



Detailed Market Overview

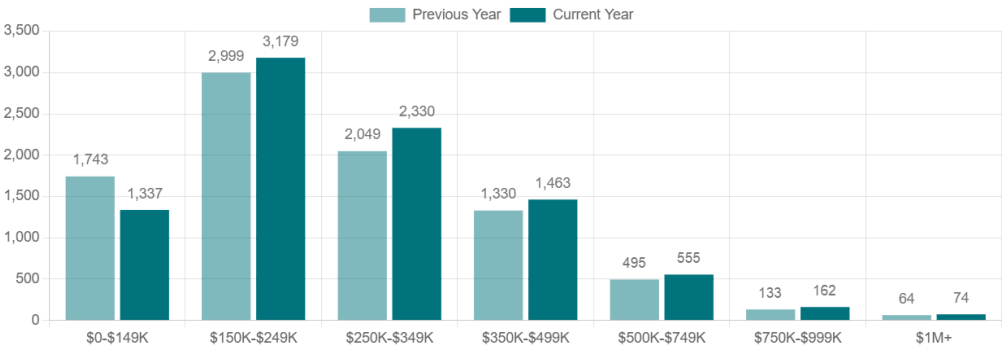
Indicators by price, construction status, and property type

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

Supply

New Listings by Price

12-month rolling total



Last update: March 7, 2025, 6:48 a.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.

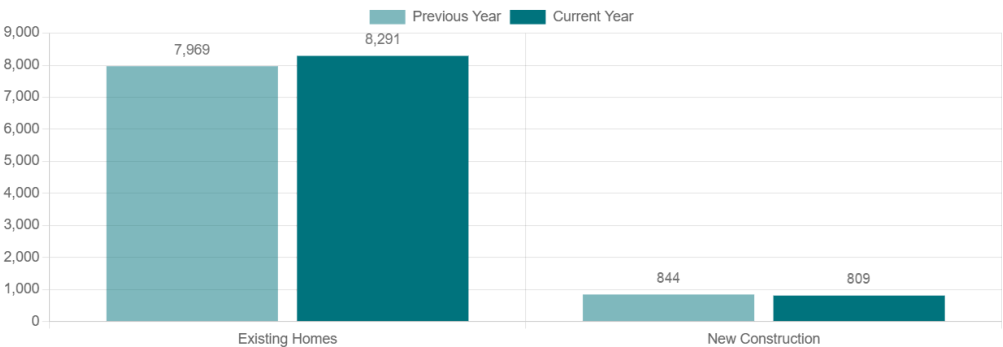
All properties, February 2025
9,100
+3% year-over-year change

Under \$250K
4,516
-5% year-over-year change

At least \$250K
4,584

New Listings by Construction

12-month rolling total



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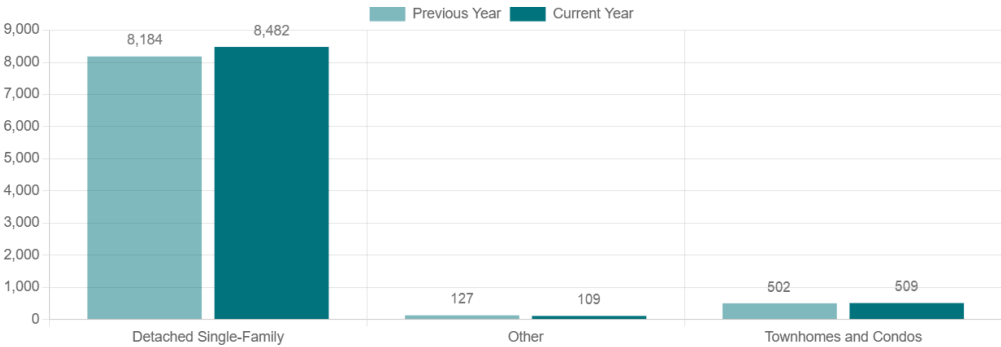
All properties, February 2025
9,100
+3% year-over-year change

