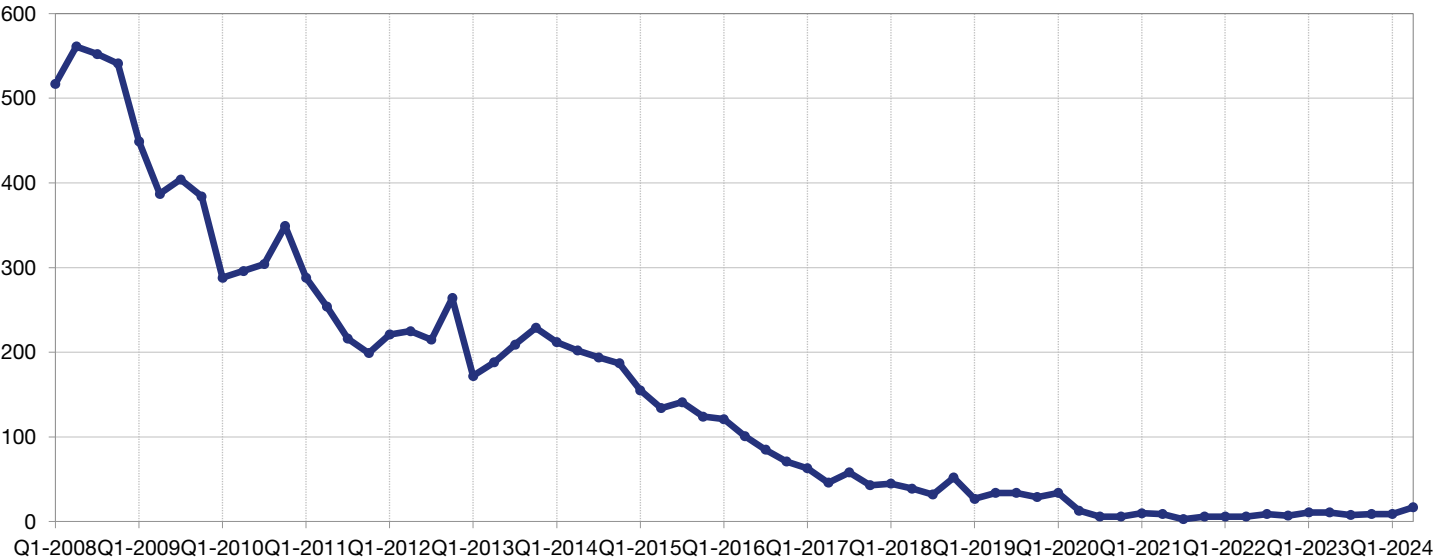


Foreclosure Report

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



Q2-2024 Update

New Listings in the Fort Wayne region decreased 12.2 percent to 2,664.

- Traditional New Listings decreased 12.7 percent to 2,641.
- Foreclosure New Listings increased 130.0 percent to 23.
- Share of all New Listings that were foreclosures rose to 0.9 percent.

Closed Sales were down 10.5 percent to 2,071.

- Traditional Closed Sales were down 10.6 percent to 2,059.
- Foreclosure Closed Sales were up 9.1 percent to 12.
- Share of all Closed Sales that were foreclosures fell to 0.6 percent.

The Median Sales Price rose 12.7 percent to \$248,000.

- The traditional Median Sales Price rose 13.0 percent to \$249,784.
- The foreclosure Median Sales Price rose 33.3 percent to \$80,000.

