

Housing Supply Overview

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



March 2024

U.S. sales of new-residential homes fell for the first time in three months, sliding 0.3% month-over-month to a seasonally adjusted annual rate of 662,000 units, according to the Census Bureau, as the previous month's sales pace was revised up to 664,000 units from 661,000 units. Despite the decline, new-home sales were up 5.9% compared to the same time last year. The median new-home sales price also softened, dropping 7.6% year-over-year to \$400,500 as of last measure. For the 12-month period spanning April 2023 through March 2024, Closed Sales in the Fort Wayne region were down 7.7 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 7.8 percent.

The overall Median Sales Price was up 7.9 percent to \$232,000. The property type with the largest price gain was the Single-Family segment, where prices increased 9.3 percent to \$230,000. The overall Percent of Original List Price Received at Sale was down 0.8 percent to 98.0 percent.

Market-wide, inventory levels were up 19.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 20.4 percent. That amounts to 1.4 months supply for Single-Family homes and 1.9 months supply for Condos.

Quick Facts

+ 7.8%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 16.3%

Construction Status with
Strongest Closed Sales:

New Construction

- 1.1%

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 |

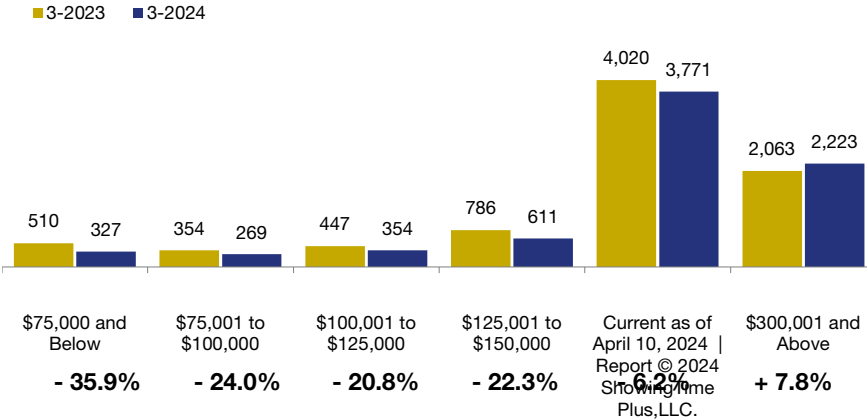
The Upstate Alliance of REALTORS® Multiple Listing Service, Inc. (UPSTAR MLS) is a local MLS participating in the Indiana Regional MLS (IRMLS). Statistics are based on Residential Single Family listings and sales, as reported to the IRMLS, from the primary coverage area of UPSTAR MLS, which includes 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

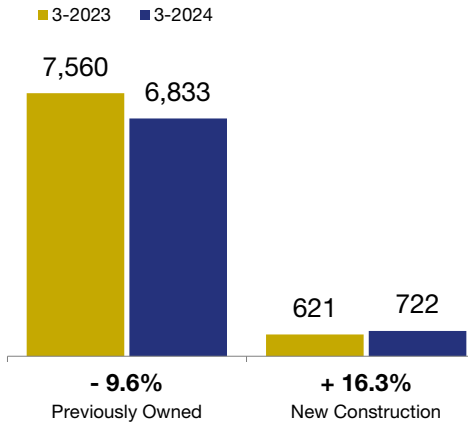
A count of the actual sales that closed. Based on a rolling 12-month total.