Existing homes
8,291
+4% year-over-year change

New construction
809

New Listings by Property Type

12-month rolling total



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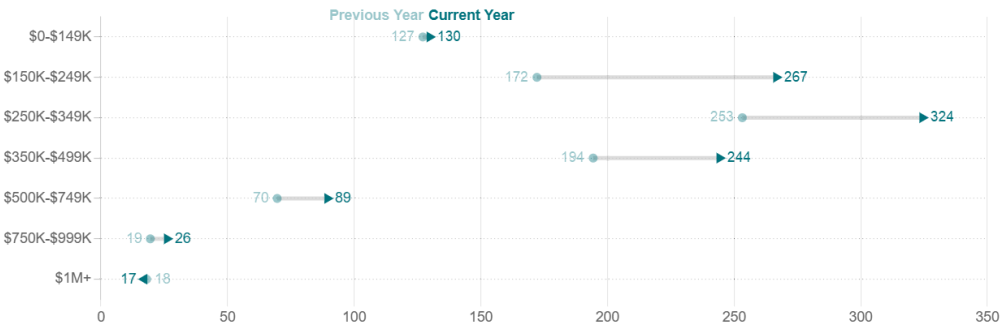
All properties, February 2025
9,100
+3% year-over-year change

Single-family detached
8,482
+4% year-over-year change

Townhomes and condos
509

Inventory by Price

Average daily inventory in latest month



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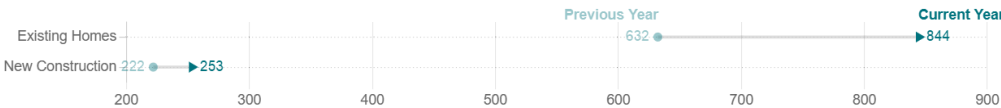
All properties, February 2025
1,098
+29% year-over-year change

Under \$250K
396
+33% year-over-year change

At least \$250K
701

Inventory by Construction

Average daily inventory in latest month



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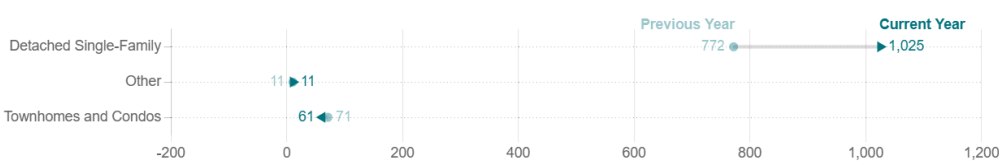
All properties, February 2025
1,098
+29% year-over-year change

Existing homes
844
+34% year-over-year change

New construction
253

Inventory by Property Type

Average daily inventory in latest month



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All properties, February 2025

