

# Housing Supply Overview

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



## January 2024

After a brief decline, national sales of new residential homes are on the rise again, increasing 8% month-over-month and 4.4% year-over-year to a seasonally adjusted rate of 664,000 units, according to the U.S. Census Bureau. Lower interest rates and a shortage of existing-home inventory continue to be a boon for the new-home market, with sales of new residential homes up 4.2% from 2022 to an estimated 668,000 units in 2023. For the 12-month period spanning February 2023 through January 2024, Closed Sales in the Fort Wayne region were down 11.3 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 6.4 percent.

The overall Median Sales Price was up 9.0 percent to \$230,000. The property type with the largest price gain was the Single-Family segment, where prices increased 8.3 percent to \$227,500. The overall Percent of Original List Price Received at Sale was down 1.1 percent to 98.1 percent.

Market-wide, inventory levels were up 23.1 percent. The property type that gained the most inventory was the Condo segment, where it increased 68.8 percent. That amounts to 1.5 months supply for Single-Family homes and 2.3 months supply for Condos.

## Quick Facts

**+ 6.4%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 13.8%**

Construction Status with  
Strongest Closed Sales:

**New Construction**

**- 5.3%**

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.

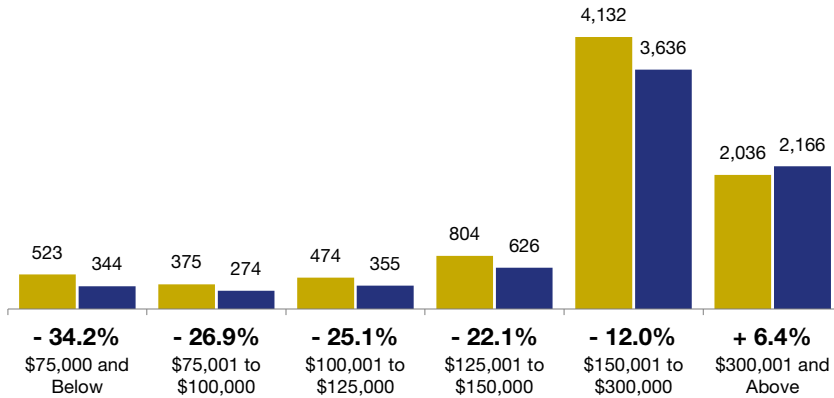
# Closed Sales

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



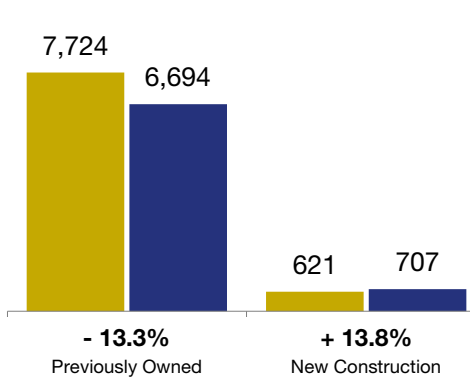
## By Price Range

■ 1-2023 ■ 1-2024



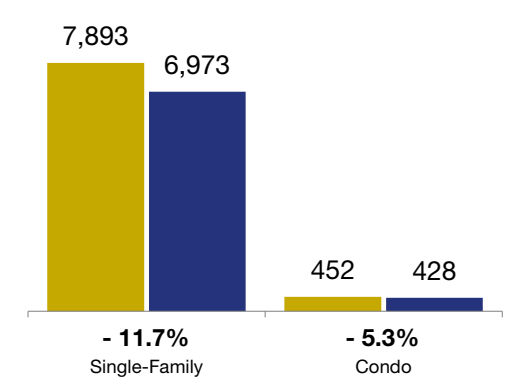
## By Construction Type

■ 1-2023 ■ 1-2024



## By Property Type

■ 1-2023 ■ 1-2024



### All Properties

#### By Price Range

	1-2023	1-2024	Change
\$75,000 and Below	523	344	- 34.2%
\$75,001 to \$100,000	375	274	- 26.9%
\$100,001 to \$125,000	474	355	- 25.1%
\$125,001 to \$150,000	804	626	- 22.1%
\$150,001 to \$300,000	4,132	3,636	- 12.0%
\$300,001 and Above	2,036	2,166	+ 6.4%
<b>All Price Ranges</b>	<b>8,345</b>	<b>7,401</b>	<b>- 11.3%</b>

