

Housing Supply Overview

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



November 2024

U.S. sales of new residential homes declined 17.3% month-over-month and 9.4% year-over-year to a seasonally adjusted annual rate of 610,000 units, according to the U.S. Census Bureau. Economists say a rise in mortgage rates, along with Hurricanes Helene and Milton, likely disrupted buyer activity, though there was little impact on the median new-home sales price, which was up 4.7% year-over-year to \$437,300. For the 12-month period spanning December 2023 through November 2024, Closed Sales in the Fort Wayne region were up 5.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 14.2 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 7.6 percent to \$240,000. The overall Percent of Original List Price Received at Sale was down 1.0 percent to 97.1 percent.

Market-wide, inventory levels were up 13.1 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 13.8 percent. That amounts to 2.1 months supply for Single-Family homes and 1.9 months supply for Condos.

Quick Facts

+ 14.2%

Price Range with
Strongest Closed Sales:

\$300,001 and Above

+ 5.8%

Construction Status with
Strongest Closed Sales:

Previously Owned

+ 5.7%

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.

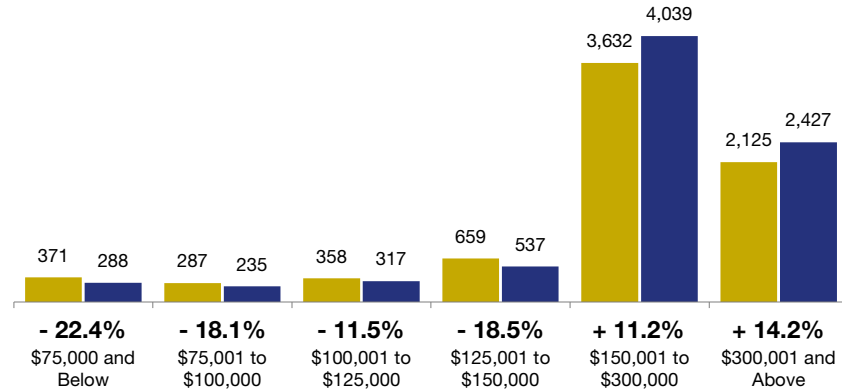
Closed Sales

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



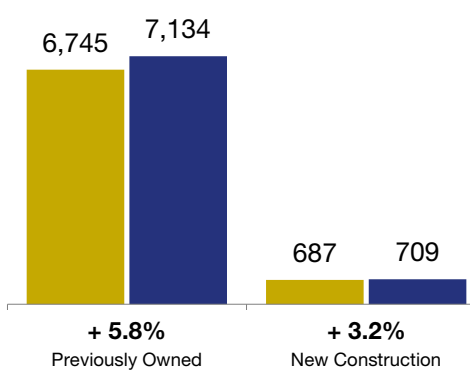
By Price Range

■ 11-2023 ■ 11-2024



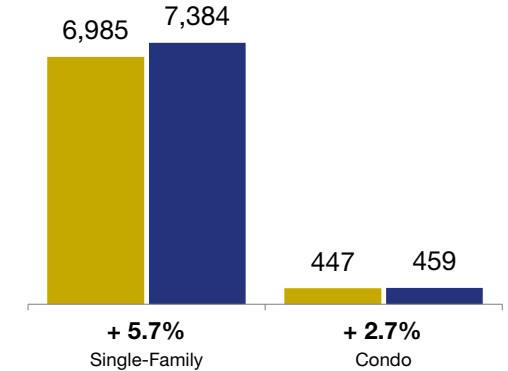
By Construction Type

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range

	11-2023	11-2024	Change
\$75,000 and Below	371	288	- 22.4%
\$75,001 to \$100,000	287	235	- 18.1%
\$100,001 to \$125,000	358	317	- 11.5%
\$125,001 to \$150,000	659	537	- 18.5%
\$150,001 to \$300,000	3,632	4,039	+ 11.2%
\$300,001 and Above	2,125	2,427	+ 14.2%
All Price Ranges	7,432	7,843	+ 5.5%

Single-Family

	11-2023	11-2024	Change
Previously Owned	364	271	- 25.5%
New Construction	285	234	- 17.9%
	346	317	- 8.4%
	644	522	- 18.9%
	3,365	3,759	+ 11.7%
	1,981	2,281	+ 15.1%
All Single-Family	6,985	7,384	+ 5.7%

