

# Housing Supply Overview

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



## August 2024

U.S. new home sales rose to the highest level since May 2023, following three consecutive monthly declines. Sales of new single-family homes increased 10.6% month-over-month to a seasonally adjusted annual rate of 739,000 units, according to the U.S. Census Bureau, with sales up in all four regions. Nationally, the median new-home sales price grew 3.1% from the previous month to \$429,800, with a 7.5-month supply at the current sales pace. For the 12-month period spanning September 2023 through August 2024, Closed Sales in the Fort Wayne region were up 0.4 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 8.7 percent.

The overall Median Sales Price was up 7.2 percent to \$237,000. The property type with the largest price gain was the Single-Family segment, where prices increased 6.8 percent to \$235,000. The overall Percent of Original List Price Received at Sale was down 0.8 percent to 97.4 percent.

Market-wide, inventory levels were up 27.1 percent. The property type that gained the most inventory was the Condo segment, where it increased 42.0 percent. That amounts to 2.0 months supply for Single-Family homes and 2.7 months supply for Condos.

## Quick Facts

**+ 8.7%**

Price Range with  
Strongest Closed Sales:

**\$300,001 and Above**

**+ 0.5%**

Construction Status with  
Strongest Closed Sales:

**Previously Owned**

**+ 0.6%**

Property Type with  
Strongest Closed Sales:

**Single-Family**

Closed Sales	2
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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.

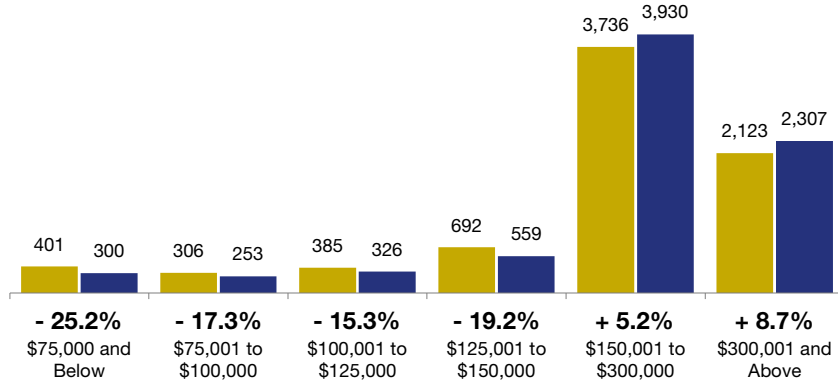
# Closed Sales

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



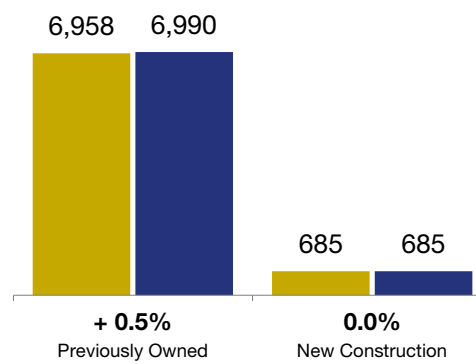
## By Price Range

■ 8-2023 ■ 8-2024



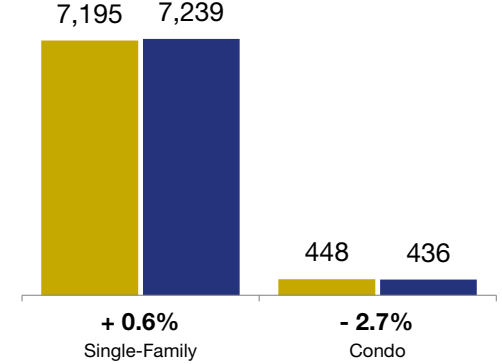
## By Construction Type

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

#### By Price Range

	8-2023	8-2024	Change
\$75,000 and Below	401	300	- 25.2%
\$75,001 to \$100,000	306	253	- 17.3%
\$100,001 to \$125,000	385	326	- 15.3%
\$125,001 to \$150,000	692	559	- 19.2%
\$150,001 to \$300,000	3,736	3,930	+ 5.2%
\$300,001 and Above	2,123	2,307	+ 8.7%
<b>All Price Ranges</b>	<b>7,643</b>	<b>7,675</b>	<b>+ 0.4%</b>