### Single-Family

1-2023	1-2024	Change
508	338	- 33.5%
367	273	- 25.6%
465	343	- 26.2%
780	613	- 21.4%
3,860	3,381	- 12.4%
1,912	2,025	+ 5.9%
<b>7,893</b>	<b>6,973</b>	<b>- 11.7%</b>

### Condo

	1-2023	1-2024	Change
	15	6	- 60.0%
	8	1	- 87.5%
	9	12	+ 33.3%
	24	13	- 45.8%
	272	255	- 6.3%
	124	141	+ 13.7%
	<b>452</b>	<b>428</b>	<b>- 5.3%</b>

#### By Construction Type

	1-2023	1-2024	Change
Previously Owned	7,724	6,694	- 13.3%
New Construction	621	707	+ 13.8%
<b>All Construction Types</b>	<b>8,345</b>	<b>7,401</b>	<b>- 11.3%</b>

1-2023	1-2024	Change
7,327	6,335	- 13.5%
566	638	+ 12.7%
<b>7,893</b>	<b>6,973</b>	<b>- 11.7%</b>

	1-2023	1-2024	Change
	397	359	- 9.6%
	55	69	+ 25.5%
	452	428	- 5.3%

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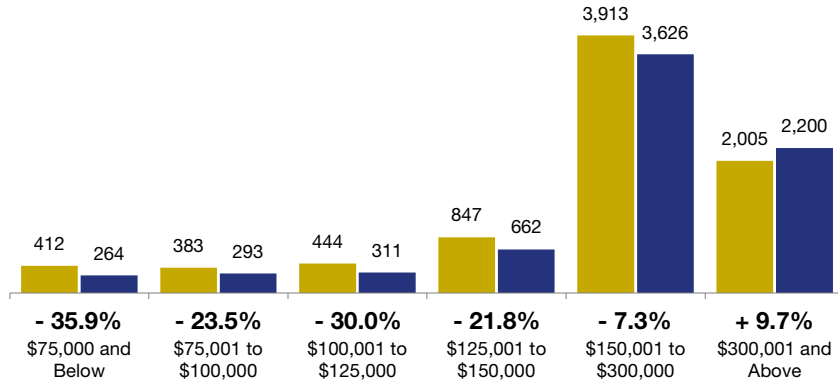
# Pending Sales

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



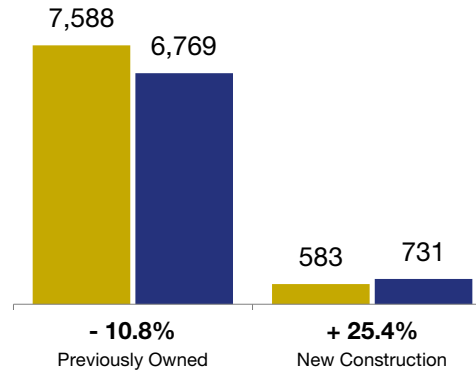
## By Price Range

■ 1-2023 ■ 1-2024



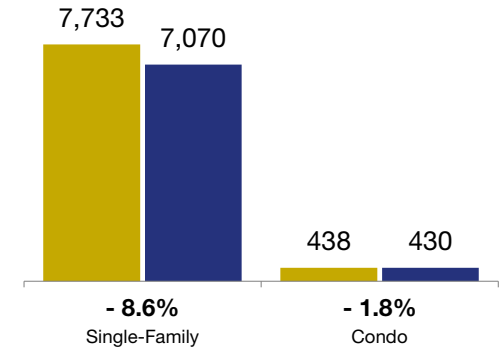
## By Construction Type

■ 1-2023 ■ 1-2024



## By Property Type

■ 1-2023 ■ 1-2024



### All Properties

#### By Price Range

	1-2023	1-2024	Change
\$75,000 and Below	412	264	- 35.9%
\$75,001 to \$100,000	383	293	- 23.5%
\$100,001 to \$125,000	444	311	- 30.0%
\$125,001 to \$150,000	847	662	- 21.8%
\$150,001 to \$300,000	3,913	3,626	- 7.3%
\$300,001 and Above	2,005	2,200	+ 9.7%
<b>All Price Ranges</b>	<b>8,171</b>	<b>7,500</b>	<b>- 8.2%</b>

