

Housing Supply Overview

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



December 2024

U.S. sales of new residential homes jumped 5.9% month-over-month and 8.7% year-over-year to a seasonally adjusted annual rate of 664,000 units, led by gains in the South and Midwest, according to the U.S. Census Bureau. The median new home sales price was \$402,600, down 5.4% from the previous month and a 6.3% decrease from the same time last year. There were approximately 490,000 new homes for sale heading into December, for an 8.9-month supply at the current sales pace. For the 12-month period spanning January 2024 through December 2024, Closed Sales in the Fort Wayne region were up 7.5 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 16.8 percent.

The overall Median Sales Price was up 6.4 percent to \$242,500. The property type with the largest price gain was the Single-Family segment, where prices increased 6.7 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 19.4 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 21.9 percent. That amounts to 1.9 months supply for Single-Family homes and 1.8 months supply for Condos.

Quick Facts

+ 16.8%	+ 7.9%	+ 9.7%
Price Range with Strongest Closed Sales:	Construction Status with Strongest Closed Sales:	Property Type with Strongest Closed Sales:
\$300,001 and Above	Previously Owned	Condo

Closed Sales	2
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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.

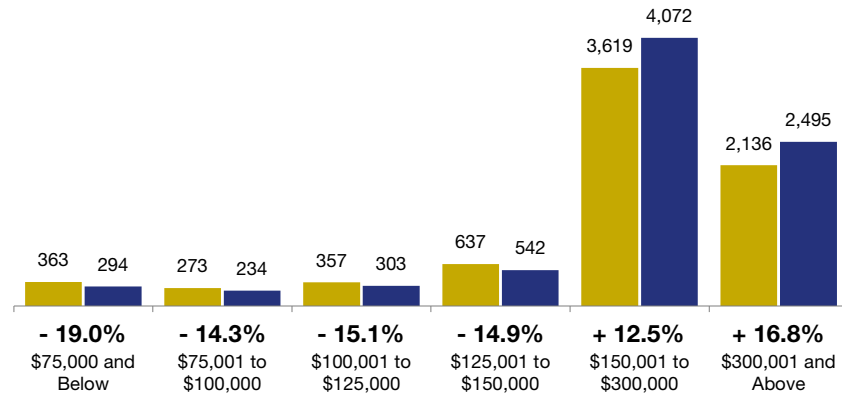
Closed Sales

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



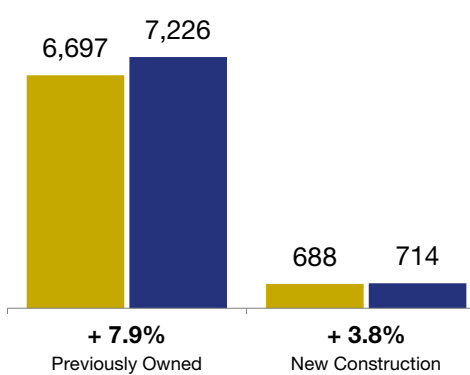
By Price Range

■ 12-2023 ■ 12-2024



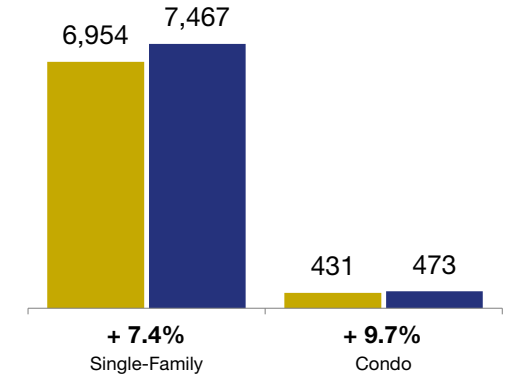
By Construction Type

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range

	12-2023	12-2024	Change
\$75,000 and Below	363	294	- 19.0%
\$75,001 to \$100,000	273	234	- 14.3%
\$100,001 to \$125,000	357	303	- 15.1%
\$125,001 to \$150,000	637	542	- 14.9%
\$150,001 to \$300,000	3,619	4,072	+ 12.5%
\$300,001 and Above	2,136	2,495	+ 16.8%
All Price Ranges	7,385	7,940	+ 7.5%

Single-Family

12-2023	12-2024	Change
355	278	- 21.7%
272	233	- 14.3%
345	303	- 12.2%
624	525	- 15.9%
3,362	3,786	+ 12.6%
1,996	2,342	+ 17.3%
6,954	7,467	+ 7.4%

