

Housing Supply Overview

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



April 2024

U.S. sales of new residential homes are on the rise again, following a dip in activity the previous month. According to the Census Bureau, new-home sales climbed 8.8% month-over-month to a seasonally adjusted annual rate of 693,000 units, the highest level since last September. New-home sales were up in all four regions, but were highest in the Northeast, where sales jumped 27.8% from the previous month. For the 12-month period spanning May 2023 through April 2024, Closed Sales in the Fort Wayne region were down 4.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 9.4 percent.

The overall Median Sales Price was up 8.4 percent to \$233,000. The property type with the largest price gain was the Single-Family segment, where prices increased 7.5 percent to \$230,000. The overall Percent of Original List Price Received at Sale was down 0.9 percent to 97.8 percent.

Market-wide, inventory levels were up 17.0 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 20.5 percent. That amounts to 1.5 months supply for Single-Family homes and 1.6 months supply for Condos.

Quick Facts

+ 9.4%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 14.5%

Construction Status with
Strongest Closed Sales:

New Construction

+ 5.5%

Property Type with
Strongest Closed Sales:

Condo

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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.

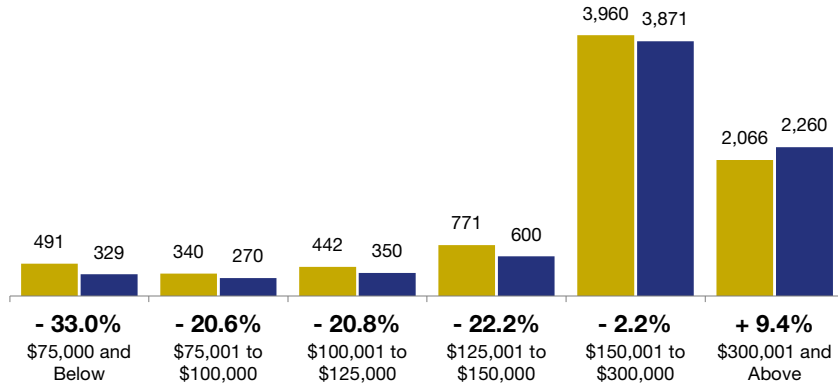
Closed Sales

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



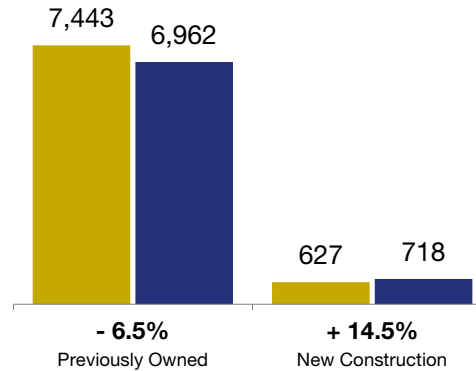
By Price Range

■ 4-2023 ■ 4-2024



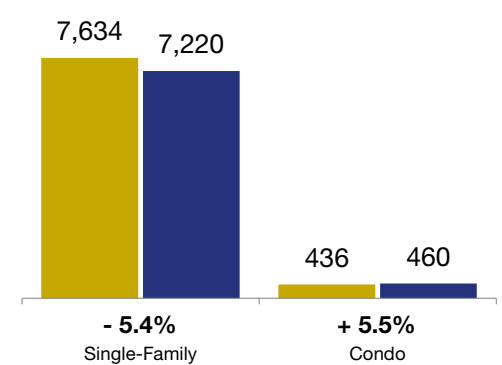
By Construction Type

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range

	4-2023	4-2024	Change
\$75,000 and Below	491	329	- 33.0%
\$75,001 to \$100,000	340	270	- 20.6%
\$100,001 to \$125,000	442	350	- 20.8%
\$125,001 to \$150,000	771	600	- 22.2%
\$150,001 to \$300,000	3,960	3,871	- 2.2%
\$300,001 and Above	2,066	2,260	+ 9.4%
All Price Ranges	8,070	7,680	- 4.8%

Single-Family

4-2023	4-2024	Change	4-2023	4-2024	Change
480	320	- 33.3%	11	9	- 18.2%
334	269	- 19.5%	6	1	- 83.3%
431	341	- 20.9%	11	9	- 18.2%
755	586	- 22.4%	16	14	- 12.5%
3,698	3,594	- 2.8%	262	277	+ 5.7%
1,936	2,110	+ 9.0%	130	150	+ 15.4%
7,634	7,220	- 5.4%	436	460	+ 5.5%

