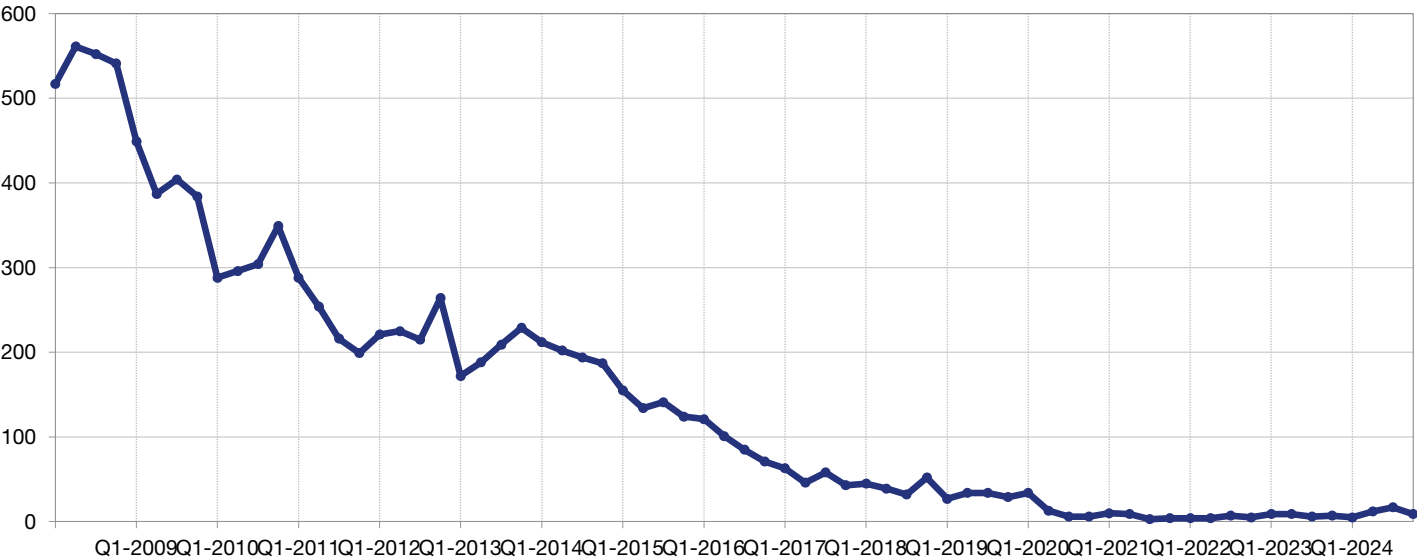


Foreclosure Report

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



Q4-2024 Update

New Listings in the Fort Wayne region increased 10.3 percent to 2,029.

- Traditional New Listings increased 10.4 percent to 2,019.
- Foreclosure New Listings decreased 9.1 percent to 10.
- Share of all New Listings that were foreclosures fell to 0.5 percent.

Closed Sales were up 1.6 percent to 1,979.

- Traditional Closed Sales were up 1.7 percent to 1,965.
- Foreclosure Closed Sales were down 12.5 percent to 14.
- Share of all Closed Sales that were foreclosures rose to 0.7 percent.

The Median Sales Price rose 14.3 percent to \$240,000.

- The traditional Median Sales Price rose 12.7 percent to \$240,000.
- The foreclosure Median Sales Price rose 49.5 percent to \$106,500.