### Single-Family

8-2023	8-2024	Change
391	289	- 26.1%
304	252	- 17.1%
370	323	- 12.7%
679	542	- 20.2%
3,462	3,669	+ 6.0%
1,989	2,164	+ 8.8%
<b>7,195</b>	<b>7,239</b>	<b>+ 0.6%</b>

### Condo

	8-2023	8-2024	Change
	10	11	+ 10.0%
	2	1	- 50.0%
	15	3	- 80.0%
	13	17	+ 30.8%
	274	261	- 4.7%
	134	143	+ 6.7%
	<b>448</b>	<b>436</b>	<b>- 2.7%</b>

#### By Construction Type

	8-2023	8-2024	Change
Previously Owned	6,958	6,990	+ 0.5%
New Construction	685	685	0.0%
<b>All Construction Types</b>	<b>7,643</b>	<b>7,675</b>	<b>+ 0.4%</b>

8-2023	8-2024	Change
6,584	6,618	+ 0.5%
611	621	+ 1.6%
<b>7,195</b>	<b>7,239</b>	<b>+ 0.6%</b>

	8-2023	8-2024	Change
	374	372	- 0.5%
	74	64	- 13.5%
	448	436	- 2.7%

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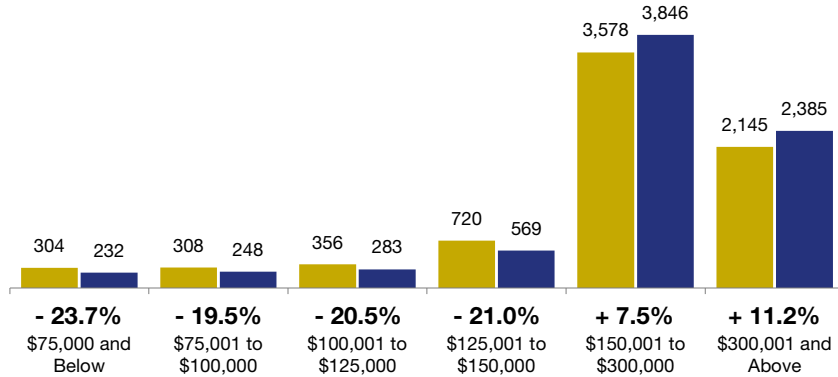
# Pending Sales

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



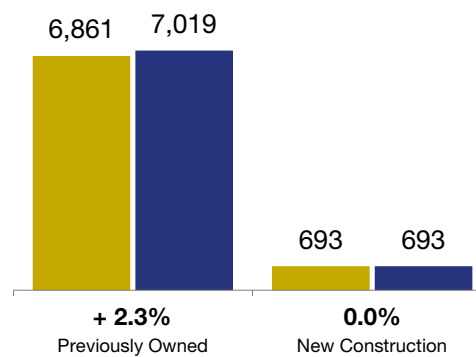
## By Price Range

■ 8-2023 ■ 8-2024



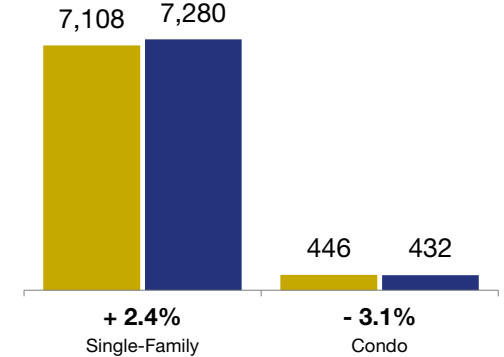
## By Construction Type

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

#### By Price Range

	8-2023	8-2024	Change
\$75,000 and Below	304	232	- 23.7%
\$75,001 to \$100,000	308	248	- 19.5%
\$100,001 to \$125,000	356	283	- 20.5%
\$125,001 to \$150,000	720	569	- 21.0%
\$150,001 to \$300,000	3,578	3,846	+ 7.5%
\$300,001 and Above	2,145	2,385	+ 11.2%
<b>All Price Ranges</b>	<b>7,554</b>	<b>7,712</b>	<b>+ 2.1%</b>