Condo

	4-2023	4-2024	Change
	11	9	- 18.2%
	6	1	- 83.3%
	11	9	- 18.2%
	16	14	- 12.5%
	262	277	+ 5.7%
	130	150	+ 15.4%
	436	460	+ 5.5%

By Construction Type

	4-2023	4-2024	Change
Previously Owned	7,443	6,962	- 6.5%
New Construction	627	718	+ 14.5%
All Construction Types	8,070	7,680	- 4.8%

4-2023	4-2024	Change	4-2023	4-2024	Change
7,065	6,571	- 7.0%	378	391	+ 3.4%
569	649	+ 14.1%	58	69	+ 19.0%
7,634	7,220	- 5.4%	436	460	+ 5.5%

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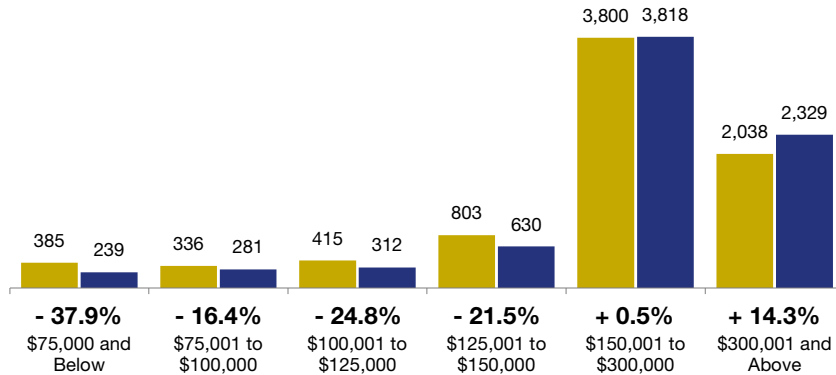
Pending Sales

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



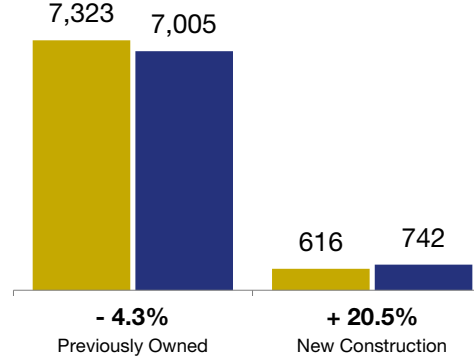
By Price Range

■ 4-2023 ■ 4-2024



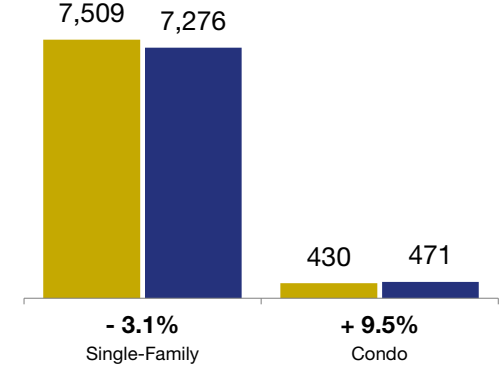
By Construction Type

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range

	4-2023	4-2024	Change
\$75,000 and Below	385	239	- 37.9%
\$75,001 to \$100,000	336	281	- 16.4%
\$100,001 to \$125,000	415	312	- 24.8%
\$125,001 to \$150,000	803	630	- 21.5%
\$150,001 to \$300,000	3,800	3,818	+ 0.5%
\$300,001 and Above	2,038	2,329	+ 14.3%
All Price Ranges	7,939	7,747	- 2.4%

Single-Family

	4-2023	4-2024	Change
\$75,000 and Below	374	230	- 38.5%
\$75,001 to \$100,000	329	279	- 15.2%
\$100,001 to \$125,000	405	308	- 24.0%
\$125,001 to \$150,000	782	617	- 21.1%
\$150,001 to \$300,000	3,544	3,541	- 0.1%
\$300,001 and Above	1,913	2,164	+ 13.1%
All Price Ranges	7,509	7,276	- 3.1%

