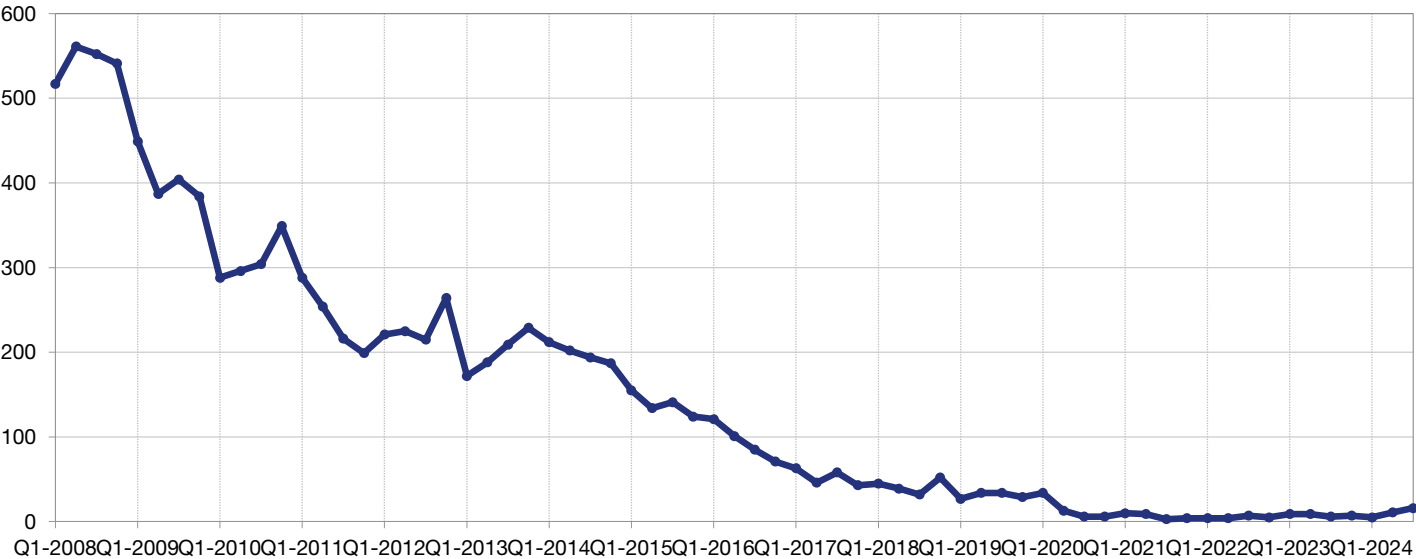


Foreclosure Report

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



Q3-2024 Update

New Listings in the Fort Wayne region decreased 2.5 percent to 2,794.

- Traditional New Listings decreased 2.5 percent to 2,782.
- Foreclosure New Listings decreased 20.0 percent to 12.
- Share of all New Listings that were foreclosures fell to 0.4 percent.

Closed Sales were down 12.1 percent to 2,189.

- Traditional Closed Sales were down 12.0 percent to 2,186.
- Foreclosure Closed Sales were down 57.1 percent to 3.
- Share of all Closed Sales that were foreclosures fell to 0.1 percent.

The Median Sales Price rose 15.9 percent to \$249,000.

- The traditional Median Sales Price rose 16.0 percent to \$249,450.
- The foreclosure Median Sales Price rose 62.8 percent to \$70,000.

Table of Contents

New Listings, Closed Sales and Market Share of Foreclosures	2
Inventory of Homes for Sale by Property Type and Price Range	3
Median Sales Price and Percent of Original List Price Received	4
Inventory and Closed Sales by Area	5
Median Sales Price by Area	6

