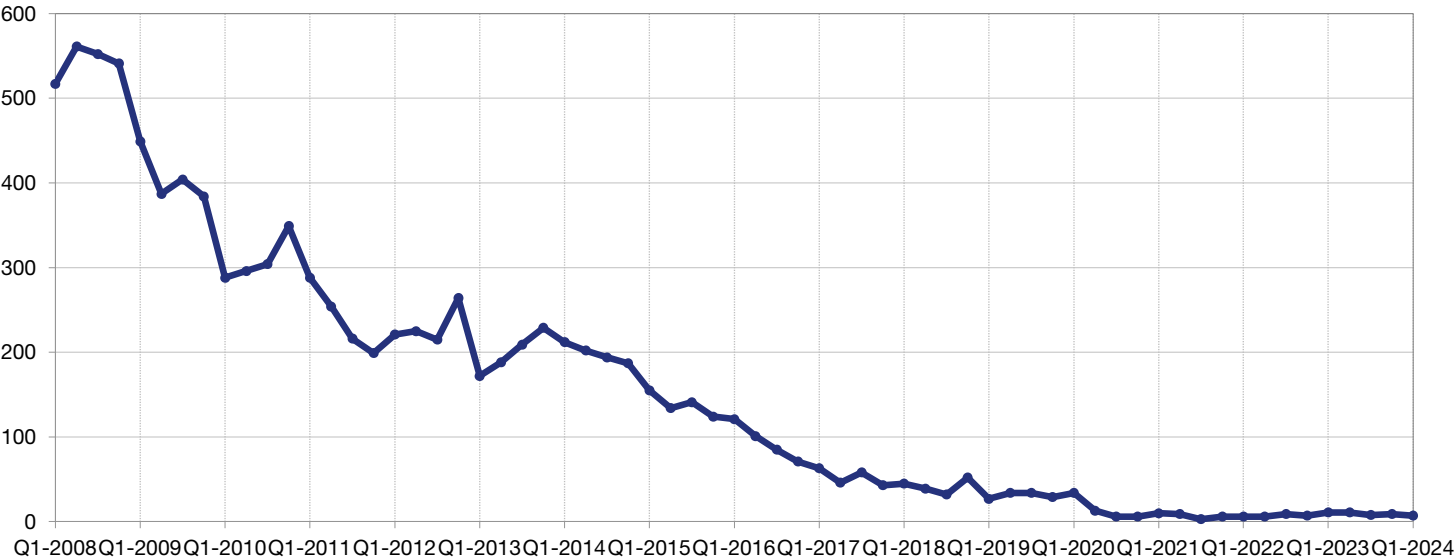


Foreclosure Report

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



Q1-2024 Update

New Listings in the Fort Wayne region increased 0.4 percent to 1,974.

- Traditional New Listings increased 0.1 percent to 1,957.
- Foreclosure New Listings increased 41.7 percent to 17.
- Share of all New Listings that were foreclosures fell to 0.9 percent.

Closed Sales were down 6.4 percent to 1,601.

- Traditional Closed Sales were down 7.1 percent to 1,582.
- Foreclosure Closed Sales were up 137.5 percent to 19.
- Share of all Closed Sales that were foreclosures rose to 1.2 percent.

The Median Sales Price rose 17.2 percent to \$232,000.

- The traditional Median Sales Price rose 17.7 percent to \$233,000.
- The foreclosure Median Sales Price rose 5.6 percent to \$72,000.