Condo

	11-2023	11-2024	Change
Single-Family	7	17	+ 142.9%
Condo	2	1	- 50.0%
	12	0	- 100.0%
	15	15	0.0%
	267	280	+ 4.9%
	144	146	+ 1.4%
All Condo	447	459	+ 2.7%

By Construction Type

	11-2023	11-2024	Change
Previously Owned	6,745	7,134	+ 5.8%
New Construction	687	709	+ 3.2%
All Construction Types	7,432	7,843	+ 5.5%

	11-2023	11-2024	Change
Previously Owned	6,368	6,749	+ 6.0%
New Construction	617	635	+ 2.9%
All Single-Family	6,985	7,384	+ 5.7%

	11-2023	11-2024	Change
Single-Family	377	385	+ 2.1%
Condo	70	74	+ 5.7%
All Condo	447	459	+ 2.7%

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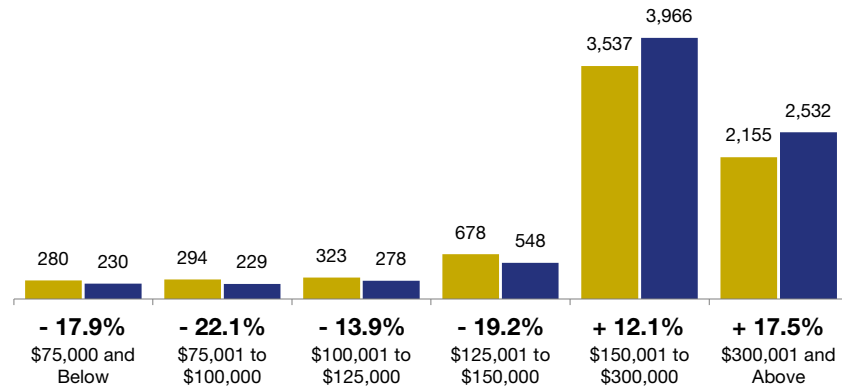
Pending Sales

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



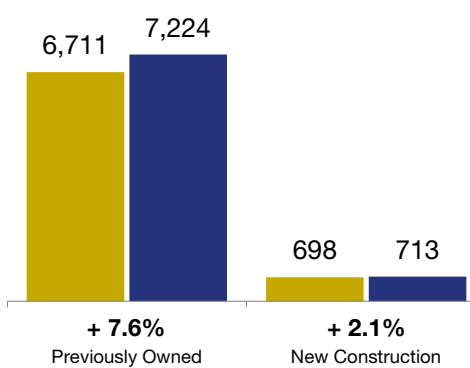
By Price Range

■ 11-2023 ■ 11-2024



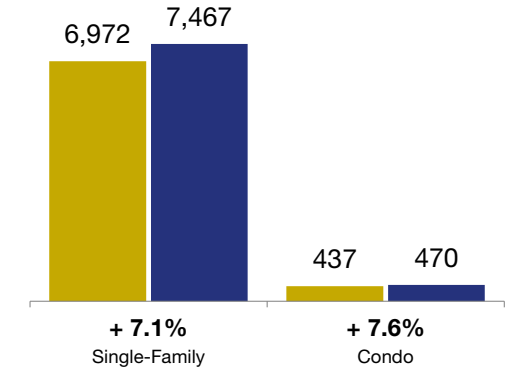
By Construction Type

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range

	11-2023	11-2024	Change
\$75,000 and Below	280	230	- 17.9%
\$75,001 to \$100,000	294	229	- 22.1%
\$100,001 to \$125,000	323	278	- 13.9%
\$125,001 to \$150,000	678	548	- 19.2%
\$150,001 to \$300,000	3,537	3,966	+ 12.1%
\$300,001 and Above	2,155	2,532	+ 17.5%
All Price Ranges	7,409	7,937	+ 7.1%

Single-Family

11-2023	11-2024	Change
273	216	- 20.9%
292	226	- 22.6%
315	277	- 12.1%
663	536	- 19.2%
3,283	3,692	+ 12.5%
2,005	2,366	+ 18.0%
6,972	7,467	+ 7.1%