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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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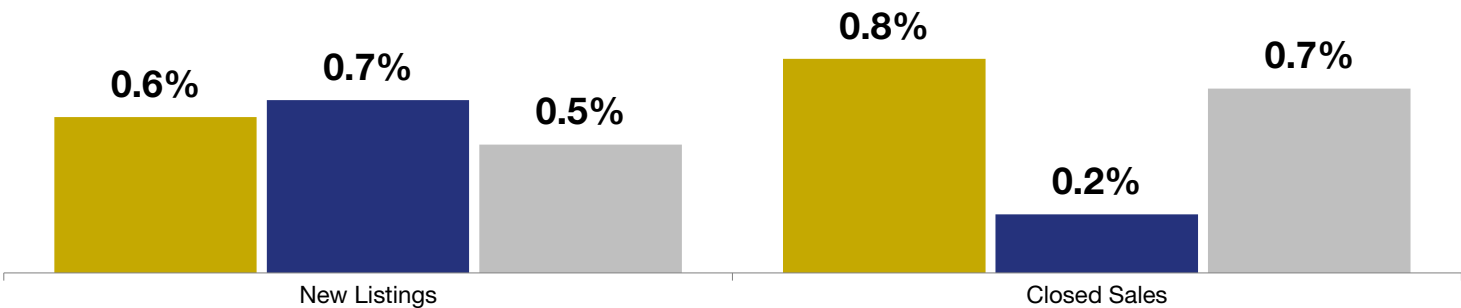


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024
New Listings	11	13	10	- 9.1%	1,829	1,948	2,019	+ 10.4%	1,840	1,961	2,029	+ 10.3%	0.6%	0.7%	0.5%
Closed Sales	16	4	14	- 12.5%	1,932	1,779	1,965	+ 1.7%	1,948	1,783	1,979	+ 1.6%	0.8%	0.2%	0.7%

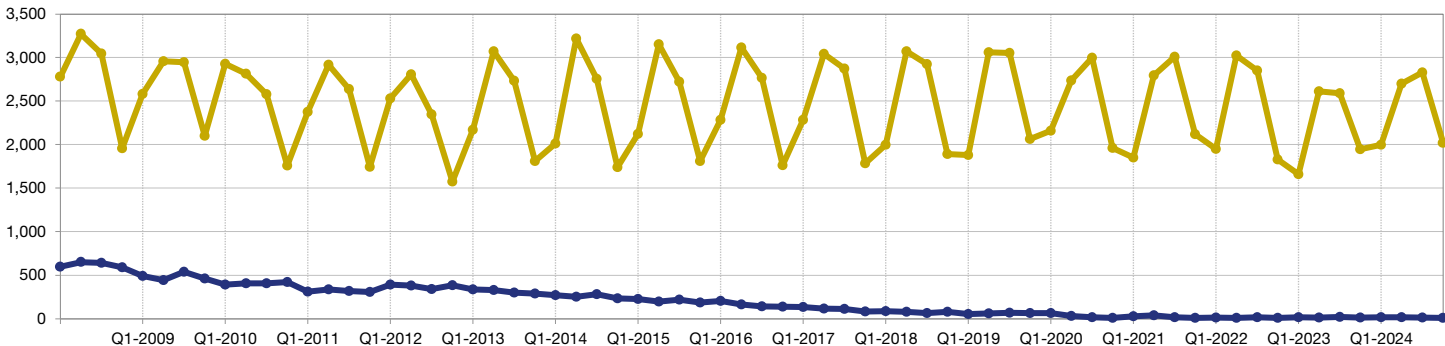
Market Share of Foreclosures

■ Q4-2022 ■ Q4-2023 ■ Q4-2024



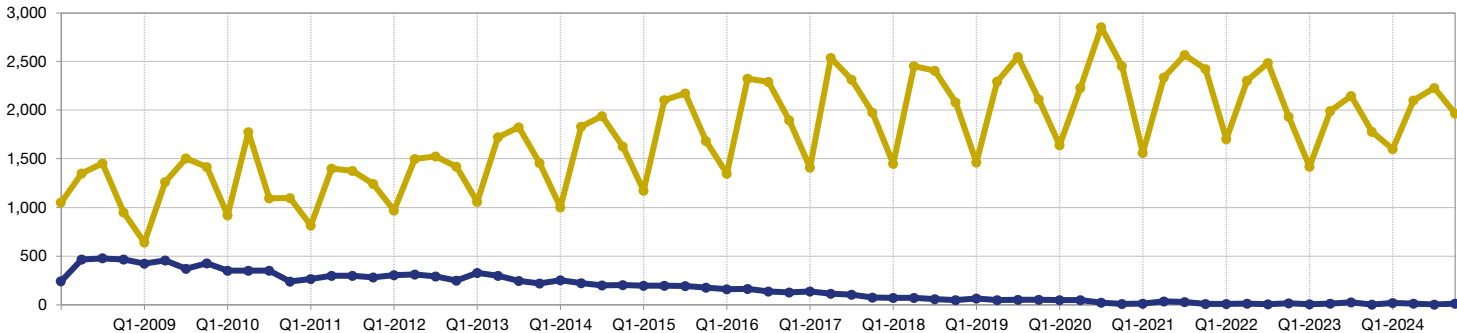
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