### Single-Family

8-2023	8-2024	Change
295	221	- 25.1%
306	246	- 19.6%
346	282	- 18.5%
703	555	- 21.1%
3,315	3,598	+ 8.5%
2,001	2,229	+ 11.4%
<b>7,108</b>	<b>7,280</b>	<b>+ 2.4%</b>

### Condo

	8-2023	8-2024	Change
	9	11	+ 22.2%
	2	2	0.0%
	10	1	- 90.0%
	17	14	- 17.6%
	263	248	- 5.7%
	144	156	+ 8.3%
	<b>446</b>	<b>432</b>	<b>- 3.1%</b>

#### By Construction Type

	8-2023	8-2024	Change
Previously Owned	6,861	7,019	+ 2.3%
New Construction	693	693	0.0%
<b>All Construction Types</b>	<b>7,554</b>	<b>7,712</b>	<b>+ 2.1%</b>

8-2023	8-2024	Change
6,481	6,657	+ 2.7%
627	623	- 0.6%
<b>7,108</b>	<b>7,280</b>	<b>+ 2.4%</b>

	8-2023	8-2024	Change
	380	362	- 4.7%
	66	70	+ 6.1%
	446	432	- 3.1%

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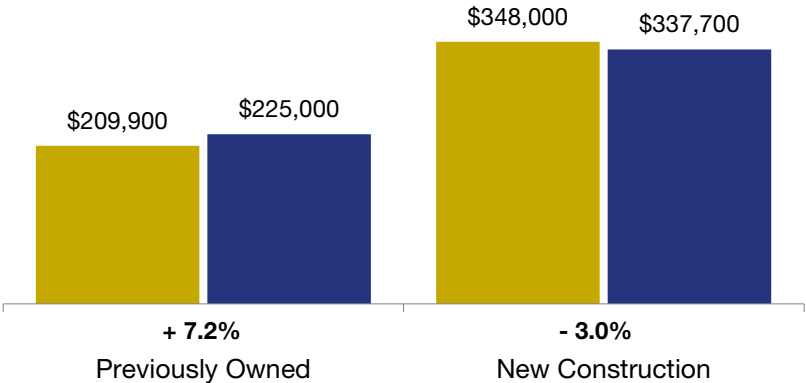
# Median Sales Price

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



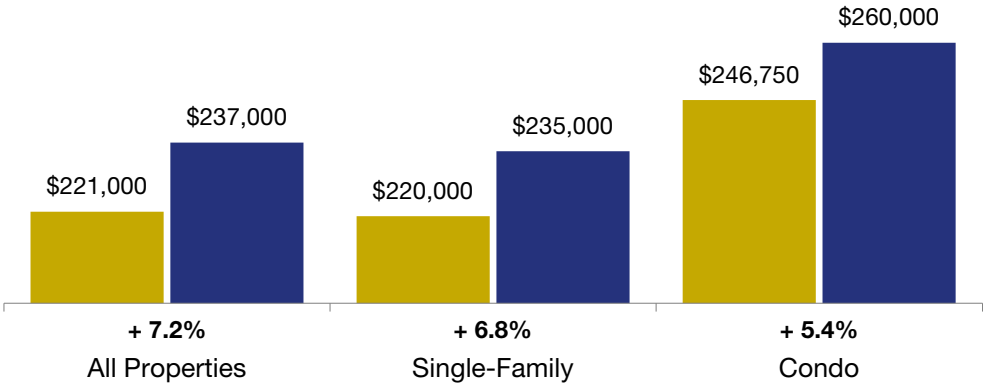
## By Construction Type

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



All Properties			
By Construction Type	8-2023	8-2024	Change
Previously Owned	\$209,900	\$225,000	+ 7.2%
New Construction	\$348,000	\$337,700	- 3.0%
All Construction Types	\$221,000	\$237,000	+ 7.2%