Condo

	11-2023	11-2024	Change
	7	14	+ 100.0%
	2	3	+ 50.0%
	8	1	- 87.5%
	15	12	- 20.0%
	254	274	+ 7.9%
	150	166	+ 10.7%
	437	470	+ 7.6%

By Construction Type

	11-2023	11-2024	Change
Previously Owned	6,711	7,224	+ 7.6%
New Construction	698	713	+ 2.1%
All Construction Types	7,409	7,937	+ 7.1%

11-2023	11-2024	Change
6,343	6,826	+ 7.6%
629	641	+ 1.9%
6,972	7,467	+ 7.1%

	11-2023	11-2024	Change
	368	398	+ 8.2%
	69	72	+ 4.3%
	437	470	+ 7.6%

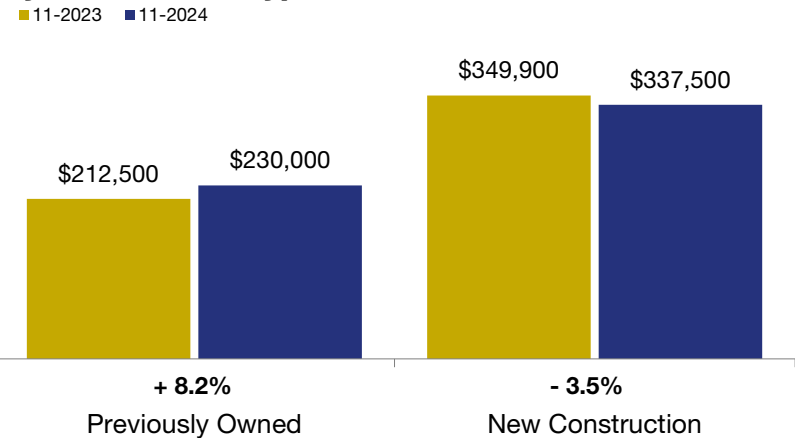
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Median Sales Price

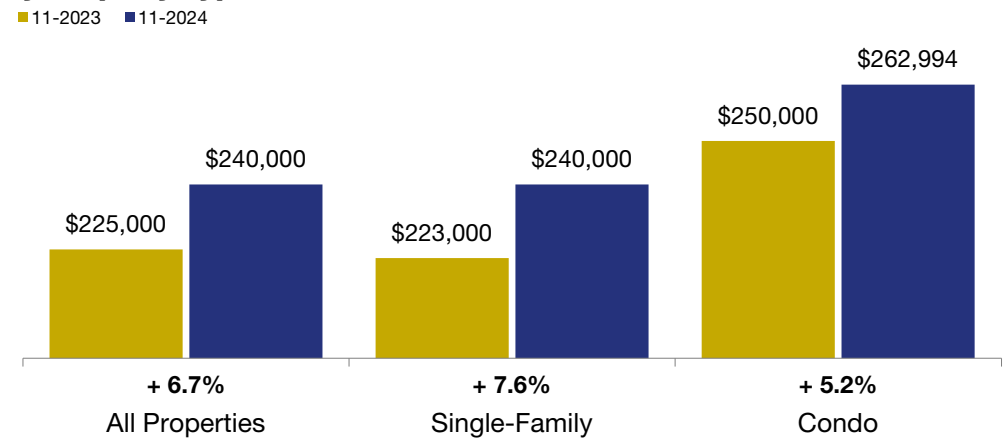
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Construction Type



By Property Type



All Properties			
By Construction Type	11-2023	11-2024	Change
Previously Owned	\$212,500	\$230,000	+ 8.2%
New Construction	\$349,900	\$337,500	- 3.5%
All Construction Types	\$225,000	\$240,000	+ 6.7%

Single-Family			Condo		
11-2023	11-2024	Change	11-2023	11-2024	Change
\$210,000	\$227,500	+ 8.3%	\$240,000	\$250,000	+ 4.2%
\$349,900	\$340,000	- 2.8%	\$307,969	\$284,474	- 7.6%
\$223,000	\$240,000	+ 7.6%	\$250,000	\$262,994	+ 5.2%