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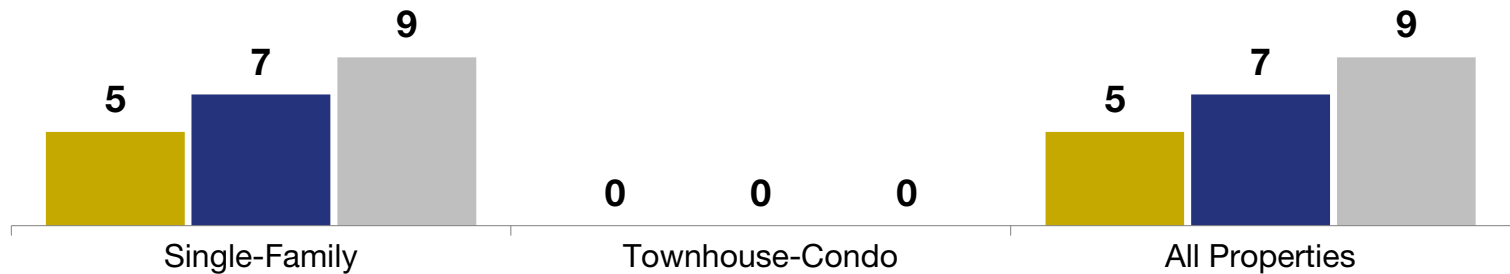


Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024
Single-Family	5	7	9	+ 80.0%	793	968	1,180	+ 48.8%	798	975	1,189	+ 49.0%	0.6%	0.7%	0.8%
Townhouse-Condo	0	0	0	--	53	81	72	+ 35.8%	53	81	72	+ 35.8%	0.0%	0.0%	0.0%
All Properties	5	7	9	+ 80.0%	846	1,049	1,252	+ 48.0%	851	1,056	1,261	+ 48.2%	0.6%	0.7%	0.7%