1,098
+29% year-over-year change

Single-family detached

1,025
+33% year-over-year change

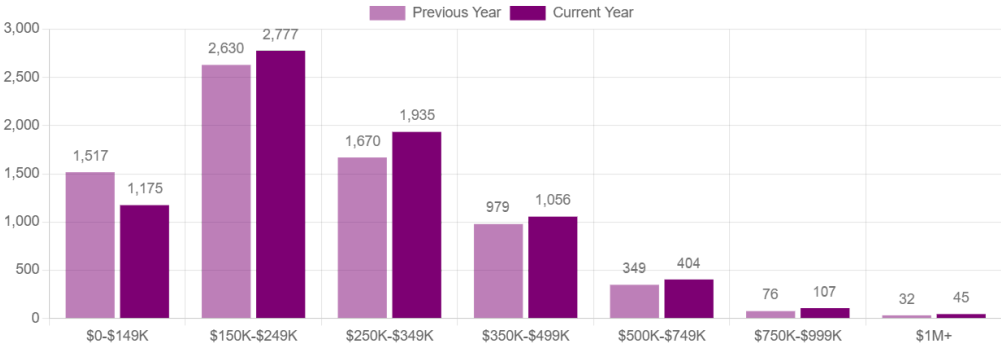
Townhomes and condos

61

Sales

Closed Sales by Price

12-month rolling total



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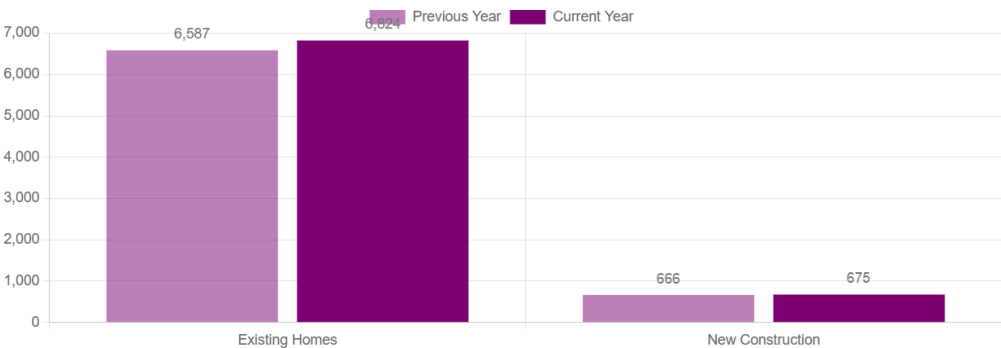
All properties, February 2025
7,499
+3% year-over-year change

Under \$250K
3,952
-5% year-over-year change

At least \$250K
3,547

Closed Sales by Construction

12-month rolling total



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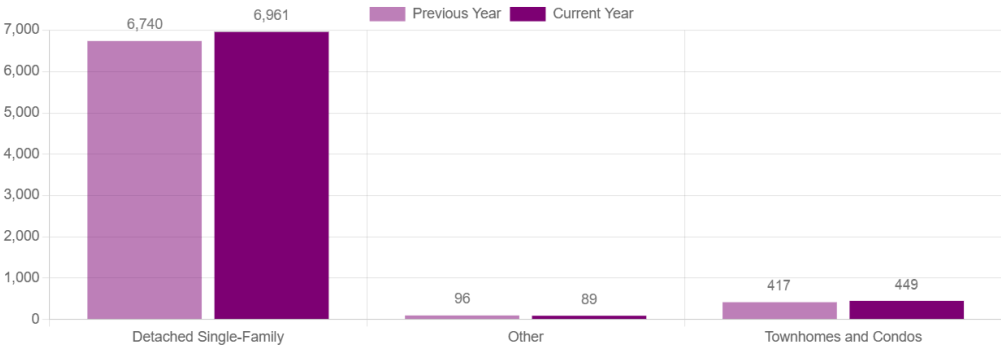
All properties, February 2025
7,499
+3% year-over-year change

Existing homes
6,824
+4% year-over-year change

New construction
675

Closed Sales by Property Type

12-month rolling total



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All properties, February 2025

7,499
+3% year-over-year
change

Single-family detached

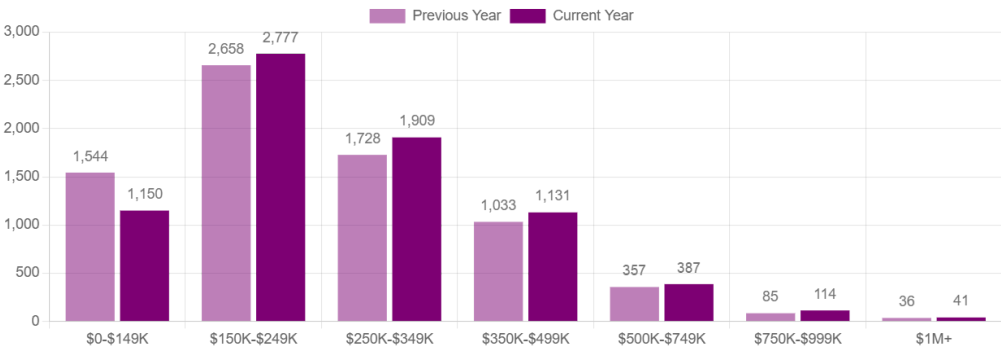
6,961
+3% year-over-year
change

Townhomes and condos

449

Pending Sales by Price

12-month rolling total



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All properties, February 2025