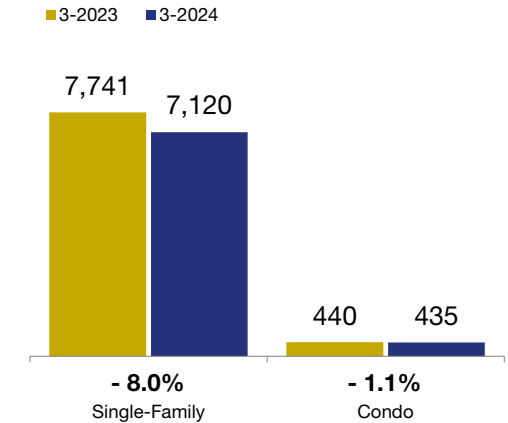
By Price Range



By Construction Type



By Property Type



All Properties

| By Price Range | 3-2023 | 3-2024 | Change |
|--|--------|--------|---------|
| \$75,000 and Below | 510 | 327 | - 35.9% |
| \$75,001 to \$100,000 | 354 | 269 | - 24.0% |
| \$100,001 to \$125,000 | 447 | 354 | - 20.8% |
| \$125,001 to \$150,000 | 786 | 611 | - 22.3% |
| Current as of April 10, 2024 Report © 2024 ShowingTime Plus, LLC | 4,020 | 3,771 | - 6.2% |
| \$300,001 and Above | 2,063 | 2,223 | + 7.8% |
| All Price Ranges | 8,181 | 7,555 | - 7.7% |

| By Construction Type | 3-2023 | 3-2024 | Change |
|------------------------|--------|--------|---------|
| Previously Owned | 7,560 | 6,833 | - 9.6% |
| New Construction | 621 | 722 | + 16.3% |
| All Construction Types | 8,181 | 7,555 | - 7.7% |

Single-Family

| 3-2023 | 3-2024 | Change |
|--------|--------|---------|
| 499 | 320 | - 35.9% |
| 348 | 268 | - 23.0% |
| 438 | 343 | - 21.7% |
| 765 | 598 | - 21.8% |
| 3,753 | 3,510 | - 6.5% |
| 1,937 | 2,081 | + 7.4% |
| 7,741 | 7,120 | - 8.0% |

| 3-2023 | 3-2024 | Change |
|--------|--------|---------|
| 7,176 | 6,467 | - 9.9% |
| 565 | 653 | + 15.6% |
| 7,741 | 7,120 | - 8.0% |

Condo

| 3-2023 | 3-2024 | Change |
|--------|--------|---------|
| 11 | 7 | - 36.4% |
| 6 | 1 | - 83.3% |
| 9 | 11 | + 22.2% |
| 21 | 13 | - 38.1% |
| 267 | 261 | - 2.2% |
| 126 | 142 | + 12.7% |
| 440 | 435 | - 1.1% |

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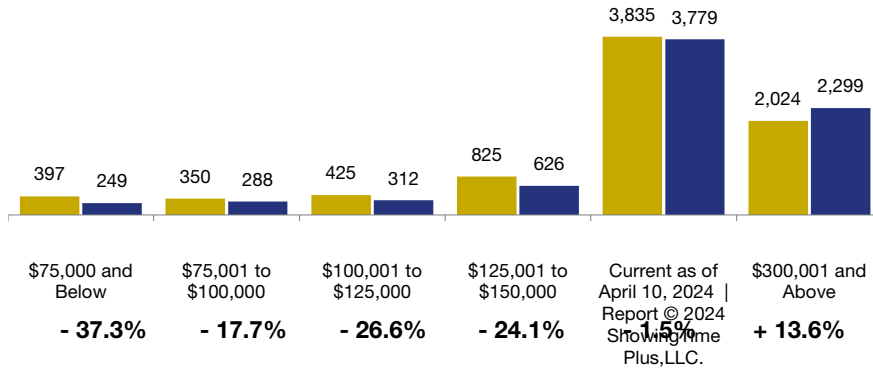
Pending Sales

