



Detailed Market Overview

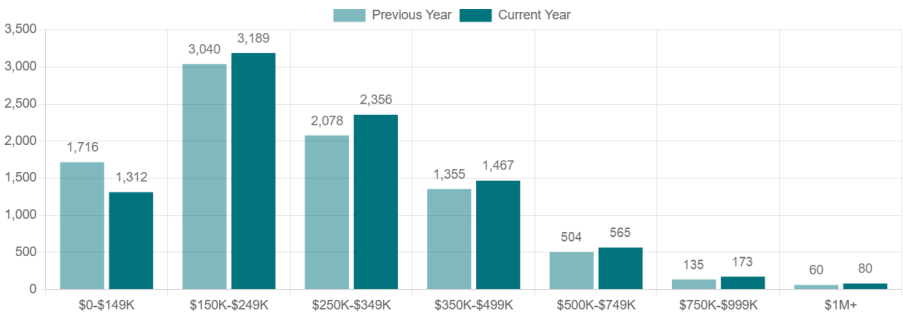
Indicators by price, construction status, and property type

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

Supply

New Listings by Price

12-month rolling total



Last update: April 7, 2025, 8:24 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, March 2025

9,142

+3% year-over-year change

Under \$250K

4,501

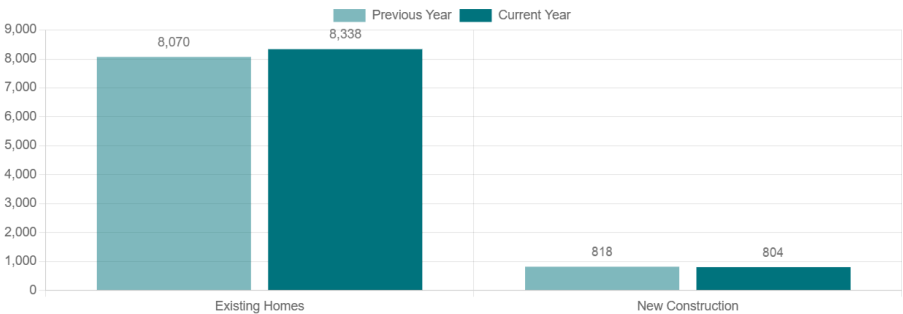
-5% year-over-year change

At least \$250K

4,641

New Listings by Construction

12-month rolling total



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All properties, March 2025

9,142

+3% year-over-year change

Existing homes

8,338

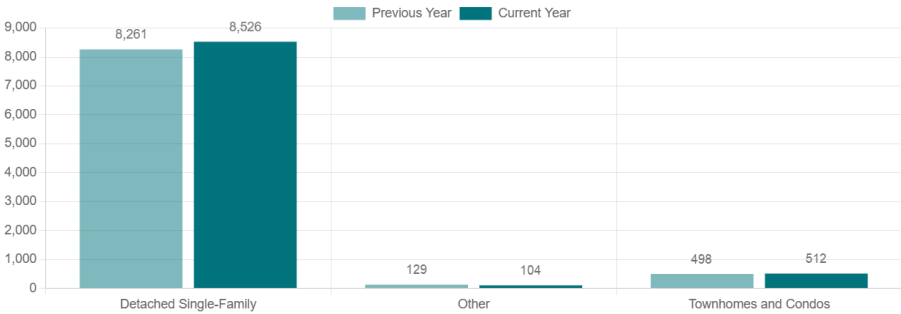
+3% year-over-year change

New construction

804

New Listings by Property Type

12-month rolling total



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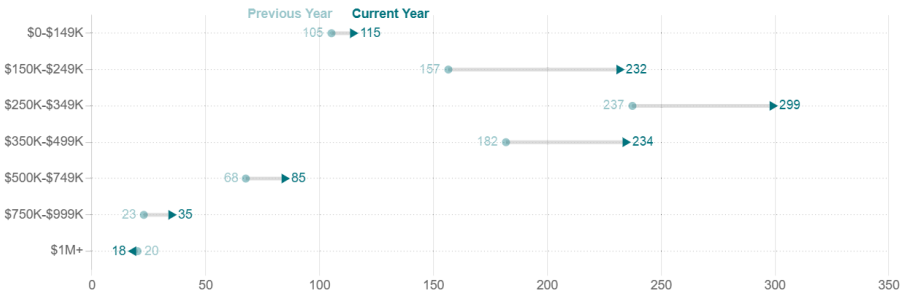
All properties, March 2025
9,142
+3% year-over-year change