7,509
+1% year-over-year
change

Under \$250K

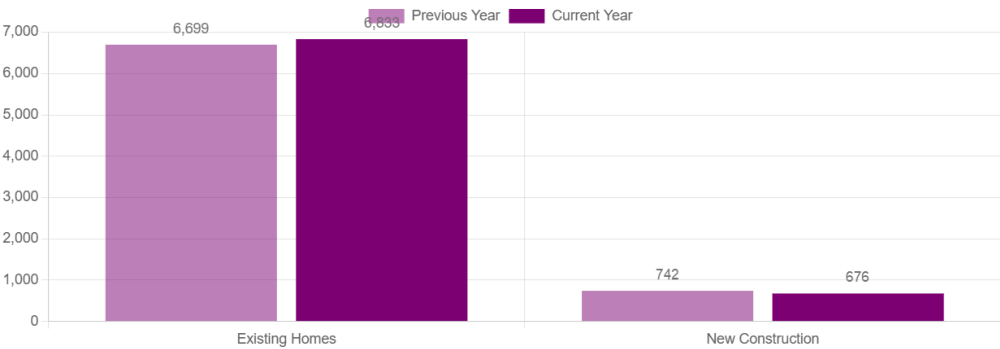
3,927
-7% year-over-year
change

At least \$250K

3,582

Pending Sales by Construction

12-month rolling total



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All properties, February 2025

7,509
+1% year-over-year change

Existing homes

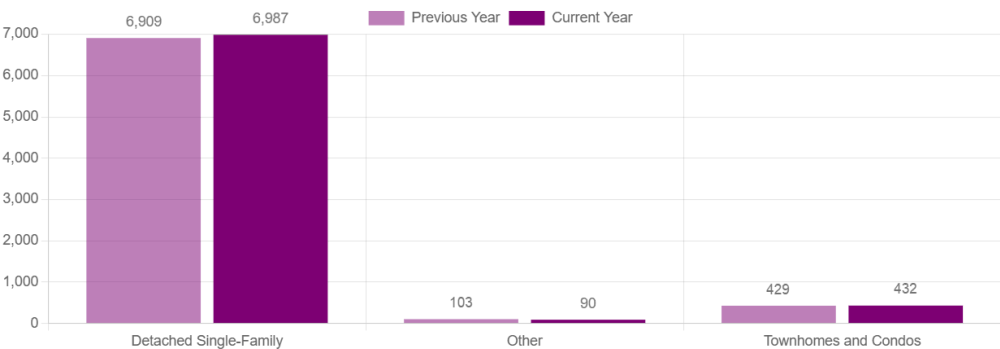
6,833
+2% year-over-year change

New construction

676

Pending Sales by Property Type

12-month rolling total



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All properties, February 2025