Single-Family			Condo		
8-2023	8-2024	Change	8-2023	8-2024	Change
\$206,000	\$223,900	+ 8.7%	\$239,000	\$250,000	+ 4.6%
\$349,997	\$339,900	- 2.9%	\$281,409	\$290,521	+ 3.2%
\$220,000	\$235,000	+ 6.8%	\$246,750	\$260,000	+ 5.4%

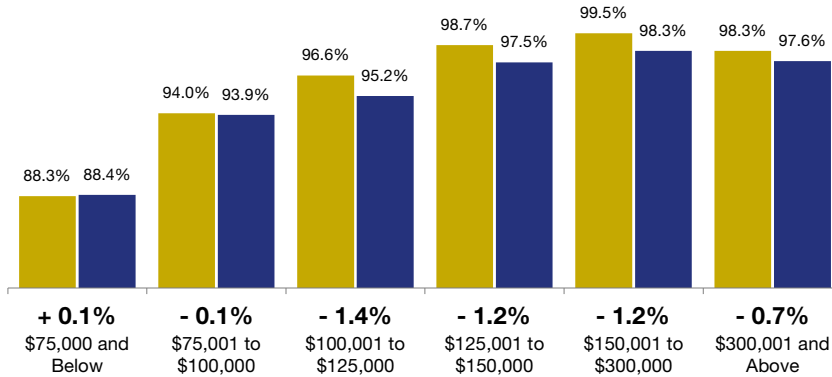
# Percent of Original List Price Received



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.**

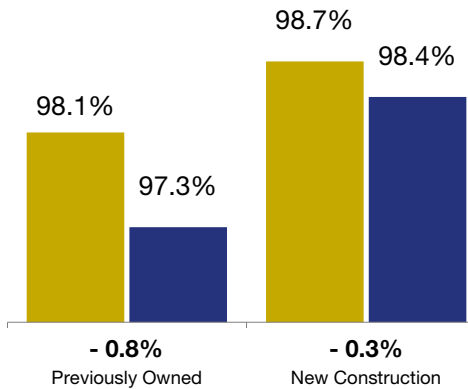
## By Price Range

■ 8-2023 ■ 8-2024



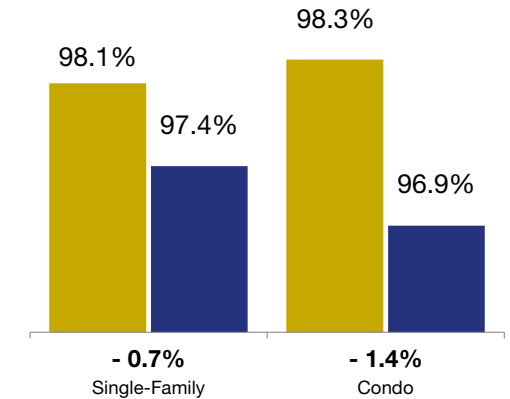
## By Construction Type

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



## All Properties

### By Price Range

	8-2023	8-2024	Change
\$75,000 and Below	88.3%	88.4%	+ 0.1%
\$75,001 to \$100,000	94.0%	93.9%	- 0.1%
\$100,001 to \$125,000	96.6%	95.2%	- 1.4%
\$125,001 to \$150,000	98.7%	97.5%	- 1.2%
\$150,001 to \$300,000	99.5%	98.3%	- 1.2%
\$300,001 and Above	98.3%	97.6%	- 0.7%
<b>All Price Ranges</b>	<b>98.1%</b>	<b>97.4%</b>	<b>- 0.7%</b>