Condo

	12-2023	12-2024	Change
	8	16	+ 100.0%
	1	1	0.0%
	12	0	- 100.0%
	13	17	+ 30.8%
	257	286	+ 11.3%
	140	153	+ 9.3%
	431	473	+ 9.7%

By Construction Type

	12-2023	12-2024	Change
Previously Owned	6,697	7,226	+ 7.9%
New Construction	688	714	+ 3.8%
All Construction Types	7,385	7,940	+ 7.5%

12-2023	12-2024	Change
6,335	6,825	+ 7.7%
619	642	+ 3.7%
6,954	7,467	+ 7.4%

	12-2023	12-2024	Change
	362	401	+ 10.8%
	69	72	+ 4.3%
	431	473	+ 9.7%

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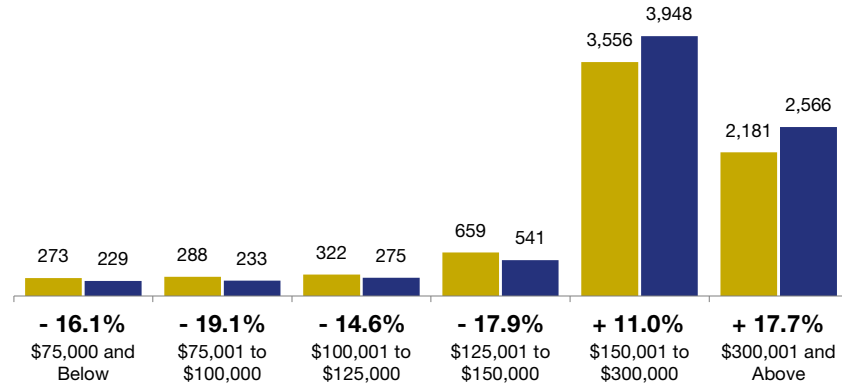
Pending Sales

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



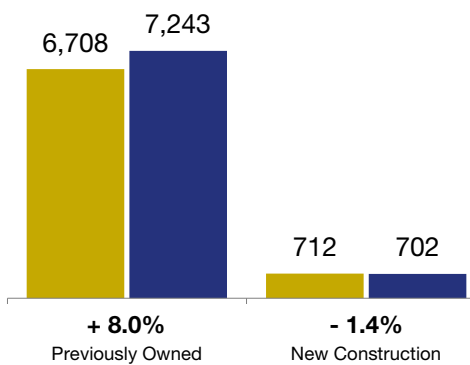
By Price Range

■ 12-2023 ■ 12-2024



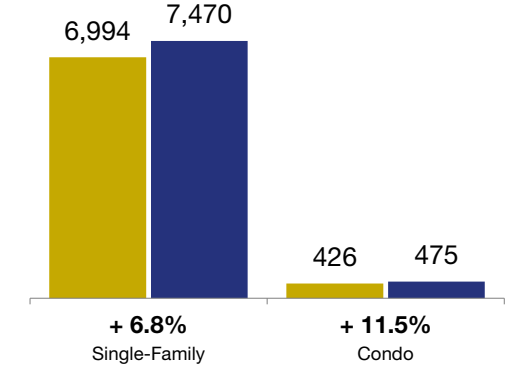
By Construction Type

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range

	12-2023	12-2024	Change
\$75,000 and Below	273	229	- 16.1%
\$75,001 to \$100,000	288	233	- 19.1%
\$100,001 to \$125,000	322	275	- 14.6%
\$125,001 to \$150,000	659	541	- 17.9%
\$150,001 to \$300,000	3,556	3,948	+ 11.0%
\$300,001 and Above	2,181	2,566	+ 17.7%
All Price Ranges	7,420	7,945	+ 7.1%

Single-Family

	12-2023	12-2024	Change
\$75,000 and Below	266	214	- 19.5%
\$75,001 to \$100,000	287	230	- 19.9%
\$100,001 to \$125,000	314	274	- 12.7%
\$125,001 to \$150,000	644	528	- 18.0%
\$150,001 to \$300,000	3,309	3,672	+ 11.0%
\$300,001 and Above	2,034	2,399	+ 17.9%
All Price Ranges	6,994	7,470	+ 6.8%