7,509
+1% year-over-year change

Single-family detached

6,987
+1% year-over-year change

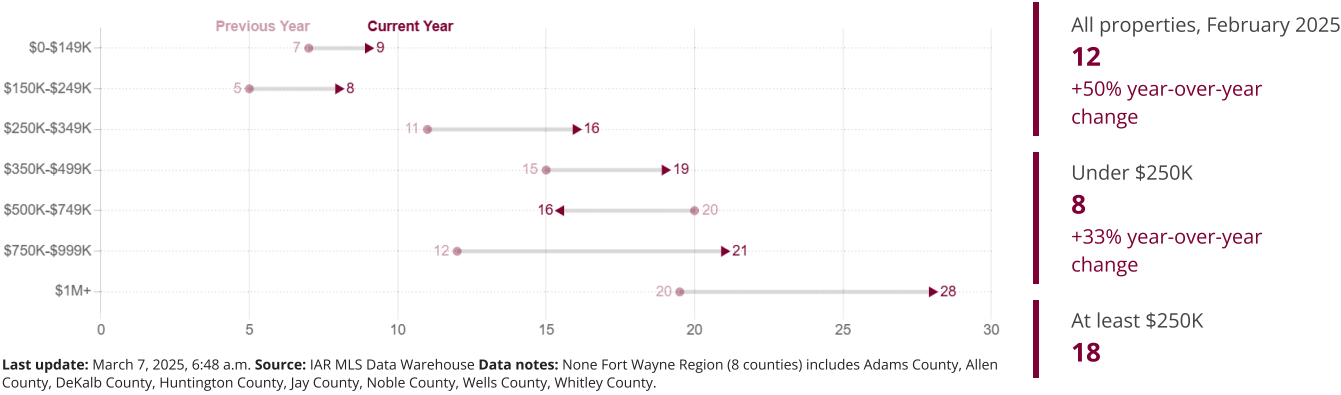
Townhomes and condos

432

Market Momentum

Days on Market by Price

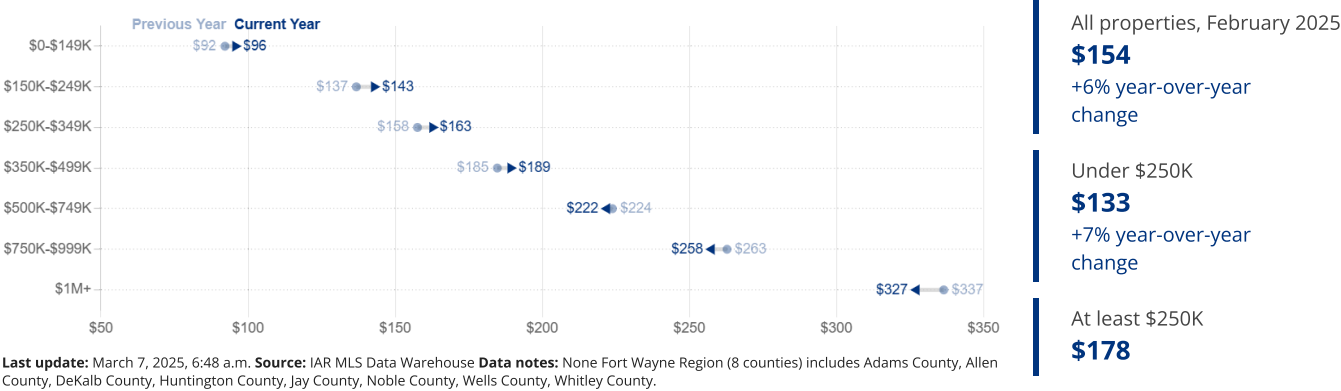
12-month rolling median



Price

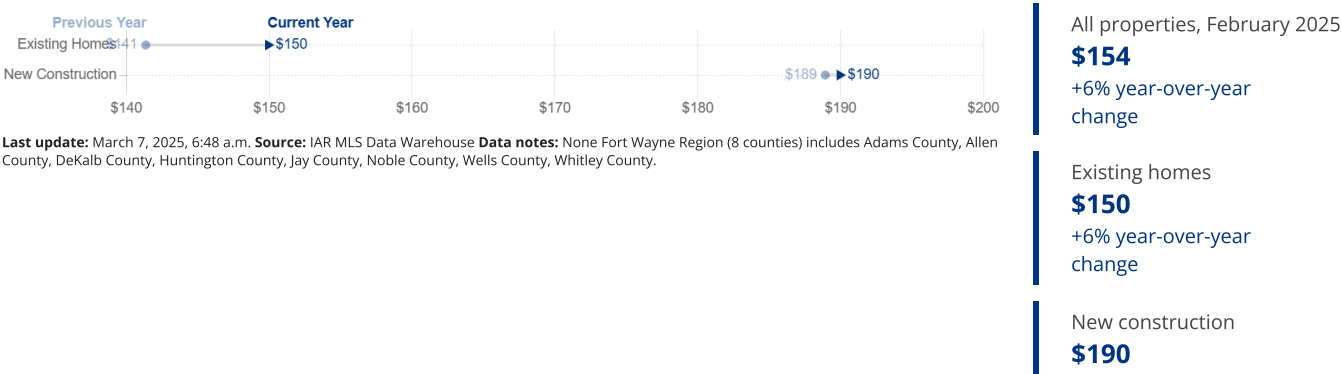
Price per Square Foot by Price

12-month rolling median



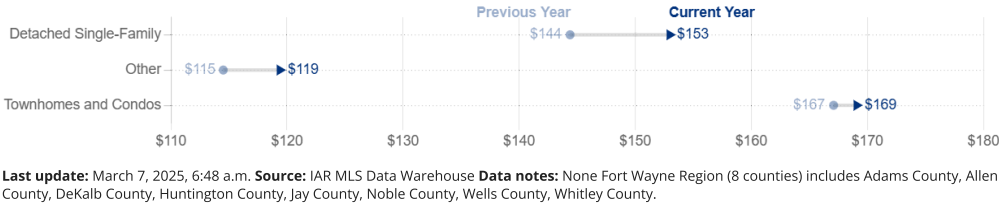
Price per Square Foot by Construction