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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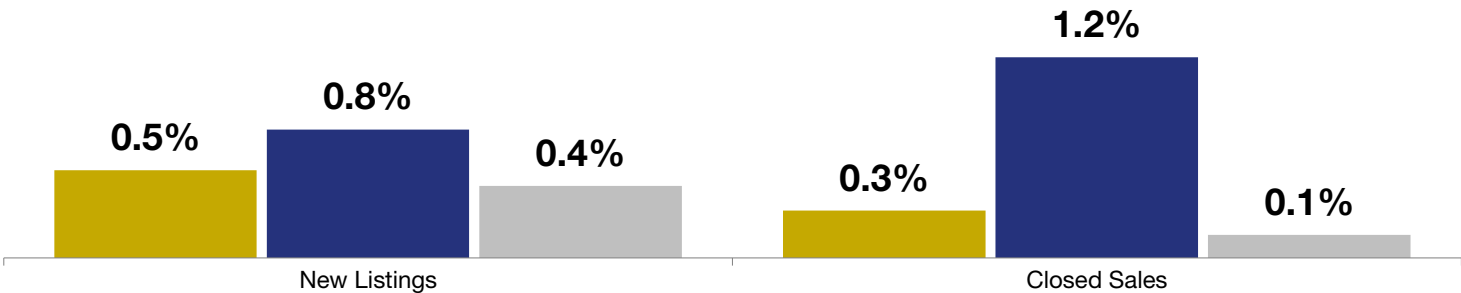


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024
New Listings	15	20	12	- 20.0%	2,852	2,589	2,782	- 2.5%	2,867	2,609	2,794	- 2.5%	0.5%	0.8%	0.4%
Closed Sales	7	26	3	- 57.1%	2,483	2,145	2,186	- 12.0%	2,490	2,171	2,189	- 12.1%	0.3%	1.2%	0.1%

