

Housing Supply Overview

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



September 2024

U.S. sales of new residential homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 716,000 units, but were up 9.8% year-over-year, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new home sales to come in at 700,000 units for the month. Sales prices were also down as of last measure, with the median sales price of new homes coming in at \$420,600 for the month, a 4.6% decline from the same period last year. For the 12-month period spanning October 2023 through September 2024, Closed Sales in the Fort Wayne region were up 2.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 9.0 percent.

The overall Median Sales Price was up 6.7 percent to \$240,000. The property type with the largest price gain was the Single-Family segment, where prices increased 7.3 percent to \$236,000. The overall Percent of Original List Price Received at Sale was down 0.9 percent to 97.3 percent.

Market-wide, inventory levels were up 13.9 percent. The property type that gained the most inventory was the Condo segment, where it increased 21.2 percent. That amounts to 2.0 months supply for Single-Family homes and 2.1 months supply for Condos.

Quick Facts

+ 9.0%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 2.2%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 2.1%

Property Type with
Strongest Closed Sales:

Single-Family

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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.

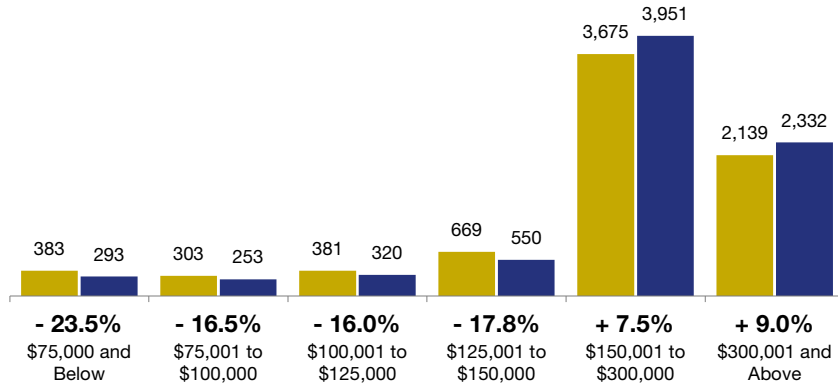
Closed Sales

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



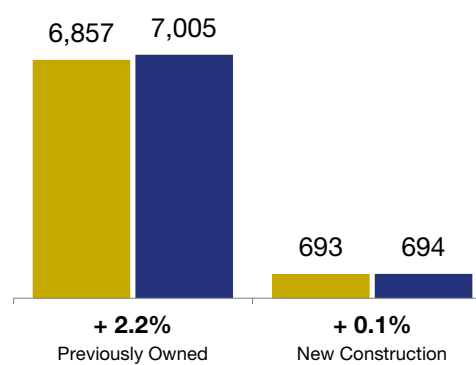
By Price Range

■ 9-2023 ■ 9-2024



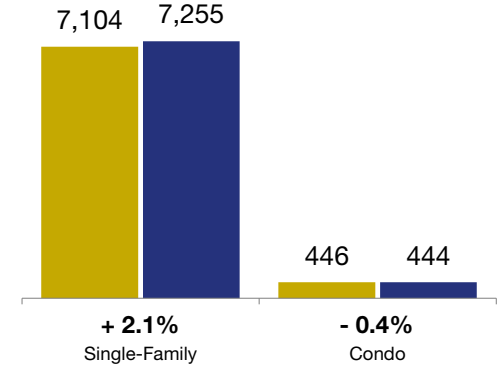
By Construction Type

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Price Range	9-2023	9-2024	Change
\$75,000 and Below	383	293	- 23.5%
\$75,001 to \$100,000	303	253	- 16.5%
\$100,001 to \$125,000	381	320	- 16.0%
\$125,001 to \$150,000	669	550	- 17.8%
\$150,001 to \$300,000	3,675	3,951	+ 7.5%
\$300,001 and Above	2,139	2,332	+ 9.0%
All Price Ranges	7,550	7,699	+ 2.0%

Single-Family

9-2023	9-2024	Change
374	282	- 24.6%
301	253	- 15.9%
367	317	- 13.6%
655	533	- 18.6%
3,410	3,680	+ 7.9%
1,997	2,190	+ 9.7%
7,104	7,255	+ 2.1%

