

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE **UPSTAR** ALLIANCE OF REALTORS® MLS



June 2024

U.S. sales of new residential homes unexpectedly declined, falling 11.3% from the previous month to a seasonally adjusted annual rate of 619,000 units, the lowest level since November, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at a rate of 640,000 units for the month, with elevated mortgage rates blamed for the recent drop in sales activity. For the 12-month period spanning July 2023 through June 2024, Closed Sales in the Fort Wayne region were down 2.9 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 10.5 percent.

The overall Median Sales Price was up 8.6 percent to \$235,000. The property type with the largest price gain was the Single-Family segment, where prices increased 9.3 percent to \$234,900. The overall Percent of Original List Price Received at Sale was down 0.7 percent to 97.6 percent.

Market-wide, inventory levels were up 17.3 percent. The property type that gained the most inventory was the Condo segment, where it increased 17.5 percent. That amounts to 1.8 months supply for Single-Family homes and 2.6 months supply for Condos.

Quick Facts

+ 10.5%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 9.1%

Construction Status with
Strongest Closed Sales:

New Construction

+ 4.1%

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.

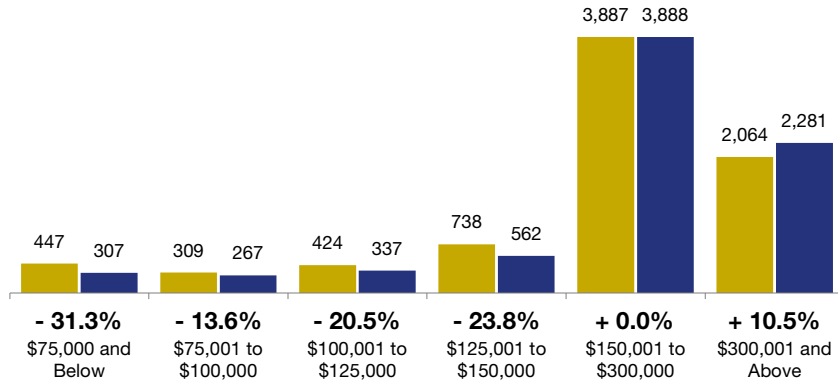
Closed Sales

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



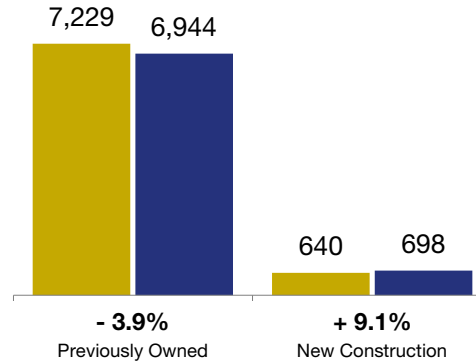
By Price Range

■ 6-2023 ■ 6-2024



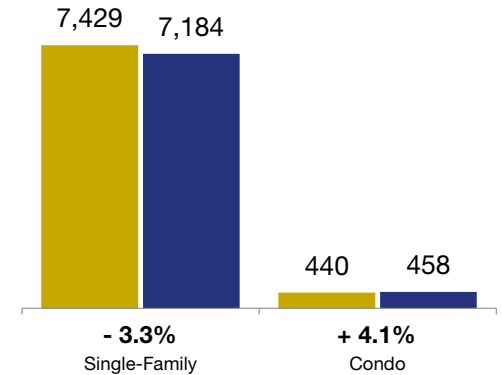
By Construction Type

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Price Range

	6-2023	6-2024	Change
\$75,000 and Below	447	307	- 31.3%
\$75,001 to \$100,000	309	267	- 13.6%
\$100,001 to \$125,000	424	337	- 20.5%
\$125,001 to \$150,000	738	562	- 23.8%
\$150,001 to \$300,000	3,887	3,888	+ 0.0%
\$300,001 and Above	2,064	2,281	+ 10.5%
All Price Ranges	7,869	7,642	- 2.9%

Single-Family

6-2023	6-2024	Change
438	297	- 32.2%
304	266	- 12.5%
409	332	- 18.8%
723	547	- 24.3%
3,619	3,612	- 0.2%
1,936	2,130	+ 10.0%
7,429	7,184	- 3.3%