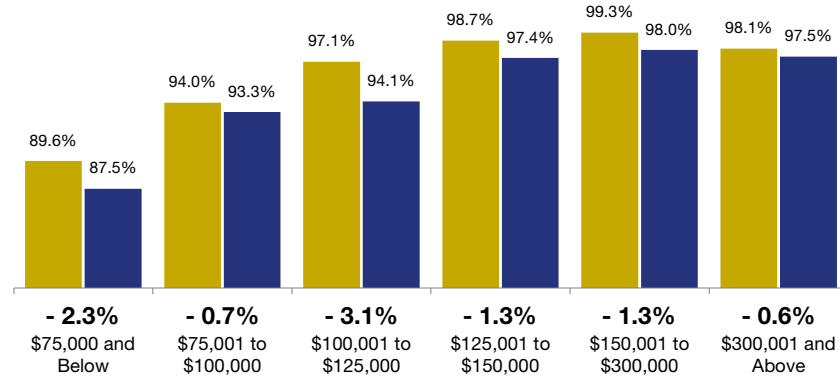
Percent of Original List Price Received

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.**



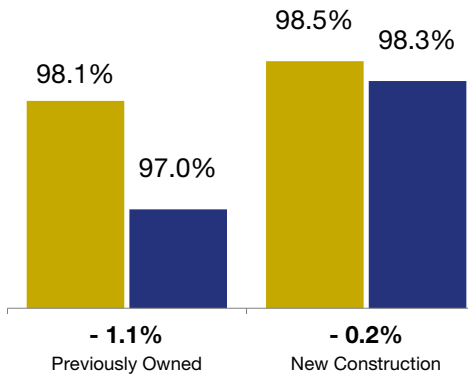
By Price Range

■ 11-2023 ■ 11-2024



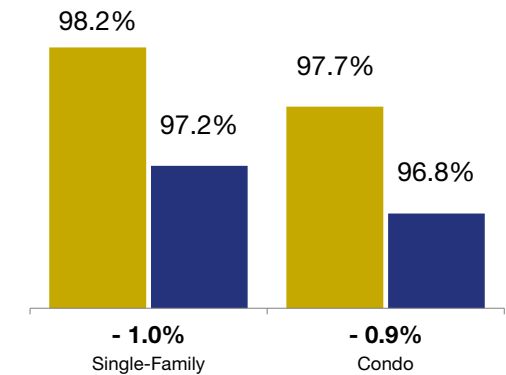
By Construction Type

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range

	11-2023	11-2024	Change
\$75,000 and Below	89.6%	87.5%	- 2.3%
\$75,001 to \$100,000	94.0%	93.3%	- 0.7%
\$100,001 to \$125,000	97.1%	94.1%	- 3.1%
\$125,001 to \$150,000	98.7%	97.4%	- 1.3%
\$150,001 to \$300,000	99.3%	98.0%	- 1.3%
\$300,001 and Above	98.1%	97.5%	- 0.6%
All Price Ranges	98.2%	97.1%	- 1.1%

Single-Family

	11-2023	11-2024	Change
\$75,000 and Below	89.6%	86.9%	- 3.0%
\$75,001 to \$100,000	94.1%	93.3%	- 0.9%
\$100,001 to \$125,000	97.2%	94.1%	- 3.2%
\$125,001 to \$150,000	98.8%	97.5%	- 1.3%
\$150,001 to \$300,000	99.4%	98.1%	- 1.3%
\$300,001 and Above	98.2%	97.5%	- 0.7%
All Price Ranges	98.2%	97.2%	- 1.0%

Condo

	11-2023	11-2024	Change
\$75,000 and Below	91.7%	95.6%	+ 4.3%
\$75,001 to \$100,000	86.5%	95.0%	+ 9.8%
\$100,001 to \$125,000	93.3%	0.0%	- 100.0%
\$125,001 to \$150,000	93.7%	95.0%	+ 1.4%
\$150,001 to \$300,000	98.6%	96.9%	- 1.7%
\$300,001 and Above	97.2%	97.0%	- 0.2%
All Price Ranges	97.7%	96.8%	- 0.9%

By Construction Type

	11-2023	11-2024	Change
Previously Owned	98.1%	97.0%	- 1.1%
New Construction	98.5%	98.3%	- 0.2%
All Construction Types	98.2%	97.1%	- 1.1%

