

Housing Supply Overview

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



October 2024

U.S. new-home sales climbed 4.1% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 738,000 units, according to the U.S. Census Bureau. The latest reading exceeded economists' expectations for the month and marks the highest level of new-home sales since May 2023. The national median new-home sales price remained virtually unchanged from the same time last year, at \$426,300. For the 12-month period spanning November 2023 through October 2024, Closed Sales in the Fort Wayne region were up 4.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 11.7 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 7.8 percent to \$239,900. The overall Percent of Original List Price Received at Sale was down 0.9 percent to 97.2 percent.

Market-wide, inventory levels were up 14.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 14.9 percent. That amounts to 2.1 months supply for Single-Family homes and 2.1 months supply for Condos.

Quick Facts

+ 11.7%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 4.3%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 4.1%

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.

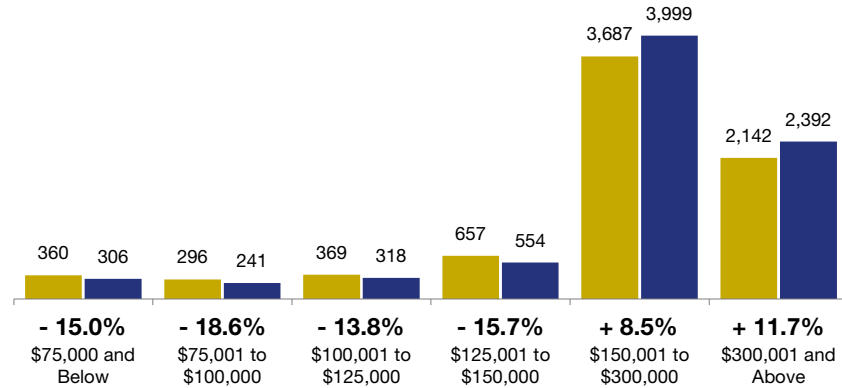
Closed Sales

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



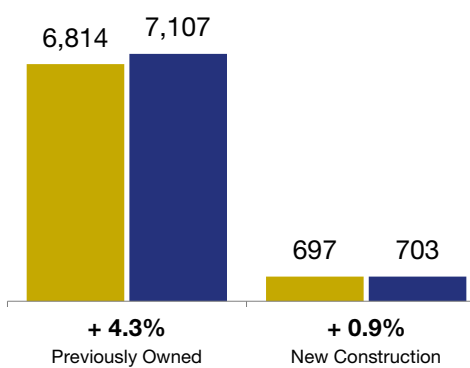
By Price Range

■ 10-2023 ■ 10-2024



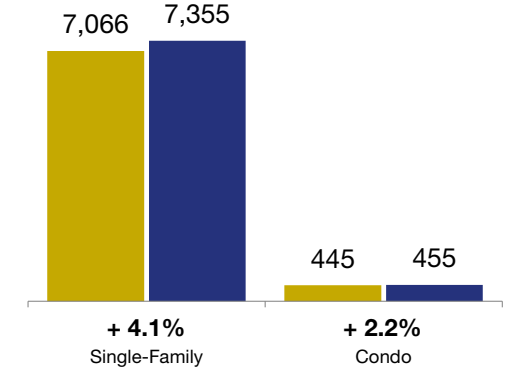
By Construction Type

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range

	10-2023	10-2024	Change
\$75,000 and Below	360	306	- 15.0%
\$75,001 to \$100,000	296	241	- 18.6%
\$100,001 to \$125,000	369	318	- 13.8%
\$125,001 to \$150,000	657	554	- 15.7%
\$150,001 to \$300,000	3,687	3,999	+ 8.5%
\$300,001 and Above	2,142	2,392	+ 11.7%
All Price Ranges	7,511	7,810	+ 4.0%

Single-Family

10-2023	10-2024	Change
352	290	- 17.6%
294	241	- 18.0%
355	318	- 10.4%
639	540	- 15.5%
3,420	3,721	+ 8.8%
2,006	2,245	+ 11.9%
7,066	7,355	+ 4.1%

Condo

	10-2023	10-2024	Change
	8	16	+ 100.0%
	2	0	- 100.0%
	14	0	- 100.0%
	18	14	- 22.2%
	267	278	+ 4.1%
	136	147	+ 8.1%
	445	455	+ 2.2%