### Single-Family

1-2023	1-2024	Change	1-2023	1-2024	Change
400	257	- 35.8%	12	7	- 41.7%
375	292	- 22.1%	8	1	- 87.5%
435	304	- 30.1%	9	7	- 22.2%
822	647	- 21.3%	25	15	- 40.0%
3,656	3,372	- 7.8%	257	254	- 1.2%
1,879	2,055	+ 9.4%	126	145	+ 15.1%
7,733	7,070	- 8.6%	438	430	- 1.8%

### Condo

	1-2023	1-2024	Change
	12	7	- 41.7%
	8	1	- 87.5%
	9	7	- 22.2%
	25	15	- 40.0%
	257	254	- 1.2%
	126	145	+ 15.1%
	438	430	- 1.8%

#### By Construction Type

	1-2023	1-2024	Change
Previously Owned	7,588	6,769	- 10.8%
New Construction	583	731	+ 25.4%
<b>All Construction Types</b>	<b>8,171</b>	<b>7,500</b>	<b>- 8.2%</b>

1-2023	1-2024	Change	1-2023	1-2024	Change
7,198	6,409	- 11.0%	390	360	- 7.7%
535	661	+ 23.6%	48	70	+ 45.8%
7,733	7,070	- 8.6%	438	430	- 1.8%

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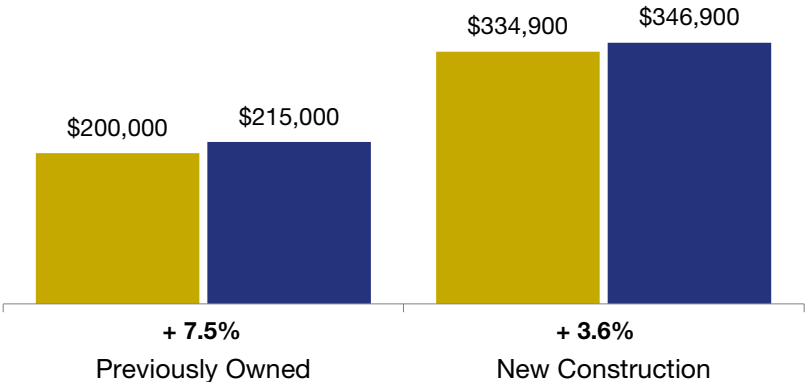
# Median Sales Price

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



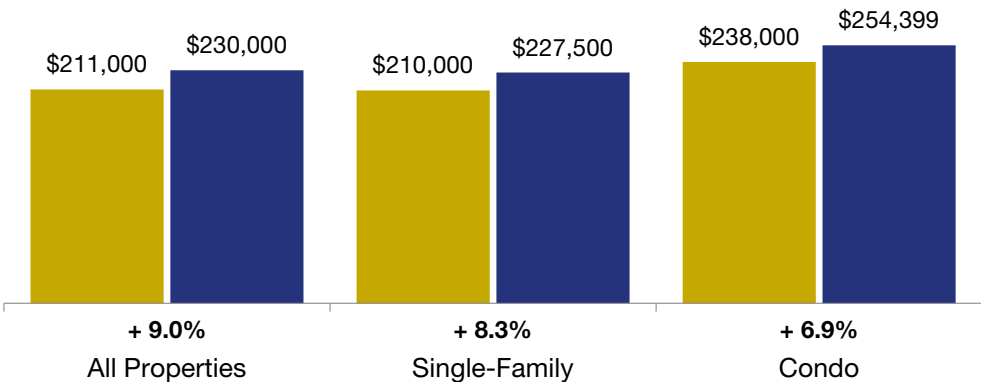
## By Construction Type

■ 1-2023 ■ 1-2024



## By Property Type

■ 1-2023 ■ 1-2024



All Properties			
By Construction Type	1-2023	1-2024	Change
Previously Owned	\$200,000	\$215,000	+ 7.5%
New Construction	\$334,900	\$346,900	+ 3.6%
All Construction Types	\$211,000	\$230,000	+ 9.0%