Condo

	4-2023	4-2024	Change
\$75,000 and Below	11	9	- 18.2%
\$75,001 to \$100,000	7	2	- 71.4%
\$100,001 to \$125,000	10	4	- 60.0%
\$125,001 to \$150,000	21	13	- 38.1%
\$150,001 to \$300,000	256	277	+ 8.2%
\$300,001 and Above	125	165	+ 32.0%
All Price Ranges	430	471	+ 9.5%

By Construction Type

	4-2023	4-2024	Change
Previously Owned	7,323	7,005	- 4.3%
New Construction	616	742	+ 20.5%
All Construction Types	7,939	7,747	- 2.4%

	4-2023	4-2024	Change
Previously Owned	6,948	6,607	- 4.9%
New Construction	561	669	+ 19.3%
All Construction Types	7,509	7,276	- 3.1%

	4-2023	4-2024	Change
Previously Owned	375	398	+ 6.1%
New Construction	55	73	+ 32.7%
All Construction Types	430	471	+ 9.5%

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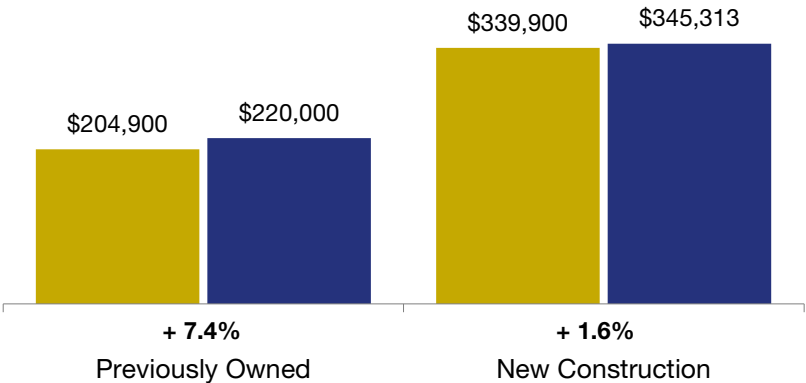
Median Sales Price

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



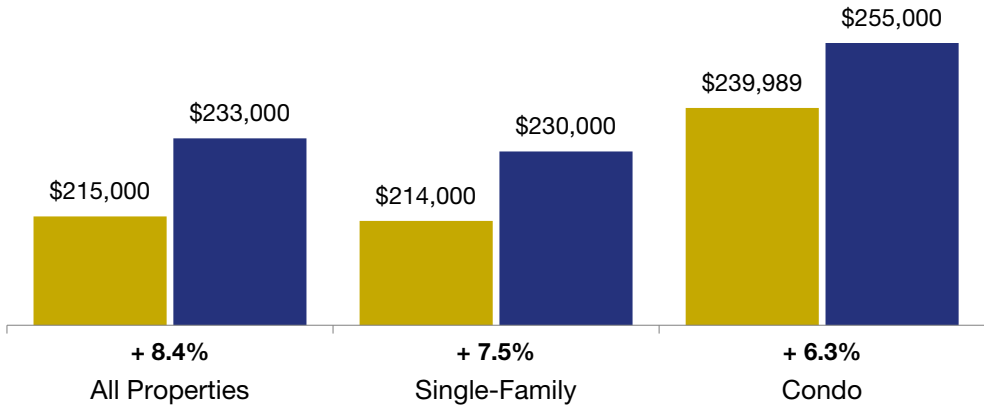
By Construction Type

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties			
By Construction Type	4-2023	4-2024	Change
Previously Owned	\$204,900	\$220,000	+ 7.4%
New Construction	\$339,900	\$345,313	+ 1.6%
All Construction Types	\$215,000	\$233,000	+ 8.4%

Single-Family			Condo		
4-2023	4-2024	Change	4-2023	4-2024	Change
\$200,000	\$217,000	+ 8.5%	\$235,000	\$245,600	+ 4.5%
\$339,900	\$346,900	+ 2.1%	\$266,400	\$321,000	+ 20.5%
\$214,000	\$230,000	+ 7.5%	\$239,989	\$255,000	+ 6.3%