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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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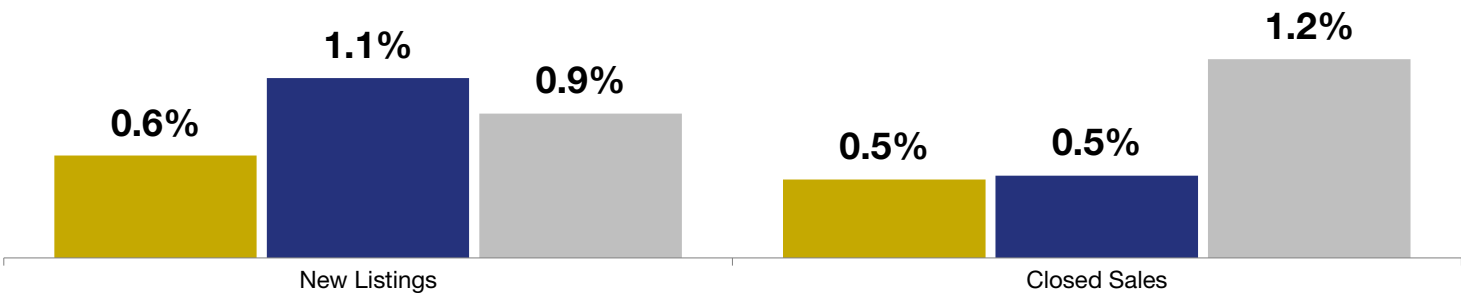


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024
New Listings	12	18	17	+ 41.7%	1,955	1,660	1,957	+ 0.1%	1,967	1,678	1,974	+ 0.4%	0.6%	1.1%	0.9%
Closed Sales	8	7	19	+ 137.5%	1,702	1,421	1,582	- 7.1%	1,710	1,428	1,601	- 6.4%	0.5%	0.5%	1.2%