By Construction Type

	10-2023	10-2024	Change
Previously Owned	6,814	7,107	+ 4.3%
New Construction	697	703	+ 0.9%
All Construction Types	7,511	7,810	+ 4.0%

10-2023	10-2024	Change
6,438	6,723	+ 4.4%
628	632	+ 0.6%
7,066	7,355	+ 4.1%

	10-2023	10-2024	Change
	376	384	+ 2.1%
	69	71	+ 2.9%
	445	455	+ 2.2%

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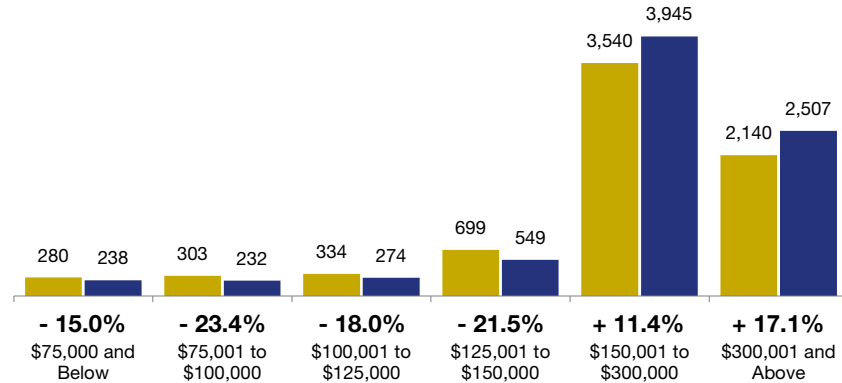
Pending Sales

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



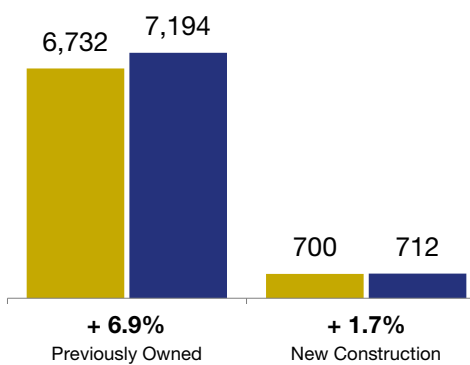
By Price Range

■ 10-2023 ■ 10-2024



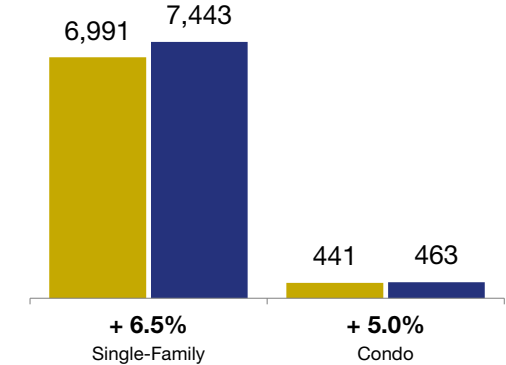
By Construction Type

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range

	10-2023	10-2024	Change
\$75,000 and Below	280	238	- 15.0%
\$75,001 to \$100,000	303	232	- 23.4%
\$100,001 to \$125,000	334	274	- 18.0%
\$125,001 to \$150,000	699	549	- 21.5%
\$150,001 to \$300,000	3,540	3,945	+ 11.4%
\$300,001 and Above	2,140	2,507	+ 17.1%
All Price Ranges	7,432	7,906	+ 6.4%

Single-Family

	10-2023	10-2024	Change
\$75,000 and Below	273	223	- 18.3%
\$75,001 to \$100,000	301	230	- 23.6%
\$100,001 to \$125,000	325	274	- 15.7%
\$125,001 to \$150,000	683	538	- 21.2%
\$150,001 to \$300,000	3,286	3,673	+ 11.8%
\$300,001 and Above	1,988	2,344	+ 17.9%
All Price Ranges	6,991	7,443	+ 6.5%

Condo

	10-2023	10-2024	Change
\$75,000 and Below	7	15	+ 114.3%
\$75,001 to \$100,000	2	2	0.0%
\$100,001 to \$125,000	9	0	- 100.0%
\$125,001 to \$150,000	16	11	- 31.3%
\$150,001 to \$300,000	254	272	+ 7.1%
\$300,001 and Above	152	163	+ 7.2%
All Price Ranges	441	463	+ 5.0%

By Construction Type

	10-2023	10-2024	Change
Previously Owned	6,732	7,194	+ 6.9%
New Construction	700	712	+ 1.7%
All Construction Types	7,432	7,906	+ 6.4%