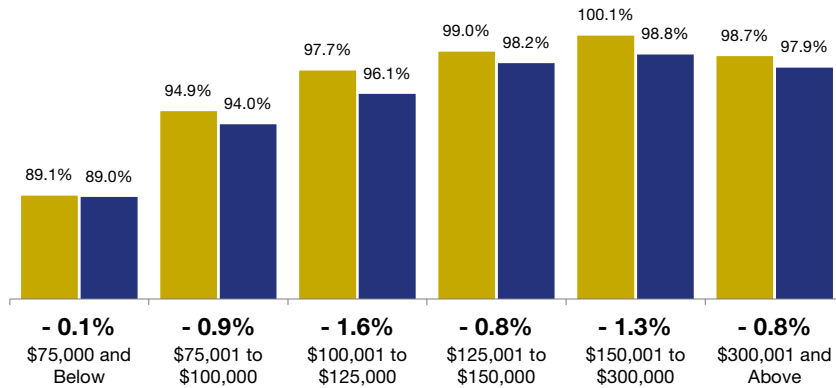
Percent of Original List Price Received

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.**



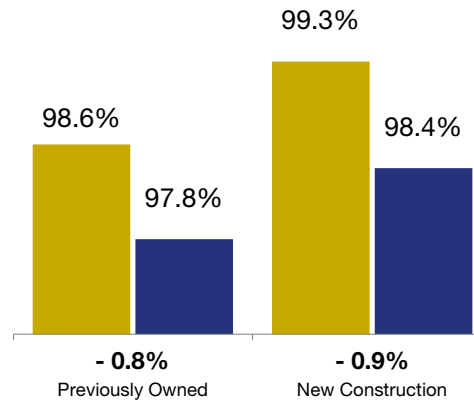
By Price Range

■ 4-2023 ■ 4-2024



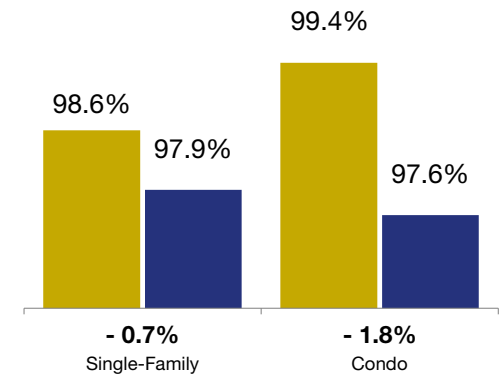
By Construction Type

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range

	4-2023	4-2024	Change
\$75,000 and Below	89.1%	89.0%	- 0.1%
\$75,001 to \$100,000	94.9%	94.0%	- 0.9%
\$100,001 to \$125,000	97.7%	96.1%	- 1.6%
\$125,001 to \$150,000	99.0%	98.2%	- 0.8%
\$150,001 to \$300,000	100.1%	98.8%	- 1.3%
\$300,001 and Above	98.7%	97.9%	- 0.8%
All Price Ranges	98.7%	97.8%	- 0.9%

Single-Family

	4-2023	4-2024	Change
\$75,000 and Below	88.9%	88.9%	0.0%
\$75,001 to \$100,000	94.8%	94.1%	- 0.7%
\$100,001 to \$125,000	97.6%	96.2%	- 1.4%
\$125,001 to \$150,000	99.0%	98.3%	- 0.7%
\$150,001 to \$300,000	100.2%	98.9%	- 1.3%
\$300,001 and Above	98.7%	98.0%	- 0.7%
All Price Ranges	98.6%	97.9%	- 0.7%

Condo

	4-2023	4-2024	Change
\$75,000 and Below	95.5%	94.8%	- 0.7%
\$75,001 to \$100,000	99.2%	90.1%	- 9.2%
\$100,001 to \$125,000	100.3%	91.8%	- 8.5%
\$125,001 to \$150,000	96.1%	93.4%	- 2.8%
\$150,001 to \$300,000	99.9%	98.2%	- 1.7%
\$300,001 and Above	99.0%	97.3%	- 1.7%
All Price Ranges	99.4%	97.6%	- 1.8%

By Construction Type

	4-2023	4-2024	Change
Previously Owned	98.6%	97.8%	- 0.8%
New Construction	99.3%	98.4%	- 0.9%
All Construction Types	98.7%	97.8%	- 0.9%

	4-2023	4-2024	Change
Previously Owned	98.6%	97.8%	- 0.8%
New Construction	99.2%	98.3%	- 0.9%
All Construction Types	98.6%	97.9%	- 0.7%