Single-Family			Condo		
1-2023	1-2024	Change	1-2023	1-2024	Change
\$200,000	\$214,900	+ 7.5%	\$230,000	\$242,000	+ 5.2%
\$338,168	\$347,500	+ 2.8%	\$264,900	\$299,900	+ 13.2%
\$210,000	\$227,500	+ 8.3%	\$238,000	\$254,399	+ 6.9%

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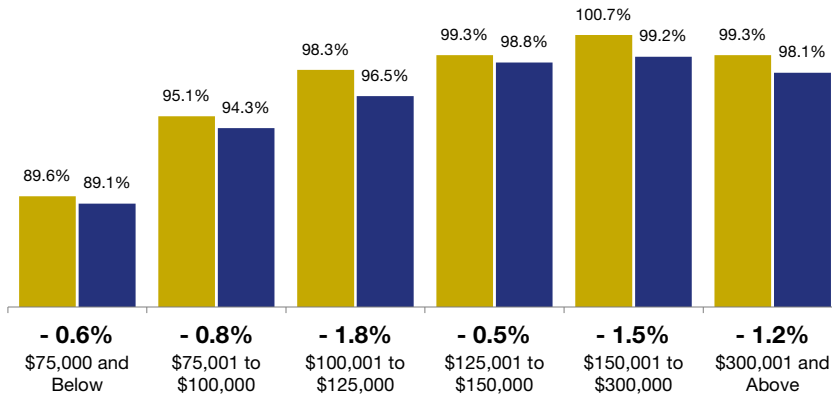
# Percent of Original List Price Received



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.**

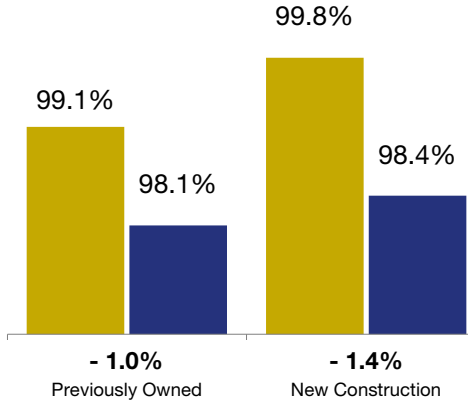
## By Price Range

■ 1-2023 ■ 1-2024



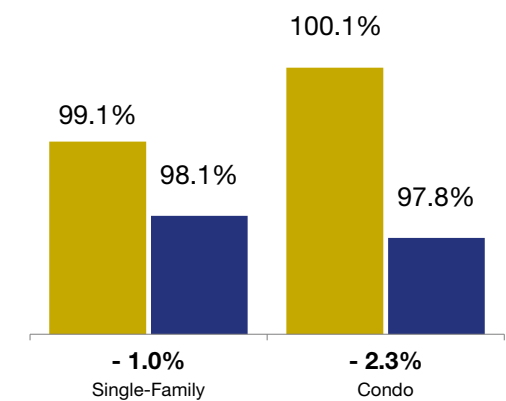
## By Construction Type

■ 1-2023 ■ 1-2024



## By Property Type

■ 1-2023 ■ 1-2024



## All Properties

### By Price Range

	1-2023	1-2024	Change
\$75,000 and Below	89.6%	89.1%	- 0.6%
\$75,001 to \$100,000	95.1%	94.3%	- 0.8%
\$100,001 to \$125,000	98.3%	96.5%	- 1.8%
\$125,001 to \$150,000	99.3%	98.8%	- 0.5%
\$150,001 to \$300,000	100.7%	99.2%	- 1.5%
\$300,001 and Above	99.3%	98.1%	- 1.2%
<b>All Price Ranges</b>	<b>99.2%</b>	<b>98.1%</b>	<b>- 1.1%</b>