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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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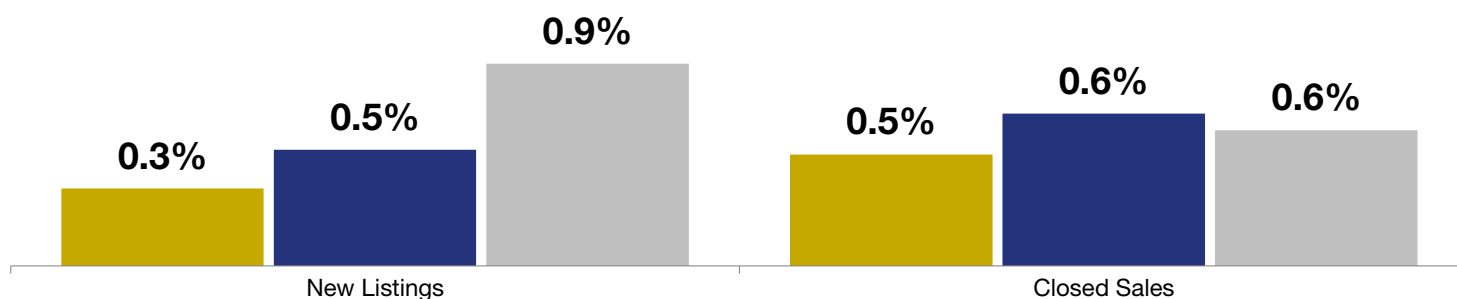


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024
New Listings	10	13	23	+ 130.0%	3,024	2,611	2,641	- 12.7%	3,034	2,625	2,664	- 12.2%	0.3%	0.5%	0.9%
Closed Sales	11	13	12	+ 9.1%	2,304	1,990	2,059	- 10.6%	2,315	2,003	2,071	- 10.5%	0.5%	0.6%	0.6%

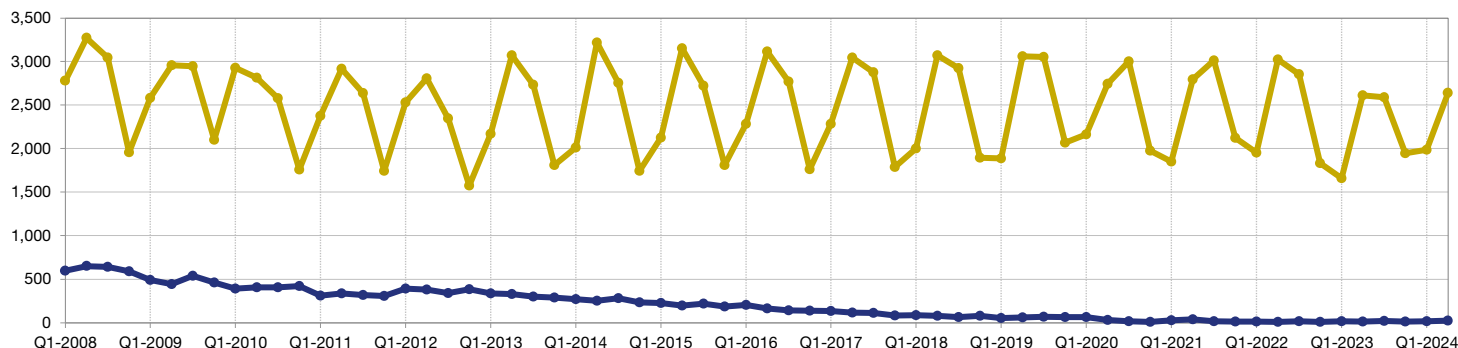
Market Share of Foreclosures

■ Q2-2022 ■ Q2-2023 ■ Q2-2024



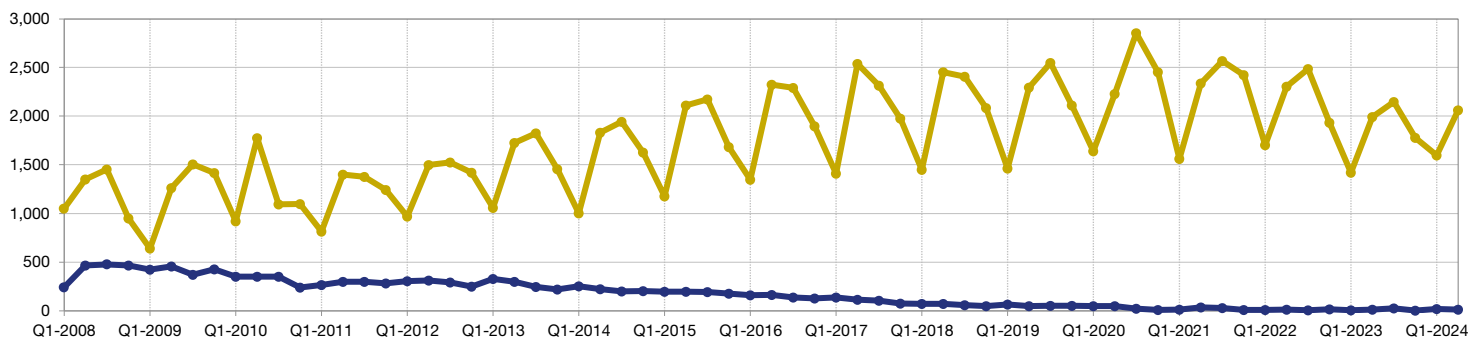
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