Condo

	12-2023	12-2024	Change
\$75,000 and Below	7	15	+ 114.3%
\$75,001 to \$100,000	1	3	+ 200.0%
\$100,001 to \$125,000	8	1	- 87.5%
\$125,001 to \$150,000	15	13	- 13.3%
\$150,001 to \$300,000	247	276	+ 11.7%
\$300,001 and Above	147	167	+ 13.6%
All Price Ranges	426	475	+ 11.5%

By Construction Type

	12-2023	12-2024	Change
Previously Owned	6,708	7,243	+ 8.0%
New Construction	712	702	- 1.4%
All Construction Types	7,420	7,945	+ 7.1%

	12-2023	12-2024	Change
Previously Owned	6,349	6,838	+ 7.7%
New Construction	645	632	- 2.0%
All Construction Types	6,994	7,470	+ 6.8%

	12-2023	12-2024	Change
Previously Owned	359	405	+ 12.8%
New Construction	67	70	+ 4.5%
All Construction Types	426	475	+ 11.5%

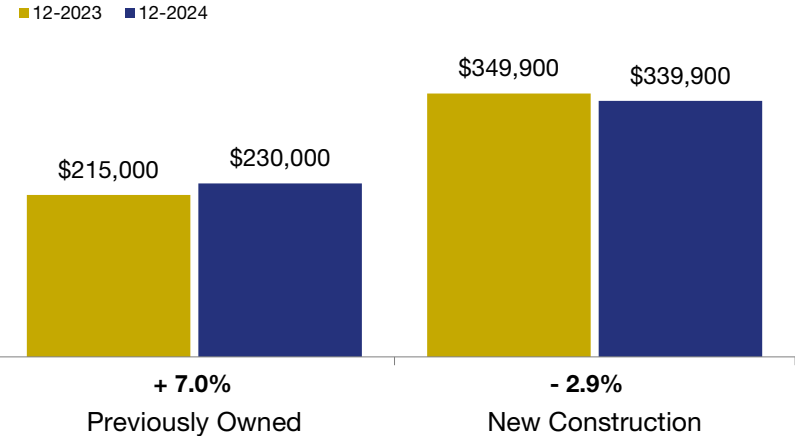
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Median Sales Price

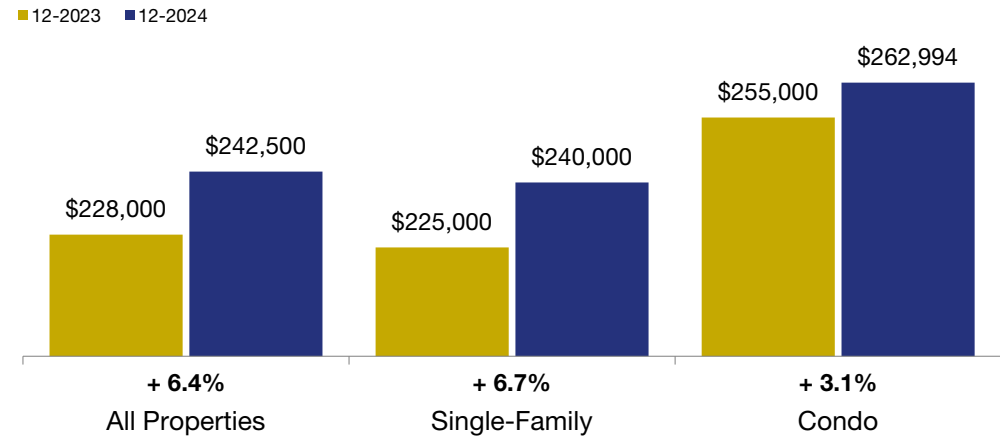
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Type



By Property Type



All Properties			
By Construction Type	12-2023	12-2024	Change
Previously Owned	\$215,000	\$230,000	+ 7.0%
New Construction	\$349,900	\$339,900	- 2.9%
All Construction Types	\$228,000	\$242,500	+ 6.4%

Single-Family			Condo		
12-2023	12-2024	Change	12-2023	12-2024	Change
\$211,000	\$229,900	+ 9.0%	\$240,500	\$252,500	+ 5.0%
\$349,900	\$344,900	- 1.4%	\$299,900	\$282,788	- 5.7%
\$225,000	\$240,000	+ 6.7%	\$255,000	\$262,994	+ 3.1%