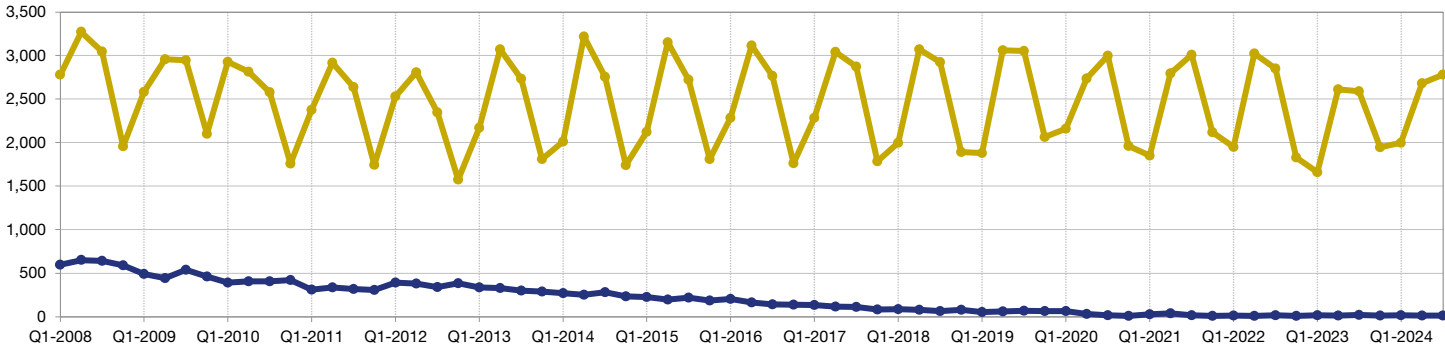
Market Share of Foreclosures

Q3-2022 Q3-2023 Q3-2024



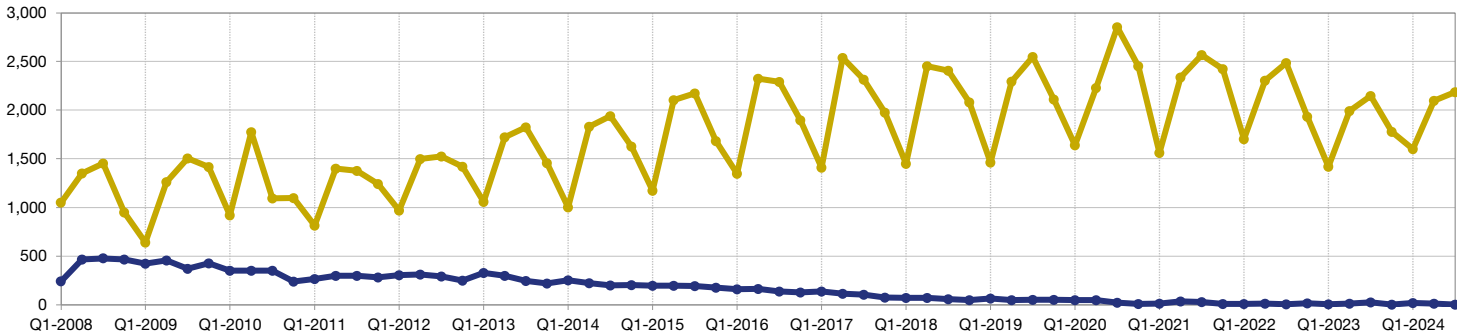
Historical New Listing Activity

Traditional Foreclosures



Historical Closed Sales Activity

Traditional Foreclosures



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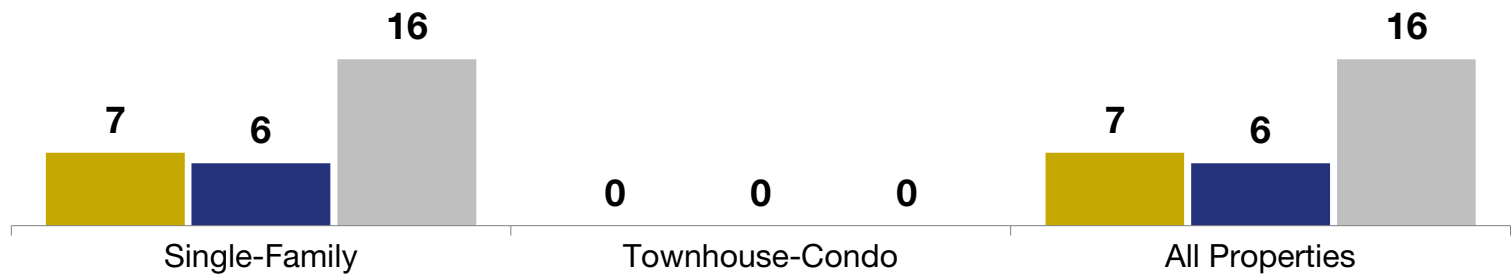


Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024
Single-Family	7	6	16	+ 128.6%	938	1,087	1,224	+ 30.5%	945	1,093	1,240	+ 31.2%	0.7%	0.5%	1.3%
Townhouse-Condo	0	0	0	--	45	66	80	+ 77.8%	45	66	80	+ 77.8%	0.0%	0.0%	0.0%
All Properties	7	6	16	+ 128.6%	983	1,153	1,304	+ 32.7%	990	1,159	1,320	+ 33.3%	0.7%	0.5%	1.2%