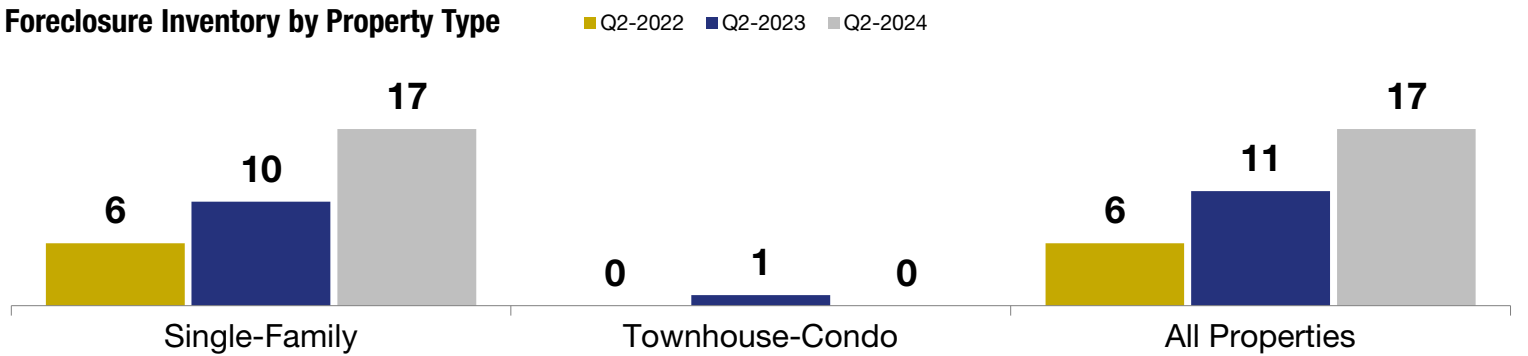
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Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024
Single-Family	6	10	17	+ 183.3%	785	895	1,044	+ 33.0%	791	905	1,061	+ 34.1%	0.8%	1.1%	1.6%
Townhouse-Condo	0	1	0	--	50	79	94	+ 88.0%	50	80	94	+ 88.0%	0.0%	1.3%	0.0%
All Properties	6	11	17	+ 183.3%	835	974	1,138	+ 36.3%	841	985	1,155	+ 37.3%	0.7%	1.1%	1.5%