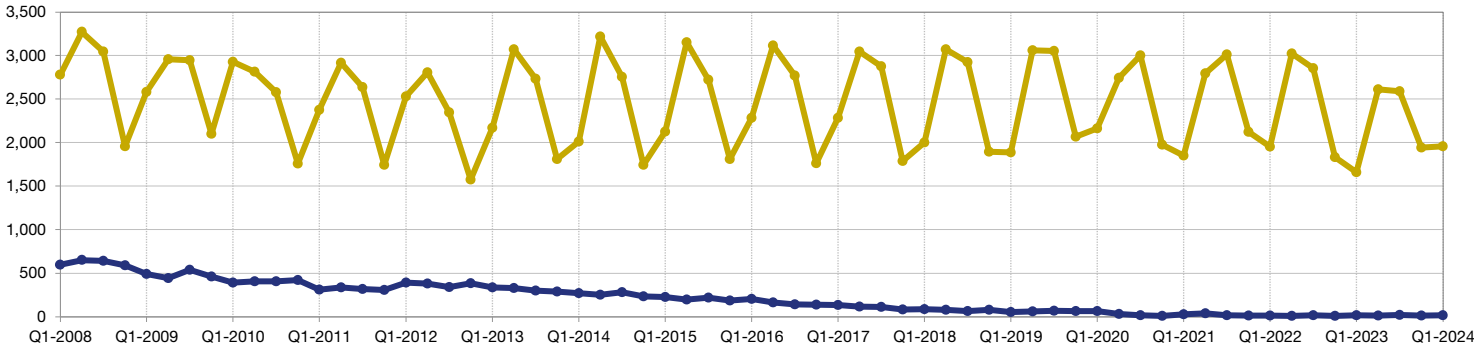
Market Share of Foreclosures

Q1-2022 Q1-2023 Q1-2024



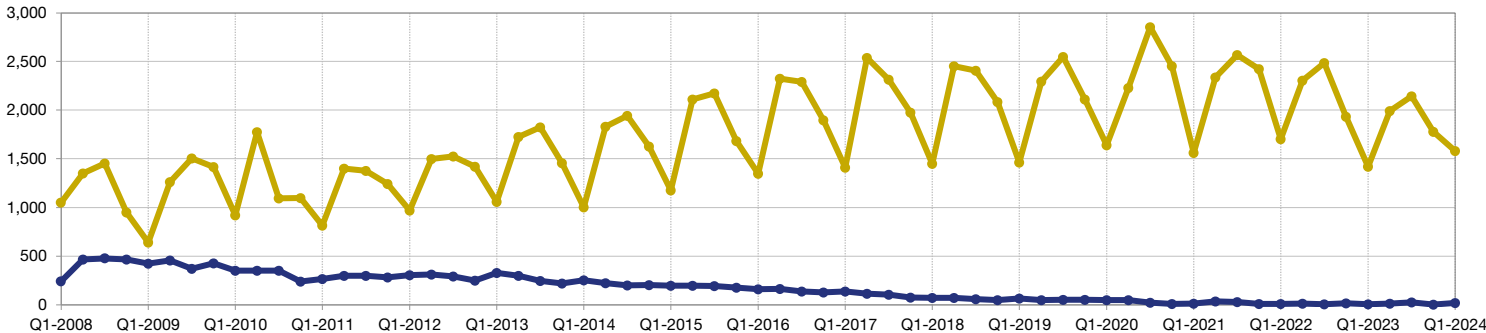
Historical New Listing Activity

Traditional Foreclosures



Historical Closed Sales Activity

Traditional Foreclosures



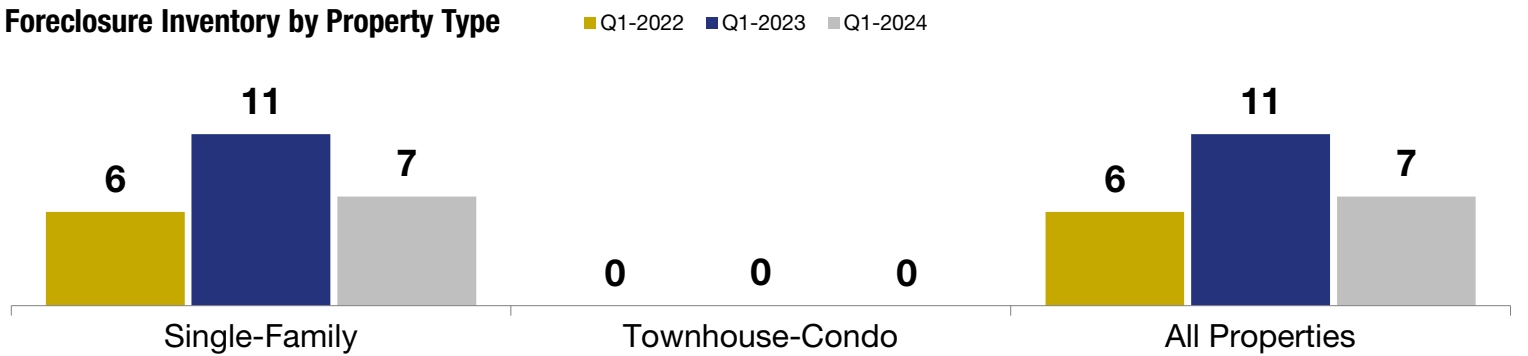
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Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024
Single-Family	6	11	7	+ 16.7%	424	666	808	+ 90.6%	430	677	815	+ 89.5%	1.4%	1.6%	0.9%
Townhouse-Condo	0	0	0	--	39	64	71	+ 82.1%	39	64	71	+ 82.1%	0.0%	0.0%	0.0%
All Properties	6	11	7	+ 16.7%	463	730	879	+ 89.8%	469	741	886	+ 88.9%	1.3%	1.5%	0.8%