12-month rolling median



Price per Square Foot by Property Type

12-month rolling median



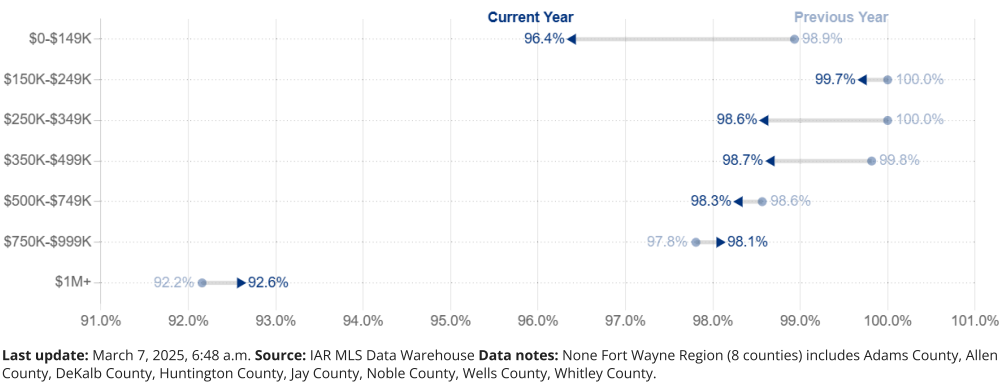
All properties, February 2025
\$154
+6% year-over-year change

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

Townhomes and condos
\$169

Percent of Asking Price by Price

12-month rolling median



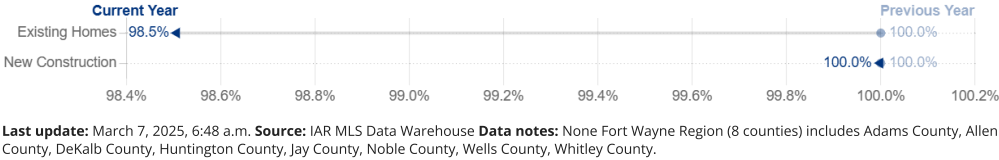
All properties, February 2025
99%
-1% year-over-year change