	4-2023	4-2024	Change
Previously Owned	99.3%	97.2%	- 2.1%
New Construction	99.9%	99.6%	- 0.3%
All Construction Types	99.4%	97.6%	- 1.8%

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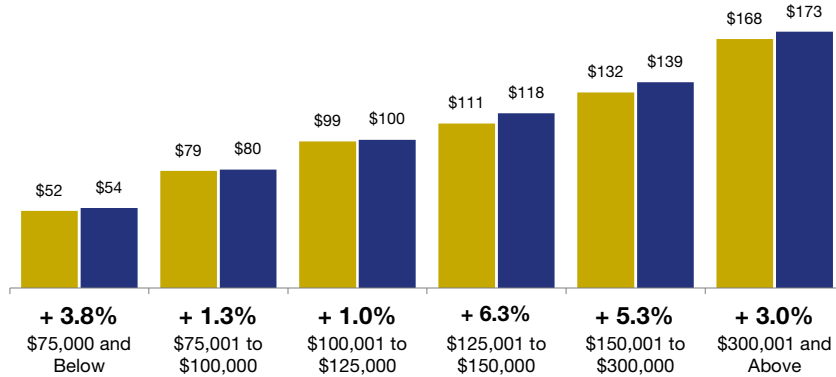
Price Per Square Foot

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



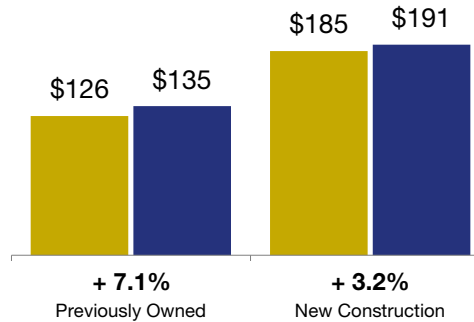
By Price Range

■ 4-2023 ■ 4-2024



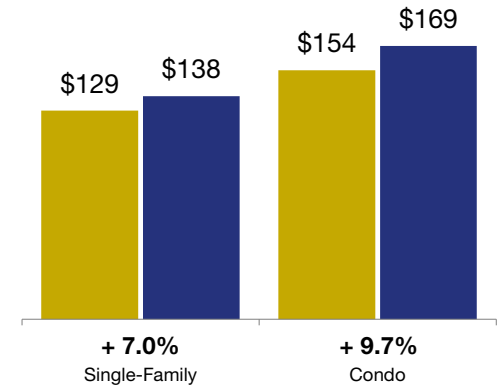
By Construction Type

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range	4-2023	4-2024	Change
\$75,000 and Below	\$52	\$54	+ 3.8%
\$75,001 to \$100,000	\$79	\$80	+ 1.3%
\$100,001 to \$125,000	\$99	\$100	+ 1.0%
\$125,001 to \$150,000	\$111	\$118	+ 6.3%
\$150,001 to \$300,000	\$132	\$139	+ 5.3%
\$300,001 and Above	\$168	\$173	+ 3.0%
All Price Ranges	\$130	\$140	+ 7.7%

Single-Family

4-2023	4-2024	Change
\$52	\$53	+ 1.9%
\$79	\$80	+ 1.3%
\$99	\$100	+ 1.0%
\$110	\$117	+ 6.4%
\$131	\$138	+ 5.3%
\$167	\$171	+ 2.4%
\$129	\$138	+ 7.0%

Condo

4-2023	4-2024	Change
\$87	\$97	+ 11.5%
\$87	\$70	- 19.5%
\$105	\$118	+ 12.4%
\$135	\$148	+ 9.6%
\$146	\$160	+ 9.6%
\$184	\$196	+ 6.5%
\$154	\$169	+ 9.7%

By Construction Type	4-2023	4-2024	Change
Previously Owned	\$126	\$135	+ 7.1%
New Construction	\$185	\$191	+ 3.2%
All Construction Types	\$130	\$140	+ 7.7%