Single-family detached
8,526
+3% year-over-year change

Townhomes and condos
512

Inventory by Price

Average daily inventory in latest month



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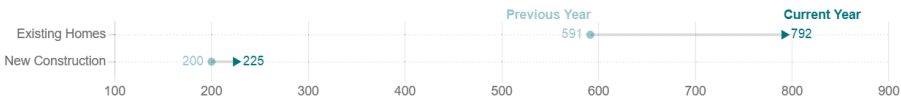
All properties, March 2025
1,017
+28% year-over-year change

Under \$250K
346
+32% year-over-year change

At least \$250K
671

Inventory by Construction

Average daily inventory in latest month



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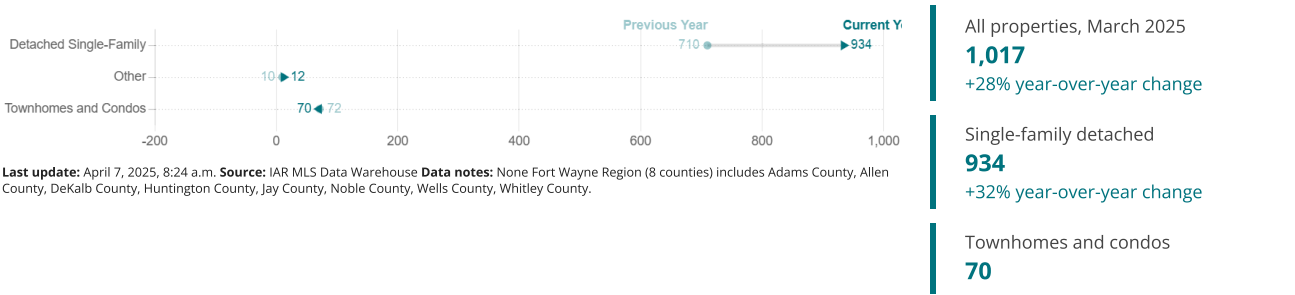
All properties, March 2025
1,017
+28% year-over-year change

