



Detailed Market Overview

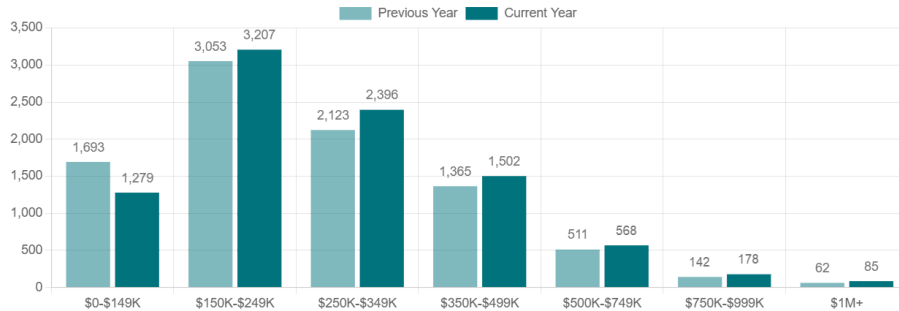
Indicators by price, construction status, and property type

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

Supply

New Listings by Price

12-month rolling total



All properties, April 2025

9,215

+3% year-over-year change

Under \$250K

4,486

-5% year-over-year change

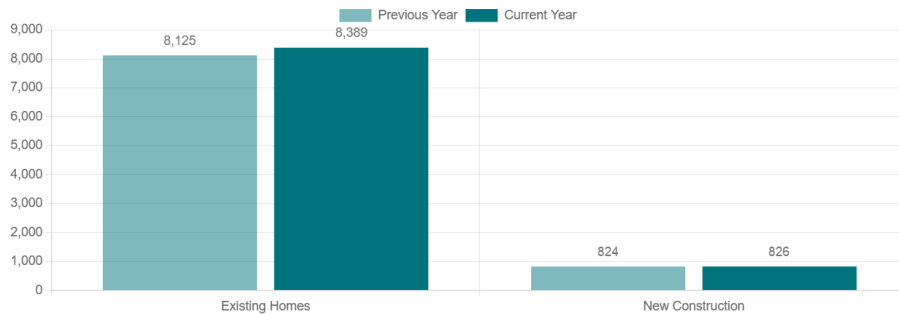
At least \$250K

4,729

Last update: May 7, 2025, 7:04 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.

New Listings by Construction

12-month rolling total



All properties, April 2025

9,215

+3% year-over-year change

Existing homes

8,389

+3% year-over-year change

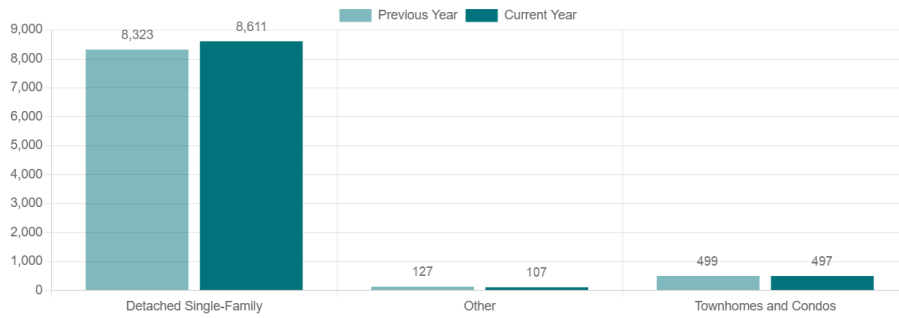
New construction

826

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New Listings by Property Type