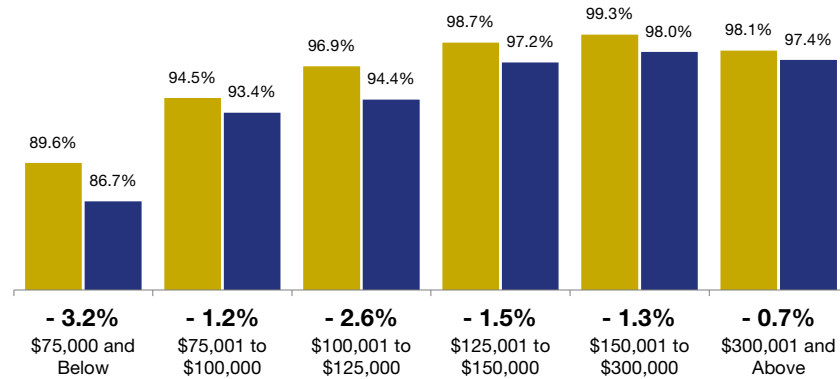
Percent of Original List Price Received

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.**



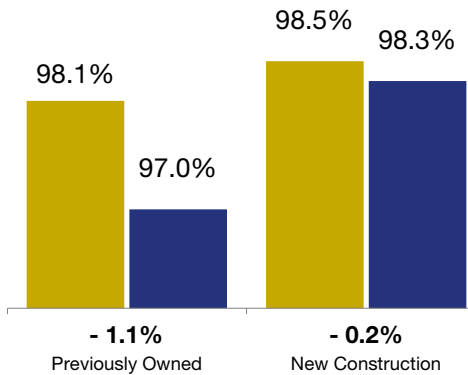
By Price Range

■ 12-2023 ■ 12-2024



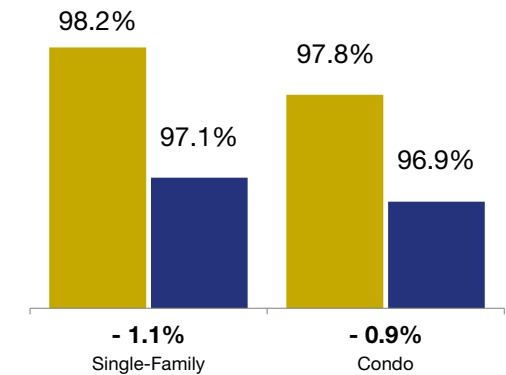
By Construction Type

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range

	12-2023	12-2024	Change
\$75,000 and Below	89.6%	86.7%	- 3.2%
\$75,001 to \$100,000	94.5%	93.4%	- 1.2%
\$100,001 to \$125,000	96.9%	94.4%	- 2.6%
\$125,001 to \$150,000	98.7%	97.2%	- 1.5%
\$150,001 to \$300,000	99.3%	98.0%	- 1.3%
\$300,001 and Above	98.1%	97.4%	- 0.7%
All Price Ranges	98.1%	97.1%	- 1.0%

Single-Family

	12-2023	12-2024	Change
\$75,000 and Below	89.5%	86.1%	- 3.8%
\$75,001 to \$100,000	94.6%	93.4%	- 1.3%
\$100,001 to \$125,000	97.0%	94.4%	- 2.7%
\$125,001 to \$150,000	98.8%	97.3%	- 1.5%
\$150,001 to \$300,000	99.3%	98.1%	- 1.2%
\$300,001 and Above	98.1%	97.4%	- 0.7%
All Price Ranges	98.2%	97.1%	- 1.1%

Condo

	12-2023	12-2024	Change
\$75,000 and Below	91.7%	95.8%	+ 4.5%
\$75,001 to \$100,000	90.1%	95.0%	+ 5.4%
\$100,001 to \$125,000	93.3%	0.0%	- 100.0%
\$125,001 to \$150,000	94.9%	94.4%	- 0.5%
\$150,001 to \$300,000	98.5%	97.0%	- 1.5%
\$300,001 and Above	97.6%	97.0%	- 0.6%
All Price Ranges	97.8%	96.9%	- 0.9%

By Construction Type

	12-2023	12-2024	Change
Previously Owned	98.1%	97.0%	- 1.1%
New Construction	98.5%	98.3%	- 0.2%
All Construction Types	98.1%	97.1%	- 1.0%

	12-2023	12-2024	Change
Previously Owned	98.1%	97.0%	- 1.1%
New Construction	98.4%	98.3%	- 0.1%
All Construction Types	98.2%	97.1%	- 1.1%