## Single-Family

	1-2023	1-2024	Change
\$75,000 and Below	89.4%	89.1%	- 0.3%
\$75,001 to \$100,000	95.0%	94.4%	- 0.6%
\$100,001 to \$125,000	98.3%	96.6%	- 1.7%
\$125,001 to \$150,000	99.3%	98.9%	- 0.4%
\$150,001 to \$300,000	100.7%	99.3%	- 1.4%
\$300,001 and Above	99.2%	98.2%	- 1.0%
<b>All Price Ranges</b>	<b>99.1%</b>	<b>98.1%</b>	<b>- 1.0%</b>

## Condo

	1-2023	1-2024	Change
\$75,000 and Below	95.1%	93.7%	- 1.5%
\$75,001 to \$100,000	99.4%	90.1%	- 9.4%
\$100,001 to \$125,000	101.1%	93.3%	- 7.7%
\$125,001 to \$150,000	97.9%	94.9%	- 3.1%
\$150,001 to \$300,000	100.6%	98.5%	- 2.1%
\$300,001 and Above	99.9%	97.5%	- 2.4%
<b>All Price Ranges</b>	<b>100.1%</b>	<b>97.8%</b>	<b>- 2.3%</b>

### By Construction Type

	1-2023	1-2024	Change
Previously Owned	99.1%	98.1%	- 1.0%
New Construction	99.8%	98.4%	- 1.4%
<b>All Construction Types</b>	<b>99.2%</b>	<b>98.1%</b>	<b>- 1.1%</b>

	1-2023	1-2024	Change
Previously Owned	99.1%	98.1%	- 1.0%
New Construction	99.8%	98.3%	- 1.5%
<b>All Construction Types</b>	<b>99.1%</b>	<b>98.1%</b>	<b>- 1.0%</b>

	1-2023	1-2024	Change
Previously Owned	100.1%	97.5%	- 2.6%
New Construction	100.3%	99.4%	- 0.9%
<b>All Construction Types</b>	<b>100.1%</b>	<b>97.8%</b>	<b>- 2.3%</b>

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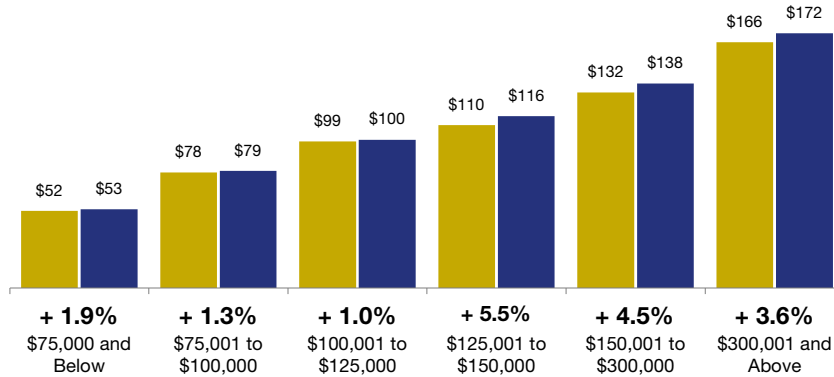
# Price Per Square Foot