	11-2023	11-2024	Change
Previously Owned	98.2%	97.1%	- 1.1%
New Construction	98.4%	98.2%	- 0.2%
All Construction Types	98.2%	97.2%	- 1.0%

	11-2023	11-2024	Change
Previously Owned	97.4%	96.4%	- 1.0%
New Construction	99.4%	99.0%	- 0.4%
All Construction Types	97.7%	96.8%	- 0.9%

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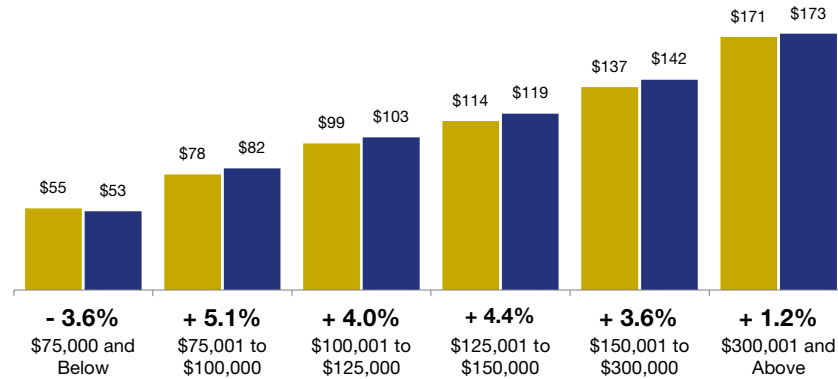
Price Per Square Foot

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



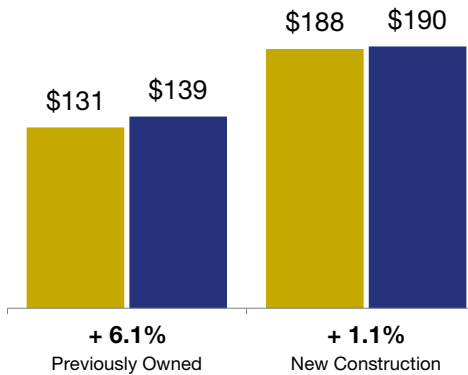
By Price Range

■ 11-2023 ■ 11-2024



By Construction Type

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range

	11-2023	11-2024	Change
\$75,000 and Below	\$55	\$53	- 3.6%
\$75,001 to \$100,000	\$78	\$82	+ 5.1%
\$100,001 to \$125,000	\$99	\$103	+ 4.0%
\$125,001 to \$150,000	\$114	\$119	+ 4.4%
\$150,001 to \$300,000	\$137	\$142	+ 3.6%
\$300,001 and Above	\$171	\$173	+ 1.2%
All Price Ranges	\$136	\$144	+ 5.9%

Single-Family

11-2023	11-2024	Change
\$54	\$50	- 7.4%
\$78	\$81	+ 3.8%
\$99	\$103	+ 4.0%
\$114	\$118	+ 3.5%
\$135	\$141	+ 4.4%
\$170	\$172	+ 1.2%
\$135	\$142	+ 5.2%

Condo

	11-2023	11-2024	Change
	\$91	\$101	+ 11.0%
	\$67	\$89	+ 32.8%
	\$113	\$0	- 100.0%
	\$140	\$147	+ 5.0%
	\$153	\$161	+ 5.2%
	\$193	\$194	+ 0.5%
	\$163	\$169	+ 3.7%

By Construction Type

	11-2023	11-2024	Change
Previously Owned	\$131	\$139	+ 6.1%
New Construction	\$188	\$190	+ 1.1%
All Construction Types	\$136	\$144	+ 5.9%

11-2023	11-2024	Change
\$130	\$138	+ 6.2%
\$187	\$189	+ 1.1%
\$135	\$142	+ 5.2%

	11-2023	11-2024	Change
	\$157	\$164	+ 4.5%
	\$197	\$195	- 1.0%
	\$163	\$169	+ 3.7%