	12-2023	12-2024	Change
Previously Owned	97.5%	96.6%	- 0.9%
New Construction	99.3%	98.7%	- 0.6%
All Construction Types	97.8%	96.9%	- 0.9%

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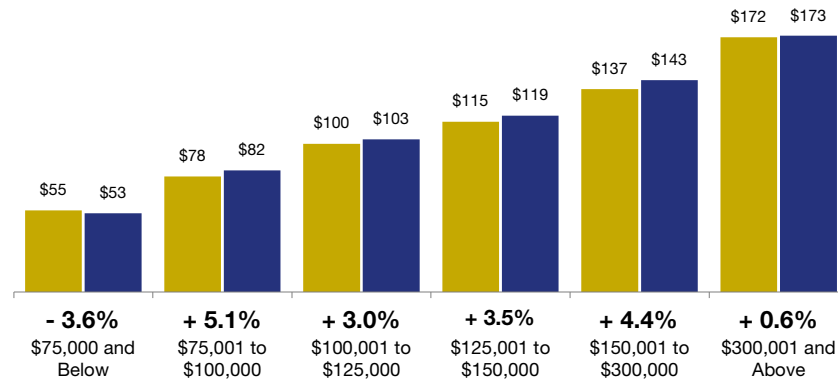
Price Per Square Foot

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



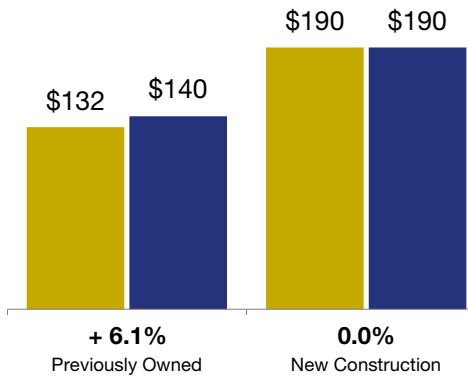
By Price Range

■ 12-2023 ■ 12-2024



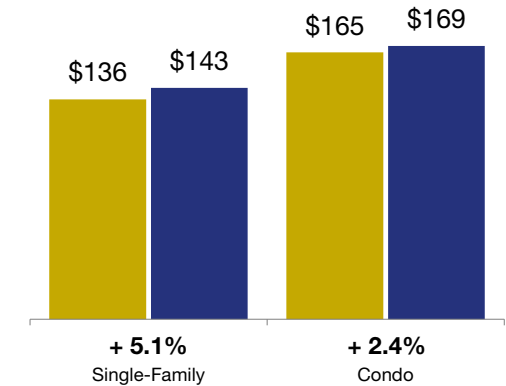
By Construction Type

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range

	12-2023	12-2024	Change
\$75,000 and Below	\$55	\$53	- 3.6%
\$75,001 to \$100,000	\$78	\$82	+ 5.1%
\$100,001 to \$125,000	\$100	\$103	+ 3.0%
\$125,001 to \$150,000	\$115	\$119	+ 3.5%
\$150,001 to \$300,000	\$137	\$143	+ 4.4%
\$300,001 and Above	\$172	\$173	+ 0.6%
All Price Ranges	\$137	\$144	+ 5.1%

Single-Family

12-2023	12-2024	Change
\$54	\$51	- 5.6%
\$78	\$82	+ 5.1%
\$99	\$103	+ 4.0%
\$115	\$119	+ 3.5%
\$136	\$141	+ 3.7%
\$171	\$172	+ 0.6%
\$136	\$143	+ 5.1%

Condo

	12-2023	12-2024	Change
	\$93	\$101	+ 8.6%
	\$70	\$89	+ 27.1%
	\$113	\$0	- 100.0%
	\$137	\$140	+ 2.2%
	\$156	\$161	+ 3.2%
	\$194	\$194	0.0%
	\$165	\$169	+ 2.4%

By Construction Type

	12-2023	12-2024	Change
Previously Owned	\$132	\$140	+ 6.1%
New Construction	\$190	\$190	0.0%
All Construction Types	\$137	\$144	+ 5.1%

12-2023	12-2024	Change
\$131	\$138	+ 5.3%
\$189	\$189	0.0%
\$136	\$143	+ 5.1%

	12-2023	12-2024	Change
	\$159	\$164	+ 3.1%
	\$199	\$195	- 2.0%
	\$165	\$169	+ 2.4%