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



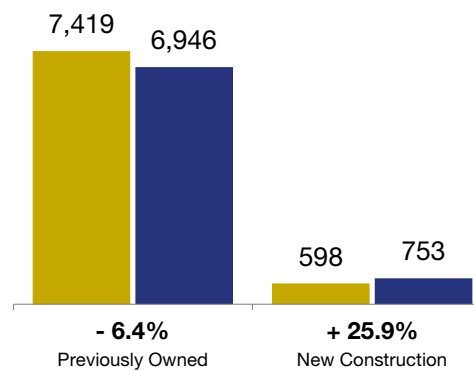
By Price Range

■ 3-2023 ■ 3-2024



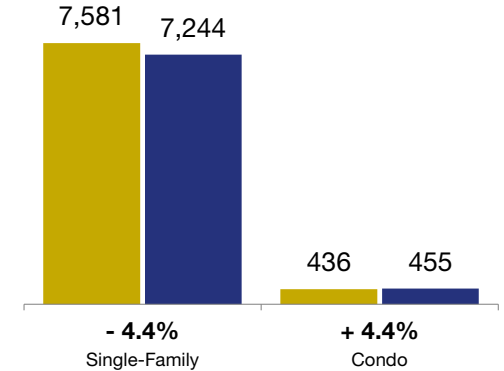
By Construction Type

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

| By Price Range | 3-2023 | 3-2024 | Change |
|---|--------------|--------------|---------------|
| \$75,000 and Below | 397 | 249 | - 37.3% |
| \$75,001 to \$100,000 | 350 | 288 | - 17.7% |
| \$100,001 to \$125,000 | 425 | 312 | - 26.6% |
| \$125,001 to \$150,000 | 825 | 626 | - 24.1% |
| Current as of April 10, 2024 Report © 2024 ShowingTime Plus, LLC. | 3,835 | 3,779 | - 1.5% |
| \$300,001 and Above | 2,024 | 2,299 | + 13.6% |
| All Price Ranges | 8,017 | 7,699 | - 4.0% |

Single-Family

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| 387 | 242 | - 37.5% |
| 343 | 287 | - 16.3% |
| 415 | 307 | - 26.0% |
| 805 | 614 | - 23.7% |
| 3,581 | 3,508 | - 2.0% |
| 1,890 | 2,141 | + 13.3% |
| 7,581 | 7,244 | - 4.4% |

Condo

| 3-2023 | 3-2024 | Change |
|------------|------------|---------------|
| 10 | 7 | - 30.0% |
| 7 | 1 | - 85.7% |
| 10 | 5 | - 50.0% |
| 20 | 12 | - 40.0% |
| 254 | 271 | + 6.7% |
| 134 | 158 | + 17.9% |
| 436 | 455 | + 4.4% |

| By Construction Type | 3-2023 | 3-2024 | Change |
|-------------------------------|--------------|--------------|---------------|
| Previously Owned | 7,419 | 6,946 | - 6.4% |
| New Construction | 598 | 753 | + 25.9% |
| All Construction Types | 8,017 | 7,699 | - 4.0% |

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| 7,036 | 6,563 | - 6.7% |
| 545 | 681 | + 25.0% |
| 7,581 | 7,244 | - 4.4% |

| 3-2023 | 3-2024 | Change |
|------------|------------|---------------|
| 383 | 383 | 0.0% |
| 53 | 72 | + 35.8% |
| 436 | 455 | + 4.4% |

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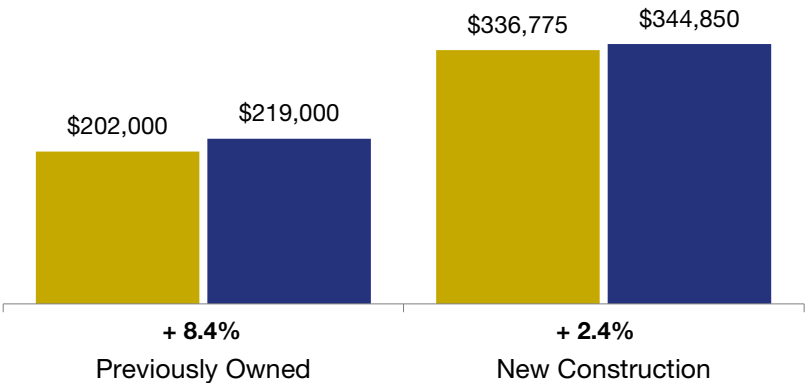
Median Sales Price