Condo

	6-2023	6-2024	Change
	9	10	+ 11.1%
	5	1	- 80.0%
	15	5	- 66.7%
	15	15	0.0%
	268	276	+ 3.0%
	128	151	+ 18.0%
	440	458	+ 4.1%

By Construction Type

	6-2023	6-2024	Change
Previously Owned	7,229	6,944	- 3.9%
New Construction	640	698	+ 9.1%
All Construction Types	7,869	7,642	- 2.9%

6-2023	6-2024	Change
6,848	6,558	- 4.2%
581	626	+ 7.7%
7,429	7,184	- 3.3%

	6-2023	6-2024	Change
	381	386	+ 1.3%
	59	72	+ 22.0%
	440	458	+ 4.1%

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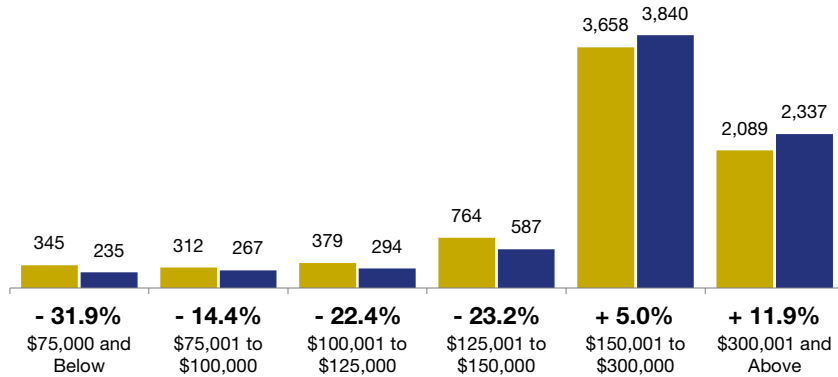
Pending Sales

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



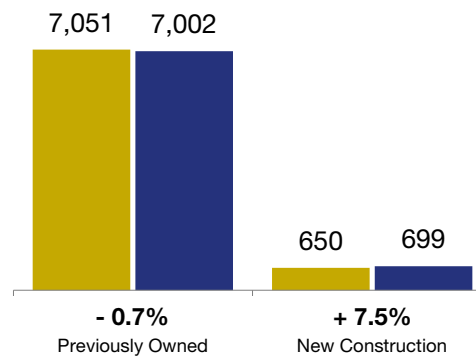
By Price Range

■ 6-2023 ■ 6-2024



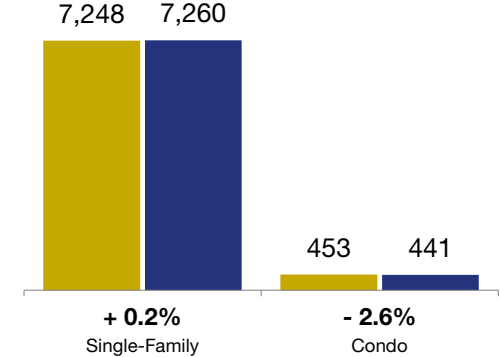
By Construction Type

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Price Range

	6-2023	6-2024	Change
\$75,000 and Below	345	235	- 31.9%
\$75,001 to \$100,000	312	267	- 14.4%
\$100,001 to \$125,000	379	294	- 22.4%
\$125,001 to \$150,000	764	587	- 23.2%
\$150,001 to \$300,000	3,658	3,840	+ 5.0%
\$300,001 and Above	2,089	2,337	+ 11.9%
All Price Ranges	7,701	7,701	0.0%

Single-Family

6-2023	6-2024	Change
337	226	- 32.9%
307	265	- 13.7%
366	293	- 19.9%
745	575	- 22.8%
3,394	3,577	+ 5.4%
1,946	2,183	+ 12.2%
7,248	7,260	+ 0.2%

Condo

	6-2023	6-2024	Change
	8	9	+ 12.5%
	5	2	- 60.0%
	13	1	- 92.3%
	19	12	- 36.8%
	264	263	- 0.4%
	143	154	+ 7.7%
	453	441	- 2.6%