Foreclosure Inventory by Property Type

Q4-2022 Q4-2023 Q4-2024

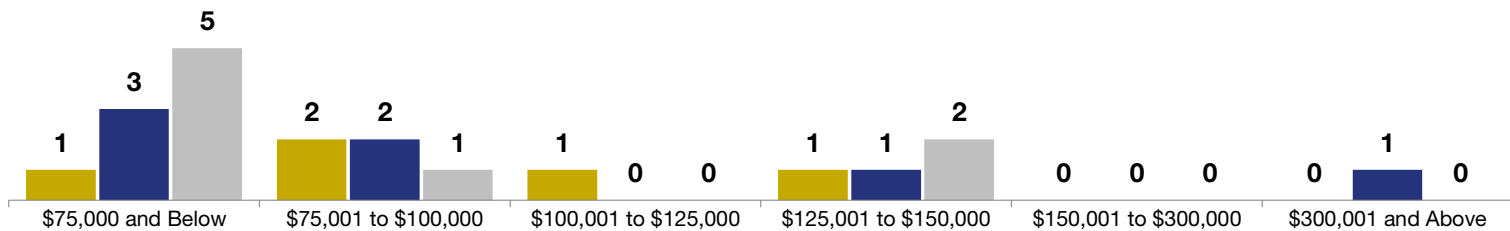


Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024
\$75,000 and Below	1	3	5	+ 400.0%	47	26	28	- 40.4%	48	29	33	- 31.3%	2.1%	10.3%	15.2%
\$75,001 to \$100,000	2	2	1	- 50.0%	41	29	33	- 19.5%	43	31	34	- 20.9%	4.7%	6.5%	2.9%
\$100,001 to \$125,000	1	0	0	- 100.0%	27	40	52	+ 92.6%	28	40	52	+ 85.7%	3.6%	0.0%	0.0%
\$125,001 to \$150,000	1	1	2	+ 100.0%	71	64	55	- 22.5%	72	65	57	- 20.8%	1.4%	1.5%	3.5%
\$150,001 to \$300,000	0	0	0	--	283	421	505	+ 78.4%	283	421	505	+ 78.4%	0.0%	0.0%	0.0%
\$300,001 and Above	0	1	0	--	377	467	575	+ 52.5%	377	468	575	+ 52.5%	0.0%	0.2%	0.0%
All Prices	5	7	9	+ 80.0%	846	1,049	1,252	+ 48.0%	851	1,056	1,261	+ 48.2%	0.6%	0.7%	0.7%

Foreclosure Inventory by Price Range

Q4-2022 Q4-2023 Q4-2024



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Foreclosure Report

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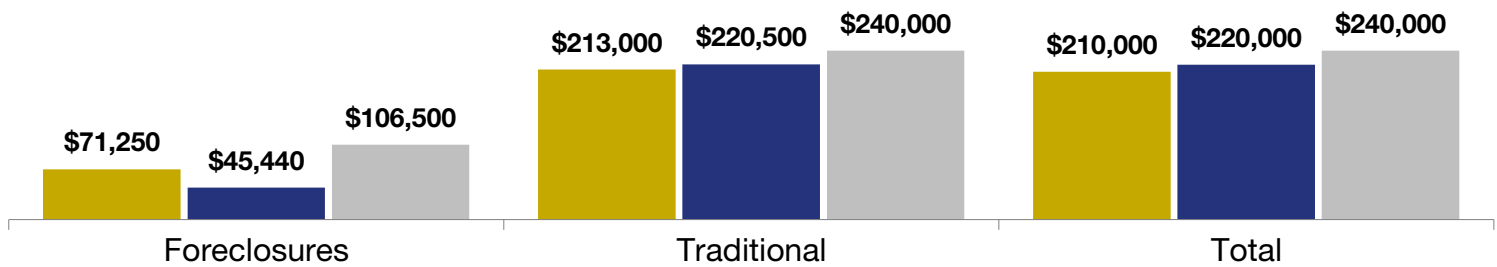


Median Sales Price

	Foreclosures				Traditional				Total			
	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg
Single-Family	\$72,500	\$45,440	\$106,500	+ 46.9%	\$210,000	\$220,000	\$240,000	+ 14.3%	\$210,000	\$219,900	\$239,900	+ 14.2%
Condo-Townhome	\$53,000	\$0	\$0	- 100.0%	\$235,000	\$246,225	\$250,000	+ 6.4%	\$233,950	\$246,225	\$250,000	+ 6.9%
All Properties	\$71,250	\$45,440	\$106,500	+ 49.5%	\$213,000	\$220,500	\$240,000	+ 12.7%	\$210,000	\$220,000	\$240,000	+ 14.3%