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



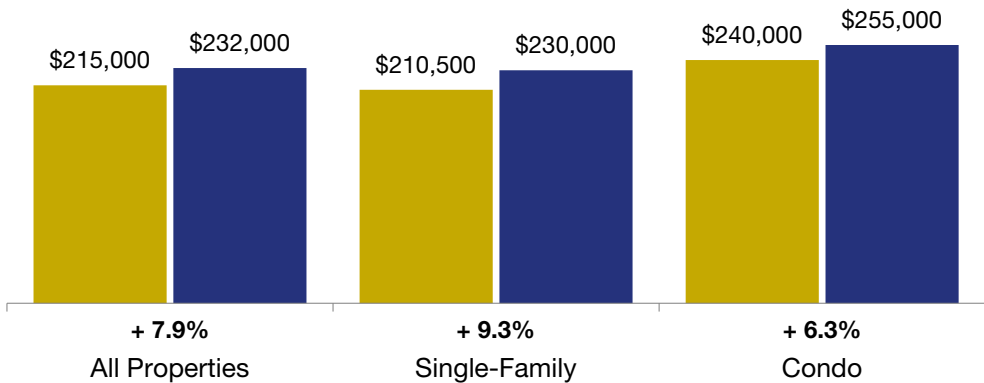
By Construction Type

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



| All Properties | | | |
|------------------------|-----------|-----------|--------|
| By Construction Type | 3-2023 | 3-2024 | Change |
| Previously Owned | \$202,000 | \$219,000 | + 8.4% |
| New Construction | \$336,775 | \$344,850 | + 2.4% |
| All Construction Types | \$215,000 | \$232,000 | + 7.9% |

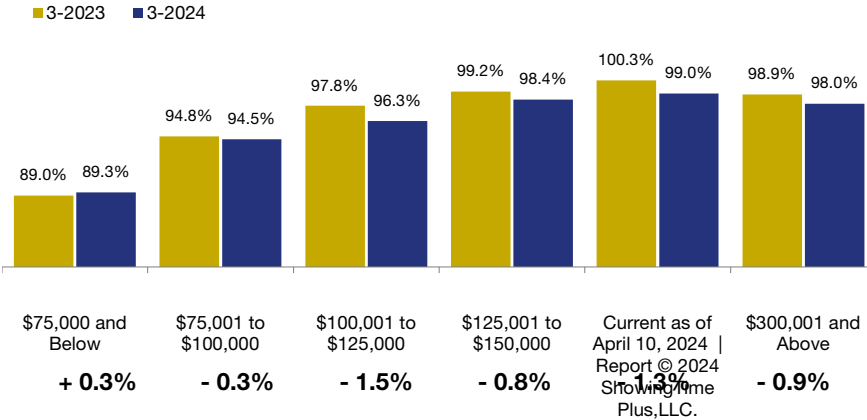
| Single-Family | | | Condo | | |
|---------------|-----------|--------|-----------|-----------|---------|
| 3-2023 | 3-2024 | Change | 3-2023 | 3-2024 | Change |
| \$200,000 | \$215,000 | + 7.5% | \$235,000 | \$245,000 | + 4.3% |
| \$339,900 | \$345,900 | + 1.8% | \$265,400 | \$294,142 | + 10.8% |
| \$210,500 | \$230,000 | + 9.3% | \$240,000 | \$255,000 | + 6.3% |

Percent of Original List Price Received

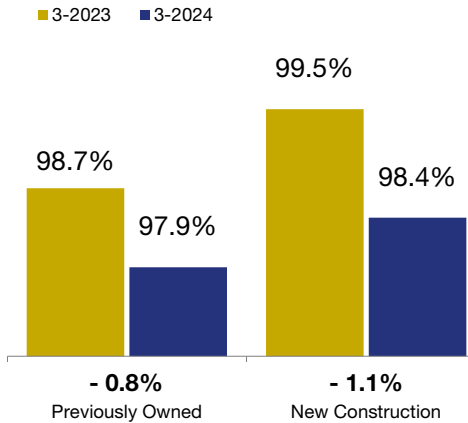


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

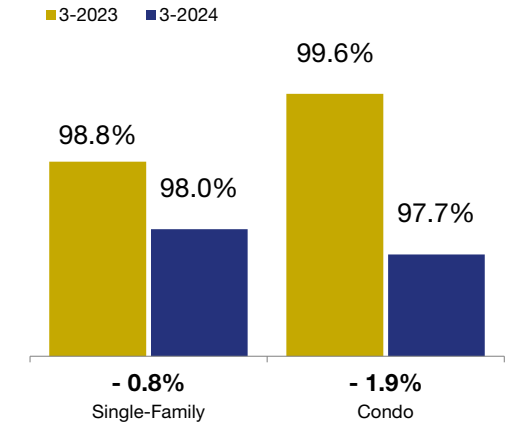
By Price Range



By Construction Type



By Property Type



All Properties

| By Price Range | 3-2023 | 3-2024 | Change |
|---|--------------|--------------|---------------|
| \$75,000 and Below | 89.0% | 89.3% | + 0.3% |
| \$75,001 to \$100,000 | 94.8% | 94.5% | - 0.3% |
| \$100,001 to \$125,000 | 97.8% | 96.3% | - 1.5% |
| \$125,001 to \$150,000 | 99.2% | 98.4% | - 0.8% |
| Current as of April 10, 2024 Report © 2024 ShowingTime Plus, LLC. | 100.3% | 99.0% | - 1.3% |
| \$300,001 and Above | 98.9% | 98.0% | - 0.9% |
| All Price Ranges | 98.8% | 98.0% | - 0.8% |