By Construction Type

	6-2023	6-2024	Change
Previously Owned	7,051	7,002	- 0.7%
New Construction	650	699	+ 7.5%
All Construction Types	7,701	7,701	0.0%

6-2023	6-2024	Change
6,668	6,626	- 0.6%
580	634	+ 9.3%
7,248	7,260	+ 0.2%

	6-2023	6-2024	Change
	383	376	- 1.8%
	70	65	- 7.1%
	453	441	- 2.6%

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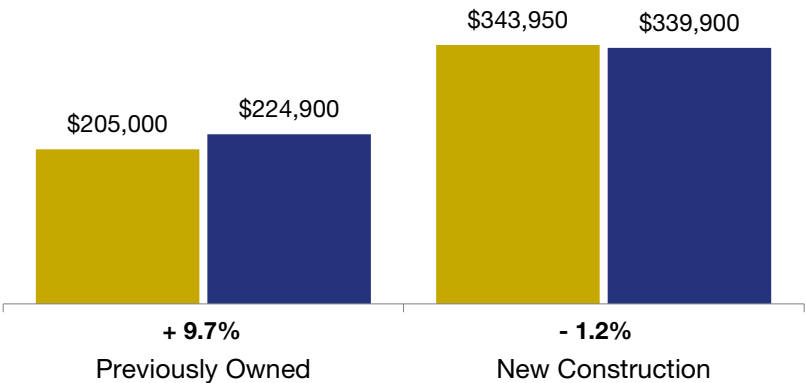
Median Sales Price

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



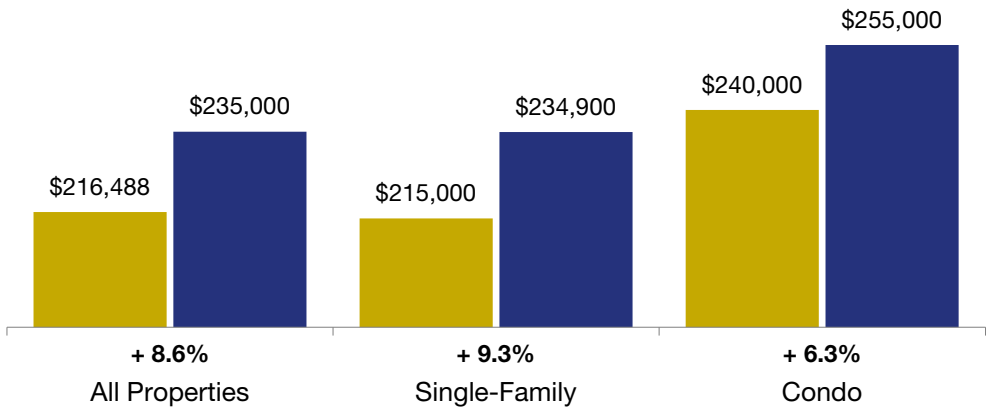
By Construction Type

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties			
By Construction Type	6-2023	6-2024	Change
Previously Owned	\$205,000	\$224,900	+ 9.7%
New Construction	\$343,950	\$339,900	- 1.2%
All Construction Types	\$216,488	\$235,000	+ 8.6%

Single-Family			Condo		
6-2023	6-2024	Change	6-2023	6-2024	Change
\$201,850	\$221,000	+ 9.5%	\$235,000	\$245,300	+ 4.4%
\$346,900	\$340,797	- 1.8%	\$269,998	\$294,521	+ 9.1%
\$215,000	\$234,900	+ 9.3%	\$240,000	\$255,000	+ 6.3%