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



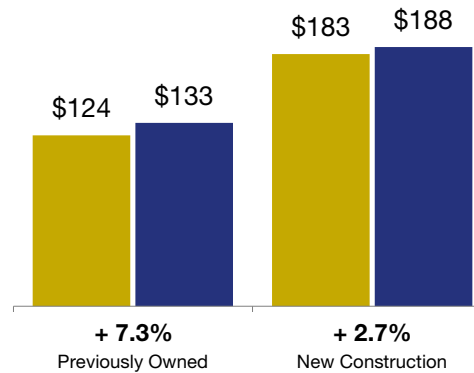
## By Price Range

■ 1-2023 ■ 1-2024



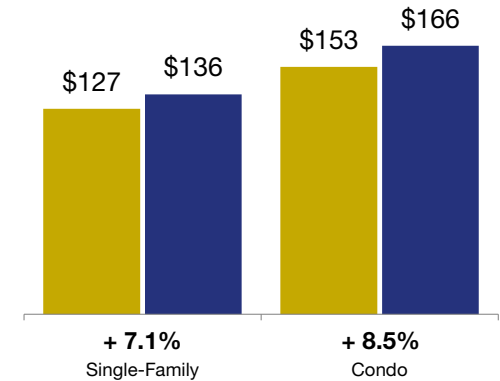
## By Construction Type

■ 1-2023 ■ 1-2024



## By Property Type

■ 1-2023 ■ 1-2024



## All Properties

### By Price Range

	1-2023	1-2024	Change
\$75,000 and Below	\$52	\$53	+ 1.9%
\$75,001 to \$100,000	\$78	\$79	+ 1.3%
\$100,001 to \$125,000	\$99	\$100	+ 1.0%
\$125,001 to \$150,000	\$110	\$116	+ 5.5%
\$150,001 to \$300,000	\$132	\$138	+ 4.5%
\$300,001 and Above	\$166	\$172	+ 3.6%
<b>All Price Ranges</b>	<b>\$129</b>	<b>\$138</b>	<b>+ 7.0%</b>

## Single-Family

1-2023	1-2024	Change
\$51	\$53	+ 3.9%
\$78	\$79	+ 1.3%
\$99	\$99	0.0%
\$109	\$116	+ 6.4%
\$131	\$136	+ 3.8%
\$165	\$170	+ 3.0%
<b>\$127</b>	<b>\$136</b>	<b>+ 7.1%</b>

## Condo

	1-2023	1-2024	Change
	\$85	\$94	+ 10.6%
	\$86	\$70	- 18.6%
	\$107	\$113	+ 5.6%
	\$136	\$137	+ 0.7%
	\$148	\$156	+ 5.4%
	\$185	\$194	+ 4.9%
	<b>\$153</b>	<b>\$166</b>	<b>+ 8.5%</b>

### By Construction Type

	1-2023	1-2024	Change
Previously Owned	\$124	\$133	+ 7.3%
New Construction	\$183	\$188	+ 2.7%
<b>All Construction Types</b>	<b>\$129</b>	<b>\$138</b>	<b>+ 7.0%</b>

	1-2023	1-2024	Change
	\$123	\$131	+ 6.5%
	\$183	\$187	+ 2.2%
	\$127	\$136	+ 7.1%

	1-2023	1-2024	Change
	\$149	\$159	+ 6.7%
	\$186	\$198	+ 6.5%
	<b>\$153</b>	<b>\$166</b>	<b>+ 8.5%</b>

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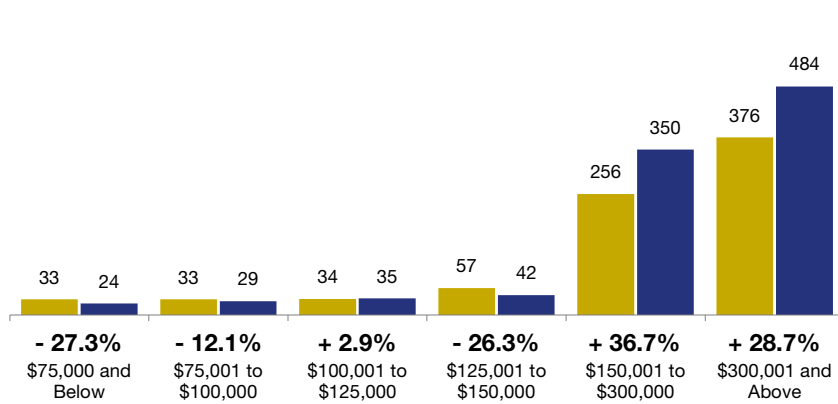
# Inventory of Homes for Sale