Condo

9-2023	9-2024	Change
9	11	+ 22.2%
2	0	- 100.0%
14	3	- 78.6%
14	17	+ 21.4%
265	271	+ 2.3%
142	142	0.0%
446	444	- 0.4%

By Construction Type	9-2023	9-2024	Change
Previously Owned	6,857	7,005	+ 2.2%
New Construction	693	694	+ 0.1%
All Construction Types	7,550	7,699	+ 2.0%

9-2023	9-2024	Change
6,483	6,630	+ 2.3%
621	625	+ 0.6%
7,104	7,255	+ 2.1%

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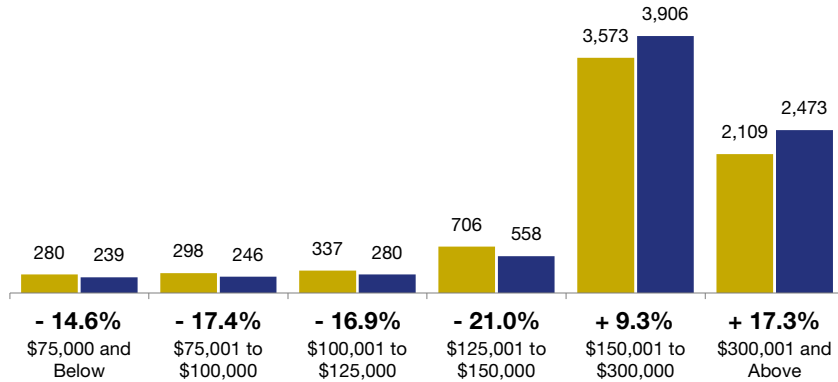
Pending Sales

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



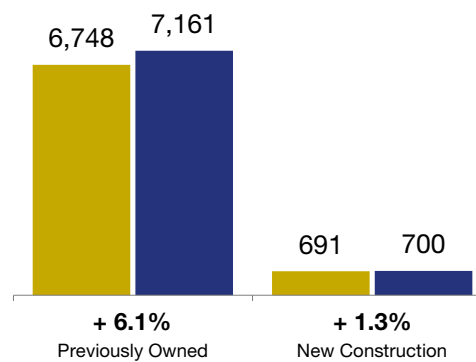
By Price Range

■ 9-2023 ■ 9-2024



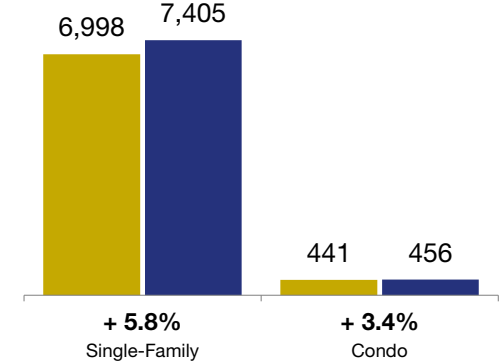
By Construction Type

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Price Range

	9-2023	9-2024	Change
\$75,000 and Below	280	239	- 14.6%
\$75,001 to \$100,000	298	246	- 17.4%
\$100,001 to \$125,000	337	280	- 16.9%
\$125,001 to \$150,000	706	558	- 21.0%
\$150,001 to \$300,000	3,573	3,906	+ 9.3%
\$300,001 and Above	2,109	2,473	+ 17.3%
All Price Ranges	7,439	7,861	+ 5.7%

Single-Family

	9-2023	9-2024	Change
\$75,000 and Below	273	226	- 17.2%
\$75,001 to \$100,000	296	244	- 17.6%
\$100,001 to \$125,000	327	280	- 14.4%
\$125,001 to \$150,000	690	546	- 20.9%
\$150,001 to \$300,000	3,314	3,640	+ 9.8%
\$300,001 and Above	1,963	2,310	+ 17.7%
All Price Ranges	6,998	7,405	+ 5.8%

Condo

	9-2023	9-2024	Change
\$75,000 and Below	7	13	+ 85.7%
\$75,001 to \$100,000	2	2	0.0%
\$100,001 to \$125,000	10	0	- 100.0%
\$125,001 to \$150,000	16	12	- 25.0%
\$150,001 to \$300,000	259	266	+ 2.7%
\$300,001 and Above	146	163	+ 11.6%
All Price Ranges	441	456	+ 3.4%