Median Sales Price for All Properties

■ Q4-2022 ■ Q4-2023 ■ Q4-2024

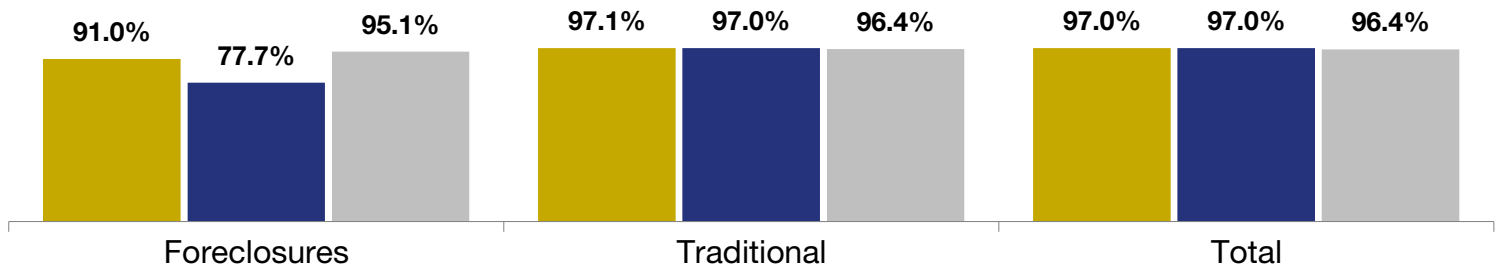


Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg	Q4-2022	Q4-2023	Q4-2024	2-Yr Chg
Single-Family	91.7%	77.7%	95.1%	+ 3.8%	97.0%	97.0%	96.4%	- 0.6%	96.9%	97.0%	96.4%	- 0.6%
Condo-Townhome	81.5%	0.0%	0.0%	- 100.0%	98.5%	97.7%	97.1%	- 1.4%	98.3%	97.7%	97.1%	- 1.2%
All Properties	91.0%	77.7%	95.1%	+ 4.5%	97.1%	97.0%	96.4%	- 0.7%	97.0%	97.0%	96.4%	- 0.6%

Percent of Original List Price Received for All Properties

■ Q4-2022 ■ Q4-2023 ■ Q4-2024



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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 Q4-2024			Closed Sales for the Last 12 Months Through Q4-2024		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	10	0	0.0%	90	1	1.1%
AD02 – Adams-Kirkland, Washington, St. Marys	11	0	0.0%	91	1	1.1%
AD03 – Adams-French, Monroe, Blue Creek	4	0	0.0%	27	0	0.0%
AD04 – Adams-Hartford, Wabash, Jefferson	4	1	25.0%	34	0	0.0%
AL01 – Allen-Eel River, Lake, Perry	178	0	0.0%	912	0	0.0%
AL02 – Allen-Cedar Creek, Springfield, Scipio	35	0	0.0%	213	2	0.9%
AL03 – Allen-Washington	41	0	0.0%	431	0	0.0%
AL04 – Allen-St. Joseph	94	0	0.0%	989	0	0.0%
AL05 – Allen-Milan, Maumee	17	0	0.0%	65	0	0.0%
AL06 – Allen-Aboite, Lafayette	153	0	0.0%	784	0	0.0%
AL07 – Allen-Wayne, Pleasant	206	1	0.5%	1,293	8	0.6%
AL08 – Allen-Adams, Marion	80	0	0.0%	432	2	0.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	8	0	0.0%	44	2	4.5%
DE00 – Dekalb	56	1	1.8%	466	6	1.3%
HU01 – Huntington-Warren, Clear Creek, Jackson	19	0	0.0%	70	0	0.0%
HU02 – Huntington-Dallas, Huntington, Union	45	2	4.4%	320	1	0.3%
HU03 – Huntington-Polk, Lancaster, Rock Creek	3	0	0.0%	29	1	3.4%
HU04 – Huntington-Wayne, Jefferson, Salamonie	3	0	0.0%	32	2	6.3%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	1	0	0.0%	6	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	3	0	0.0%	9	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	3	0	0.0%	4	0	0.0%
NO00 – Noble	6	0	0.0%	32	0	0.0%
WE01 – Wells-Union, Jefferson	9	0	0.0%	97	0	0.0%
WE02 – Wells-Rockcreek, Lancaster	6	0	0.0%	60	1	1.7%
WE03 – Wells-Liberty, Harrison	23	0	0.0%	141	2	1.4%
WE04 – Wells-Jackson, Chester, Nottingham	2	0	0.0%	13	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	5	0	0.0%	55	0	0.0%
WH02 – Whitley-Richland, Clevela	3	0	0.0%	48	0	0.0%
WH03 – Whitley-Columbia, Union	23	0	0.0%	203	1	0.5%
WH04 – Whitley-Washington, Jefferson	0	0	--	15	1	6.7%