## Single-Family

	8-2023	8-2024	Change
\$75,000 and Below	88.1%	88.2%	+ 0.1%
\$75,001 to \$100,000	94.0%	93.9%	- 0.1%
\$100,001 to \$125,000	96.6%	95.3%	- 1.3%
\$125,001 to \$150,000	98.8%	97.6%	- 1.2%
\$150,001 to \$300,000	99.5%	98.4%	- 1.1%
\$300,001 and Above	98.3%	97.6%	- 0.7%
<b>All Price Ranges</b>	<b>98.1%</b>	<b>97.4%</b>	<b>- 0.7%</b>

## Condo

	8-2023	8-2024	Change
\$75,000 and Below	94.3%	93.3%	- 1.1%
\$75,001 to \$100,000	91.4%	90.1%	- 1.4%
\$100,001 to \$125,000	96.5%	90.4%	- 6.3%
\$125,001 to \$150,000	95.4%	93.6%	- 1.9%
\$150,001 to \$300,000	99.0%	97.4%	- 1.6%
\$300,001 and Above	97.7%	96.9%	- 0.8%
<b>All Price Ranges</b>	<b>98.3%</b>	<b>96.9%</b>	<b>- 1.4%</b>

### By Construction Type

	8-2023	8-2024	Change
Previously Owned	98.1%	97.3%	- 0.8%
New Construction	98.7%	98.4%	- 0.3%
<b>All Construction Types</b>	<b>98.1%</b>	<b>97.4%</b>	<b>- 0.7%</b>

	8-2023	8-2024	Change
Previously Owned	98.1%	97.3%	- 0.8%
New Construction	98.6%	98.3%	- 0.3%
<b>All Construction Types</b>	<b>98.1%</b>	<b>97.4%</b>	<b>- 0.7%</b>

	8-2023	8-2024	Change
Previously Owned	98.1%	96.5%	- 1.6%
New Construction	99.6%	99.3%	- 0.3%
<b>All Construction Types</b>	<b>98.3%</b>	<b>96.9%</b>	<b>- 1.4%</b>

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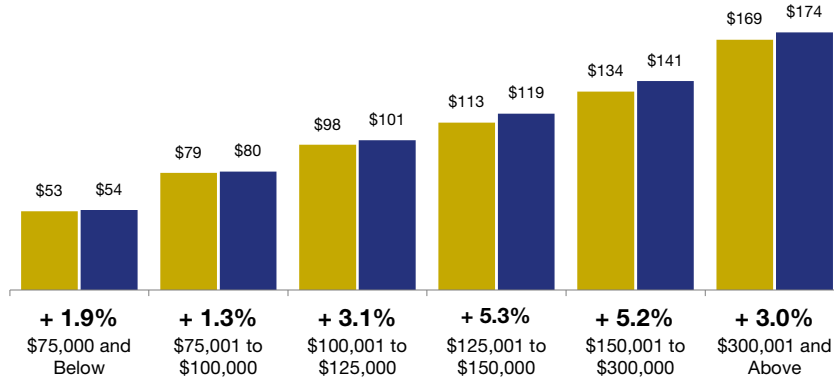
# Price Per Square Foot