By Construction Type

	9-2023	9-2024	Change
Previously Owned	6,748	7,161	+ 6.1%
New Construction	691	700	+ 1.3%
All Construction Types	7,439	7,861	+ 5.7%

	9-2023	9-2024	Change
Previously Owned	6,376	6,774	+ 6.2%
New Construction	622	631	+ 1.4%
All Construction Types	6,998	7,405	+ 5.8%

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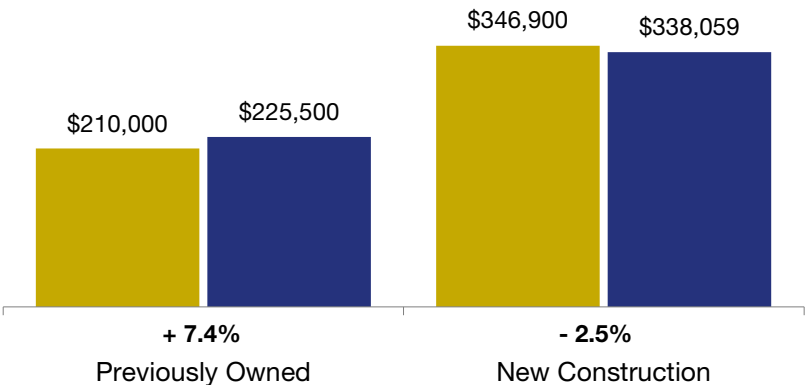
Median Sales Price

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



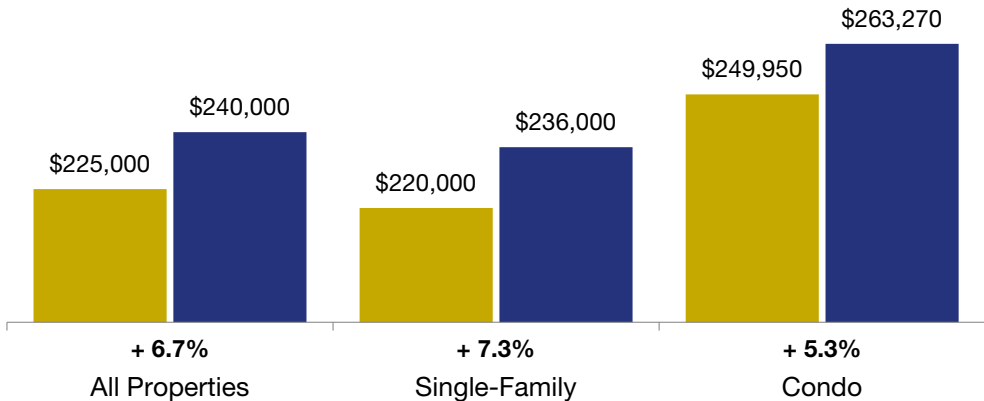
By Construction Type

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Construction Type	9-2023	9-2024	Change
Previously Owned	\$210,000	\$225,500	+ 7.4%
New Construction	\$346,900	\$338,059	- 2.5%
All Construction Types	\$225,000	\$240,000	+ 6.7%

Single-Family

9-2023	9-2024	Change
\$209,900	\$225,000	+ 7.2%
\$349,900	\$339,900	- 2.9%
\$220,000	\$236,000	+ 7.3%

Condo

9-2023	9-2024	Change
\$240,000	\$250,000	+ 4.2%
\$283,072	\$286,900	+ 1.4%
\$249,950	\$263,270	+ 5.3%