12-month rolling total



All properties, April 2025

9,215

+3% year-over-year change

Single-family detached

8,611

+3% year-over-year change

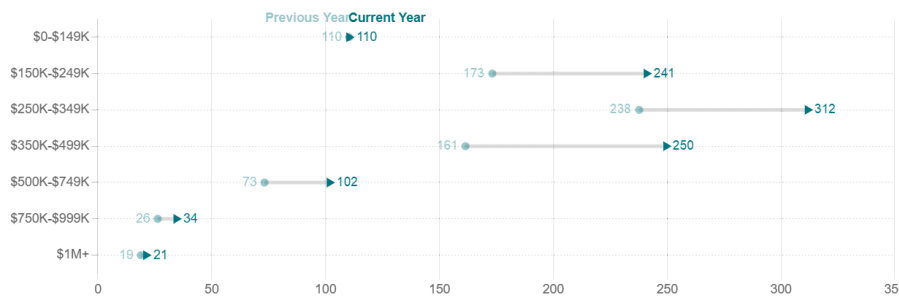
Townhomes and condos

497

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Inventory by Price

Average daily inventory in latest month



All properties, April 2025

1,070

+34% year-over-year change

Under \$250K

351

+24% year-over-year change

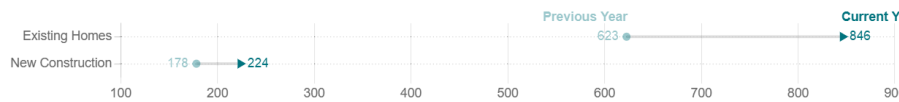
At least \$250K

718

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Inventory by Construction

Average daily inventory in latest month



All properties, April 2025

1,070

+34% year-over-year change

Existing homes

846

+36% year-over-year change

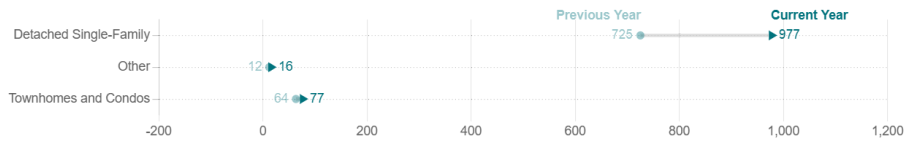
New construction

224

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Inventory by Property Type

Average daily inventory in latest month



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All properties, April 2025
1,070
+34% year-over-year change

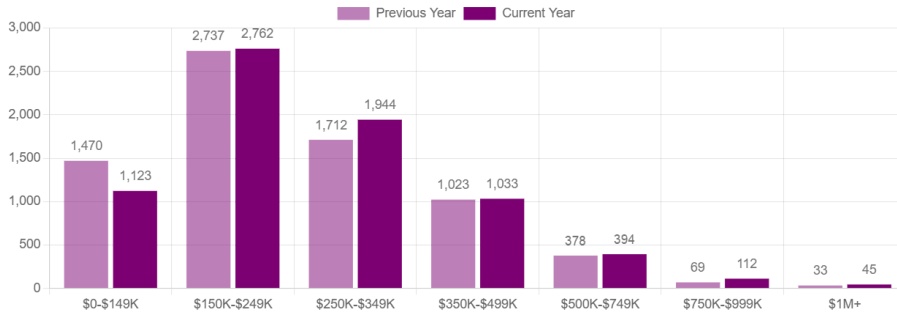
Single-family detached
977
+35% year-over-year change

Townhomes and condos
76

Sales

Closed Sales by Price

12-month rolling total



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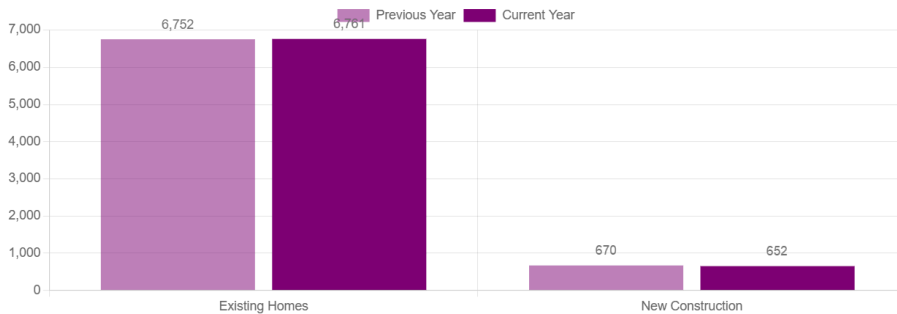
All properties, April 2025
7,413
-0% year-over-year change

Under \$250K
3,885
-8% year-over-year change

At least \$250K
3,528

Closed Sales by Construction

12-month rolling total



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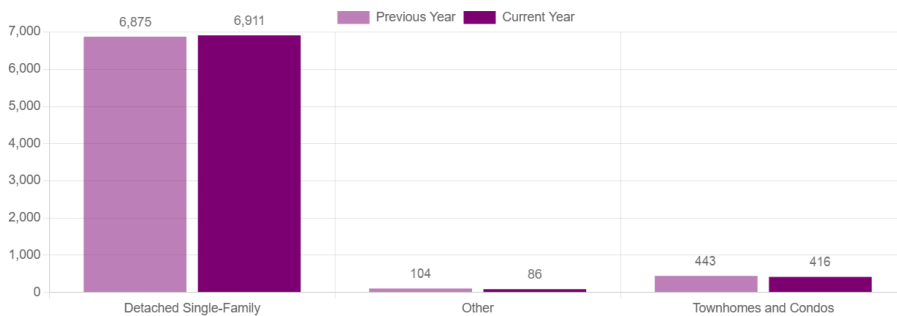
All properties, April 2025
7,413
-0% year-over-year change