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

At least \$250K
99%

Percent of Asking Price by Construction

12-month rolling median



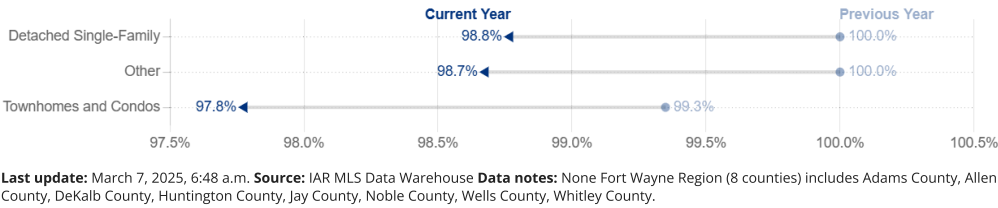
All properties, February 2025
99%
-1% year-over-year change

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

New construction
100%

Percent of Asking Price by Property Type

12-month rolling median



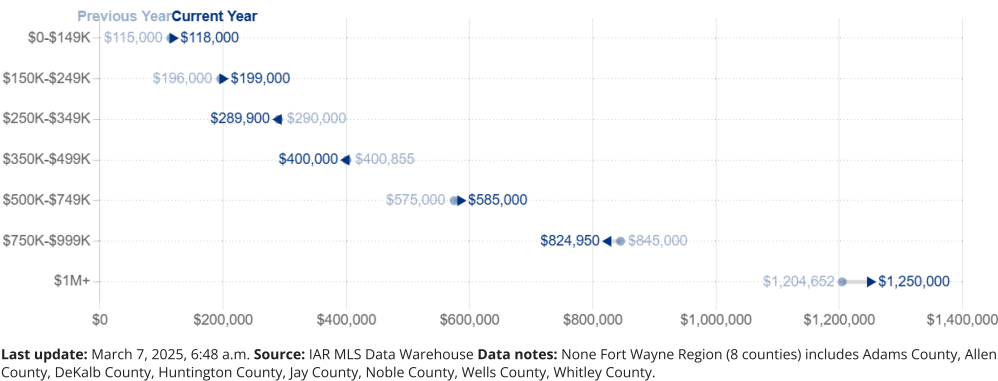
All properties, February 2025
99%
-1% year-over-year change

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

Townhomes and condos
98%

Median Price by Price

12-month rolling median



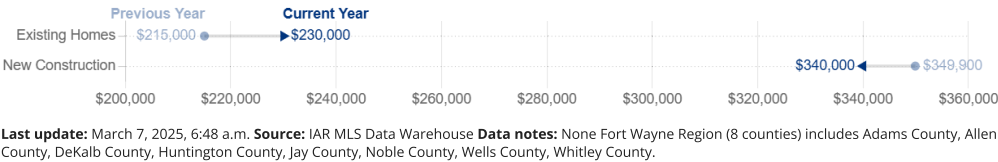
All properties, February 2025
\$242,000
+6% year-over-year change

Under \$250K
\$179,000
+5% year-over-year change

At least \$250K
\$336,000

Median Price by Construction

12-month rolling median



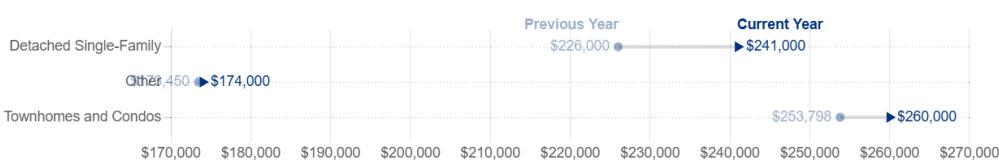
All properties, February 2025
\$242,000
+6% year-over-year change

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, February 2025

\$242,000

+6% year-over-year change

Single-family detached

\$241,000

+7% year-over-year change

Townhomes and condos

\$260,000