Single-Family

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| 88.8% | 89.2% | + 0.5% |
| 94.7% | 94.5% | - 0.2% |
| 97.7% | 96.5% | - 1.2% |
| 99.2% | 98.5% | - 0.7% |
| 100.3% | 99.0% | - 1.3% |
| 98.9% | 98.1% | - 0.8% |
| 98.8% | 98.0% | - 0.8% |

Condo

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| 95.5% | 94.6% | - 0.9% |
| 99.2% | 90.1% | - 9.2% |
| 101.1% | 92.6% | - 8.4% |
| 97.4% | 93.3% | - 4.2% |
| 100.1% | 98.5% | - 1.6% |
| 99.1% | 97.3% | - 1.8% |
| 99.6% | 97.7% | - 1.9% |

| By Construction Type | 3-2023 | 3-2024 | Change |
|-------------------------------|--------------|--------------|---------------|
| Previously Owned | 98.7% | 97.9% | - 0.8% |
| New Construction | 99.5% | 98.4% | - 1.1% |
| All Construction Types | 98.8% | 98.0% | - 0.8% |

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| 98.7% | 98.0% | - 0.7% |
| 99.4% | 98.3% | - 1.1% |
| 98.8% | 98.0% | - 0.8% |

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| 99.5% | 97.3% | - 2.2% |
| 100.0% | 99.5% | - 0.5% |
| 99.6% | 97.7% | - 1.9% |

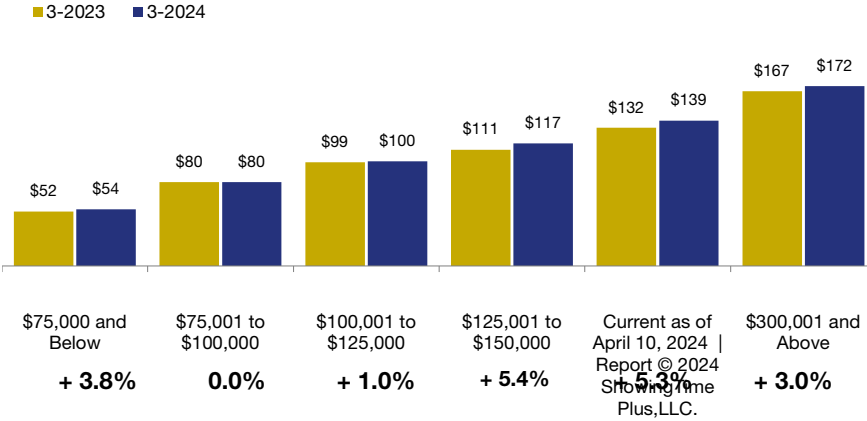
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Price Per Square Foot

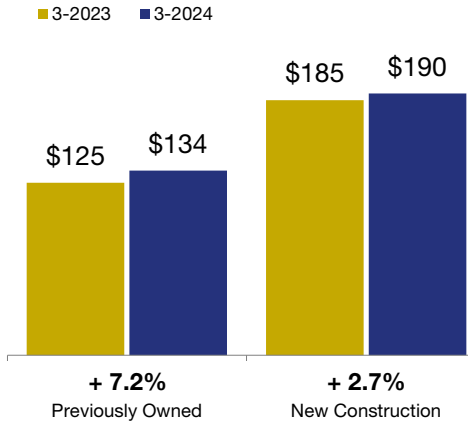
The price per square foot of residential properties. Sold properties only. **Based on a rolling 12-month average.**