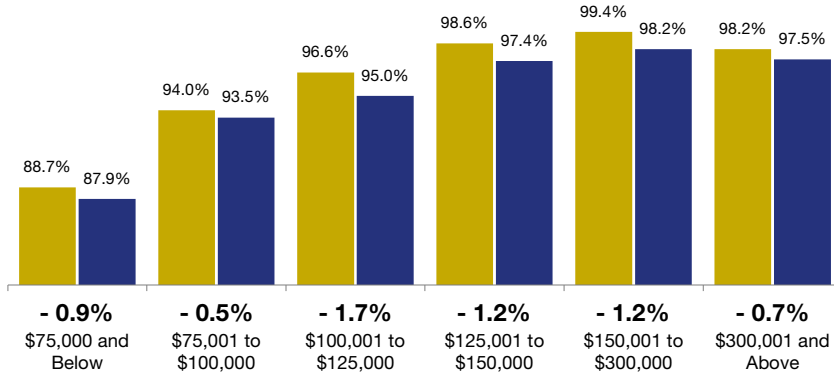
Percent of Original List Price Received



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.**

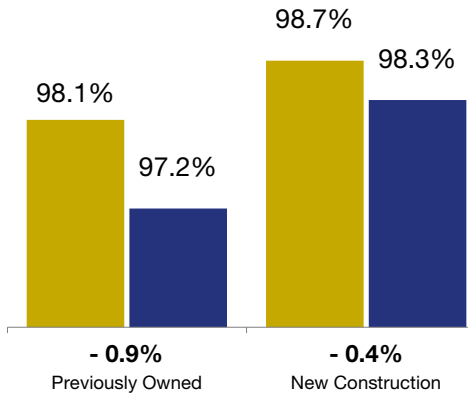
By Price Range

■ 9-2023 ■ 9-2024



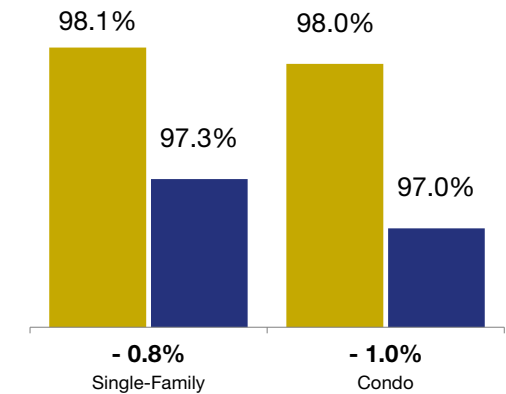
By Construction Type

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Price Range

	9-2023	9-2024	Change
\$75,000 and Below	88.7%	87.9%	- 0.9%
\$75,001 to \$100,000	94.0%	93.5%	- 0.5%
\$100,001 to \$125,000	96.6%	95.0%	- 1.7%
\$125,001 to \$150,000	98.6%	97.4%	- 1.2%
\$150,001 to \$300,000	99.4%	98.2%	- 1.2%
\$300,001 and Above	98.2%	97.5%	- 0.7%
All Price Ranges	98.1%	97.3%	- 0.8%

Single-Family

	9-2023	9-2024	Change
\$75,000 and Below	88.5%	87.7%	- 0.9%
\$75,001 to \$100,000	94.1%	93.5%	- 0.6%
\$100,001 to \$125,000	96.6%	95.1%	- 1.6%
\$125,001 to \$150,000	98.7%	97.5%	- 1.2%
\$150,001 to \$300,000	99.5%	98.2%	- 1.3%
\$300,001 and Above	98.2%	97.6%	- 0.6%
All Price Ranges	98.1%	97.3%	- 0.8%

Condo

	9-2023	9-2024	Change
\$75,000 and Below	94.2%	93.3%	- 1.0%
\$75,001 to \$100,000	86.5%	0.0%	- 100.0%
\$100,001 to \$125,000	95.9%	90.4%	- 5.7%
\$125,001 to \$150,000	94.3%	94.6%	+ 0.3%
\$150,001 to \$300,000	98.7%	97.2%	- 1.5%
\$300,001 and Above	97.5%	97.2%	- 0.3%
All Price Ranges	98.0%	97.0%	- 1.0%

By Construction Type

	9-2023	9-2024	Change
Previously Owned	98.1%	97.2%	- 0.9%
New Construction	98.7%	98.3%	- 0.4%
All Construction Types	98.1%	97.3%	- 0.8%

	9-2023	9-2024	Change
Previously Owned	98.1%	97.2%	- 0.9%
New Construction	98.6%	98.2%	- 0.4%
All Construction Types	98.1%	97.3%	- 0.8%

	9-2023	9-2024	Change
Previously Owned	97.6%	96.6%	- 1.0%
New Construction	99.6%	99.0%	- 0.6%
All Construction Types	98.0%	97.0%	- 1.0%