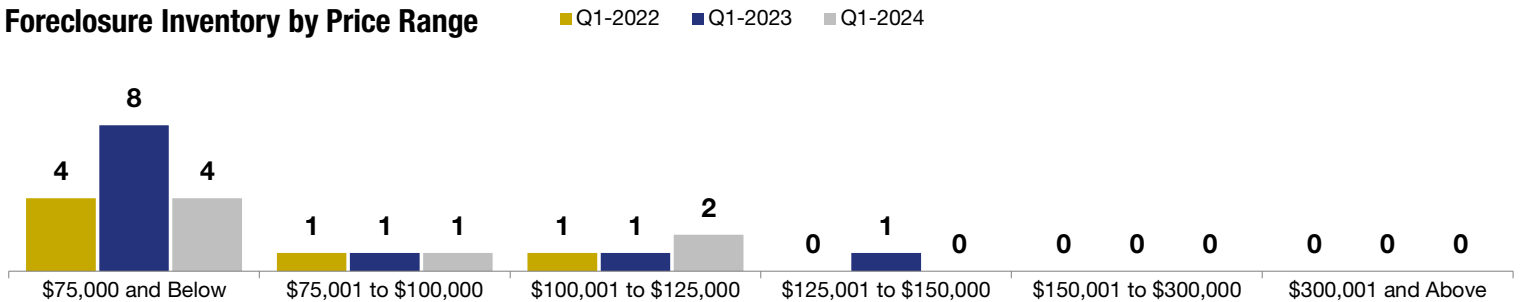
Foreclosure Inventory by Property Type



Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024
\$75,000 and Below	4	8	4	0.0%	48	34	25	- 47.9%	52	42	29	- 44.2%	7.7%	19.0%	13.8%
\$75,001 to \$100,000	1	1	1	0.0%	30	27	29	- 3.3%	31	28	30	- 3.2%	3.2%	3.6%	3.3%
\$100,001 to \$125,000	1	1	2	+ 100.0%	29	26	33	+ 13.8%	30	27	35	+ 16.7%	3.3%	3.7%	5.7%
\$125,001 to \$150,000	0	1	0	--	36	35	30	- 16.7%	36	36	30	- 16.7%	0.0%	2.8%	0.0%
\$150,001 to \$300,000	0	0	0	--	155	231	308	+ 98.7%	155	231	308	+ 98.7%	0.0%	0.0%	0.0%
\$300,001 and Above	0	0	0	--	165	376	447	+ 170.9%	165	376	447	+ 170.9%	0.0%	0.0%	0.0%
All Prices	6	11	7	+ 16.7%	463	730	879	+ 89.8%	469	741	886	+ 88.9%	1.3%	1.5%	0.8%

Foreclosure Inventory by Price Range



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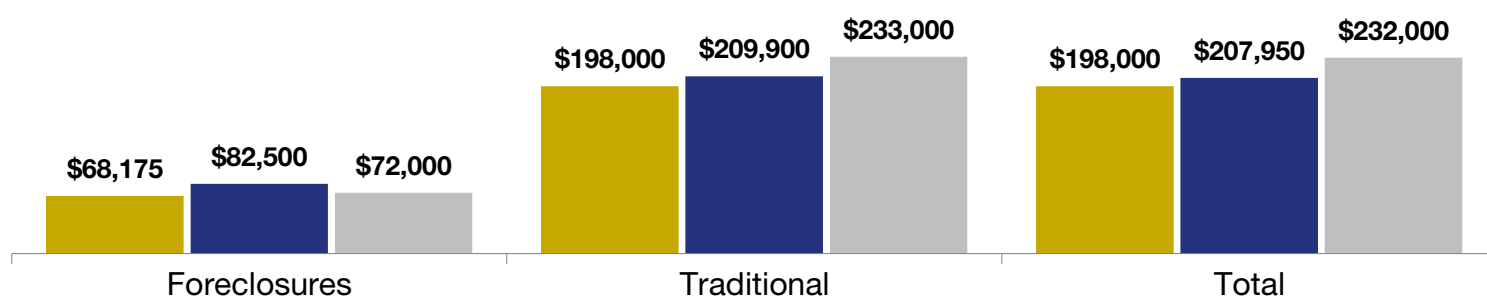


Median Sales Price

	Foreclosures				Traditional				Total			
	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg
Single-Family	\$68,175	\$82,500	\$72,000	+ 5.6%	\$195,000	\$205,000	\$232,000	+ 19.0%	\$195,000	\$205,000	\$230,000	+ 17.9%
Condo-Townhome	\$0	\$0	\$0	--	\$220,000	\$239,900	\$250,000	+ 13.6%	\$220,000	\$239,900	\$250,000	+ 13.6%
All Properties	\$68,175	\$82,500	\$72,000	+ 5.6%	\$198,000	\$209,900	\$233,000	+ 17.7%	\$198,000	\$207,950	\$232,000	+ 17.2%