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



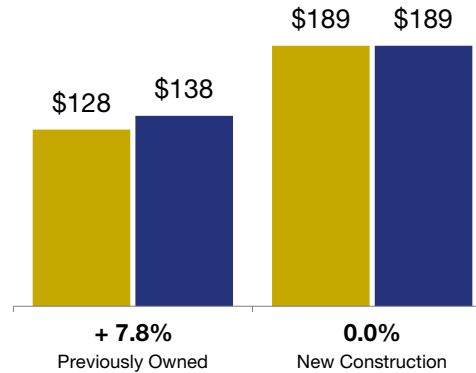
## By Price Range

■ 8-2023 ■ 8-2024



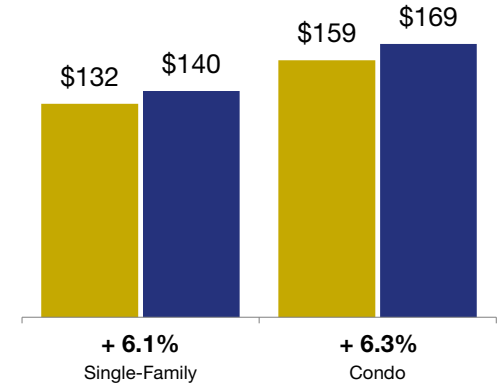
## By Construction Type

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



## All Properties

### By Price Range

	8-2023	8-2024	Change
\$75,000 and Below	\$53	\$54	+ 1.9%
\$75,001 to \$100,000	\$79	\$80	+ 1.3%
\$100,001 to \$125,000	\$98	\$101	+ 3.1%
\$125,001 to \$150,000	\$113	\$119	+ 5.3%
\$150,001 to \$300,000	\$134	\$141	+ 5.2%
\$300,001 and Above	\$169	\$174	+ 3.0%
<b>All Price Ranges</b>	<b>\$134</b>	<b>\$142</b>	<b>+ 6.0%</b>

## Single-Family

8-2023	8-2024	Change
\$52	\$52	0.0%
\$79	\$80	+ 1.3%
\$97	\$101	+ 4.1%
\$113	\$118	+ 4.4%
\$133	\$139	+ 4.5%
\$168	\$173	+ 3.0%
<b>\$132</b>	<b>\$140</b>	<b>+ 6.1%</b>

## Condo

	8-2023	8-2024	Change
	\$92	\$100	+ 8.7%
	\$72	\$70	- 2.8%
	\$115	\$96	- 16.5%
	\$143	\$152	+ 6.3%
	\$151	\$160	+ 6.0%
	\$188	\$195	+ 3.7%
	<b>\$159</b>	<b>\$169</b>	<b>+ 6.3%</b>

### By Construction Type

	8-2023	8-2024	Change
Previously Owned	\$128	\$138	+ 7.8%
New Construction	\$189	\$189	0.0%
<b>All Construction Types</b>	<b>\$134</b>	<b>\$142</b>	<b>+ 6.0%</b>

8-2023	8-2024	Change
\$127	\$136	+ 7.1%
\$188	\$188	0.0%
<b>\$132</b>	<b>\$140</b>	<b>+ 6.1%</b>

	8-2023	8-2024	Change
	\$153	\$164	+ 7.2%
	\$192	\$198	+ 3.1%
	<b>\$159</b>	<b>\$169</b>	<b>+ 6.3%</b>

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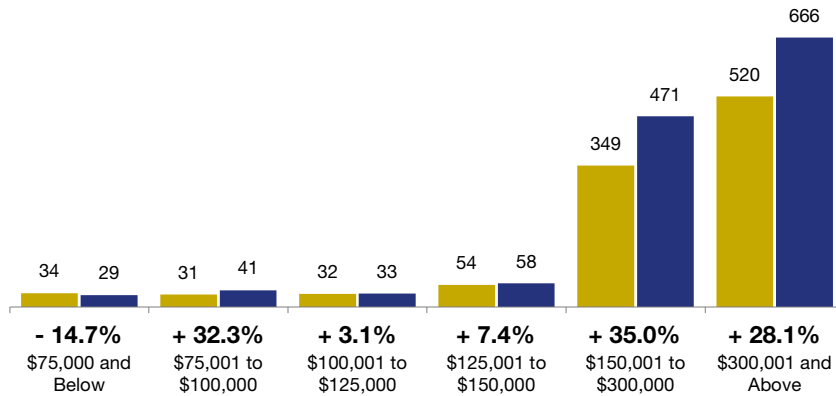
# Inventory of Homes for Sale