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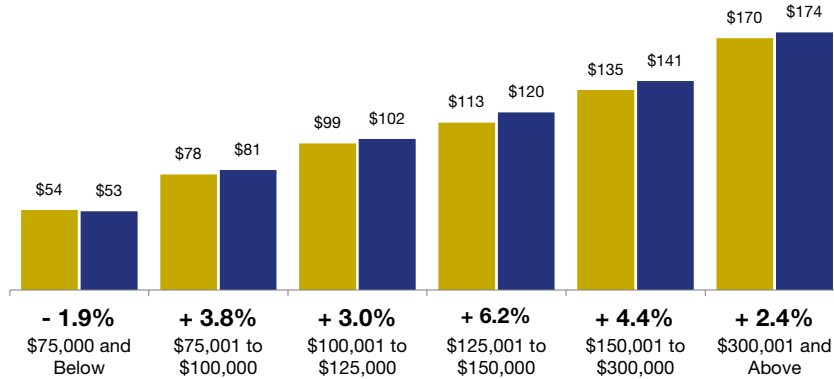
Price Per Square Foot

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



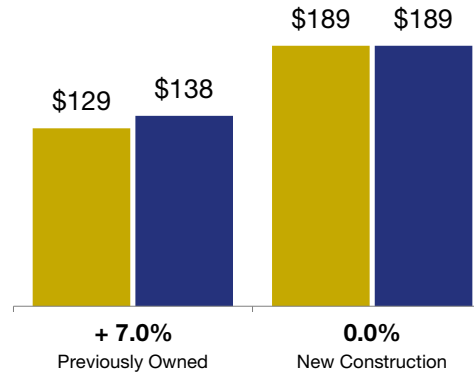
By Price Range

■ 9-2023 ■ 9-2024



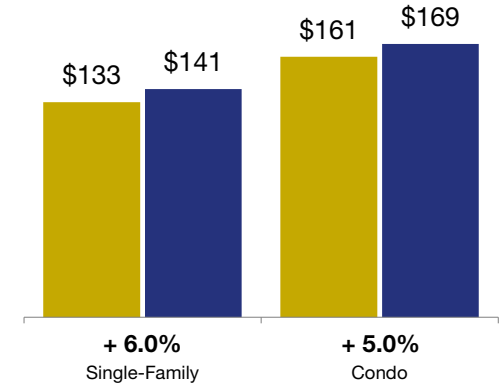
By Construction Type

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Price Range

	9-2023	9-2024	Change
\$75,000 and Below	\$54	\$53	- 1.9%
\$75,001 to \$100,000	\$78	\$81	+ 3.8%
\$100,001 to \$125,000	\$99	\$102	+ 3.0%
\$125,001 to \$150,000	\$113	\$120	+ 6.2%
\$150,001 to \$300,000	\$135	\$141	+ 4.4%
\$300,001 and Above	\$170	\$174	+ 2.4%
All Price Ranges	\$135	\$143	+ 5.9%

Single-Family

9-2023	9-2024	Change
\$53	\$51	- 3.8%
\$78	\$81	+ 3.8%
\$98	\$102	+ 4.1%
\$113	\$119	+ 5.3%
\$134	\$140	+ 4.5%
\$168	\$172	+ 2.4%
\$133	\$141	+ 6.0%

Condo

	9-2023	9-2024	Change
	\$94	\$100	+ 6.4%
	\$67	\$0	- 100.0%
	\$115	\$96	- 16.5%
	\$143	\$152	+ 6.3%
	\$152	\$160	+ 5.3%
	\$189	\$196	+ 3.7%
	\$161	\$169	+ 5.0%

By Construction Type

	9-2023	9-2024	Change
Previously Owned	\$129	\$138	+ 7.0%
New Construction	\$189	\$189	0.0%
All Construction Types	\$135	\$143	+ 5.9%