	10-2023	10-2024	Change
Previously Owned	6,358	6,803	+ 7.0%
New Construction	633	640	+ 1.1%
All Construction Types	6,991	7,443	+ 6.5%

	10-2023	10-2024	Change
Previously Owned	374	391	+ 4.5%
New Construction	67	72	+ 7.5%
All Construction Types	441	463	+ 5.0%

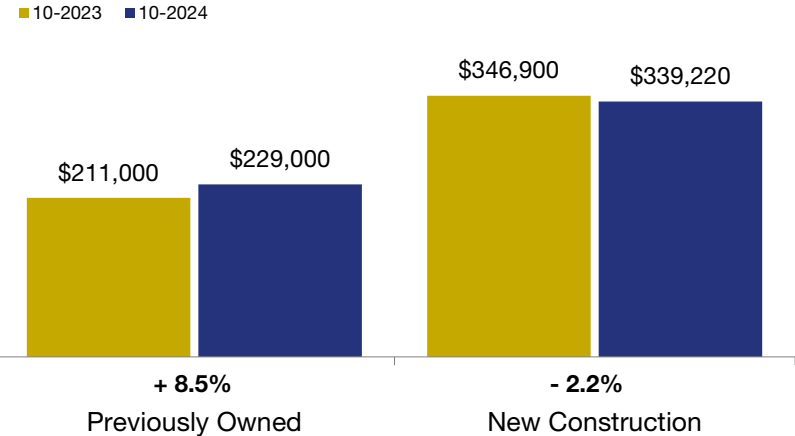
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Median Sales Price

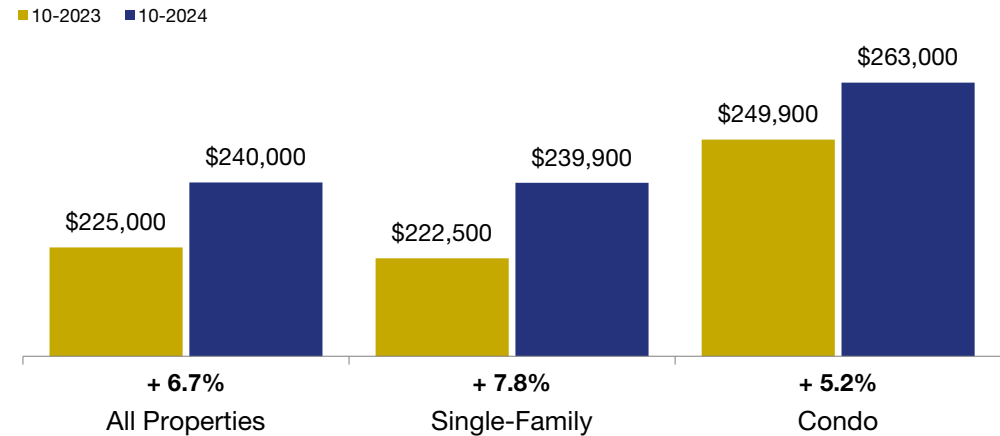
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



All Properties			
By Construction Type	10-2023	10-2024	Change
Previously Owned	\$211,000	\$229,000	+ 8.5%
New Construction	\$346,900	\$339,220	- 2.2%
All Construction Types	\$225,000	\$240,000	+ 6.7%

Single-Family			Condo		
10-2023	10-2024	Change	10-2023	10-2024	Change
\$210,000	\$226,000	+ 7.6%	\$240,000	\$250,000	+ 4.2%
\$349,900	\$342,523	- 2.1%	\$283,147	\$286,900	+ 1.3%
\$222,500	\$239,900	+ 7.8%	\$249,900	\$263,000	+ 5.2%