Foreclosure Inventory by Property Type

Q3-2022 Q3-2023 Q3-2024

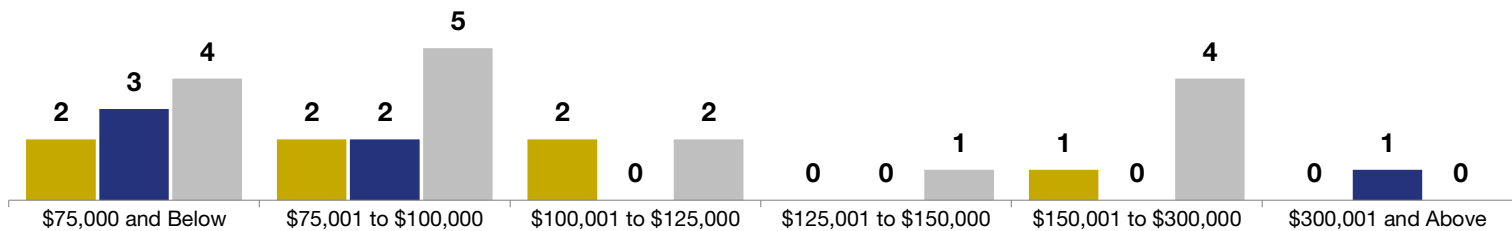


Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024
\$75,000 and Below	2	3	4	+ 100.0%	55	36	35	- 36.4%	57	39	39	- 31.6%	3.5%	7.7%	10.3%
\$75,001 to \$100,000	2	2	5	+ 150.0%	45	33	25	- 44.4%	47	35	30	- 36.2%	4.3%	5.7%	16.7%
\$100,001 to \$125,000	2	0	2	0.0%	43	41	38	- 11.6%	45	41	40	- 11.1%	4.4%	0.0%	5.0%
\$125,001 to \$150,000	0	0	1	--	80	64	66	- 17.5%	80	64	67	- 16.3%	0.0%	0.0%	1.5%
\$150,001 to \$300,000	1	0	4	+ 300.0%	350	430	475	+ 35.7%	351	430	479	+ 36.5%	0.3%	0.0%	0.8%
\$300,001 and Above	0	1	0	--	408	547	650	+ 59.3%	408	548	650	+ 59.3%	0.0%	0.2%	0.0%
All Prices	7	6	16	+ 128.6%	983	1,153	1,304	+ 32.7%	990	1,159	1,320	+ 33.3%	0.7%	0.5%	1.2%

Foreclosure Inventory by Price Range

Q3-2022 Q3-2023 Q3-2024



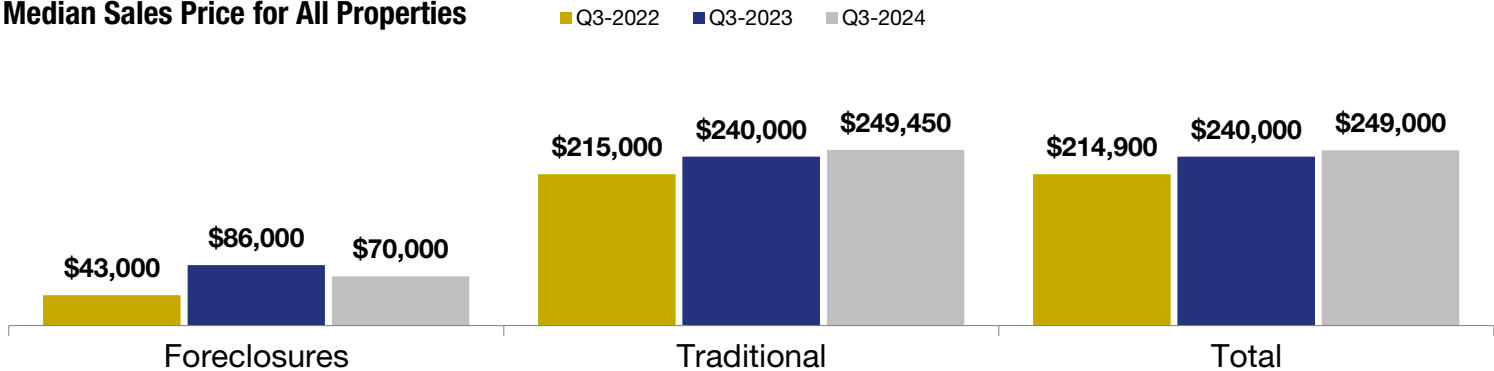
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Median Sales Price

	Foreclosures				Traditional				Total			
	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg
Single-Family	\$43,000	\$85,000	\$70,000	+ 62.8%	\$210,950	\$239,900	\$245,450	+ 16.4%	\$210,500	\$237,000	\$245,000	+ 16.4%
Condo-Townhome	\$0	\$141,800	\$0	--	\$239,000	\$262,500	\$275,750	+ 15.4%	\$239,000	\$260,000	\$275,750	+ 15.4%
All Properties	\$43,000	\$86,000	\$70,000	+ 62.8%	\$215,000	\$240,000	\$249,450	+ 16.0%	\$214,900	\$240,000	\$249,000	+ 15.9%