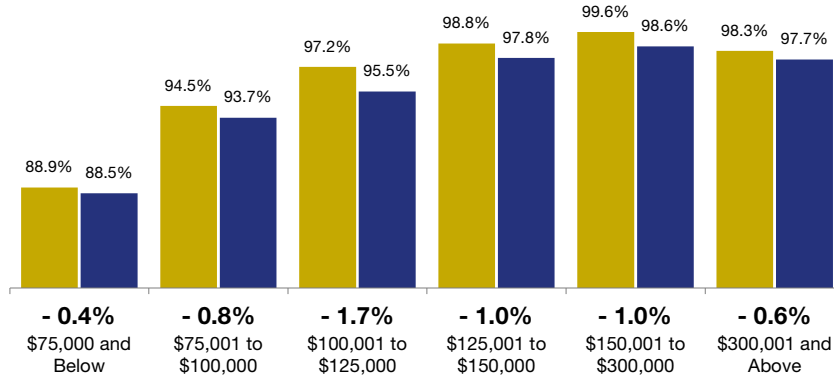
Percent of Original List Price Received

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.**



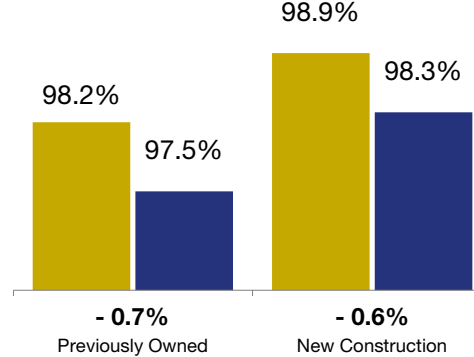
By Price Range

■ 6-2023 ■ 6-2024



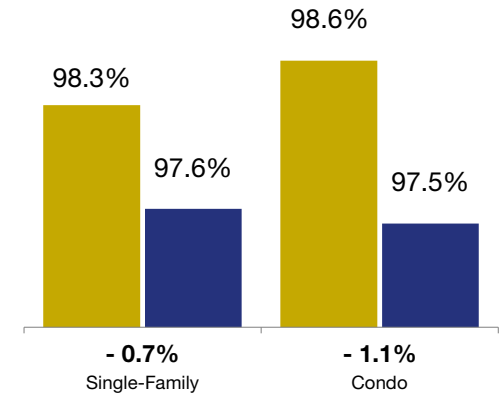
By Construction Type

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Price Range

	6-2023	6-2024	Change
\$75,000 and Below	88.9%	88.5%	- 0.4%
\$75,001 to \$100,000	94.5%	93.7%	- 0.8%
\$100,001 to \$125,000	97.2%	95.5%	- 1.7%
\$125,001 to \$150,000	98.8%	97.8%	- 1.0%
\$150,001 to \$300,000	99.6%	98.6%	- 1.0%
\$300,001 and Above	98.3%	97.7%	- 0.6%
All Price Ranges	98.3%	97.6%	- 0.7%

Single-Family

	6-2023	6-2024	Change
\$75,000 and Below	88.7%	88.3%	- 0.5%
\$75,001 to \$100,000	94.5%	93.7%	- 0.8%
\$100,001 to \$125,000	97.2%	95.5%	- 1.7%
\$125,001 to \$150,000	98.8%	97.9%	- 0.9%
\$150,001 to \$300,000	99.6%	98.6%	- 1.0%
\$300,001 and Above	98.3%	97.7%	- 0.6%
All Price Ranges	98.3%	97.6%	- 0.7%

Condo

	6-2023	6-2024	Change
\$75,000 and Below	95.2%	95.2%	0.0%
\$75,001 to \$100,000	96.6%	90.1%	- 6.7%
\$100,001 to \$125,000	97.4%	93.6%	- 3.9%
\$125,001 to \$150,000	96.2%	94.2%	- 2.1%
\$150,001 to \$300,000	99.3%	97.9%	- 1.4%
\$300,001 and Above	97.9%	97.5%	- 0.4%
All Price Ranges	98.6%	97.5%	- 1.1%

By Construction Type

	6-2023	6-2024	Change
Previously Owned	98.2%	97.5%	- 0.7%
New Construction	98.9%	98.3%	- 0.6%
All Construction Types	98.3%	97.6%	- 0.7%

	6-2023	6-2024	Change
Previously Owned	98.2%	97.5%	- 0.7%
New Construction	98.8%	98.2%	- 0.6%
All Construction Types	98.3%	97.6%	- 0.7%

	6-2023	6-2024	Change
Previously Owned	98.4%	97.2%	- 1.2%
New Construction	99.8%	99.5%	- 0.3%
All Construction Types	98.6%	97.5%	- 1.1%