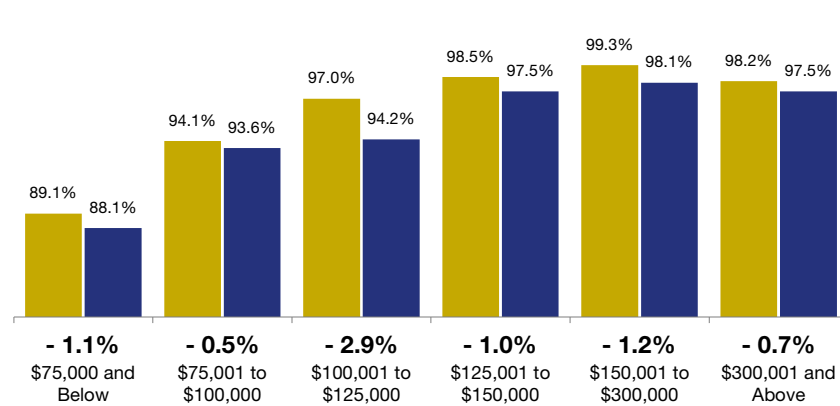
Percent of Original List Price Received

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.**



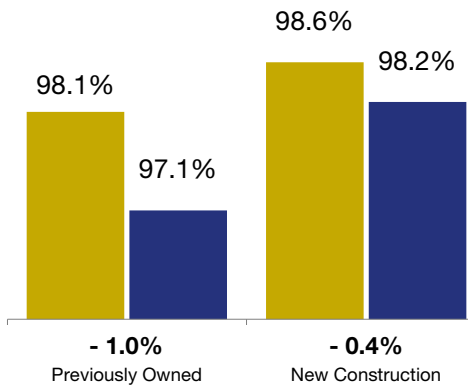
By Price Range

■ 10-2023 ■ 10-2024



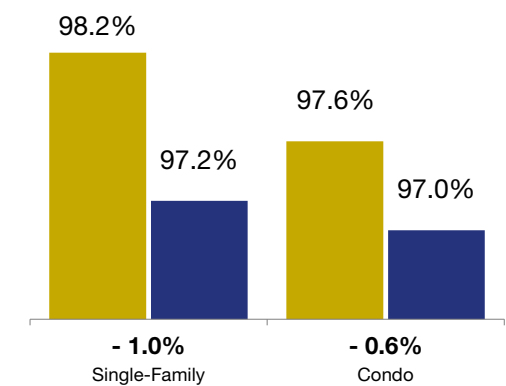
By Construction Type

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range

	10-2023	10-2024	Change
\$75,000 and Below	89.1%	88.1%	- 1.1%
\$75,001 to \$100,000	94.1%	93.6%	- 0.5%
\$100,001 to \$125,000	97.0%	94.2%	- 2.9%
\$125,001 to \$150,000	98.5%	97.5%	- 1.0%
\$150,001 to \$300,000	99.3%	98.1%	- 1.2%
\$300,001 and Above	98.2%	97.5%	- 0.7%
All Price Ranges	98.1%	97.2%	- 0.9%

Single-Family

	10-2023	10-2024	Change
\$75,000 and Below	89.0%	87.7%	- 1.5%
\$75,001 to \$100,000	94.1%	93.6%	- 0.5%
\$100,001 to \$125,000	97.1%	94.2%	- 3.0%
\$125,001 to \$150,000	98.6%	97.5%	- 1.1%
\$150,001 to \$300,000	99.4%	98.2%	- 1.2%
\$300,001 and Above	98.2%	97.5%	- 0.7%
All Single-Family	98.2%	97.2%	- 1.0%

Condo

	10-2023	10-2024	Change
\$75,000 and Below	93.4%	94.5%	+ 1.2%
\$75,001 to \$100,000	86.5%	0.0%	- 100.0%
\$100,001 to \$125,000	93.5%	0.0%	- 100.0%
\$125,001 to \$150,000	94.4%	95.0%	+ 0.6%
\$150,001 to \$300,000	98.4%	97.2%	- 1.2%
\$300,001 and Above	97.3%	97.0%	- 0.3%
All Condo	97.6%	97.0%	- 0.6%

By Construction Type

	10-2023	10-2024	Change
Previously Owned	98.1%	97.1%	- 1.0%
New Construction	98.6%	98.2%	- 0.4%
All Construction Types	98.1%	97.2%	- 0.9%

	10-2023	10-2024	Change
Previously Owned	98.1%	97.2%	- 0.9%
New Construction	98.5%	98.2%	- 0.3%
All Single-Family	98.2%	97.2%	- 1.0%

	10-2023	10-2024	Change
Previously Owned	97.3%	96.6%	- 0.7%
New Construction	99.3%	99.1%	- 0.2%
All Condo	97.6%	97.0%	- 0.6%