4-2023	4-2024	Change
\$124	\$133	+ 7.3%
\$185	\$189	+ 2.2%
\$129	\$138	+ 7.0%

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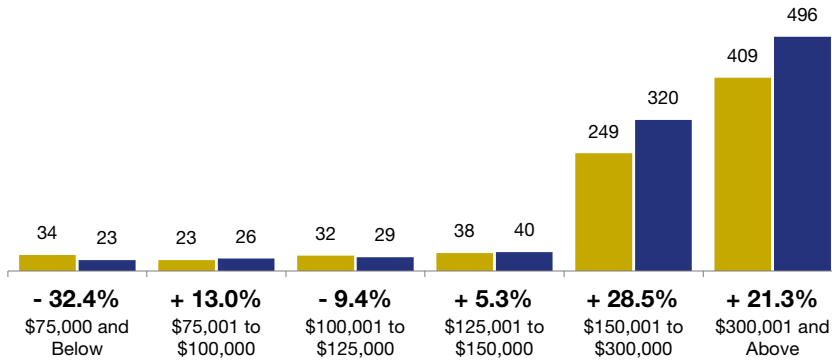
Inventory of Homes for Sale

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



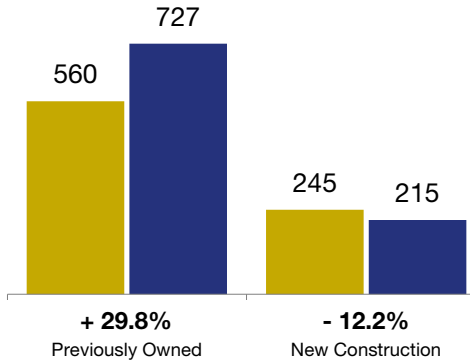
By Price Range

■ 4-2023 ■ 4-2024



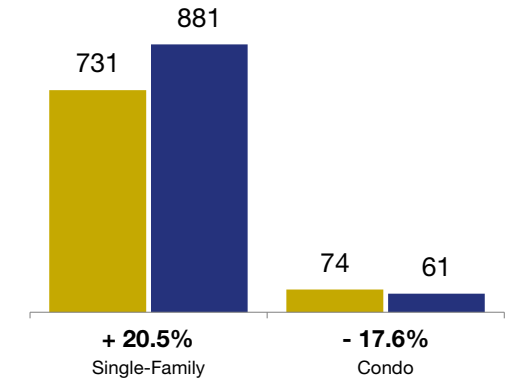
By Construction Type

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range

	4-2023	4-2024	Change
\$75,000 and Below	34	23	- 32.4%
\$75,001 to \$100,000	23	26	+ 13.0%
\$100,001 to \$125,000	32	29	- 9.4%
\$125,001 to \$150,000	38	40	+ 5.3%
\$150,001 to \$300,000	249	320	+ 28.5%
\$300,001 and Above	409	496	+ 21.3%
All Price Ranges	805	942	+ 17.0%

Single-Family

	4-2023	4-2024	Change
\$75,000 and Below	34	23	- 32.4%
\$75,001 to \$100,000	22	25	+ 13.6%
\$100,001 to \$125,000	30	28	- 6.7%
\$125,001 to \$150,000	37	39	+ 5.4%
\$150,001 to \$300,000	215	289	+ 34.4%
\$300,001 and Above	373	469	+ 25.7%
All Single-Family	731	881	+ 20.5%

Condo

	4-2023	4-2024	Change
\$75,000 and Below	0	0	--
\$75,001 to \$100,000	1	1	0.0%
\$100,001 to \$125,000	2	1	- 50.0%
\$125,001 to \$150,000	1	1	0.0%
\$150,001 to \$300,000	34	31	- 8.8%
\$300,001 and Above	36	27	- 25.0%
All Condo	74	61	- 17.6%

By Construction Type

	4-2023	4-2024	Change
Previously Owned	560	727	+ 29.8%
New Construction	245	215	- 12.2%
All Construction Types	805	942	+ 17.0%

	4-2023	4-2024	Change
Previously Owned	519	690	+ 32.9%
New Construction	212	191	- 9.9%
All Single-Family	731	881	+ 20.5%

	4-2023	4-2024	Change
Previously Owned	41	37	- 9.8%
New Construction	33	24	- 27.3%
All Condo	74	61	- 17.6%