9-2023	9-2024	Change
\$128	\$137	+ 7.0%
\$189	\$188	- 0.5%
\$133	\$141	+ 6.0%

	9-2023	9-2024	Change
	\$154	\$164	+ 6.5%
	\$195	\$197	+ 1.0%
	\$161	\$169	+ 5.0%

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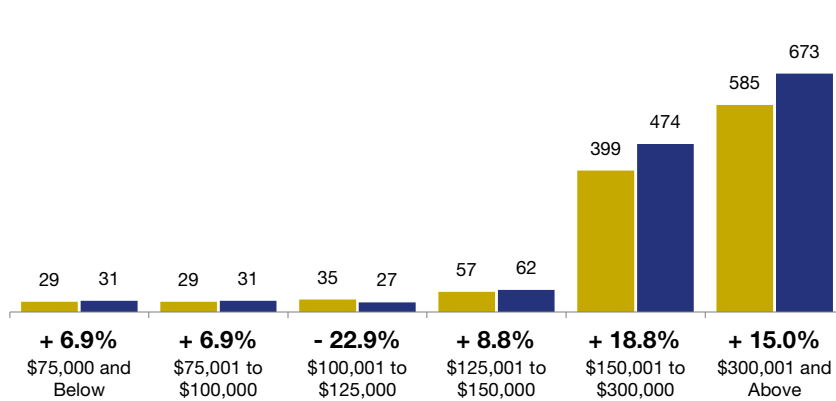
Inventory of Homes for Sale

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



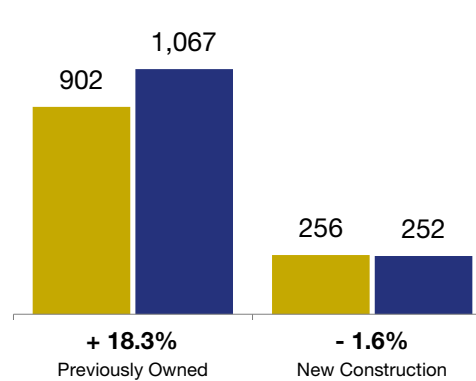
By Price Range

■ 9-2023 ■ 9-2024



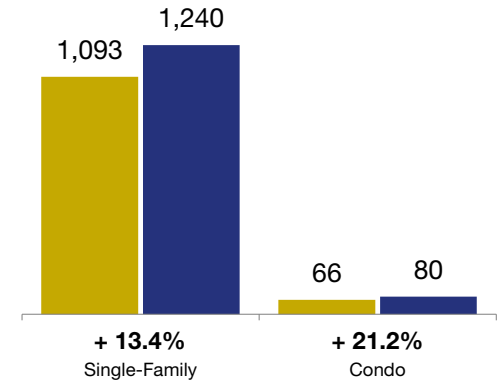
By Construction Type

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Price Range

	9-2023	9-2024	Change
\$75,000 and Below	29	31	+ 6.9%
\$75,001 to \$100,000	29	31	+ 6.9%
\$100,001 to \$125,000	35	27	- 22.9%
\$125,001 to \$150,000	57	62	+ 8.8%
\$150,001 to \$300,000	399	474	+ 18.8%
\$300,001 and Above	585	673	+ 15.0%
All Price Ranges	1,159	1,320	+ 13.9%

Single-Family

	9-2023	9-2024	Change
\$75,000 and Below	29	31	+ 6.9%
\$75,001 to \$100,000	29	31	+ 6.9%
\$100,001 to \$125,000	35	27	- 22.9%
\$125,001 to \$150,000	57	61	+ 7.0%
\$150,001 to \$300,000	364	422	+ 15.9%
\$300,001 and Above	554	646	+ 16.6%
All Price Ranges	1,093	1,240	+ 13.4%

Condo

	9-2023	9-2024	Change
\$75,000 and Below	0	0	--
\$75,001 to \$100,000	0	0	--
\$100,001 to \$125,000	0	0	--
\$125,001 to \$150,000	0	1	--
\$150,001 to \$300,000	35	52	+ 48.6%
\$300,001 and Above	31	27	- 12.9%
All Price Ranges	66	80	+ 21.2%

By Construction Type

	9-2023	9-2024	Change
Previously Owned	902	1,067	+ 18.3%
New Construction	256	252	- 1.6%
All Construction Types	1,159	1,320	+ 13.9%

	9-2023	9-2024	Change
Previously Owned	863	1,011	+ 17.1%
New Construction	229	228	- 0.4%
All Construction Types	1,093	1,240	+ 13.4%

	9-2023	9-2024	Change
Previously Owned	39	56	+ 43.6%
New Construction	27	24	- 11.1%
All Construction Types	66	80	+ 21.2%

