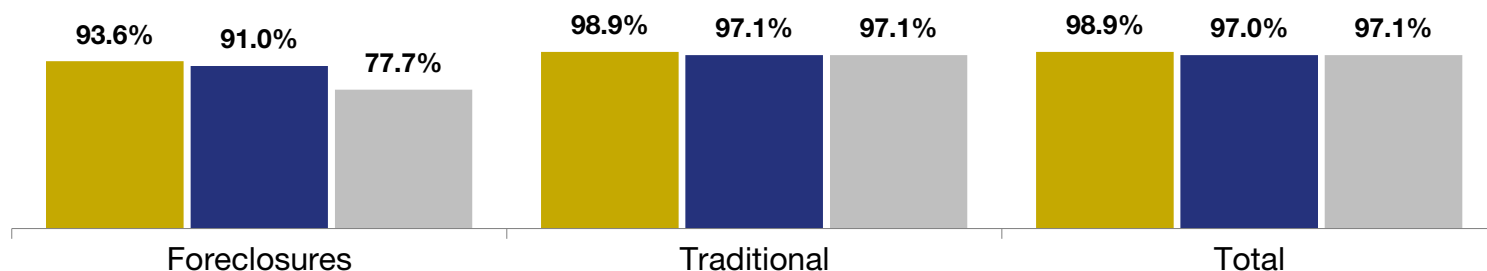


## Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg	Q4-2021	Q4-2022	Q4-2023	2-Yr Chg
Single-Family	93.6%	91.7%	77.7%	- 16.9%	98.9%	97.0%	97.0%	- 1.8%	98.8%	96.9%	97.0%	- 1.9%
Condo-Townhome	0.0%	81.5%	0.0%	--	99.5%	98.5%	97.7%	- 1.8%	99.5%	98.3%	97.7%	- 1.8%
All Properties	93.6%	91.0%	77.7%	- 16.9%	98.9%	97.1%	97.1%	- 1.8%	98.9%	97.0%	97.1%	- 1.8%

### Percent of Original List Price Received for All Properties

■ Q4-2021 ■ Q4-2022 ■ Q4-2023



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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 Q4-2023			Closed Sales for the Last 12 Months Through Q4-2023		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	8	0	0.0%	69	1	1.4%
AD02 – Adams-Kirkland, Washington, St. Marys	15	0	0.0%	79	5	6.3%
AD03 – Adams-French, Monroe, Blue Creek	7	0	0.0%	22	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	3	0	0.0%	33	0	0.0%
AL01 – Allen-Eel River, Lake, Perry	161	0	0.0%	829	1	0.1%
AL02 – Allen-Cedar Creek, Springfield, Scipio	31	0	0.0%	220	1	0.5%
AL03 – Allen-Washington	37	0	0.0%	444	3	0.7%
AL04 – Allen-St. Joseph	82	0	0.0%	913	2	0.2%
AL05 – Allen-Milan, Maumee	10	0	0.0%	62	1	1.6%
AL06 – Allen-Aboite, Lafayette	116	0	0.0%	735	0	0.0%
AL07 – Allen-Wayne, Pleasant	149	1	0.7%	1,269	5	0.4%
AL08 – Allen-Adams, Marion	51	0	0.0%	384	2	0.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	10	1	10.0%	43	1	2.3%
DE00 – Dekalb	75	1	1.3%	426	2	0.5%
HU01 – Huntington-Warren, Clear Creek, Jackson	22	0	0.0%	73	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	30	0	0.0%	270	7	2.6%
HU03 – Huntington-Polk, Lancaster, Rock Creek	4	0	0.0%	18	0	0.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	2	1	50.0%	31	0	0.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	1	0	0.0%	4	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	1	0	0.0%	17	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	1	0	0.0%	5	0	0.0%
NO00 – Noble	2	0	0.0%	24	0	0.0%
WE01 – Wells-Union, Jefferson	7	0	0.0%	92	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	7	0	0.0%	55	1	1.8%
WE03 – Wells-Liberty, Harrison	18	0	0.0%	117	0	0.0%
WE04 – Wells-Jackson, Chester, Nottingham	2	0	0.0%	10	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	6	0	0.0%	56	0	0.0%
WH02 – Whitley-Richland, Clevela	6	0	0.0%	26	0	0.0%
WH03 – Whitley-Columbia, Union	17	0	0.0%	190	0	0.0%
WH04 – Whitley-Washington, Jefferson	3	0	0.0%	28	0	0.0%