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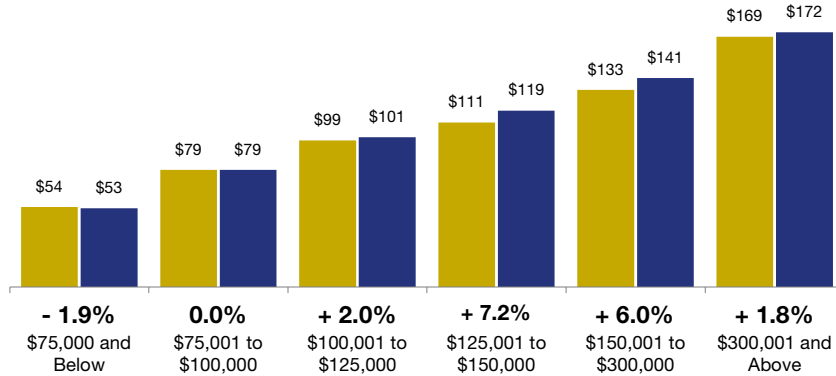
Price Per Square Foot

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



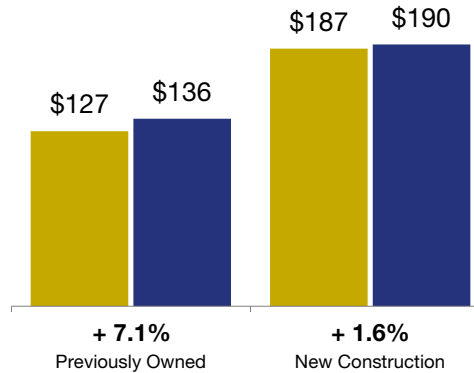
By Price Range

■ 6-2023 ■ 6-2024



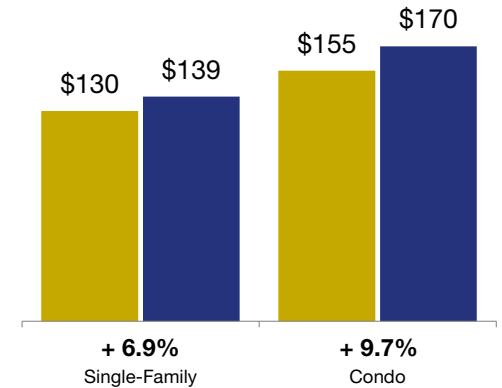
By Construction Type

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Price Range	6-2023	6-2024	Change
\$75,000 and Below	\$54	\$53	- 1.9%
\$75,001 to \$100,000	\$79	\$79	0.0%
\$100,001 to \$125,000	\$99	\$101	+ 2.0%
\$125,001 to \$150,000	\$111	\$119	+ 7.2%
\$150,001 to \$300,000	\$133	\$141	+ 6.0%
\$300,001 and Above	\$169	\$172	+ 1.8%
All Price Ranges	\$132	\$141	+ 6.8%

Single-Family

6-2023	6-2024	Change	6-2023	6-2024	Change
\$53	\$52	- 1.9%	\$92	\$98	+ 6.5%
\$79	\$80	+ 1.3%	\$90	\$70	- 22.2%
\$99	\$101	+ 2.0%	\$103	\$134	+ 30.1%
\$111	\$119	+ 7.2%	\$138	\$145	+ 5.1%
\$131	\$139	+ 6.1%	\$149	\$160	+ 7.4%
\$168	\$170	+ 1.2%	\$182	\$197	+ 8.2%
\$130	\$139	+ 6.9%	\$155	\$170	+ 9.7%

Condo

By Construction Type	6-2023	6-2024	Change
Previously Owned	\$127	\$136	+ 7.1%
New Construction	\$187	\$190	+ 1.6%
All Construction Types	\$132	\$141	+ 6.8%

6-2023	6-2024	Change	6-2023	6-2024	Change
\$126	\$134	+ 6.3%	\$149	\$165	+ 10.7%
\$187	\$190	+ 1.6%	\$188	\$198	+ 5.3%
\$130	\$139	+ 6.9%	\$155	\$170	+ 9.7%