Existing homes
792
+34% year-over-year change

New construction
225

Inventory by Property Type

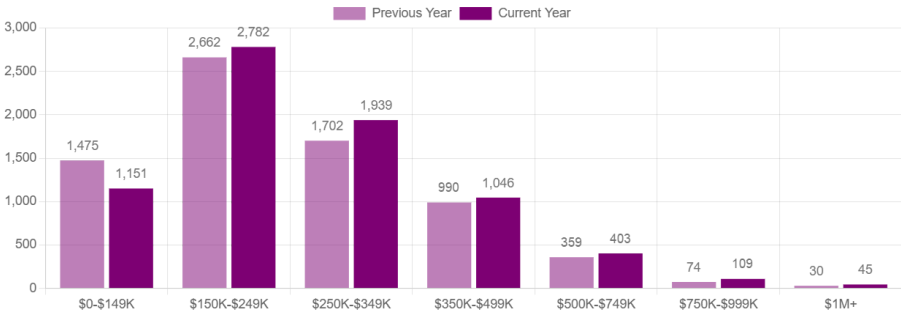
Average daily inventory in latest month



Sales

Closed Sales by Price

12-month rolling total



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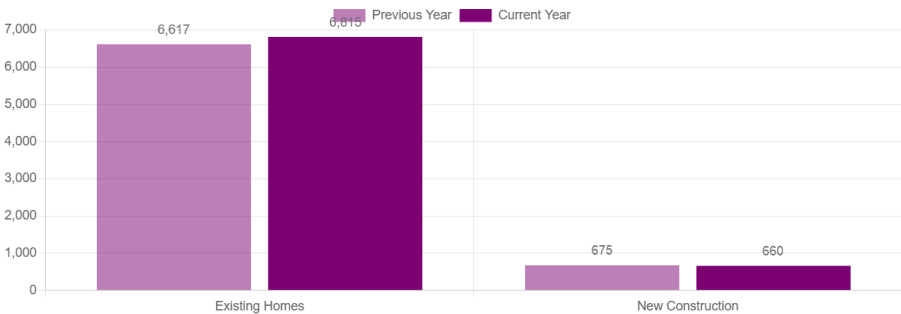
All properties, March 2025
7,475
+3% year-over-year change

Under \$250K
3,933
-5% year-over-year change

At least \$250K
3,542

Closed Sales by Construction

12-month rolling total



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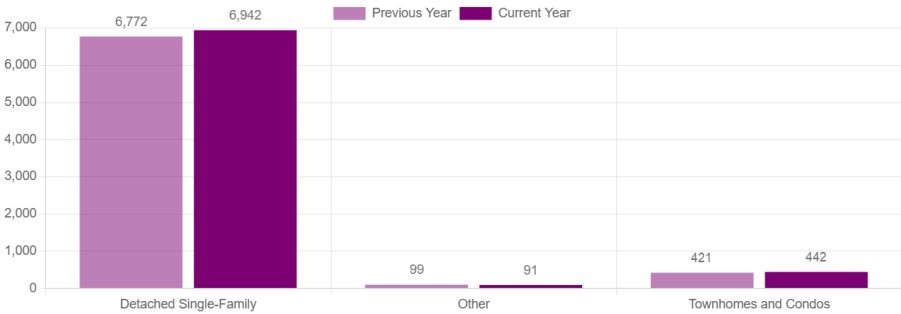
All properties, March 2025
7,475
+3% year-over-year change

Existing homes
6,815
+3% year-over-year change

New construction
660

Closed Sales by Property Type

12-month rolling total



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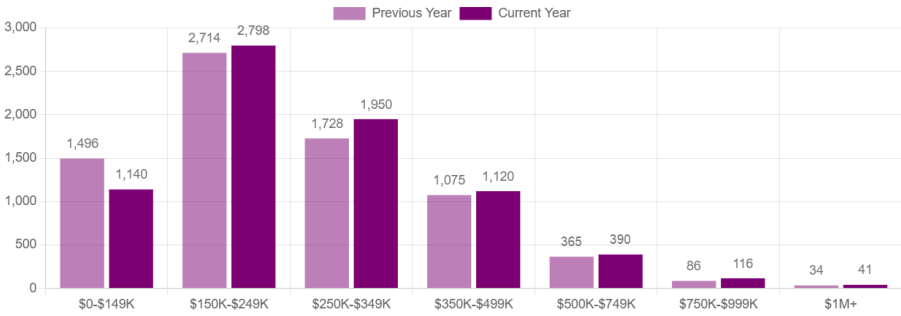
All properties, March 2025
7,475
+3% year-over-year change

Single-family detached
6,942
+3% year-over-year change

Townhomes and condos
442

Pending Sales by Price

12-month rolling total



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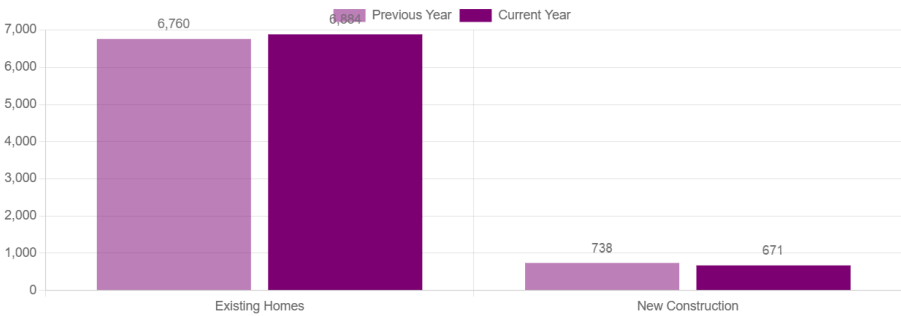
All properties, March 2025
7,555
+1% year-over-year change