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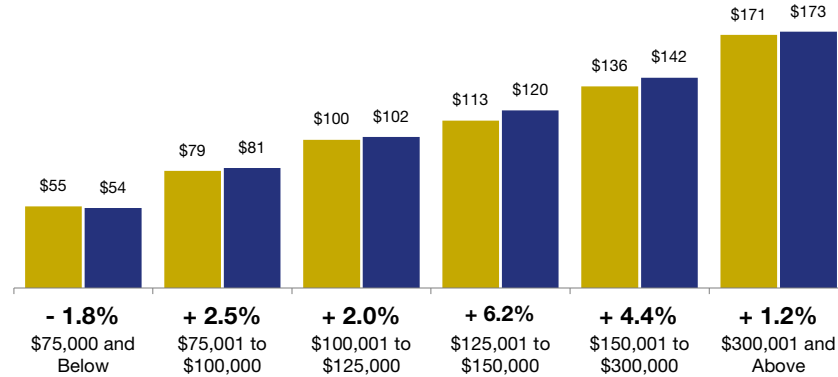
Price Per Square Foot

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



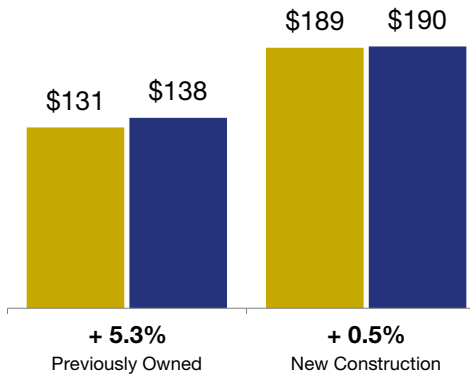
By Price Range

■ 10-2023 ■ 10-2024



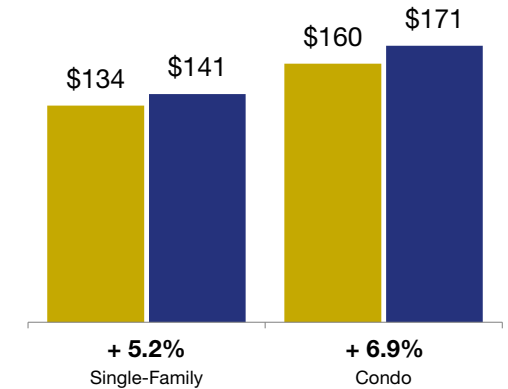
By Construction Type

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range

	10-2023	10-2024	Change
\$75,000 and Below	\$55	\$54	- 1.8%
\$75,001 to \$100,000	\$79	\$81	+ 2.5%
\$100,001 to \$125,000	\$100	\$102	+ 2.0%
\$125,001 to \$150,000	\$113	\$120	+ 6.2%
\$150,001 to \$300,000	\$136	\$142	+ 4.4%
\$300,001 and Above	\$171	\$173	+ 1.2%
All Price Ranges	\$136	\$143	+ 5.1%

Single-Family

10-2023	10-2024	Change
\$54	\$51	- 5.6%
\$79	\$81	+ 2.5%
\$99	\$102	+ 3.0%
\$112	\$119	+ 6.3%
\$135	\$140	+ 3.7%
\$170	\$172	+ 1.2%
\$134	\$141	+ 5.2%

Condo

	10-2023	10-2024	Change
	\$93	\$101	+ 8.6%
	\$67	\$0	- 100.0%
	\$113	\$0	- 100.0%
	\$146	\$148	+ 1.4%
	\$151	\$162	+ 7.3%
	\$190	\$197	+ 3.7%
	\$160	\$171	+ 6.9%

By Construction Type

	10-2023	10-2024	Change
Previously Owned	\$131	\$138	+ 5.3%
New Construction	\$189	\$190	+ 0.5%
All Construction Types	\$136	\$143	+ 5.1%

10-2023	10-2024	Change
\$129	\$137	+ 6.2%
\$188	\$189	+ 0.5%
\$134	\$141	+ 5.2%

	10-2023	10-2024	Change
	\$154	\$166	+ 7.8%
	\$196	\$197	+ 0.5%
	\$160	\$171	+ 6.9%