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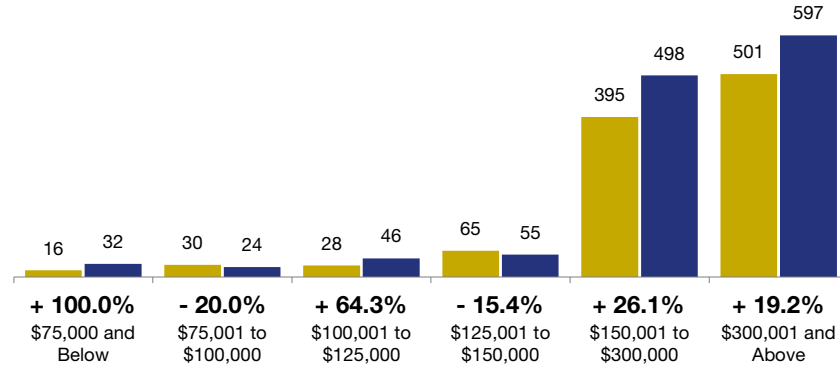
Inventory of Homes for Sale

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



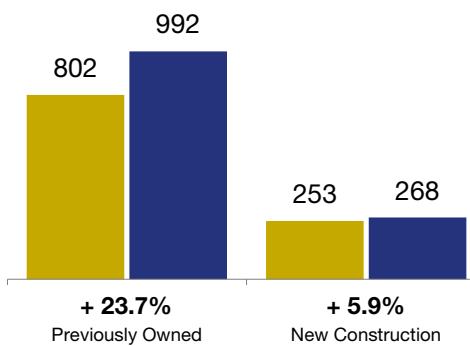
By Price Range

■ 12-2023 ■ 12-2024



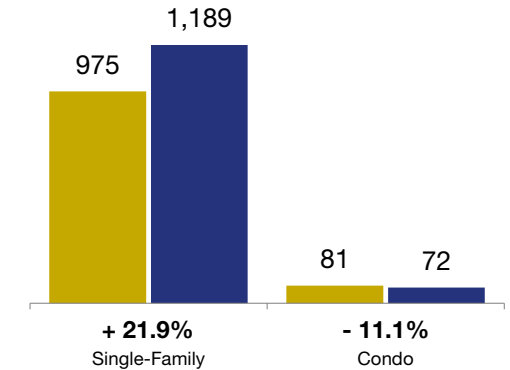
By Construction Type

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range

	12-2023	12-2024	Change
\$75,000 and Below	16	32	+ 100.0%
\$75,001 to \$100,000	30	24	- 20.0%
\$100,001 to \$125,000	28	46	+ 64.3%
\$125,001 to \$150,000	65	55	- 15.4%
\$150,001 to \$300,000	395	498	+ 26.1%
\$300,001 and Above	501	597	+ 19.2%
All Price Ranges	1,056	1,261	+ 19.4%

Single-Family

	12-2023	12-2024	Change
\$75,000 and Below	15	31	+ 106.7%
\$75,001 to \$100,000	30	24	- 20.0%
\$100,001 to \$125,000	28	46	+ 64.3%
\$125,001 to \$150,000	64	55	- 14.1%
\$150,001 to \$300,000	354	455	+ 28.5%
\$300,001 and Above	463	569	+ 22.9%
All Price Ranges	975	1,189	+ 21.9%

Condo

	12-2023	12-2024	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	1	0	- 100.0%
\$150,001 to \$300,000	41	43	+ 4.9%
\$300,001 and Above	38	28	- 26.3%
All Price Ranges	81	72	- 11.1%

By Construction Type

	12-2023	12-2024	Change
Previously Owned	802	992	+ 23.7%
New Construction	253	268	+ 5.9%
All Construction Types	1,056	1,261	+ 19.4%

	12-2023	12-2024	Change
Previously Owned	748	936	+ 25.1%
New Construction	226	252	+ 11.5%
All Construction Types	975	1,189	+ 21.9%

	12-2023	12-2024	Change
Previously Owned	54	56	+ 3.7%
New Construction	27	16	- 40.7%
All Construction Types	81	72	- 11.1%