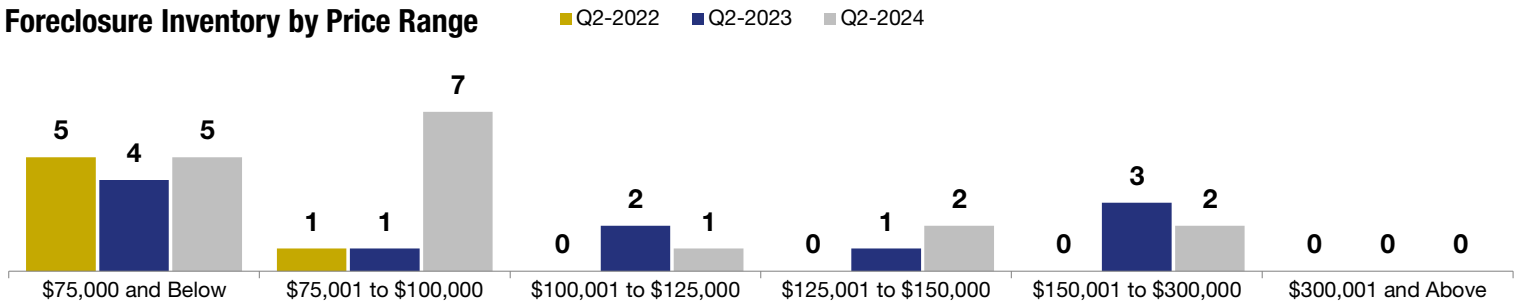
Foreclosure Inventory by Property Type



Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024
\$75,000 and Below	5	4	5	0.0%	59	33	29	- 50.8%	64	37	34	- 46.9%	7.8%	10.8%	14.7%
\$75,001 to \$100,000	1	1	7	+ 600.0%	48	29	33	- 31.3%	49	30	40	- 18.4%	2.0%	3.3%	17.5%
\$100,001 to \$125,000	0	2	1	--	40	33	37	- 7.5%	40	35	38	- 5.0%	0.0%	5.7%	2.6%
\$125,001 to \$150,000	0	1	2	--	61	45	44	- 27.9%	61	46	46	- 24.6%	0.0%	2.2%	4.3%
\$150,001 to \$300,000	0	3	2	--	286	318	397	+ 38.8%	286	321	399	+ 39.5%	0.0%	0.9%	0.5%
\$300,001 and Above	0	0	0	--	336	514	584	+ 73.8%	336	514	584	+ 73.8%	0.0%	0.0%	0.0%
All Prices	6	11	17	+ 183.3%	835	974	1,138	+ 36.3%	841	985	1,155	+ 37.3%	0.7%	1.1%	1.5%

Foreclosure Inventory by Price Range



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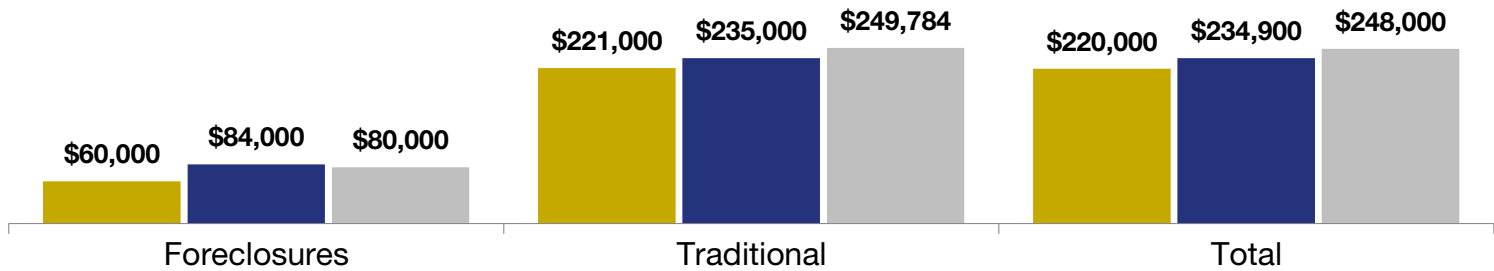


Median Sales Price

	Foreclosures				Traditional				Total			
	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg
Single-Family	\$60,000	\$84,000	\$80,000	+ 33.3%	\$218,000	\$230,500	\$246,098	+ 12.9%	\$215,500	\$230,000	\$245,000	+ 13.7%
Condo-Townhome	\$0	\$0	\$0	--	\$251,075	\$257,409	\$259,759	+ 3.5%	\$251,075	\$257,409	\$259,759	+ 3.5%
All Properties	\$60,000	\$84,000	\$80,000	+ 33.3%	\$221,000	\$235,000	\$249,784	+ 13.0%	\$220,000	\$234,900	\$248,000	+ 12.7%