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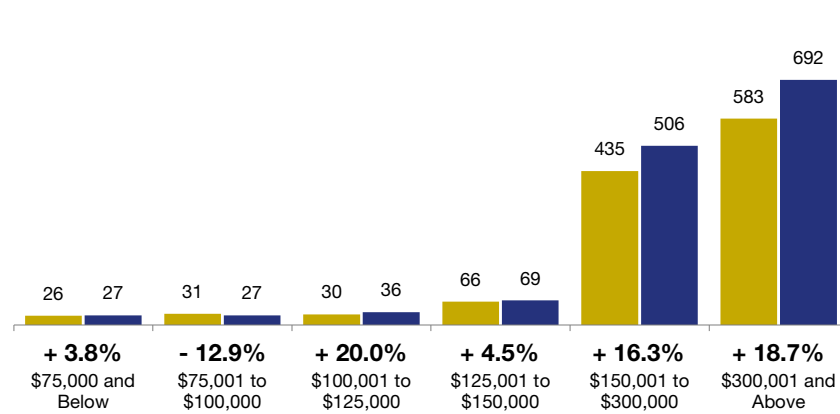
Inventory of Homes for Sale

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



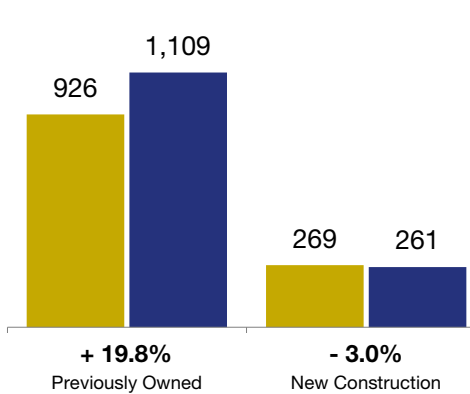
By Price Range

■ 10-2023 ■ 10-2024



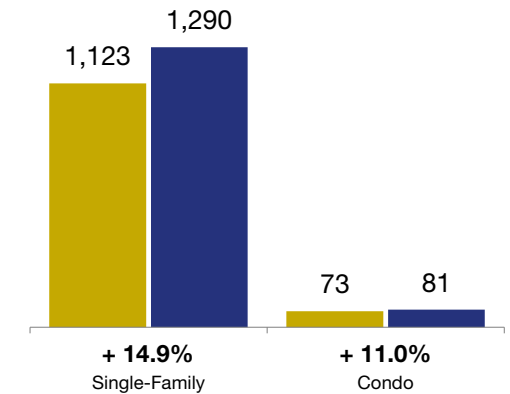
By Construction Type

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range

	10-2023	10-2024	Change
\$75,000 and Below	26	27	+ 3.8%
\$75,001 to \$100,000	31	27	- 12.9%
\$100,001 to \$125,000	30	36	+ 20.0%
\$125,001 to \$150,000	66	69	+ 4.5%
\$150,001 to \$300,000	435	506	+ 16.3%
\$300,001 and Above	583	692	+ 18.7%
All Price Ranges	1,196	1,371	+ 14.6%

Single-Family

	10-2023	10-2024	Change
\$75,000 and Below	25	27	+ 8.0%
\$75,001 to \$100,000	31	26	- 16.1%
\$100,001 to \$125,000	30	35	+ 16.7%
\$125,001 to \$150,000	66	67	+ 1.5%
\$150,001 to \$300,000	396	455	+ 14.9%
\$300,001 and Above	550	666	+ 21.1%
All Price Ranges	1,123	1,290	+ 14.9%

Condo

	10-2023	10-2024	Change
\$75,000 and Below	1	0	- 100.0%
\$75,001 to \$100,000	0	1	--
\$100,001 to \$125,000	0	1	--
\$125,001 to \$150,000	0	2	--
\$150,001 to \$300,000	39	51	+ 30.8%
\$300,001 and Above	33	26	- 21.2%
All Price Ranges	73	81	+ 11.0%

By Construction Type

	10-2023	10-2024	Change
Previously Owned	926	1,109	+ 19.8%
New Construction	269	261	- 3.0%
All Construction Types	1,196	1,371	+ 14.6%

	10-2023	10-2024	Change
Previously Owned	878	1,048	+ 19.4%
New Construction	244	241	- 1.2%
All Construction Types	1,123	1,290	+ 14.9%

	10-2023	10-2024	Change
Previously Owned	48	61	+ 27.1%
New Construction	25	20	- 20.0%
All Construction Types	73	81	+ 11.0%