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



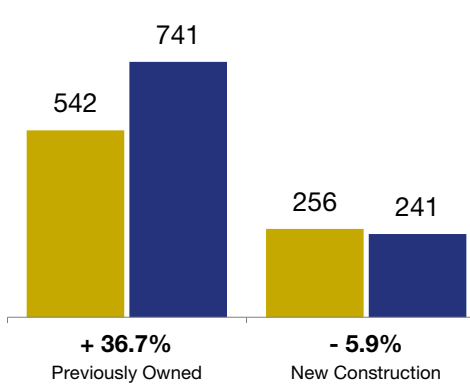
## By Price Range

■ 1-2023 ■ 1-2024



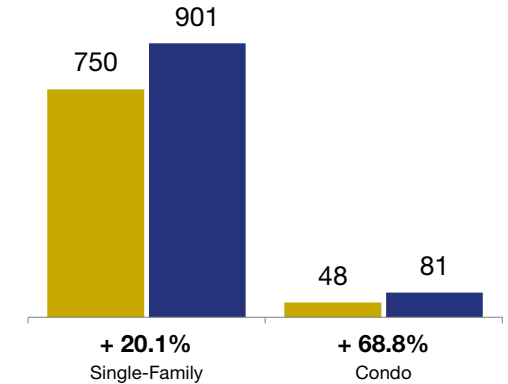
## By Construction Type

■ 1-2023 ■ 1-2024



## By Property Type

■ 1-2023 ■ 1-2024



### All Properties

#### By Price Range

	1-2023	1-2024	Change
\$75,000 and Below	33	24	- 27.3%
\$75,001 to \$100,000	33	29	- 12.1%
\$100,001 to \$125,000	34	35	+ 2.9%
\$125,001 to \$150,000	57	42	- 26.3%
\$150,001 to \$300,000	256	350	+ 36.7%
\$300,001 and Above	376	484	+ 28.7%
<b>All Price Ranges</b>	<b>798</b>	<b>982</b>	<b>+ 23.1%</b>

### Single-Family

	1-2023	1-2024	Change
\$75,000 and Below	33	23	- 30.3%
\$75,001 to \$100,000	33	29	- 12.1%
\$100,001 to \$125,000	32	34	+ 6.3%
\$125,001 to \$150,000	57	41	- 28.1%
\$150,001 to \$300,000	229	310	+ 35.4%
\$300,001 and Above	357	446	+ 24.9%
<b>All Price Ranges</b>	<b>750</b>	<b>901</b>	<b>+ 20.1%</b>

### Condo

	1-2023	1-2024	Change
\$75,000 and Below	0	1	--
\$75,001 to \$100,000	0	0	--
\$100,001 to \$125,000	2	1	- 50.0%
\$125,001 to \$150,000	0	1	--
\$150,001 to \$300,000	27	40	+ 48.1%
\$300,001 and Above	19	38	+ 100.0%
<b>All Price Ranges</b>	<b>48</b>	<b>81</b>	<b>+ 68.8%</b>

#### By Construction Type

	1-2023	1-2024	Change
Previously Owned	542	741	+ 36.7%
New Construction	256	241	- 5.9%
<b>All Construction Types</b>	<b>798</b>	<b>982</b>	<b>+ 23.1%</b>

	1-2023	1-2024	Change
Previously Owned	519	690	+ 32.9%
New Construction	231	211	- 8.7%
<b>All Construction Types</b>	<b>750</b>	<b>901</b>	<b>+ 20.1%</b>

	1-2023	1-2024	Change
Previously Owned	23	51	+ 121.7%
New Construction	25	30	+ 20.0%
<b>All Construction Types</b>	<b>48</b>	<b>81</b>	<b>+ 68.8%</b>

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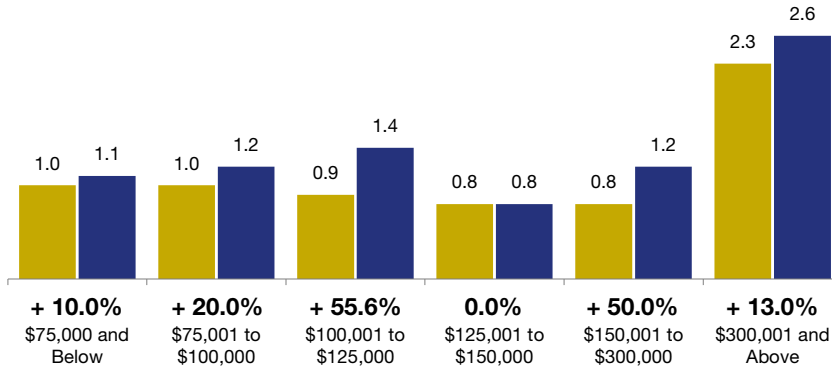
# Months Supply of Inventory

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.