Median Sales Price for All Properties

■ Q1-2022 ■ Q1-2023 ■ Q1-2024

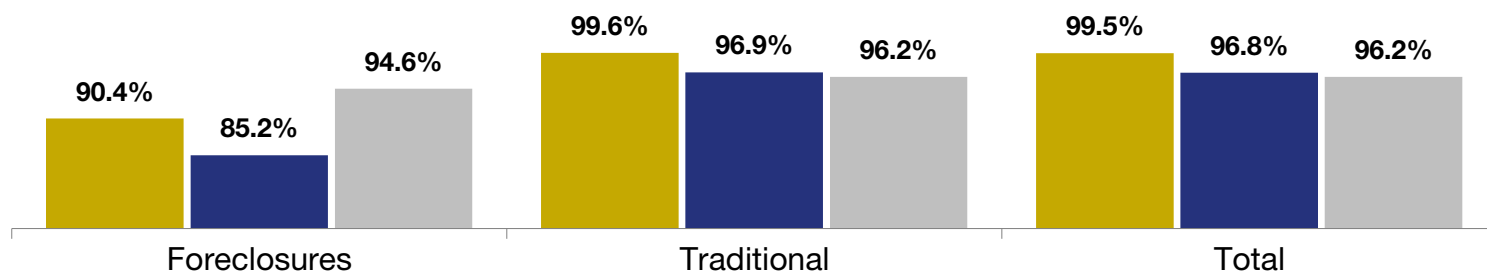


Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg	Q1-2022	Q1-2023	Q1-2024	2-Yr Chg
Single-Family	90.4%	85.2%	94.6%	+ 4.6%	99.4%	96.8%	96.2%	- 3.3%	99.4%	96.8%	96.2%	- 3.3%
Condo-Townhome	0.0%	0.0%	0.0%	--	101.2%	97.5%	96.8%	- 4.3%	101.2%	97.5%	96.8%	- 4.3%
All Properties	90.4%	85.2%	94.6%	+ 4.6%	99.6%	96.9%	96.2%	- 3.3%	99.5%	96.8%	96.2%	- 3.3%

