



# Detailed Market Overview

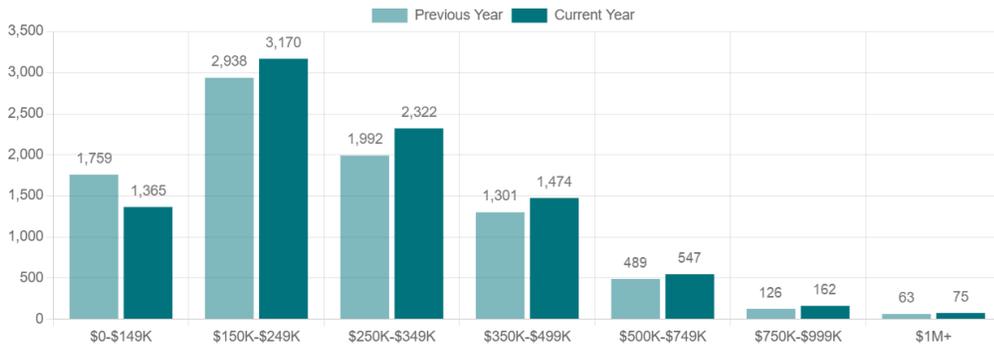
## Indicators by price, construction status, and property type

Detailed Market Overview for Fort Wayne Region (8 counties) as of January 2025.

## Supply

### New Listings by Price

12-month rolling total



All properties, January 2025  
**9,115**  
 +5% year-over-year change

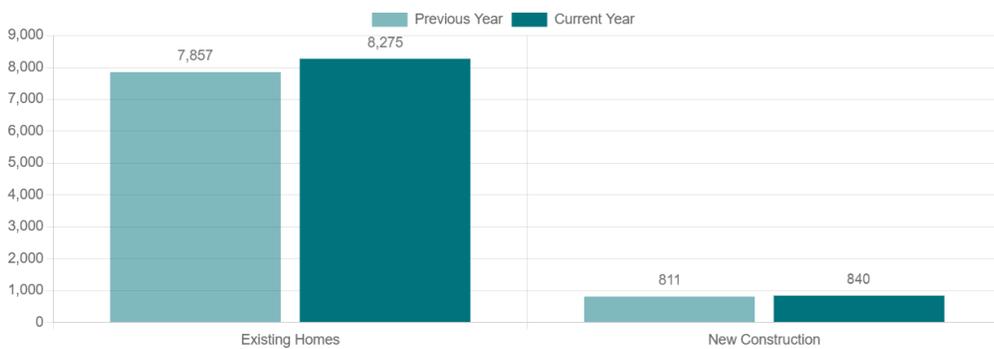
Under \$250K  
**4,535**  
 -3% year-over-year change

At least \$250K  
**4,580**

**Last update:** Feb. 7, 2025, 12:09 p.m. **Source:** IAR MLS Data Warehouse **Data notes:** None Fort Wayne Region (8 counties) includes Adams County, Allen County, DeKalb County, Huntington County, Jay County, Noble County, Wells County, Whitley County.

### New Listings by Construction

12-month rolling total



All properties, January 2025  
**9,115**  
 +5% year-over-year change

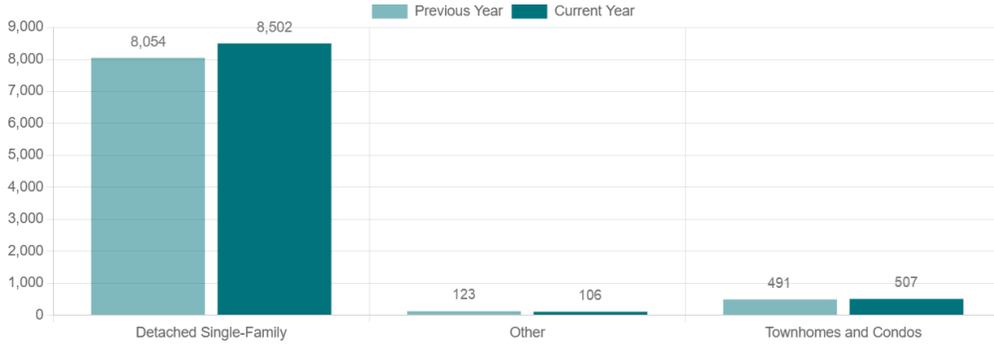
Existing homes  
**8,275**  
 +5% year-over-year change