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## Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q4-2022	Last 12 Months Through Q4-2023	1-Year Change	Last 12 Months Through Q4-2022	Last 12 Months Through Q4-2023	1-Year Change
AD01 – Adams-Preble, Root, Union	\$36,400	\$58,000	+ <b>59.3%</b>	\$175,000	\$165,000	- <b>5.7%</b>
AD02 – Adams-Kirkland, Washington, St. Marys	\$125,000	\$80,000	- <b>36.0%</b>	\$149,000	\$141,500	- <b>5.0%</b>
AD03 – Adams-French, Monroe, Blue Creek	\$60,000	\$0	- <b>100.0%</b>	\$139,900	\$142,750	+ <b>2.0%</b>
AD04 – Adams-Hartford, Wabash, Jefferson	\$0	\$0	--	\$158,875	\$190,000	+ <b>19.6%</b>
AL01 – Allen-Eel River, Lake, Perry	\$0	\$389,900	--	\$329,900	\$352,137	+ <b>6.7%</b>
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$0	\$266,000	--	\$344,000	\$405,000	+ <b>17.7%</b>
AL03 – Allen-Washington	\$68,175	\$150,000	+ <b>120.0%</b>	\$220,000	\$240,000	+ <b>9.1%</b>
AL04 – Allen-St. Joseph	\$0	\$142,750	--	\$210,000	\$225,000	+ <b>7.1%</b>
AL05 – Allen-Milan, Maumee	\$0	\$104,000	--	\$210,000	\$239,000	+ <b>13.8%</b>
AL06 – Allen-Aboite, Lafayette	\$177,757	\$0	- <b>100.0%</b>	\$310,000	\$325,328	+ <b>4.9%</b>
AL07 – Allen-Wayne, Pleasant	\$66,300	\$75,150	+ <b>13.3%</b>	\$137,000	\$145,000	+ <b>5.8%</b>
AL08 – Allen-Adams, Marion	\$58,500	\$71,591	+ <b>22.4%</b>	\$185,000	\$197,250	+ <b>6.6%</b>
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$42,000	\$49,000	+ <b>16.7%</b>	\$185,500	\$202,000	+ <b>8.9%</b>
DE00 – Dekalb	\$70,000	\$63,750	- <b>8.9%</b>	\$200,000	\$220,000	+ <b>10.0%</b>
HU01 – Huntington-Warren, Clear Creek, Jackson	\$245,900	\$0	- <b>100.0%</b>	\$240,500	\$250,000	+ <b>4.0%</b>
HU02 – Huntington-Dallas, Huntington, Union	\$33,000	\$85,000	+ <b>157.6%</b>	\$140,000	\$155,500	+ <b>11.1%</b>
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$0	\$0	--	\$196,500	\$170,000	- <b>13.5%</b>
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$0	--	\$159,500	\$175,000	+ <b>9.7%</b>
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$100,000	\$123,750	+ <b>23.8%</b>
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	--	\$112,500	\$135,000	+ <b>20.0%</b>
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$82,000	\$119,900	+ <b>46.2%</b>
NO00 – Noble	\$0	\$0	--	\$188,000	\$237,500	+ <b>26.3%</b>
WE01 – Wells-Union, Jefferson	\$0	\$0	--	\$195,000	\$248,000	+ <b>27.2%</b>
WE02 – Wells-Rockcreek, Lancaster	\$0	\$95,500	--	\$244,000	\$314,900	+ <b>29.1%</b>
WE03 – Wells-Liberty, Harrison	\$54,625	\$0	- <b>100.0%</b>	\$150,000	\$150,500	+ <b>0.3%</b>
WE04 – Wells-Jackson, Chester, Nottingham	\$37,000	\$0	- <b>100.0%</b>	\$137,500	\$183,000	+ <b>33.1%</b>
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$0	\$0	--	\$179,500	\$207,500	+ <b>15.6%</b>
WH02 – Whitley-Richland, Clevea	\$0	\$0	--	\$165,000	\$177,500	+ <b>7.6%</b>
WH03 – Whitley-Columbia, Union	\$43,000	\$0	- <b>100.0%</b>	\$210,000	\$232,000	+ <b>10.5%</b>
WH04 – Whitley-Washington, Jefferson	\$0	\$0	--	\$315,000	\$334,950	+ <b>6.3%</b>

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