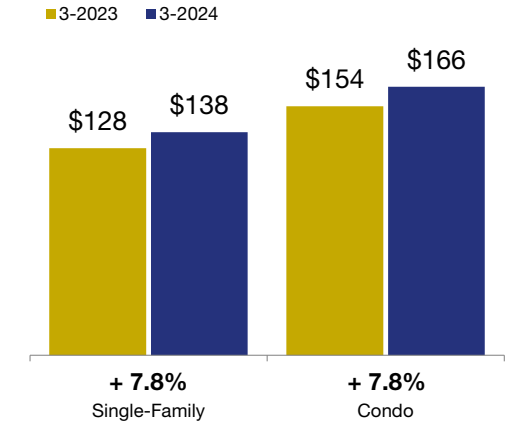
By Price Range



By Construction Type



By Property Type



All Properties

| By Price Range | 3-2023 | 3-2024 | Change |
|---|--------------|--------------|---------------|
| \$75,000 and Below | \$52 | \$54 | + 3.8% |
| \$75,001 to \$100,000 | \$80 | \$80 | 0.0% |
| \$100,001 to \$125,000 | \$99 | \$100 | + 1.0% |
| \$125,001 to \$150,000 | \$111 | \$117 | + 5.4% |
| Current as of April 10, 2024 Report © 2024 ShowingTime Plus, LLC. | \$132 | \$139 | + 5.3% |
| \$300,001 and Above | \$167 | \$172 | + 3.0% |
| All Price Ranges | \$130 | \$139 | + 6.9% |

Single-Family

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| \$51 | \$53 | + 3.9% |
| \$79 | \$80 | + 1.3% |
| \$99 | \$99 | 0.0% |
| \$110 | \$116 | + 5.5% |
| \$131 | \$137 | + 4.6% |
| \$166 | \$171 | + 3.0% |
| \$128 | \$138 | + 7.8% |

Condo

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| \$87 | \$96 | + 10.3% |
| \$87 | \$70 | - 19.5% |
| \$105 | \$116 | + 10.5% |
| \$134 | \$140 | + 4.5% |
| \$147 | \$158 | + 7.5% |
| \$184 | \$192 | + 4.3% |
| \$154 | \$166 | + 7.8% |

| By Construction Type | 3-2023 | 3-2024 | Change |
|-------------------------------|--------------|--------------|---------------|
| Previously Owned | \$125 | \$134 | + 7.2% |
| New Construction | \$185 | \$190 | + 2.7% |
| All Construction Types | \$130 | \$139 | + 6.9% |

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| \$124 | \$133 | + 7.3% |
| \$185 | \$189 | + 2.2% |
| \$128 | \$138 | + 7.8% |

| 3-2023 | 3-2024 | Change |
|--------------|--------------|---------------|
| \$149 | \$160 | + 7.4% |
| \$185 | \$200 | + 8.1% |
| \$154 | \$166 | + 7.8% |

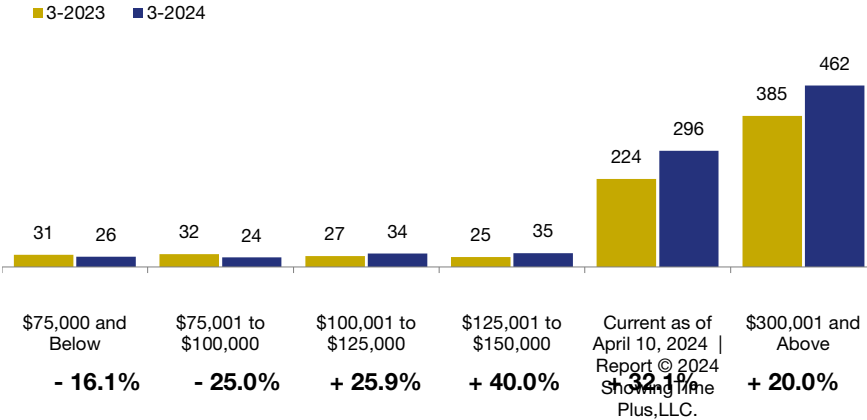
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Inventory of Homes for Sale