Under \$250K
3,938
-6% year-over-year change

At least \$250K
3,617

Pending Sales by Construction

12-month rolling total



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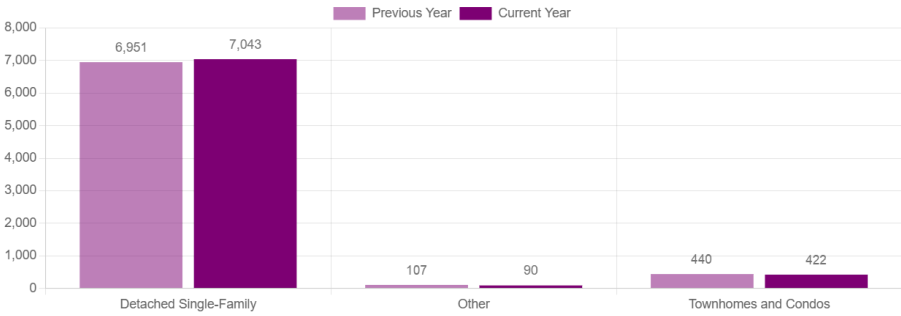
All properties, March 2025
7,555
+1% year-over-year change

Existing homes
6,884
+2% year-over-year change

New construction
671

Pending Sales by Property Type

12-month rolling total



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All properties, March 2025
7,555
+1% year-over-year change

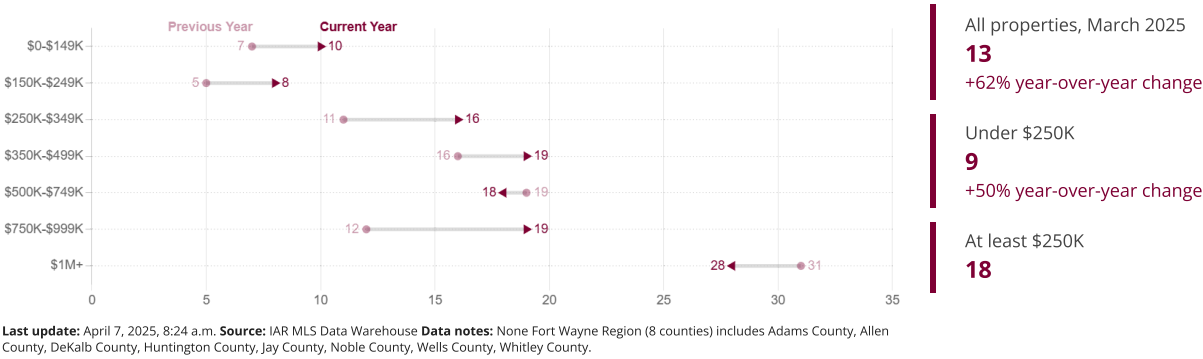
Single-family detached
7,043
+1% year-over-year change

Townhomes and condos
422

Market Momentum

Days on Market by Price

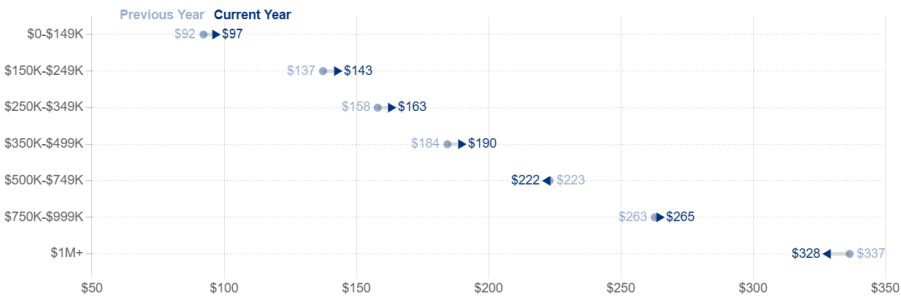
12-month rolling median



Price

Price per Square Foot by Price

12-month rolling median



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All properties, March 2025
\$154
+5% year-over-year change