Percent of Original List Price Received for All Properties

■ Q1-2022 ■ Q1-2023 ■ Q1-2024



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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 Q1-2024			Closed Sales for the Last 12 Months Through Q1-2024		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	12	0	0.0%	74	2	2.7%
AD02 – Adams-Kirkland, Washington, St. Marys	13	0	0.0%	83	4	4.8%
AD03 – Adams-French, Monroe, Blue Creek	6	0	0.0%	26	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	7	0	0.0%	35	0	0.0%
AL01 – Allen-Eel River, Lake, Perry	146	0	0.0%	861	0	0.0%
AL02 – Allen-Cedar Creek, Springfield, Scipio	28	0	0.0%	230	1	0.4%
AL03 – Allen-Washington	29	0	0.0%	434	3	0.7%
AL04 – Allen-St. Joseph	54	0	0.0%	931	2	0.2%
AL05 – Allen-Milan, Maumee	4	0	0.0%	76	0	0.0%
AL06 – Allen-Aboite, Lafayette	98	0	0.0%	714	0	0.0%
AL07 – Allen-Wayne, Pleasant	127	2	1.6%	1,273	6	0.5%
AL08 – Allen-Adams, Marion	35	0	0.0%	402	4	1.0%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	3	0	0.0%	48	3	6.3%
DE00 – Dekalb	53	0	0.0%	453	5	1.1%
HU01 – Huntington-Warren, Clear Creek, Jackson	12	0	0.0%	65	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	25	0	0.0%	293	7	2.4%
HU03 – Huntington-Polk, Lancaster, Rock Creek	4	0	0.0%	19	1	5.3%
HU04 – Huntington-Wayne, Jefferson, Salamonie	3	0	0.0%	30	1	3.3%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	0	0	--	5	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	0	0	--	17	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	1	0	0.0%	4	0	0.0%
NO00 – Noble	1	0	0.0%	23	0	0.0%
WE01 – Wells-Union, Jefferson	6	0	0.0%	102	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	6	0	0.0%	55	2	3.6%
WE03 – Wells-Liberty, Harrison	12	1	8.3%	125	1	0.8%
WE04 – Wells-Jackson, Chester, Nottingham	3	0	0.0%	11	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	4	0	0.0%	63	0	0.0%
WH02 – Whitley-Richland, Clevela	1	0	0.0%	31	0	0.0%
WH03 – Whitley-Columbia, Union	16	0	0.0%	199	0	0.0%
WH04 – Whitley-Washington, Jefferson	2	0	0.0%	21	0	0.0%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q1-2023	Last 12 Months Through Q1-2024	1-Year Change	Last 12 Months Through Q1-2023	Last 12 Months Through Q1-2024	1-Year Change
AD01 – Adams-Preble, Root, Union	\$36,400	\$59,000	+ 62.1%	\$175,000	\$190,625	+ 8.9%
AD02 – Adams-Kirkland, Washington, St. Marys	\$92,500	\$85,000	- 8.1%	\$148,500	\$149,900	+ 0.9%
AD03 – Adams-French, Monroe, Blue Creek	\$60,000	\$0	- 100.0%	\$139,900	\$145,250	+ 3.8%
AD04 – Adams-Hartford, Wabash, Jefferson	\$0	\$0	--	\$150,000	\$192,500	+ 28.3%
AL01 – Allen-Eel River, Lake, Perry	\$389,900	\$0	- 100.0%	\$332,000	\$355,000	+ 6.9%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$0	\$266,000	--	\$341,000	\$406,000	+ 19.1%
AL03 – Allen-Washington	\$0	\$150,000	--	\$220,000	\$240,000	+ 9.1%
AL04 – Allen-St. Joseph	\$0	\$142,750	--	\$215,000	\$229,000	+ 6.5%
AL05 – Allen-Milan, Maumee	\$104,000	\$0	- 100.0%	\$217,500	\$266,400	+ 22.5%
AL06 – Allen-Aboite, Lafayette	\$177,757	\$0	- 100.0%	\$314,950	\$330,813	+ 5.0%
AL07 – Allen-Wayne, Pleasant	\$64,050	\$98,500	+ 53.8%	\$139,450	\$150,000	+ 7.6%
AL08 – Allen-Adams, Marion	\$0	\$71,591	--	\$185,000	\$200,000	+ 8.1%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$42,000	\$71,927	+ 71.3%	\$183,750	\$203,500	+ 10.7%
DE00 – Dekalb	\$70,000	\$85,000	+ 21.4%	\$200,000	\$225,000	+ 12.5%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$245,900	\$0	- 100.0%	\$247,450	\$253,798	+ 2.6%
HU02 – Huntington-Dallas, Huntington, Union	\$39,000	\$85,000	+ 117.9%	\$140,000	\$158,000	+ 12.9%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$0	\$42,500	--	\$196,500	\$145,000	- 26.2%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$70,000	--	\$169,000	\$170,000	+ 0.6%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$98,500	\$96,000	- 2.5%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	--	\$115,250	\$135,000	+ 17.1%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$75,950	\$139,900	+ 84.2%
NO00 – Noble	\$0	\$0	--	\$187,000	\$260,000	+ 39.0%
WE01 – Wells-Union, Jefferson	\$0	\$0	--	\$207,250	\$249,500	+ 20.4%
WE02 – Wells-Rockcreek, Lancaster	\$0	\$61,750	--	\$257,500	\$314,900	+ 22.3%
WE03 – Wells-Liberty, Harrison	\$54,625	\$55,000	+ 0.7%	\$145,000	\$157,750	+ 8.8%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$0	--	\$167,000	\$166,000	- 0.6%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$0	\$0	--	\$176,500	\$215,000	+ 21.8%
WH02 – Whitley-Richland, Clevella	\$0	\$0	--	\$176,500	\$185,000	+ 4.8%
WH03 – Whitley-Columbia, Union	\$43,000	\$0	- 100.0%	\$211,500	\$236,900	+ 12.0%
WH04 – Whitley-Washington, Jefferson	\$0	\$0	--	\$317,500	\$345,000	+ 8.7%

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