Existing homes
6,761
+0% year-over-year change

New construction
652

Closed Sales by Property Type

12-month rolling total



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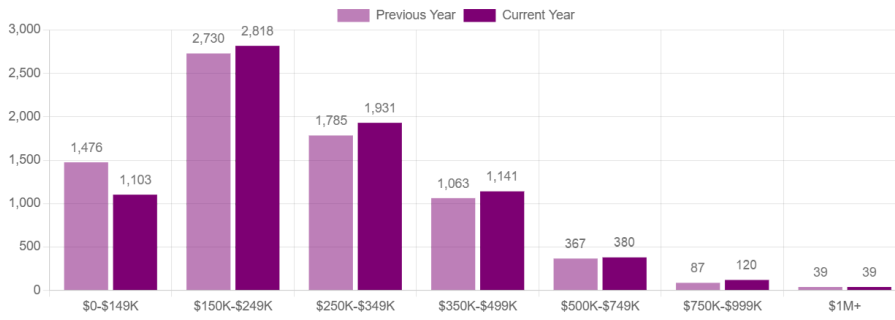
All properties, April 2025
7,413
-0% year-over-year change

Single-family detached
6,911
+1% year-over-year change

Townhomes and condos
416

Pending Sales by Price

12-month rolling total



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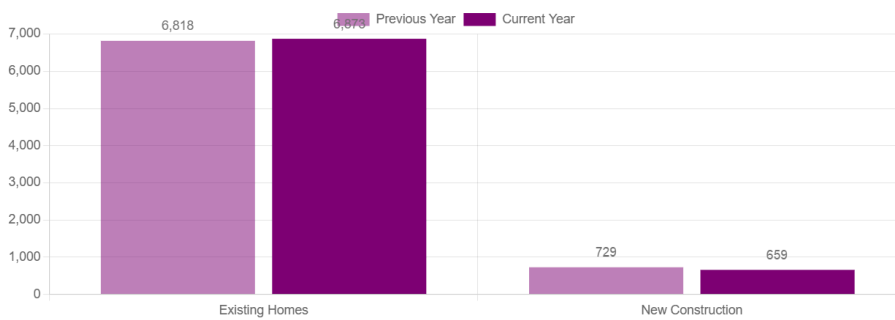
All properties, April 2025
7,532
-0% year-over-year change

Under \$250K
3,921
-7% year-over-year change

At least \$250K
3,611

Pending Sales by Construction

12-month rolling total



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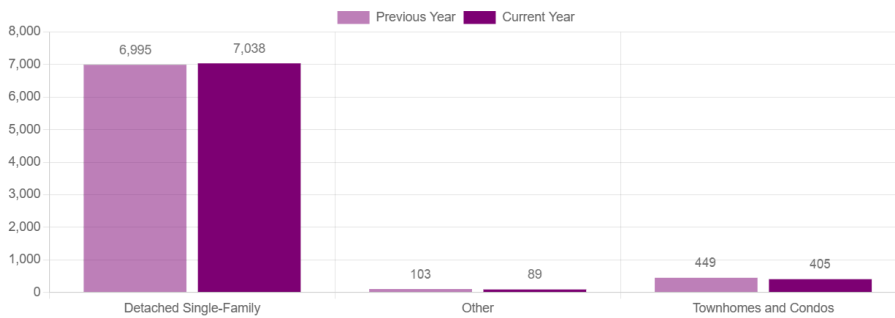
All properties, April 2025
7,532
-0% year-over-year change

Existing homes
6,873
+1% year-over-year change

New construction
659

Pending Sales by Property Type

12-month rolling total



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All properties, April 2025
7,532
-0% year-over-year change

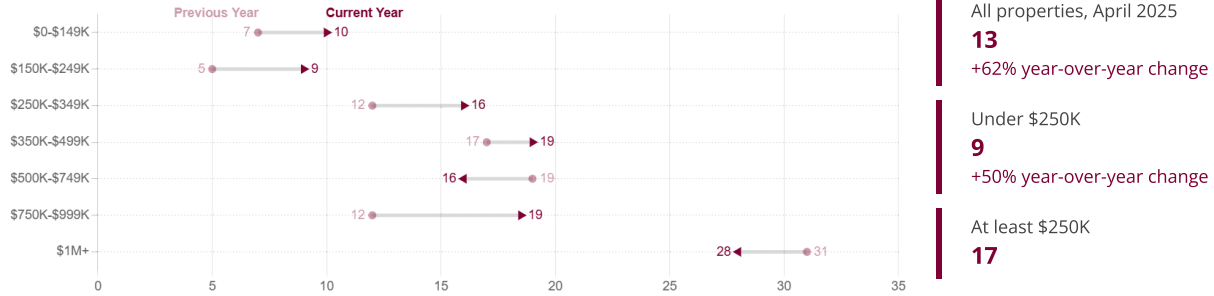
Single-family detached
7,038
+1% year-over-year change