Under \$250K
\$133
+6% year-over-year change

At least \$250K
\$178

Price per Square Foot by Construction

12-month rolling median



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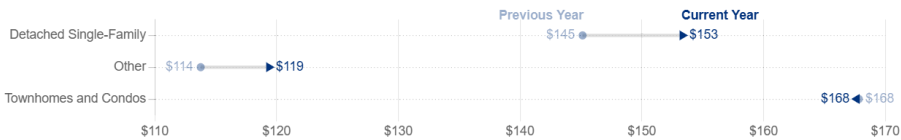
All properties, March 2025
\$154
+5% year-over-year change

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

New construction
\$191

Price per Square Foot by Property Type

12-month rolling median



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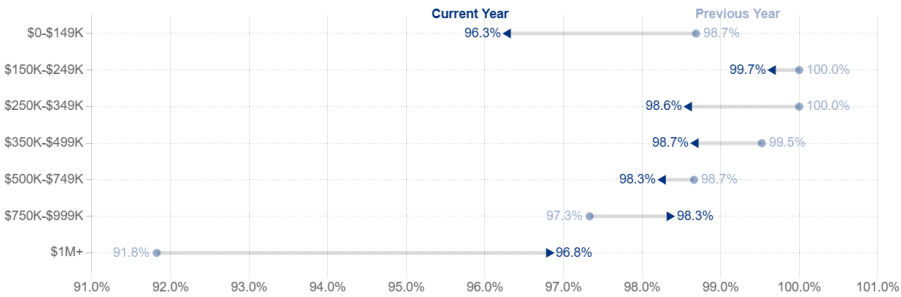
All properties, March 2025
\$154
+5% year-over-year change

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

Townhomes and condos
\$168

Percent of Asking Price by Price

12-month rolling median



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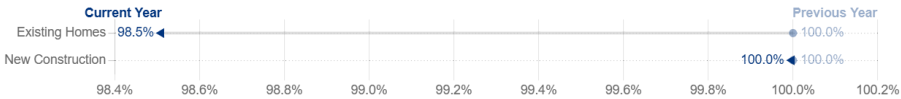
All properties, March 2025
99%
-1% year-over-year change

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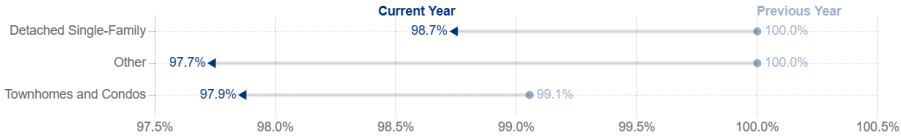
All properties, March 2025
99%
-1% year-over-year change

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, March 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, March 2025
\$242,500
+5% year-over-year change

Under \$250K
\$179,900
+6% year-over-year change

At least \$250K
\$336,000

Median Price by Construction

12-month rolling median



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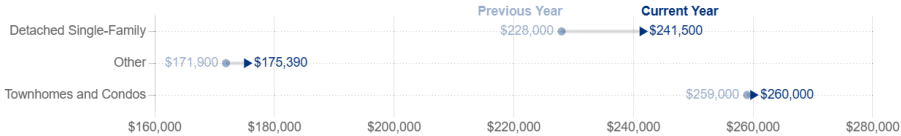
All properties, March 2025
\$242,500
+5% year-over-year change

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

New construction
\$345,000

Median Price by Property Type

12-month rolling median



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All properties, March 2025
\$242,500
+5% year-over-year change

Single-family detached
\$241,500
+6% year-over-year change

Townhomes and condos
\$260,000