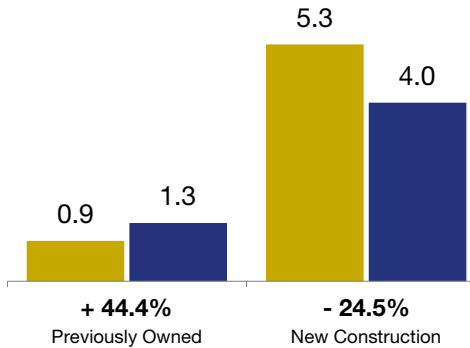
## By Price Range

■ 1-2023 ■ 1-2024



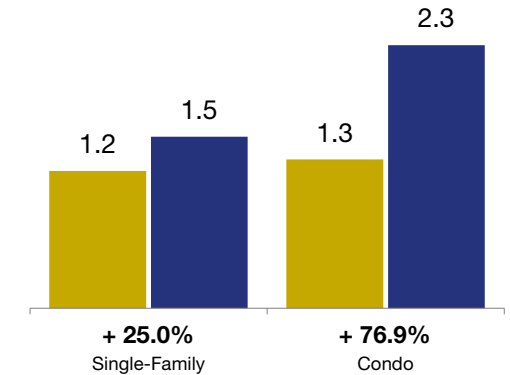
## By Construction Type

■ 1-2023 ■ 1-2024



## By Property Type

■ 1-2023 ■ 1-2024



## All Properties

### By Price Range

	1-2023	1-2024	Change
\$75,000 and Below	1.0	1.1	+ 10.0%
\$75,001 to \$100,000	1.0	1.2	+ 20.0%
\$100,001 to \$125,000	0.9	1.4	+ 55.6%
\$125,001 to \$150,000	0.8	0.8	0.0%
\$150,001 to \$300,000	0.8	1.2	+ 50.0%
\$300,001 and Above	2.3	2.6	+ 13.0%
<b>All Price Ranges</b>	<b>1.2</b>	<b>1.6</b>	<b>+ 33.3%</b>

## Single-Family

	1-2023	1-2024	Change
\$75,000 and Below	1.0	1.1	+ 10.0%
\$75,001 to \$100,000	1.1	1.2	+ 9.1%
\$100,001 to \$125,000	0.9	1.3	+ 44.4%
\$125,001 to \$150,000	0.8	0.8	0.0%
\$150,001 to \$300,000	0.8	1.1	+ 37.5%
\$300,001 and Above	2.3	2.6	+ 13.0%
<b>All Price Ranges</b>	<b>1.2</b>	<b>1.5</b>	<b>+ 25.0%</b>

## Condo

	1-2023	1-2024	Change
\$75,000 and Below	0.0	0.9	--
\$75,001 to \$100,000	0.0	0.0	--
\$100,001 to \$125,000	1.8	0.7	- 61.1%
\$125,001 to \$150,000	0.0	0.5	--
\$150,001 to \$300,000	1.3	1.9	+ 46.2%
\$300,001 and Above	1.8	3.1	+ 72.2%
<b>All Price Ranges</b>	<b>1.3</b>	<b>2.3</b>	<b>+ 76.9%</b>

### By Construction Type

	1-2023	1-2024	Change
Previously Owned	0.9	1.3	+ 44.4%
New Construction	5.3	4.0	- 24.5%
<b>All Construction Types</b>	<b>1.2</b>	<b>1.6</b>	<b>+ 33.3%</b>

	1-2023	1-2024	Change
Previously Owned	0.9	1.3	+ 44.4%
New Construction	5.2	3.8	- 26.9%
<b>All Construction Types</b>	<b>1.2</b>	<b>1.5</b>	<b>+ 25.0%</b>

	1-2023	1-2024	Change
Previously Owned	0.7	1.7	+ 142.9%
New Construction	6.3	5.1	- 19.0%
<b>All Construction Types</b>	<b>1.3</b>	<b>2.3</b>	<b>+ 76.9%</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.