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



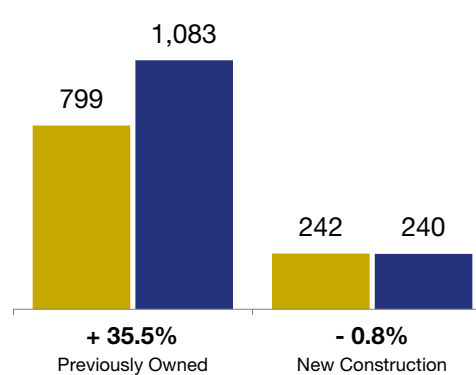
## By Price Range

■ 8-2023 ■ 8-2024



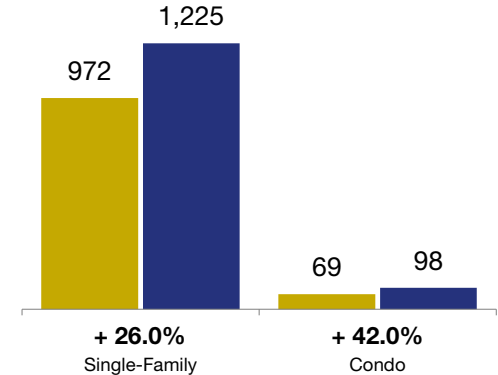
## By Construction Type

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



### All Properties

#### By Price Range

	8-2023	8-2024	Change
\$75,000 and Below	34	29	- 14.7%
\$75,001 to \$100,000	31	41	+ 32.3%
\$100,001 to \$125,000	32	33	+ 3.1%
\$125,001 to \$150,000	54	58	+ 7.4%
\$150,001 to \$300,000	349	471	+ 35.0%
\$300,001 and Above	520	666	+ 28.1%
<b>All Price Ranges</b>	<b>1,041</b>	<b>1,323</b>	<b>+ 27.1%</b>

### Single-Family

	8-2023	8-2024	Change
\$75,000 and Below	34	28	- 17.6%
\$75,001 to \$100,000	30	40	+ 33.3%
\$100,001 to \$125,000	31	32	+ 3.2%
\$125,001 to \$150,000	53	57	+ 7.5%
\$150,001 to \$300,000	315	412	+ 30.8%
\$300,001 and Above	488	631	+ 29.3%
<b>All Price Ranges</b>	<b>972</b>	<b>1,225</b>	<b>+ 26.0%</b>

### Condo

	8-2023	8-2024	Change
\$75,000 and Below	0	1	--
\$75,001 to \$100,000	1	1	0.0%
\$100,001 to \$125,000	1	1	0.0%
\$125,001 to \$150,000	1	1	0.0%
\$150,001 to \$300,000	34	59	+ 73.5%
\$300,001 and Above	32	35	+ 9.4%
<b>All Price Ranges</b>	<b>69</b>	<b>98</b>	<b>+ 42.0%</b>

#### By Construction Type

	8-2023	8-2024	Change
Previously Owned	799	1,083	+ 35.5%
New Construction	242	240	- 0.8%
<b>All Construction Types</b>	<b>1,041</b>	<b>1,323</b>	<b>+ 27.1%</b>

	8-2023	8-2024	Change
Previously Owned	759	1,008	+ 32.8%
New Construction	213	217	+ 1.9%
<b>All Construction Types</b>	<b>972</b>	<b>1,225</b>	<b>+ 26.0%</b>

	8-2023	8-2024	Change
Single-Family	40	75	+ 87.5%
Condo	29	23	- 20.7%
<b>All Property Types</b>	<b>69</b>	<b>98</b>	<b>+ 42.0%</b>

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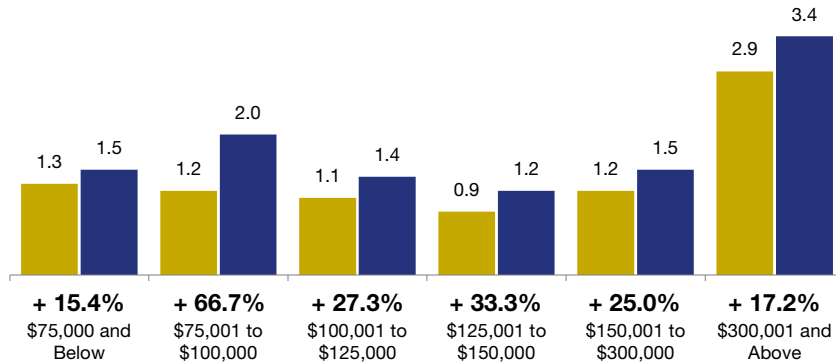
# Months Supply of Inventory

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.