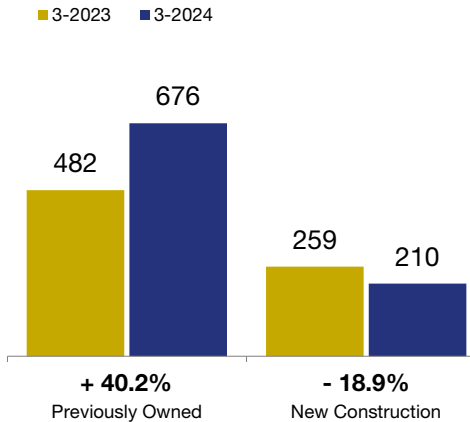
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



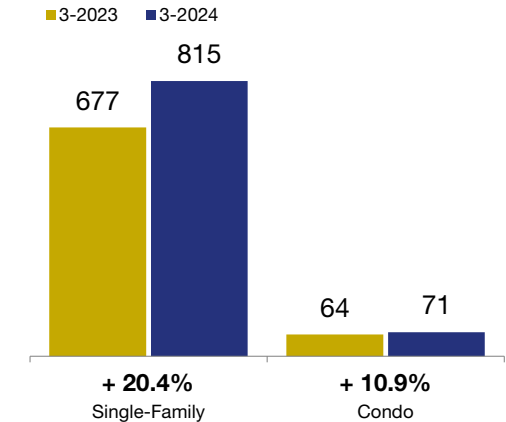
By Price Range



By Construction Type



By Property Type



All Properties

| By Price Range | 3-2023 | 3-2024 | Change |
|---|------------|------------|----------------|
| \$75,000 and Below | 31 | 26 | - 16.1% |
| \$75,001 to \$100,000 | 32 | 24 | - 25.0% |
| \$100,001 to \$125,000 | 27 | 34 | + 25.9% |
| \$125,001 to \$150,000 | 25 | 35 | + 40.0% |
| Current as of April 10, 2024 Report © 2024 ShowingTime Plus, LLC. | 224 | 296 | + 32.1% |
| \$300,001 and Above | 385 | 462 | + 20.0% |
| All Price Ranges | 741 | 886 | + 19.6% |

Single-Family

| 3-2023 | 3-2024 | Change |
|------------|------------|----------------|
| 31 | 24 | - 22.6% |
| 31 | 23 | - 25.8% |
| 24 | 33 | + 37.5% |
| 23 | 34 | + 47.8% |
| 189 | 262 | + 38.6% |
| 362 | 430 | + 18.8% |
| 677 | 815 | + 20.4% |

Condo

| 3-2023 | 3-2024 | Change |
|-----------|-----------|----------------|
| 0 | 2 | -- |
| 1 | 1 | 0.0% |
| 3 | 1 | - 66.7% |
| 2 | 1 | - 50.0% |
| 35 | 34 | - 2.9% |
| 23 | 32 | + 39.1% |
| 64 | 71 | + 10.9% |

| By Construction Type | 3-2023 | 3-2024 | Change |
|-------------------------------|------------|------------|----------------|
| Previously Owned | 482 | 676 | + 40.2% |
| New Construction | 259 | 210 | - 18.9% |
| All Construction Types | 741 | 886 | + 19.6% |

| 3-2023 | 3-2024 | Change |
|------------|------------|----------------|
| 449 | 631 | + 40.5% |
| 228 | 184 | - 19.3% |
| 677 | 815 | + 20.4% |

| 3-2023 | 3-2024 | Change |
|-----------|-----------|----------------|
| 33 | 45 | + 36.4% |
| 31 | 26 | - 16.1% |
| 64 | 71 | + 10.9% |

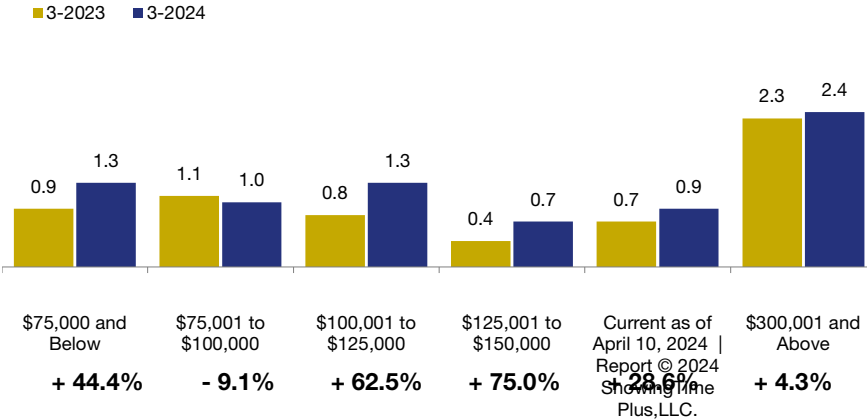
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Months Supply of Inventory