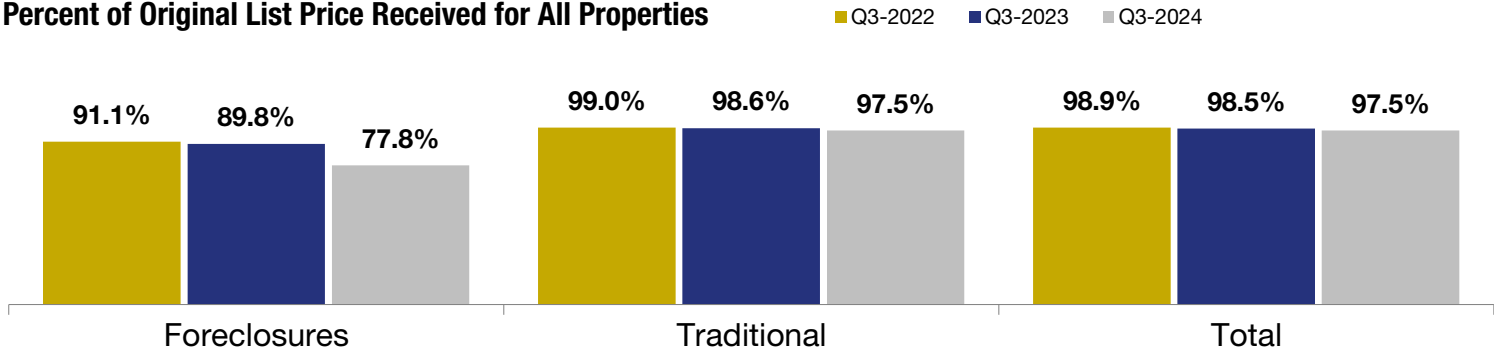
Median Sales Price for All Properties



Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg	Q3-2022	Q3-2023	Q3-2024	2-Yr Chg
Single-Family	91.1%	90.2%	77.8%	- 14.6%	98.9%	98.6%	97.6%	- 1.3%	98.9%	98.5%	97.5%	- 1.3%
Condo-Townhome	0.0%	79.2%	0.0%	--	100.2%	98.2%	96.2%	- 4.0%	100.2%	98.0%	96.2%	- 4.0%
All Properties	91.1%	89.8%	77.8%	- 14.6%	99.0%	98.6%	97.5%	- 1.5%	98.9%	98.5%	97.5%	- 1.5%