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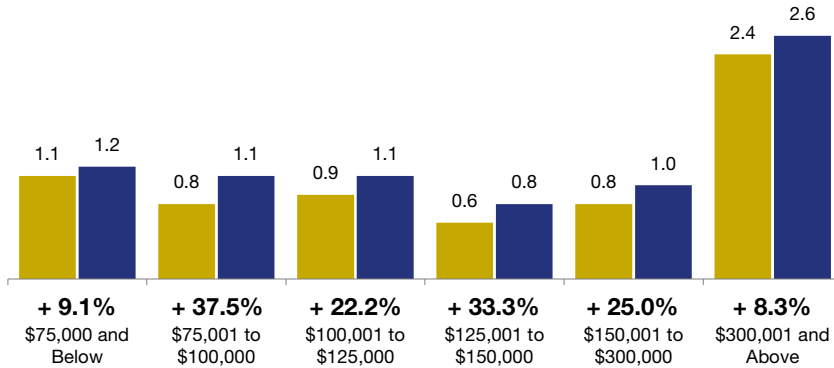
Months Supply of Inventory

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.



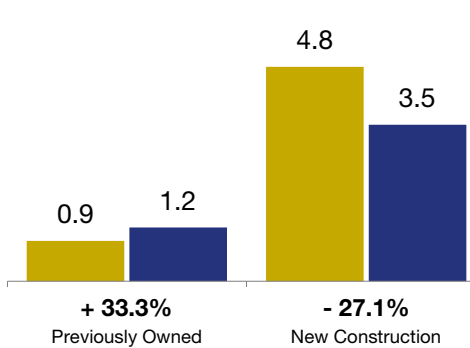
By Price Range

■ 4-2023 ■ 4-2024



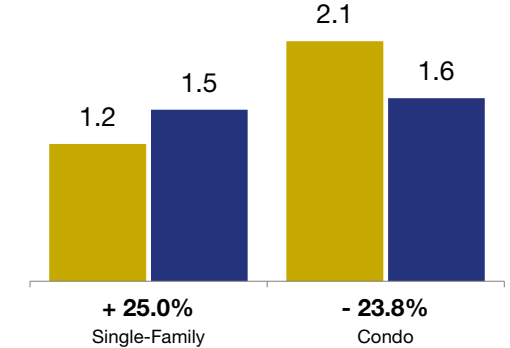
By Construction Type

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range

	4-2023	4-2024	Change
\$75,000 and Below	1.1	1.2	+ 9.1%
\$75,001 to \$100,000	0.8	1.1	+ 37.5%
\$100,001 to \$125,000	0.9	1.1	+ 22.2%
\$125,001 to \$150,000	0.6	0.8	+ 33.3%
\$150,001 to \$300,000	0.8	1.0	+ 25.0%
\$300,001 and Above	2.4	2.6	+ 8.3%
All Price Ranges	1.2	1.5	+ 25.0%

Single-Family

	4-2023	4-2024	Change
\$75,000 and Below	1.1	1.2	+ 9.1%
\$75,001 to \$100,000	0.8	1.1	+ 37.5%
\$100,001 to \$125,000	0.9	1.1	+ 22.2%
\$125,001 to \$150,000	0.6	0.8	+ 33.3%
\$150,001 to \$300,000	0.7	1.0	+ 42.9%
\$300,001 and Above	2.3	2.6	+ 13.0%
All Price Ranges	1.2	1.5	+ 25.0%

Condo

	4-2023	4-2024	Change
\$75,000 and Below	0.0	0.0	--
\$75,001 to \$100,000	0.9	1.0	+ 11.1%
\$100,001 to \$125,000	1.6	0.8	- 50.0%
\$125,001 to \$150,000	0.5	0.5	0.0%
\$150,001 to \$300,000	1.6	1.3	- 18.8%
\$300,001 and Above	3.5	2.0	- 42.9%
All Price Ranges	2.1	1.6	- 23.8%

By Construction Type

	4-2023	4-2024	Change
Previously Owned	0.9	1.2	+ 33.3%
New Construction	4.8	3.5	- 27.1%
All Construction Types	1.2	1.5	+ 25.0%

	4-2023	4-2024	Change
Previously Owned	0.9	1.3	+ 44.4%
New Construction	4.5	3.4	- 24.4%
All Construction Types	1.2	1.5	+ 25.0%

	4-2023	4-2024	Change
Previously Owned	1.3	1.1	- 15.4%
New Construction	7.2	3.9	- 45.8%
All Construction Types	2.1	1.6	- 23.8%

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