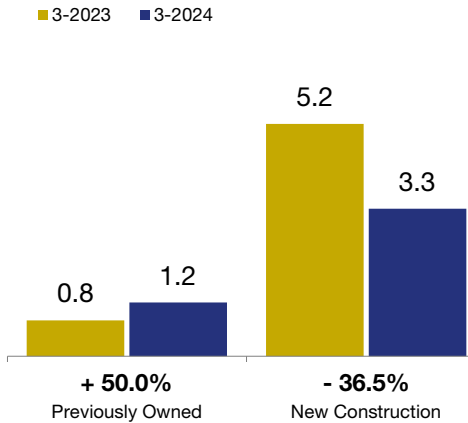
The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



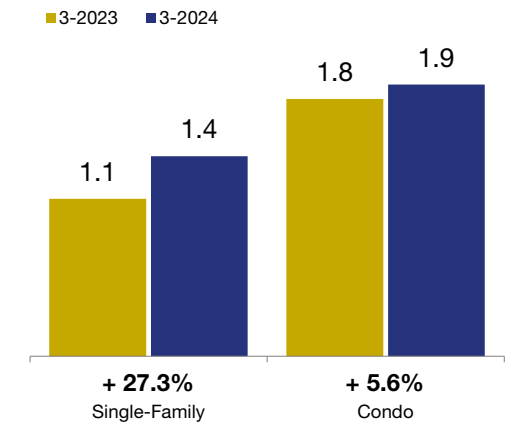
By Price Range



By Construction Type



By Property Type



All Properties

| By Price Range | 3-2023 | 3-2024 | Change |
|---|------------|------------|----------------|
| \$75,000 and Below | 0.9 | 1.3 | + 44.4% |
| \$75,001 to \$100,000 | 1.1 | 1.0 | - 9.1% |
| \$100,001 to \$125,000 | 0.8 | 1.3 | + 62.5% |
| \$125,001 to \$150,000 | 0.4 | 0.7 | + 75.0% |
| Current as of April 10, 2024 Report © 2024 ShowingTime Plus, LLC. | 0.7 | 0.9 | + 28.6% |
| \$300,001 and Above | 2.3 | 2.4 | + 4.3% |
| All Price Ranges | 1.1 | 1.4 | + 27.3% |

Single-Family

| 3-2023 | 3-2024 | Change |
|------------|------------|----------------|
| 1.0 | 1.2 | + 20.0% |
| 1.1 | 1.0 | - 9.1% |
| 0.7 | 1.3 | + 85.7% |
| 0.3 | 0.7 | + 133.3% |
| 0.6 | 0.9 | + 50.0% |
| 2.3 | 2.4 | + 4.3% |
| 1.1 | 1.4 | + 27.3% |

Condo

| 3-2023 | 3-2024 | Change |
|------------|------------|---------------|
| 0.0 | 1.7 | -- |
| 0.9 | 1.0 | + 11.1% |
| 2.4 | 0.8 | - 66.7% |
| 1.0 | 0.6 | - 40.0% |
| 1.7 | 1.5 | - 11.8% |
| 2.1 | 2.4 | + 14.3% |
| 1.8 | 1.9 | + 5.6% |

| By Construction Type | 3-2023 | 3-2024 | Change |
|-------------------------------|------------|------------|----------------|
| Previously Owned | 0.8 | 1.2 | + 50.0% |
| New Construction | 5.2 | 3.3 | - 36.5% |
| All Construction Types | 1.1 | 1.4 | + 27.3% |

| 3-2023 | 3-2024 | Change |
|------------|------------|----------------|
| 0.8 | 1.2 | + 50.0% |
| 5.0 | 3.2 | - 36.0% |
| 1.1 | 1.4 | + 27.3% |

| 3-2023 | 3-2024 | Change |
|------------|------------|---------------|
| 1.0 | 1.4 | + 40.0% |
| 7.0 | 4.3 | - 38.6% |
| 1.8 | 1.9 | + 5.6% |

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