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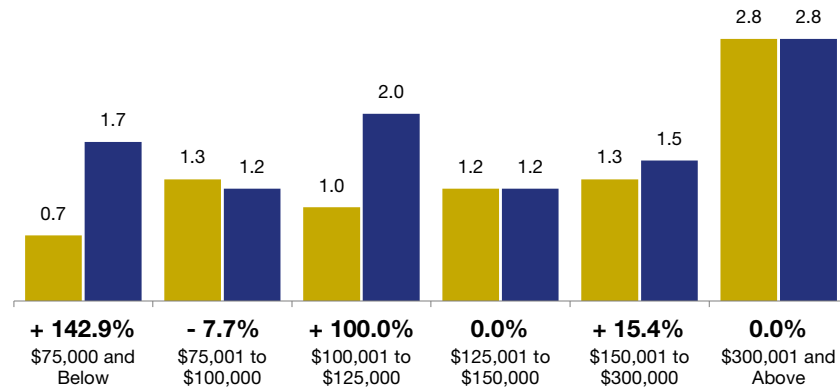
Months Supply of Inventory

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.



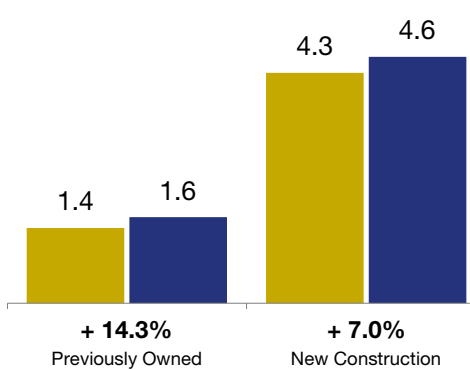
By Price Range

■ 12-2023 ■ 12-2024



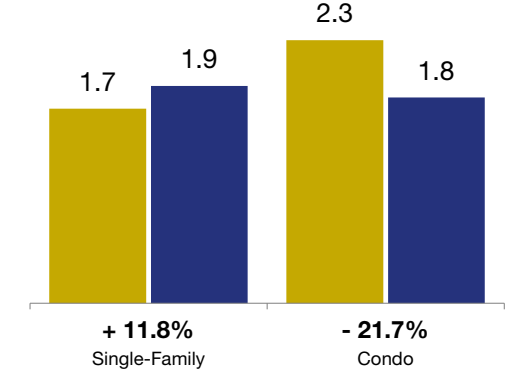
By Construction Type

■ 12-2023 ■ 12-2024



By Property Type

■ 12-2023 ■ 12-2024



All Properties

By Price Range

	12-2023	12-2024	Change
\$75,000 and Below	0.7	1.7	+ 142.9%
\$75,001 to \$100,000	1.3	1.2	- 7.7%
\$100,001 to \$125,000	1.0	2.0	+ 100.0%
\$125,001 to \$150,000	1.2	1.2	0.0%
\$150,001 to \$300,000	1.3	1.5	+ 15.4%
\$300,001 and Above	2.8	2.8	0.0%
All Price Ranges	1.7	1.9	+ 11.8%

Single-Family

	12-2023	12-2024	Change
\$75,000 and Below	0.7	1.7	+ 142.9%
\$75,001 to \$100,000	1.3	1.3	0.0%
\$100,001 to \$125,000	1.1	2.0	+ 81.8%
\$125,001 to \$150,000	1.2	1.3	+ 8.3%
\$150,001 to \$300,000	1.3	1.5	+ 15.4%
\$300,001 and Above	2.7	2.8	+ 3.7%
All Price Ranges	1.7	1.9	+ 11.8%

Condo

	12-2023	12-2024	Change
\$75,000 and Below	0.9	0.7	- 22.2%
\$75,001 to \$100,000	0.0	0.0	--
\$100,001 to \$125,000	0.0	0.0	--
\$125,001 to \$150,000	0.5	0.0	- 100.0%
\$150,001 to \$300,000	2.0	1.9	- 5.0%
\$300,001 and Above	3.1	2.0	- 35.5%
All Price Ranges	2.3	1.8	- 21.7%

By Construction Type

	12-2023	12-2024	Change
Previously Owned	1.4	1.6	+ 14.3%
New Construction	4.3	4.6	+ 7.0%
All Construction Types	1.7	1.9	+ 11.8%

	12-2023	12-2024	Change
Previously Owned	1.4	1.6	+ 14.3%
New Construction	4.2	4.8	+ 14.3%
All Construction Types	1.7	1.9	+ 11.8%

	12-2023	12-2024	Change
Single-Family	1.8	1.7	- 5.6%
Condo	4.8	2.7	- 43.8%
All Property Types	2.3	1.8	- 21.7%

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