New construction  
**840**

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## New Listings by Property Type

12-month rolling total



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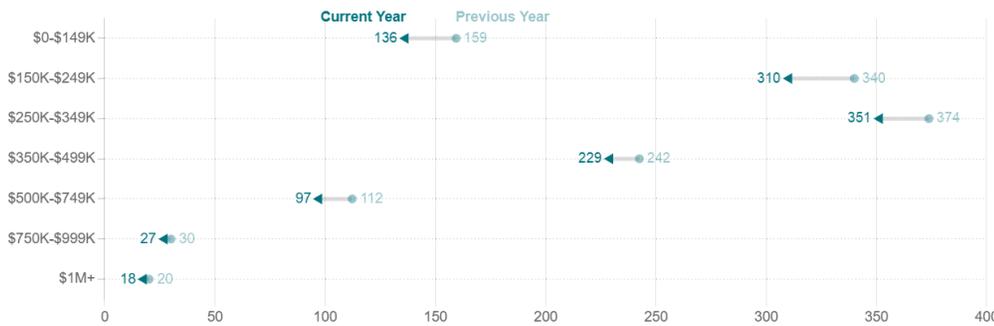
All properties, January 2025  
**9,115**  
 +5% year-over-year change

Single-family detached  
**8,502**  
 +6% year-over-year change

Townhomes and condos  
**507**

## Inventory by Price

Average daily inventory in latest month



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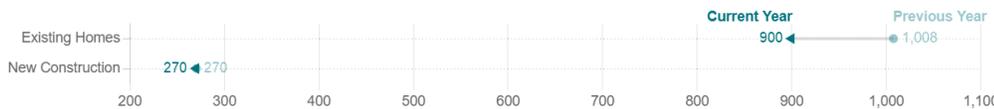
All properties, January 2025  
**1,170**  
 -8% year-over-year change

Under \$250K  
**447**  
 -11% year-over-year change

At least \$250K  
**723**

## Inventory by Construction

Average daily inventory in latest month



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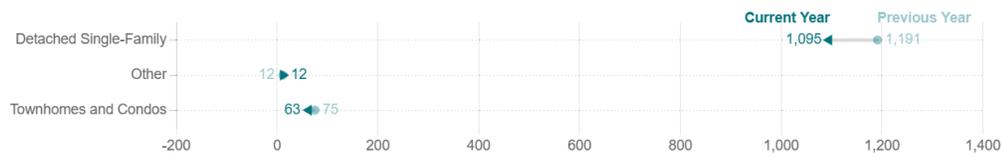
All properties, January 2025  
**1,170**  
 -8% year-over-year change

Existing homes  
**900**  
 -11% year-over-year change

New construction  
**270**

## Inventory by Property Type

Average daily inventory in latest month



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All properties, January 2025