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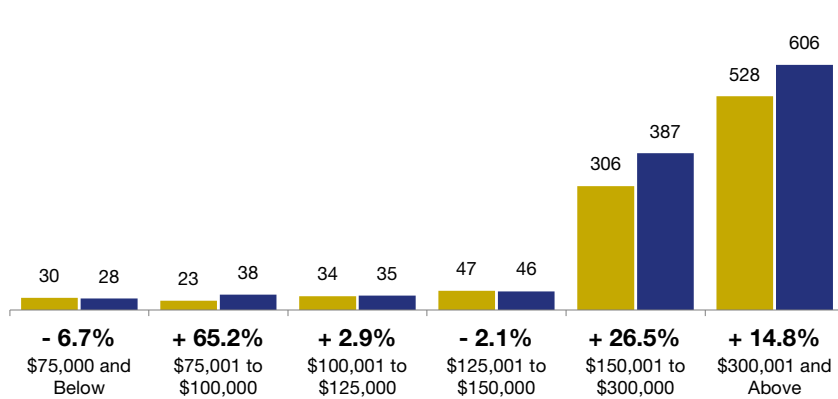
Inventory of Homes for Sale

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



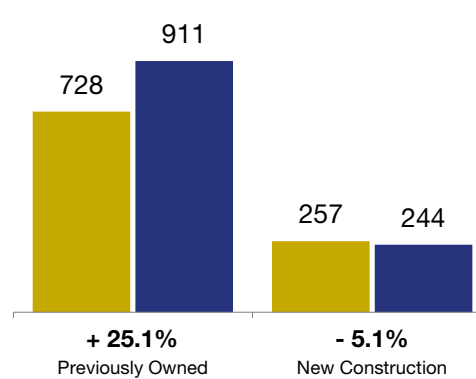
By Price Range

■ 6-2023 ■ 6-2024



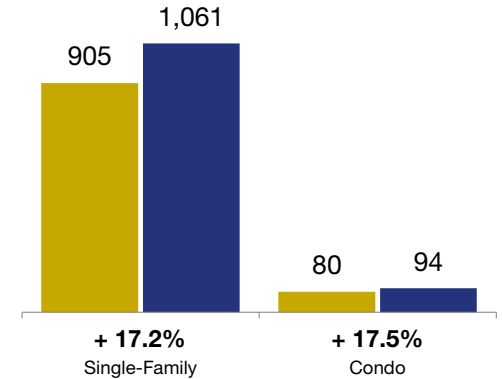
By Construction Type

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Price Range	6-2023	6-2024	Change
\$75,000 and Below	30	28	- 6.7%
\$75,001 to \$100,000	23	38	+ 65.2%
\$100,001 to \$125,000	34	35	+ 2.9%
\$125,001 to \$150,000	47	46	- 2.1%
\$150,001 to \$300,000	306	387	+ 26.5%
\$300,001 and Above	528	606	+ 14.8%
All Price Ranges	985	1,155	+ 17.3%

Single-Family

6-2023	6-2024	Change
29	26	- 10.3%
22	38	+ 72.7%
33	34	+ 3.0%
46	44	- 4.3%
272	341	+ 25.4%
486	563	+ 15.8%
905	1,061	+ 17.2%

Condo

6-2023	6-2024	Change
1	2	+ 100.0%
1	0	- 100.0%
1	1	0.0%
1	2	+ 100.0%
34	46	+ 35.3%
42	43	+ 2.4%
80	94	+ 17.5%

By Construction Type	6-2023	6-2024	Change
Previously Owned	728	911	+ 25.1%
New Construction	257	244	- 5.1%
All Construction Types	985	1,155	+ 17.3%

6-2023	6-2024	Change
677	845	+ 24.8%
228	216	- 5.3%
905	1,061	+ 17.2%

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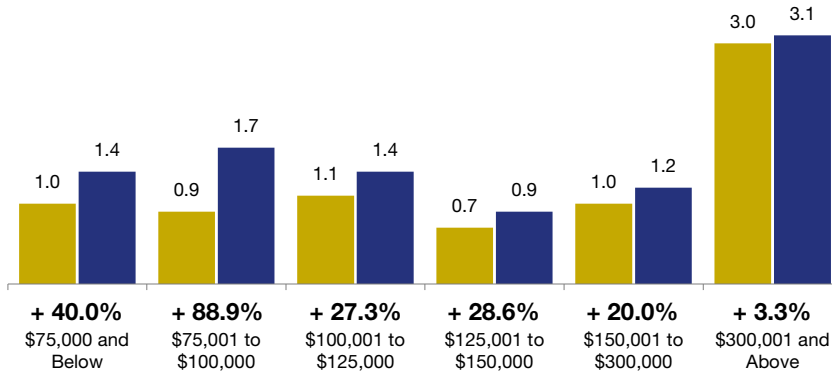
Months Supply of Inventory

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.