Median Sales Price for All Properties

Q2-2022 Q2-2023 Q2-2024

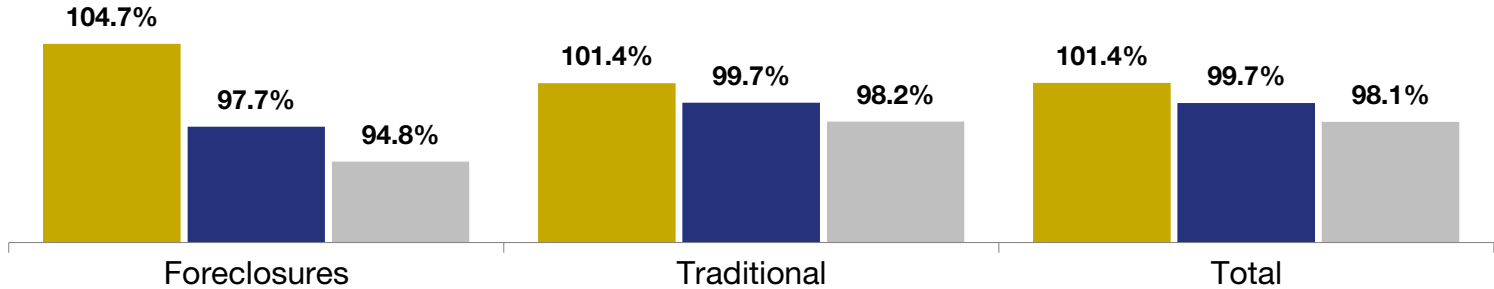


Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg	Q2-2022	Q2-2023	Q2-2024	2-Yr Chg
Single-Family	104.7%	97.7%	94.8%	- 9.5%	101.4%	99.9%	98.2%	- 3.1%	101.4%	99.8%	98.2%	- 3.2%
Condo-Townhome	0.0%	0.0%	0.0%	--	101.2%	97.8%	97.2%	- 3.9%	101.2%	97.8%	97.2%	- 3.9%
All Properties	104.7%	97.7%	94.8%	- 9.5%	101.4%	99.7%	98.2%	- 3.2%	101.4%	99.7%	98.1%	- 3.2%