**1,170**

-8% year-over-year change

Single-family detached

**1,095**

-8% year-over-year change

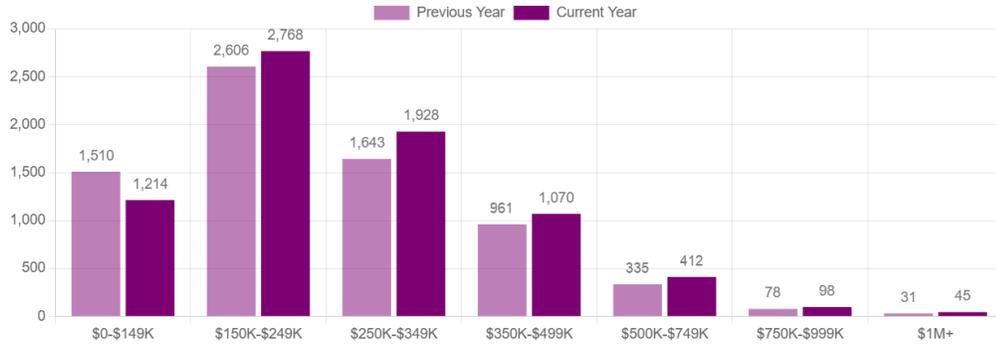
Townhomes and condos

**63**

## Sales

### Closed Sales by Price

12-month rolling total



All properties, January 2025  
**7,535**  
 +5% year-over-year change

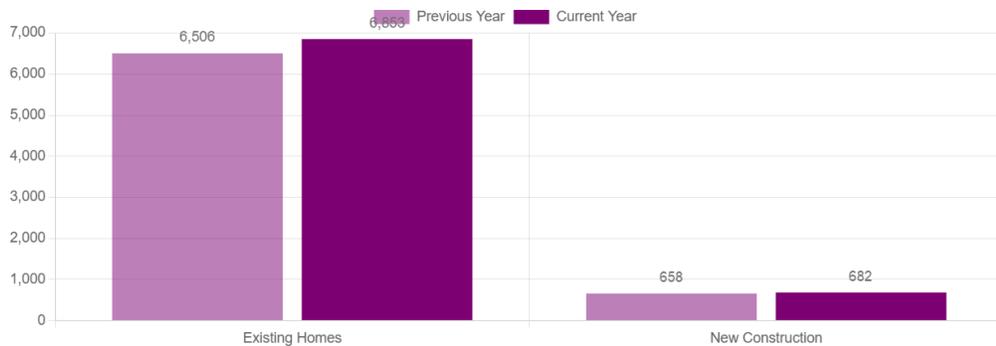
Under \$250K  
**3,982**  
 -3% year-over-year change

At least \$250K  
**3,553**

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### Closed Sales by Construction

12-month rolling total



All properties, January 2025  
**7,535**  
 +5% year-over-year change

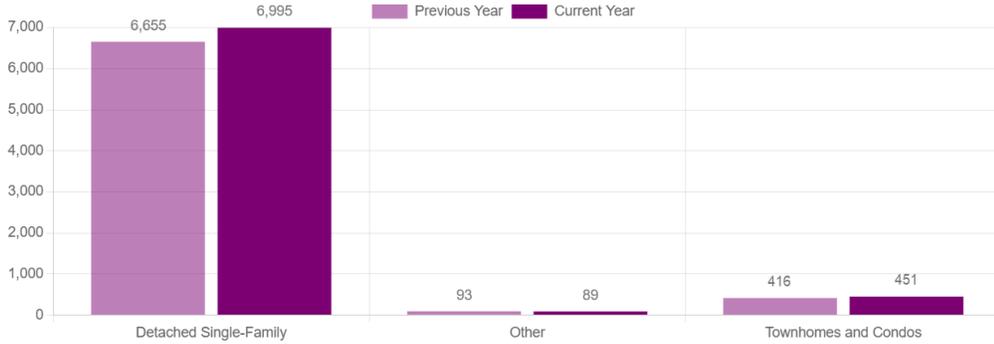
Existing homes  
**6,853**  
 +5% year-over-year change

New construction  
**682**

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## Closed Sales by Property Type

12-month rolling total



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All properties, January 2025

**7,535**

+5% year-over-year change

Single-family detached

**6,995**

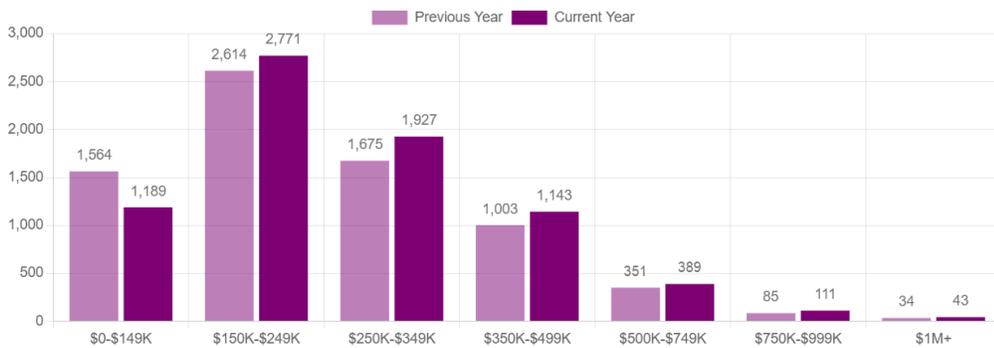
+5% year-over-year change

Townhomes and condos

**451**

## Pending Sales by Price

12-month rolling total



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All properties, January 2025