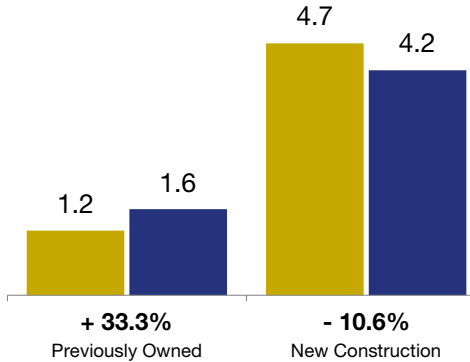
By Price Range

■ 6-2023 ■ 6-2024



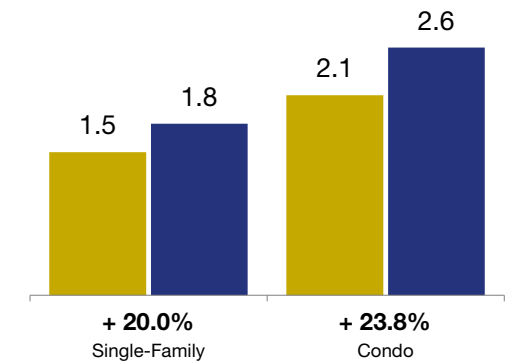
By Construction Type

■ 6-2023 ■ 6-2024



By Property Type

■ 6-2023 ■ 6-2024



All Properties

By Price Range

	6-2023	6-2024	Change
\$75,000 and Below	1.0	1.4	+ 40.0%
\$75,001 to \$100,000	0.9	1.7	+ 88.9%
\$100,001 to \$125,000	1.1	1.4	+ 27.3%
\$125,001 to \$150,000	0.7	0.9	+ 28.6%
\$150,001 to \$300,000	1.0	1.2	+ 20.0%
\$300,001 and Above	3.0	3.1	+ 3.3%
All Price Ranges	1.5	1.8	+ 20.0%

Single-Family

	6-2023	6-2024	Change
\$75,000 and Below	1.0	1.4	+ 40.0%
\$75,001 to \$100,000	0.9	1.7	+ 88.9%
\$100,001 to \$125,000	1.1	1.4	+ 27.3%
\$125,001 to \$150,000	0.7	0.9	+ 28.6%
\$150,001 to \$300,000	1.0	1.1	+ 10.0%
\$300,001 and Above	3.0	3.1	+ 3.3%
All Price Ranges	1.5	1.8	+ 20.0%

Condo

	6-2023	6-2024	Change
\$75,000 and Below	0.8	1.3	+ 62.5%
\$75,001 to \$100,000	0.8	0.0	- 100.0%
\$100,001 to \$125,000	0.8	1.0	+ 25.0%
\$125,001 to \$150,000	0.5	1.2	+ 140.0%
\$150,001 to \$300,000	1.5	2.1	+ 40.0%
\$300,001 and Above	3.5	3.4	- 2.9%
All Price Ranges	2.1	2.6	+ 23.8%

By Construction Type

	6-2023	6-2024	Change
Previously Owned	1.2	1.6	+ 33.3%
New Construction	4.7	4.2	- 10.6%
All Construction Types	1.5	1.8	+ 20.0%

	6-2023	6-2024	Change
Previously Owned	1.2	1.5	+ 25.0%
New Construction	4.7	4.1	- 12.8%
All Construction Types	1.5	1.8	+ 20.0%

	6-2023	6-2024	Change
Previously Owned	1.6	2.1	+ 31.3%
New Construction	5.0	5.2	+ 4.0%
All Construction Types	2.1	2.6	+ 23.8%

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