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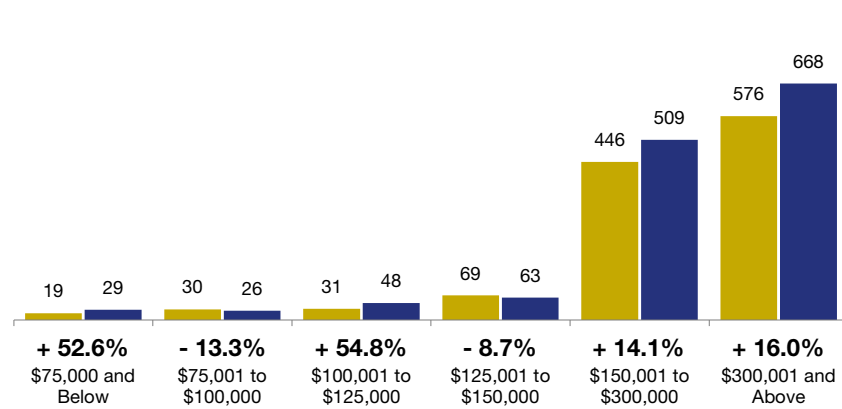
Inventory of Homes for Sale

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



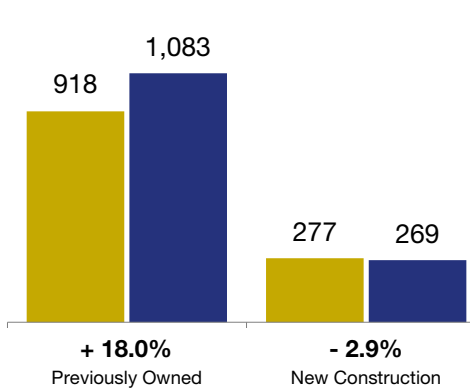
By Price Range

■ 11-2023 ■ 11-2024



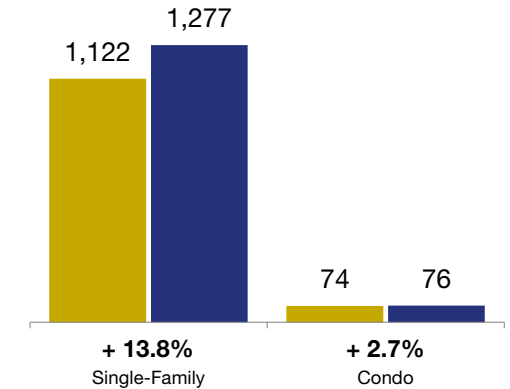
By Construction Type

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range

	11-2023	11-2024	Change
\$75,000 and Below	19	29	+ 52.6%
\$75,001 to \$100,000	30	26	- 13.3%
\$100,001 to \$125,000	31	48	+ 54.8%
\$125,001 to \$150,000	69	63	- 8.7%
\$150,001 to \$300,000	446	509	+ 14.1%
\$300,001 and Above	576	668	+ 16.0%
All Price Ranges	1,196	1,353	+ 13.1%

Single-Family

	11-2023	11-2024	Change
\$75,000 and Below	18	28	+ 55.6%
\$75,001 to \$100,000	30	26	- 13.3%
\$100,001 to \$125,000	31	48	+ 54.8%
\$125,001 to \$150,000	69	62	- 10.1%
\$150,001 to \$300,000	410	463	+ 12.9%
\$300,001 and Above	539	640	+ 18.7%
All Price Ranges	1,122	1,277	+ 13.8%

Condo

	11-2023	11-2024	Change
\$75,000 and Below	1	1	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	36	46	+ 27.8%
\$300,001 and Above	37	28	- 24.3%
All Price Ranges	74	76	+ 2.7%

By Construction Type

	11-2023	11-2024	Change
Previously Owned	918	1,083	+ 18.0%
New Construction	277	269	- 2.9%
All Construction Types	1,196	1,353	+ 13.1%

	11-2023	11-2024	Change
Previously Owned	870	1,023	+ 17.6%
New Construction	251	253	+ 0.8%
All Construction Types	1,122	1,277	+ 13.8%

	11-2023	11-2024	Change
Previously Owned	48	60	+ 25.0%
New Construction	26	16	- 38.5%
All Construction Types	74	76	+ 2.7%