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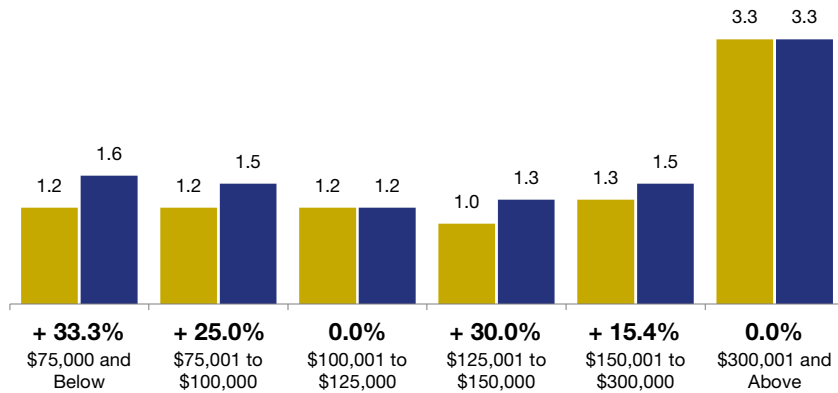
Months Supply of Inventory

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.



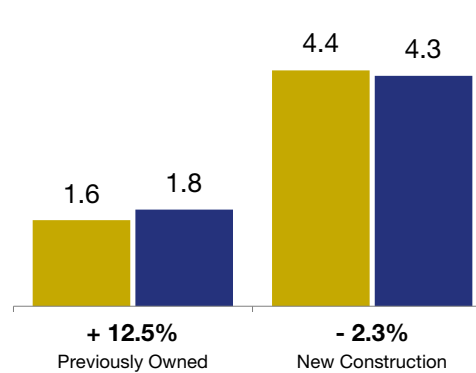
By Price Range

■ 9-2023 ■ 9-2024



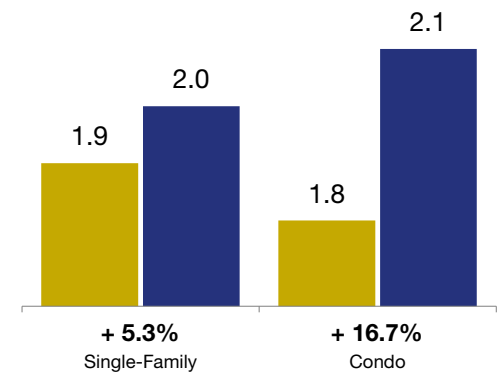
By Construction Type

■ 9-2023 ■ 9-2024



By Property Type

■ 9-2023 ■ 9-2024



All Properties

By Price Range

	9-2023	9-2024	Change
\$75,000 and Below	1.2	1.6	+ 33.3%
\$75,001 to \$100,000	1.2	1.5	+ 25.0%
\$100,001 to \$125,000	1.2	1.2	0.0%
\$125,001 to \$150,000	1.0	1.3	+ 30.0%
\$150,001 to \$300,000	1.3	1.5	+ 15.4%
\$300,001 and Above	3.3	3.3	0.0%
All Price Ranges	1.9	2.0	+ 5.3%

Single-Family

	9-2023	9-2024	Change
\$75,000 and Below	1.3	1.6	+ 23.1%
\$75,001 to \$100,000	1.2	1.5	+ 25.0%
\$100,001 to \$125,000	1.3	1.2	- 7.7%
\$125,001 to \$150,000	1.0	1.3	+ 30.0%
\$150,001 to \$300,000	1.3	1.4	+ 7.7%
\$300,001 and Above	3.4	3.4	0.0%
All Price Ranges	1.9	2.0	+ 5.3%

Condo

	9-2023	9-2024	Change
\$75,000 and Below	0.0	0.0	--
\$75,001 to \$100,000	0.0	0.0	--
\$100,001 to \$125,000	0.0	0.0	--
\$125,001 to \$150,000	0.0	0.6	--
\$150,001 to \$300,000	1.6	2.3	+ 43.8%
\$300,001 and Above	2.5	2.0	- 20.0%
All Price Ranges	1.8	2.1	+ 16.7%

By Construction Type

	9-2023	9-2024	Change
Previously Owned	1.6	1.8	+ 12.5%
New Construction	4.4	4.3	- 2.3%
All Construction Types	1.9	2.0	+ 5.3%

	9-2023	9-2024	Change
Previously Owned	1.6	1.8	+ 12.5%
New Construction	4.4	4.3	- 2.3%
All Construction Types	1.9	2.0	+ 5.3%

	9-2023	9-2024	Change
Previously Owned	1.3	1.7	+ 30.8%
New Construction	4.7	4.2	- 10.6%
All Construction Types	1.8	2.1	+ 16.7%

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