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Median Sales Price by Area

	Foreclosures			Traditional		
	Last 12 Months Through Q4-2023	Last 12 Months Through Q4-2024	1-Year Change	Last 12 Months Through Q4-2023	Last 12 Months Through Q4-2024	1-Year Change
AD01 – Adams-Preble, Root, Union	\$58,000	\$60,000	+ 3.4%	\$165,000	\$219,000	+ 32.7%
AD02 – Adams-Kirkland, Washington, St. Marys	\$80,000	\$80,000	0.0%	\$141,500	\$174,900	+ 23.6%
AD03 – Adams-French, Monroe, Blue Creek	\$0	\$0	--	\$142,750	\$172,500	+ 20.8%
AD04 – Adams-Hartford, Wabash, Jefferson	\$0	\$0	--	\$190,000	\$180,750	- 4.9%
AL01 – Allen-Eel River, Lake, Perry	\$389,900	\$0	- 100.0%	\$352,137	\$360,000	+ 2.2%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$266,000	\$139,550	- 47.5%	\$405,000	\$380,000	- 6.2%
AL03 – Allen-Washington	\$150,000	\$0	- 100.0%	\$240,000	\$253,500	+ 5.6%
AL04 – Allen-St. Joseph	\$142,750	\$0	- 100.0%	\$225,000	\$235,000	+ 4.4%
AL05 – Allen-Milan, Maumee	\$104,000	\$0	- 100.0%	\$239,000	\$265,000	+ 10.9%
AL06 – Allen-Aboite, Lafayette	\$0	\$0	--	\$325,164	\$343,250	+ 5.6%
AL07 – Allen-Wayne, Pleasant	\$75,150	\$106,500	+ 41.7%	\$145,000	\$159,000	+ 9.7%
AL08 – Allen-Adams, Marion	\$71,591	\$110,000	+ 53.7%	\$196,500	\$225,000	+ 14.5%
AL09 – Allen-Jefferson, Jackson, Madison, Monroe	\$49,000	\$80,914	+ 65.1%	\$201,500	\$203,950	+ 1.2%
DE00 – DeKalb	\$63,750	\$91,450	+ 43.5%	\$220,000	\$228,000	+ 3.6%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$0	\$0	--	\$250,000	\$300,000	+ 20.0%
HU02 – Huntington-Dallas, Huntington, Union	\$85,000	\$179,900	+ 111.6%	\$155,500	\$165,100	+ 6.2%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$0	\$42,500	--	\$170,000	\$160,000	- 5.9%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$0	\$70,000	--	\$175,000	\$169,500	- 3.1%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	--	\$123,750	\$223,000	+ 80.2%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	--	\$135,000	\$97,000	- 28.1%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	--	\$119,900	\$124,000	+ 3.4%
NO00 – Noble	\$0	\$0	--	\$237,500	\$270,500	+ 13.9%
WE01 – Wells-Union, Jefferson	\$0	\$0	--	\$248,000	\$220,000	- 11.3%
WE02 – Wells-Rockcreek, Lancaster	\$95,500	\$28,000	- 70.7%	\$314,900	\$268,750	- 14.7%
WE03 – Wells-Liberty, Harrison	\$0	\$62,500	--	\$150,500	\$189,900	+ 26.2%
WE04 – Wells-Jackson, Chester, Nottingham	\$0	\$0	--	\$183,000	\$250,000	+ 36.6%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$0	\$0	--	\$207,500	\$230,000	+ 10.8%
WH02 – Whitley-Richland, Clevella	\$0	\$0	--	\$177,500	\$171,250	- 3.5%
WH03 – Whitley-Columbia, Union	\$0	\$145,000	--	\$232,000	\$239,900	+ 3.4%
WH04 – Whitley-Washington, Jefferson	\$0	\$180,000	--	\$334,950	\$275,000	- 17.9%

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