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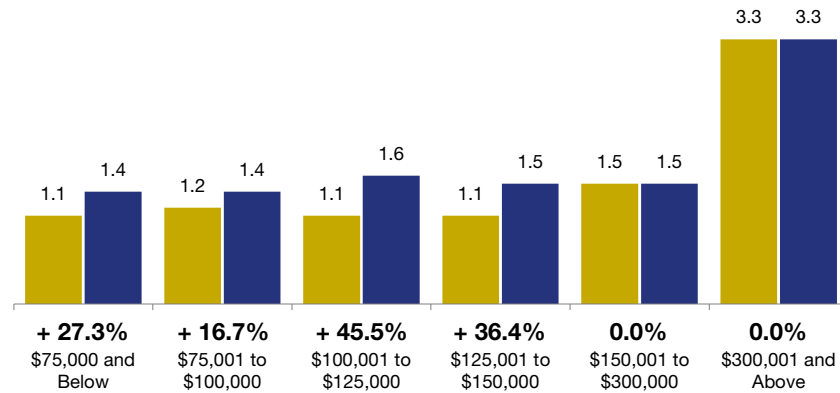
Months Supply of Inventory

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.



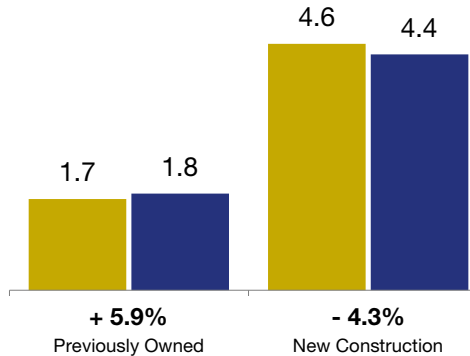
By Price Range

■ 10-2023 ■ 10-2024



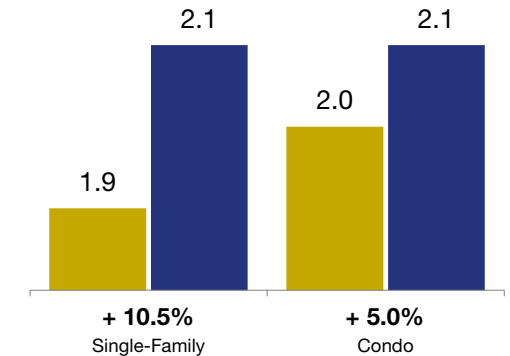
By Construction Type

■ 10-2023 ■ 10-2024



By Property Type

■ 10-2023 ■ 10-2024



All Properties

By Price Range

	10-2023	10-2024	Change
\$75,000 and Below	1.1	1.4	+ 27.3%
\$75,001 to \$100,000	1.2	1.4	+ 16.7%
\$100,001 to \$125,000	1.1	1.6	+ 45.5%
\$125,001 to \$150,000	1.1	1.5	+ 36.4%
\$150,001 to \$300,000	1.5	1.5	0.0%
\$300,001 and Above	3.3	3.3	0.0%
All Price Ranges	1.9	2.1	+ 10.5%

Single-Family

	10-2023	10-2024	Change
\$75,000 and Below	1.1	1.5	+ 36.4%
\$75,001 to \$100,000	1.2	1.4	+ 16.7%
\$100,001 to \$125,000	1.1	1.5	+ 36.4%
\$125,001 to \$150,000	1.2	1.5	+ 25.0%
\$150,001 to \$300,000	1.4	1.5	+ 7.1%
\$300,001 and Above	3.3	3.4	+ 3.0%
All Price Ranges	1.9	2.1	+ 10.5%

Condo

	10-2023	10-2024	Change
\$75,000 and Below	0.9	0.0	- 100.0%
\$75,001 to \$100,000	0.0	1.0	--
\$100,001 to \$125,000	0.0	0.0	--
\$125,001 to \$150,000	0.0	1.3	--
\$150,001 to \$300,000	1.8	2.3	+ 27.8%
\$300,001 and Above	2.6	1.9	- 26.9%
All Price Ranges	2.0	2.1	+ 5.0%

By Construction Type

	10-2023	10-2024	Change
Previously Owned	1.7	1.8	+ 5.9%
New Construction	4.6	4.4	- 4.3%
All Construction Types	1.9	2.1	+ 10.5%

	10-2023	10-2024	Change
Previously Owned	1.7	1.8	+ 5.9%
New Construction	4.6	4.5	- 2.2%
All Construction Types	1.9	2.1	+ 10.5%

	10-2023	10-2024	Change
Single-Family	1.5	1.9	+ 26.7%
Condo	4.5	3.3	- 26.7%
All Property Types	2.0	2.1	+ 5.0%

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