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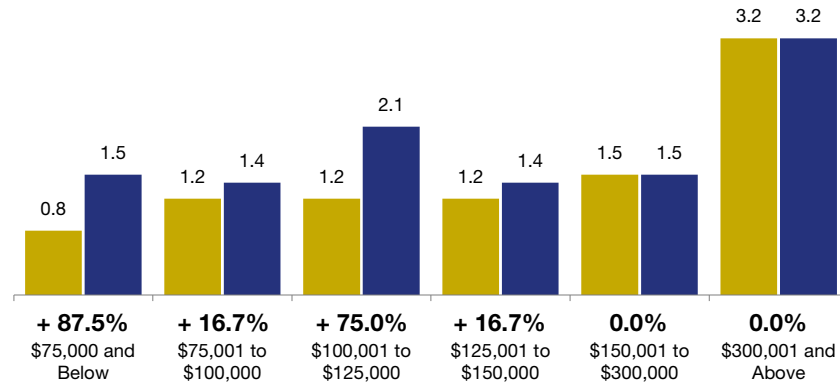
Months Supply of Inventory

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.



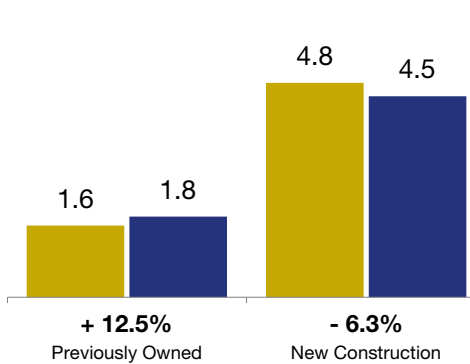
By Price Range

■ 11-2023 ■ 11-2024



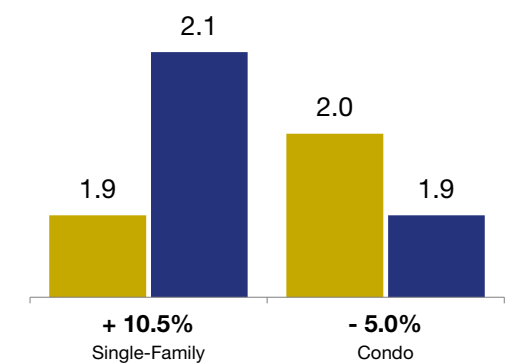
By Construction Type

■ 11-2023 ■ 11-2024



By Property Type

■ 11-2023 ■ 11-2024



All Properties

By Price Range

	11-2023	11-2024	Change
\$75,000 and Below	0.8	1.5	+ 87.5%
\$75,001 to \$100,000	1.2	1.4	+ 16.7%
\$100,001 to \$125,000	1.2	2.1	+ 75.0%
\$125,001 to \$150,000	1.2	1.4	+ 16.7%
\$150,001 to \$300,000	1.5	1.5	0.0%
\$300,001 and Above	3.2	3.2	0.0%
All Price Ranges	1.9	2.0	+ 5.3%

Single-Family

	11-2023	11-2024	Change
\$75,000 and Below	0.8	1.6	+ 100.0%
\$75,001 to \$100,000	1.2	1.4	+ 16.7%
\$100,001 to \$125,000	1.2	2.1	+ 75.0%
\$125,001 to \$150,000	1.2	1.4	+ 16.7%
\$150,001 to \$300,000	1.5	1.5	0.0%
\$300,001 and Above	3.2	3.2	0.0%
All Price Ranges	1.9	2.1	+ 10.5%

Condo

	11-2023	11-2024	Change
\$75,000 and Below	0.9	0.6	- 33.3%
\$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	0.7	--
\$150,001 to \$300,000	1.7	2.0	+ 17.6%
\$300,001 and Above	3.0	2.0	- 33.3%
All Price Ranges	2.0	1.9	- 5.0%

By Construction Type

	11-2023	11-2024	Change
Previously Owned	1.6	1.8	+ 12.5%
New Construction	4.8	4.5	- 6.3%
All Construction Types	1.9	2.0	+ 5.3%

	11-2023	11-2024	Change
Previously Owned	1.6	1.8	+ 12.5%
New Construction	4.8	4.7	- 2.1%
All Construction Types	1.9	2.1	+ 10.5%

	11-2023	11-2024	Change
Previously Owned	1.6	1.8	+ 12.5%
New Construction	4.5	2.7	- 40.0%
All Construction Types	2.0	1.9	- 5.0%

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