Percent of Original List Price Received for All Properties



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Foreclosure Report

A RESEARCH TOOL PROVIDED BY THE UPSTATE ALLIANCE OF REALTORS® MULTIPLE LISTING SERVICE



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 Q3-2024			Closed Sales for the Last 12 Months Through Q3-2024		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	9	0	0.0%	87	1	1.1%
AD02 – Adams-Kirkland, Washington, St. Marys	8	0	0.0%	99	2	2.0%
AD03 – Adams-French, Monroe, Blue Creek	7	0	0.0%	20	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	9	1	11.1%	29	0	0.0%
AL01 – Allen-Eel River, Lake, Perry	183	0	0.0%	843	0	0.0%
AL02 – Allen-Cedar Creek, Springfield, Scipio	35	0	0.0%	214	0	0.0%
AL03 – Allen-Washington	39	0	0.0%	423	0	0.0%
AL04 – Allen-St. Joseph	100	0	0.0%	1,005	0	0.0%
AL05 – Allen-Milan, Maumee	19	0	0.0%	63	0	0.0%
AL06 – Allen-Aboite, Lafayette	152	0	0.0%	740	0	0.0%
AL07 – Allen-Wayne, Pleasant	186	4	2.2%	1,262	3	0.2%
AL08 – Allen-Adams, Marion	80	0	0.0%	412	2	0.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	2	0	0.0%	43	2	4.7%
DE00 – Dekalb	66	1	1.5%	484	5	1.0%
HU01 – Huntington-Warren, Clear Creek, Jackson	19	0	0.0%	73	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	62	2	3.2%	310	2	0.6%
HU03 – Huntington-Polk, Lancaster, Rock Creek	7	0	0.0%	24	1	4.2%
HU04 – Huntington-Wayne, Jefferson, Salamonie	7	0	0.0%	30	2	6.7%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	2	0	0.0%	5	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	3	0	0.0%	12	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	0	0	--	3	0	0.0%
NO00 – Noble	6	0	0.0%	26	0	0.0%
WE01 – Wells-Union, Jefferson	13	0	0.0%	86	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	7	0	0.0%	56	1	1.8%
WE03 – Wells-Liberty, Harrison	19	0	0.0%	134	1	0.7%
WE04 – Wells-Jackson, Chester, Nottingham	3	0	0.0%	15	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	9	0	0.0%	55	0	0.0%
WH02 – Whitley-Richland, Clevela	4	0	0.0%	43	0	0.0%
WH03 – Whitley-Columbia, Union	30	0	0.0%	204	0	0.0%
WH04 – Whitley-Washington, Jefferson	3	0	0.0%	20	1	5.0%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q3-2023	Last 12 Months Through Q3-2024	1-Year Change	Last 12 Months Through Q3-2023	Last 12 Months Through Q3-2024	1-Year Change
AD01 – Adams-Preble, Root, Union	\$58,000	\$60,000	+ 3.4%	\$162,500	\$210,900	+ 29.8%
AD02 – Adams-Kirkland, Washington, St. Marys	\$91,809	\$74,940	- 18.4%	\$138,700	\$165,000	+ 19.0%
AD03 – Adams-French, Monroe, Blue Creek	\$0	\$0	--	\$133,250	\$151,450	+ 13.7%
AD04 – Adams-Hartford, Wabash, Jefferson	\$0	\$0	--	\$163,000	\$200,000	+ 22.7%
AL01 – Allen-Eel River, Lake, Perry	\$389,900	\$0	- 100.0%	\$344,000	\$359,900	+ 4.6%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$266,000	\$0	- 100.0%	\$400,000	\$383,500	- 4.1%
AL03 – Allen-Washington	\$150,000	\$0	- 100.0%	\$235,000	\$250,000	+ 6.4%
AL04 – Allen-St. Joseph	\$142,750	\$0	- 100.0%	\$221,000	\$230,000	+ 4.1%
AL05 – Allen-Milan, Maumee	\$104,000	\$0	- 100.0%	\$228,750	\$279,900	+ 22.4%
AL06 – Allen-Aboite, Lafayette	\$177,757	\$0	- 100.0%	\$324,900	\$334,950	+ 3.1%
AL07 – Allen-Wayne, Pleasant	\$75,150	\$92,000	+ 22.4%	\$145,000	\$155,000	+ 6.9%
AL08 – Allen-Adams, Marion	\$71,591	\$110,000	+ 53.7%	\$200,000	\$208,500	+ 4.3%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$49,000	\$80,914	+ 65.1%	\$200,000	\$205,000	+ 2.5%
DE00 – Dekalb	\$72,500	\$73,000	+ 0.7%	\$215,000	\$230,000	+ 7.0%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$0	\$0	--	\$265,624	\$271,000	+ 2.0%
HU02 – Huntington-Dallas, Huntington, Union	\$83,000	\$241,000	+ 190.4%	\$150,500	\$163,000	+ 8.3%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$0	\$42,500	--	\$187,500	\$172,450	- 8.0%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$70,000	--	\$177,000	\$157,500	- 11.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$133,000	\$293,000	+ 120.3%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	--	\$118,000	\$102,500	- 13.1%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$119,900	\$125,000	+ 4.3%
NO00 – Noble	\$0	\$0	--	\$230,000	\$315,000	+ 37.0%
WE01 – Wells-Union, Jefferson	\$0	\$0	--	\$228,100	\$236,125	+ 3.5%
WE02 – Wells-Rockcreek, Lancaster	\$95,500	\$28,000	- 70.7%	\$305,750	\$283,650	- 7.2%
WE03 – Wells-Liberty, Harrison	\$38,000	\$55,000	+ 44.7%	\$154,250	\$180,000	+ 16.7%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$0	--	\$183,000	\$205,900	+ 12.5%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$0	\$0	--	\$188,375	\$234,900	+ 24.7%
WH02 – Whitley-Richland, Clevella	\$0	\$0	--	\$169,950	\$172,500	+ 1.5%
WH03 – Whitley-Columbia, Union	\$0	\$0	--	\$215,000	\$236,950	+ 10.2%
WH04 – Whitley-Washington, Jefferson	\$0	\$180,000	--	\$332,200	\$304,000	- 8.5%

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