**7,573**

+3% year-over-year change

Under \$250K

**3,960**

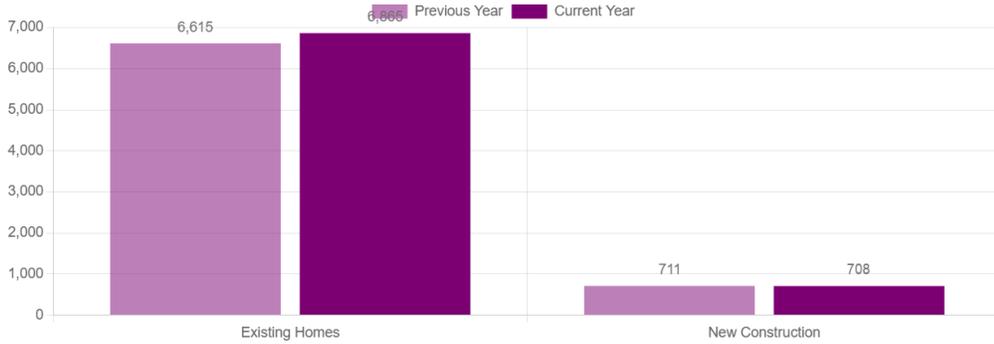
-5% year-over-year change

At least \$250K

**3,613**

# Pending Sales by Construction

12-month rolling total



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All properties, January 2025

**7,573**  
+3% year-over-year change

Existing homes

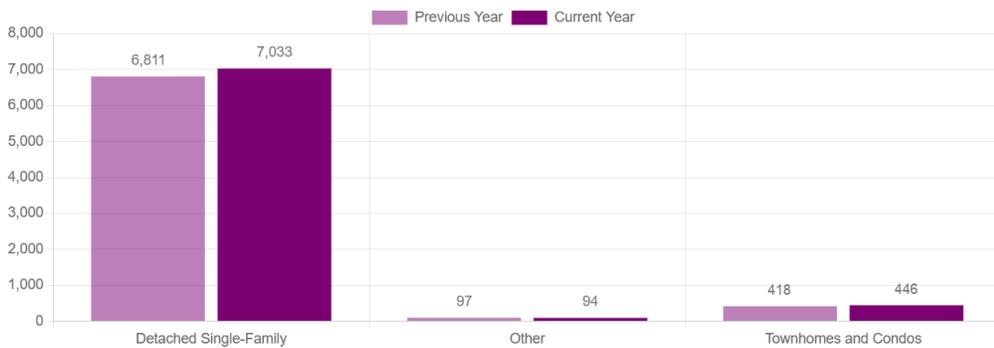
**6,865**  
+4% year-over-year change

New construction

**708**

# Pending Sales by Property Type

12-month rolling total



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All properties, January 2025

**7,573**  
+3% year-over-year change

Single-family detached

**7,033**  
+3% year-over-year change

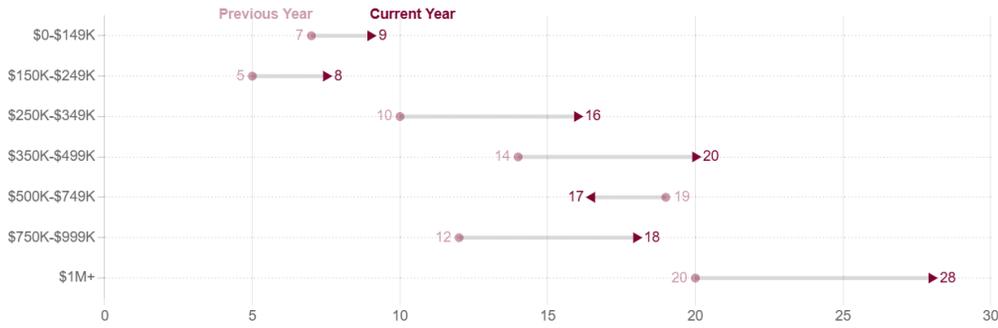
Townhomes and condos

**446**

## Market Momentum

### Days on Market by Price

12-month rolling median



All properties, January 2025

**12**  
+50% year-over-year change

Under \$250K

**8**  
+60% year-over-year change

At least \$250K

**17**

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## Price

### Price per Square Foot by Price

12-month rolling median



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All properties, January 2025  
**\$153**  
 +6% year-over-year change