Percent of Original List Price Received for All Properties

Q2-2022 Q2-2023 Q2-2024



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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 Q2-2024			Closed Sales for the Last 12 Months Through Q2-2024		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	9	0	0.0%	83	2	2.4%
AD02 – Adams-Kirkland, Washington, St. Marys	12	0	0.0%	91	4	4.4%
AD03 – Adams-French, Monroe, Blue Creek	5	0	0.0%	24	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	6	0	0.0%	34	0	0.0%
AL01 – Allen-Eel River, Lake, Perry	169	0	0.0%	863	0	0.0%
AL02 – Allen-Cedar Creek, Springfield, Scipio	41	0	0.0%	225	1	0.4%
AL03 – Allen-Washington	39	0	0.0%	435	3	0.7%
AL04 – Allen-St. Joseph	92	0	0.0%	977	1	0.1%
AL05 – Allen-Milan, Maumee	17	0	0.0%	67	0	0.0%
AL06 – Allen-Aboite, Lafayette	137	0	0.0%	731	0	0.0%
AL07 – Allen-Wayne, Pleasant	169	5	3.0%	1,270	5	0.4%
AL08 – Allen-Adams, Marion	56	0	0.0%	399	2	0.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	2	0	0.0%	49	3	6.1%
DE00 – Dekalb	52	0	0.0%	474	6	1.3%
HU01 – Huntington-Warren, Clear Creek, Jackson	14	0	0.0%	68	1	1.5%
HU02 – Huntington-Dallas, Huntington, Union	34	0	0.0%	301	5	1.7%
HU03 – Huntington-Polk, Lancaster, Rock Creek	5	0	0.0%	25	1	4.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	8	1	12.5%	27	1	3.7%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	1	0	0.0%	5	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	1	0	0.0%	14	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	0	0	--	3	0	0.0%
NO00 – Noble	5	0	0.0%	23	0	0.0%
WE01 – Wells-Union, Jefferson	6	0	0.0%	92	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	9	1	11.1%	60	2	3.3%
WE03 – Wells-Liberty, Harrison	20	1	5.0%	128	1	0.8%
WE04 – Wells-Jackson, Chester, Nottingham	1	0	0.0%	14	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	11	0	0.0%	58	0	0.0%
WH02 – Whitley-Richland, Clevela	5	0	0.0%	37	0	0.0%
WH03 – Whitley-Columbia, Union	21	1	4.8%	206	0	0.0%
WH04 – Whitley-Washington, Jefferson	2	0	0.0%	22	1	4.5%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q2-2023	Last 12 Months Through Q2-2024	1-Year Change	Last 12 Months Through Q2-2023	Last 12 Months Through Q2-2024	1-Year Change
AD01 – Adams-Preble, Root, Union	\$0	\$59,000	--	\$169,450	\$200,000	+ 18.0%
AD02 – Adams-Kirkland, Washington, St. Marys	\$109,309	\$80,000	- 26.8%	\$139,900	\$160,000	+ 14.4%
AD03 – Adams-French, Monroe, Blue Creek	\$0	\$0	--	\$140,000	\$145,250	+ 3.8%
AD04 – Adams-Hartford, Wabash, Jefferson	\$0	\$0	--	\$144,950	\$188,500	+ 30.0%
AL01 – Allen-Eel River, Lake, Perry	\$389,900	\$0	- 100.0%	\$333,255	\$363,500	+ 9.1%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$0	\$266,000	--	\$379,450	\$395,000	+ 4.1%
AL03 – Allen-Washington	\$0	\$150,000	--	\$225,000	\$243,000	+ 8.0%
AL04 – Allen-St. Joseph	\$123,500	\$162,000	+ 31.2%	\$215,000	\$230,000	+ 7.0%
AL05 – Allen-Milan, Maumee	\$104,000	\$0	- 100.0%	\$210,000	\$279,900	+ 33.3%
AL06 – Allen-Aboite, Lafayette	\$177,757	\$0	- 100.0%	\$315,000	\$335,000	+ 6.3%
AL07 – Allen-Wayne, Pleasant	\$65,175	\$92,000	+ 41.2%	\$144,000	\$154,900	+ 7.6%
AL08 – Allen-Adams, Marion	\$71,591	\$110,000	+ 53.7%	\$189,000	\$207,000	+ 9.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$42,000	\$71,927	+ 71.3%	\$200,000	\$190,500	- 4.8%
DE00 – Dekalb	\$70,000	\$79,000	+ 12.9%	\$205,000	\$225,950	+ 10.2%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$0	\$380,000	--	\$259,205	\$272,623	+ 5.2%
HU02 – Huntington-Dallas, Huntington, Union	\$39,000	\$85,000	+ 117.9%	\$140,000	\$160,000	+ 14.3%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$0	\$42,500	--	\$198,000	\$179,900	- 9.1%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$70,000	--	\$169,500	\$170,000	+ 0.3%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$98,500	\$151,500	+ 53.8%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	--	\$115,250	\$113,500	- 1.5%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$102,950	\$125,000	+ 21.4%
NO00 – Noble	\$0	\$0	--	\$210,000	\$335,000	+ 59.5%
WE01 – Wells-Union, Jefferson	\$0	\$0	--	\$226,200	\$234,500	+ 3.7%
WE02 – Wells-Rockcreek, Lancaster	\$0	\$61,750	--	\$259,500	\$325,000	+ 25.2%
WE03 – Wells-Liberty, Harrison	\$54,625	\$55,000	+ 0.7%	\$145,000	\$172,000	+ 18.6%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$0	--	\$168,500	\$153,000	- 9.2%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$0	\$0	--	\$185,000	\$221,450	+ 19.7%
WH02 – Whitley-Richland, Clevella	\$0	\$0	--	\$176,500	\$179,500	+ 1.7%
WH03 – Whitley-Columbia, Union	\$43,000	\$0	- 100.0%	\$214,450	\$239,656	+ 11.8%
WH04 – Whitley-Washington, Jefferson	\$0	\$180,000	--	\$300,000	\$326,450	+ 8.8%

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