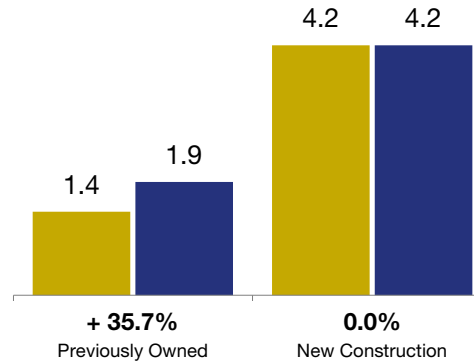
## By Price Range

■ 8-2023 ■ 8-2024



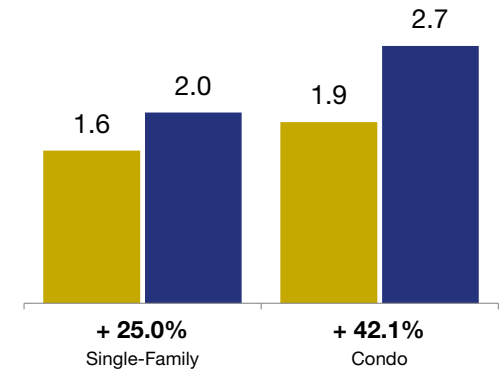
## By Construction Type

■ 8-2023 ■ 8-2024



## By Property Type

■ 8-2023 ■ 8-2024



## All Properties

### By Price Range

	8-2023	8-2024	Change
\$75,000 and Below	1.3	1.5	+ 15.4%
\$75,001 to \$100,000	1.2	2.0	+ 66.7%
\$100,001 to \$125,000	1.1	1.4	+ 27.3%
\$125,001 to \$150,000	0.9	1.2	+ 33.3%
\$150,001 to \$300,000	1.2	1.5	+ 25.0%
\$300,001 and Above	2.9	3.4	+ 17.2%
<b>All Price Ranges</b>	<b>1.7</b>	<b>2.1</b>	<b>+ 23.5%</b>

## Single-Family

	8-2023	8-2024	Change
\$75,000 and Below	1.4	1.5	+ 7.1%
\$75,001 to \$100,000	1.2	2.0	+ 66.7%
\$100,001 to \$125,000	1.1	1.4	+ 27.3%
\$125,001 to \$150,000	0.9	1.2	+ 33.3%
\$150,001 to \$300,000	1.1	1.4	+ 27.3%
\$300,001 and Above	2.9	3.4	+ 17.2%
<b>All Price Ranges</b>	<b>1.6</b>	<b>2.0</b>	<b>+ 25.0%</b>

## Condo

	8-2023	8-2024	Change
\$75,000 and Below	0.0	0.6	--
\$75,001 to \$100,000	1.0	1.0	0.0%
\$100,001 to \$125,000	0.8	1.0	+ 25.0%
\$125,001 to \$150,000	0.5	0.6	+ 20.0%
\$150,001 to \$300,000	1.6	2.9	+ 81.3%
\$300,001 and Above	2.7	2.7	0.0%
<b>All Price Ranges</b>	<b>1.9</b>	<b>2.7</b>	<b>+ 42.1%</b>

### By Construction Type

	8-2023	8-2024	Change
Previously Owned	1.4	1.9	+ 35.7%
New Construction	4.2	4.2	0.0%
<b>All Construction Types</b>	<b>1.7</b>	<b>2.1</b>	<b>+ 23.5%</b>

	8-2023	8-2024	Change
Previously Owned	1.4	1.8	+ 28.6%
New Construction	4.1	4.2	+ 2.4%
<b>All Construction Types</b>	<b>1.6</b>	<b>2.0</b>	<b>+ 25.0%</b>

	8-2023	8-2024	Change
Single-Family	1.3	2.5	+ 92.3%
Condo	5.3	3.9	- 26.4%
<b>All Property Types</b>	<b>1.9</b>	<b>2.7</b>	<b>+ 42.1%</b>

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.