Under \$250K  
**\$132**  
 +7% year-over-year change

At least \$250K  
**\$178**

### Price per Square Foot by Construction

12-month rolling median



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All properties, January 2025  
**\$153**  
 +6% year-over-year change

Existing homes  
**\$150**  
 +6% year-over-year change

New construction  
**\$190**

## Price per Square Foot by Property Type

12-month rolling median



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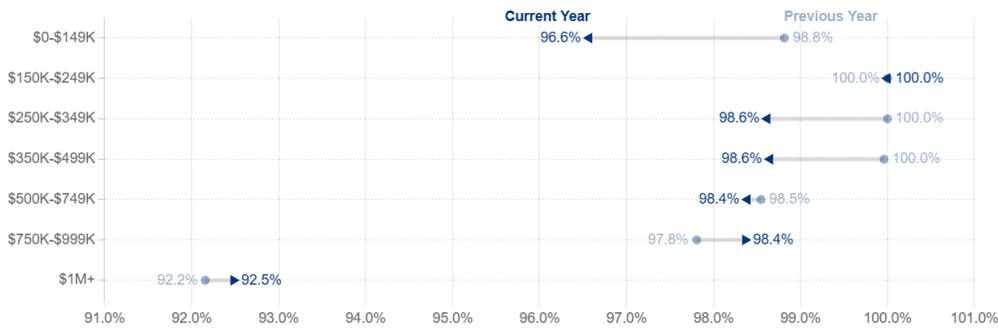
All properties, January 2025  
**\$153**  
 +6% year-over-year change

Single-family detached  
**\$153**  
 +6% year-over-year change

Townhomes and condos  
**\$169**

## Percent of Asking Price by Price

12-month rolling median



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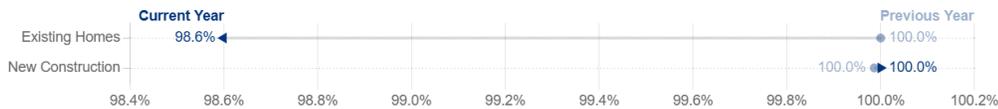
All properties, January 2025  
**99%**  
 -1% year-over-year change

Under \$250K  
**99%**  
 -1% year-over-year change

At least \$250K  
**99%**

## Percent of Asking Price by Construction

12-month rolling median



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All properties, January 2025  
**99%**  
 -1% year-over-year change

Existing homes  
**99%**  
 -1% year-over-year change

New construction  
**100%**

## Percent of Asking Price by Property Type

12-month rolling median



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All properties, January 2025  
**99%**  
-1% year-over-year change

Single-family detached  
**99%**  
-1% year-over-year change

Townhomes and condos  
**98%**

## Median Price by Price

12-month rolling median



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All properties, January 2025  
**\$242,000**  
+6% year-over-year change

Under \$250K  
**\$178,000**  
+5% year-over-year change

At least \$250K  
**\$337,000**

## Median Price by Construction

12-month rolling median



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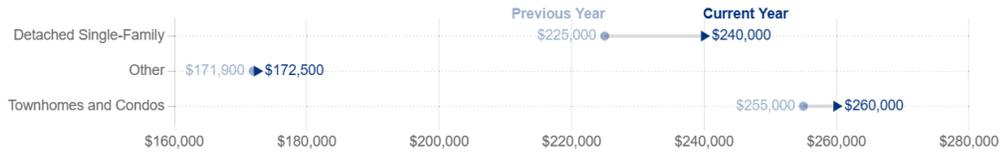
All properties, January 2025  
**\$242,000**  
+6% year-over-year change

Existing homes  
**\$230,000**  
+7% year-over-year change

New construction  
**\$340,000**

# Median Price by Property Type

12-month rolling median



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All properties, January 2025

**\$242,000**

+6% year-over-year change

Single-family detached

**\$240,000**

+7% year-over-year change

Townhomes and condos

**\$260,000**