Townhomes and condos
405

Market Momentum

Days on Market by Price

12-month rolling median

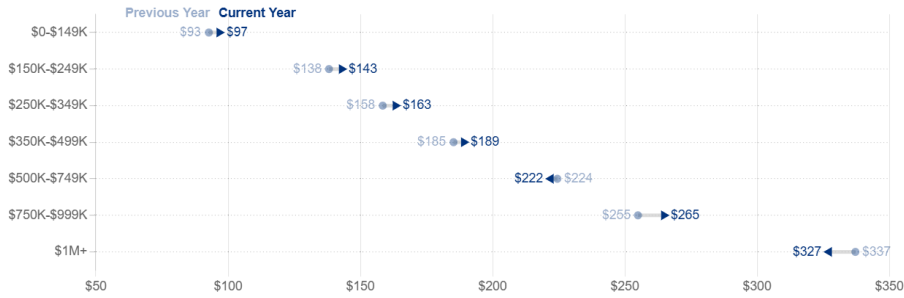


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Price

Price per Square Foot by Price

12-month rolling median



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All properties, April 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, April 2025

\$154

+5% year-over-year change

Existing homes

\$151

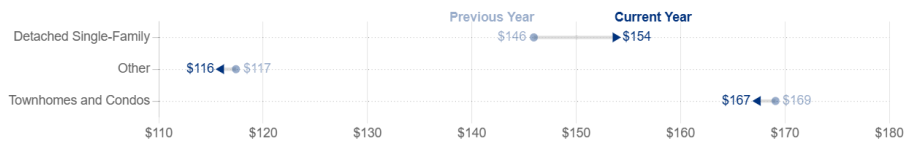
+6% year-over-year change

New construction

\$190

Price per Square Foot by Property Type

12-month rolling median



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All properties, April 2025

\$154

+5% year-over-year change

Single-family detached

\$154

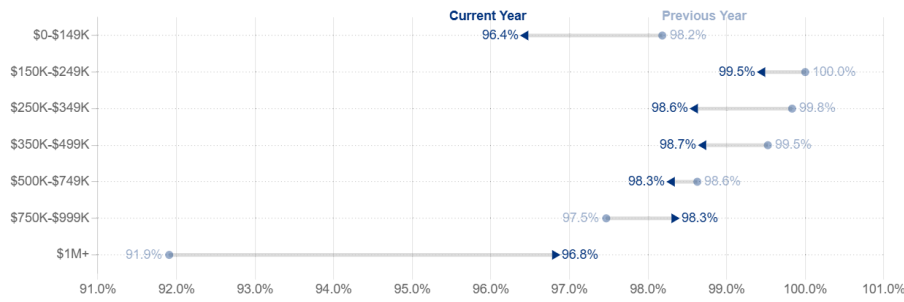
+5% year-over-year change

Townhomes and condos

\$167

Percent of Asking Price by Price

12-month rolling median



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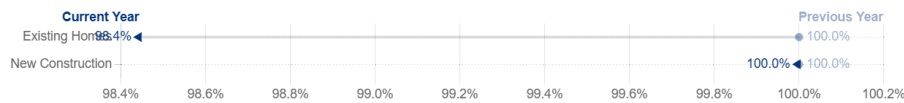
All properties, April 2025
99%
 -1% year-over-year change

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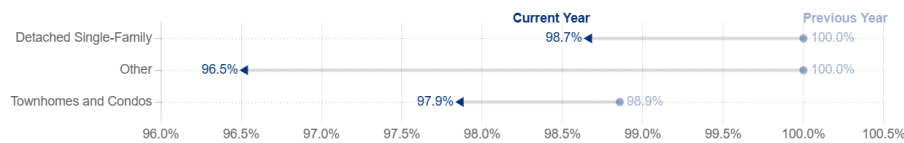
All properties, April 2025
99%
 -1% year-over-year change

Existing homes
98%
 -2% year-over-year change

New construction
100%

Percent of Asking Price by Property Type

12-month rolling median



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All properties, April 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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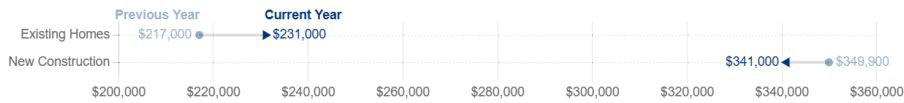
All properties, April 2025
\$244,000
 +6% year-over-year change

Under \$250K
\$180,000
 +6% year-over-year change

At least \$250K
\$335,000

Median Price by Construction

12-month rolling median



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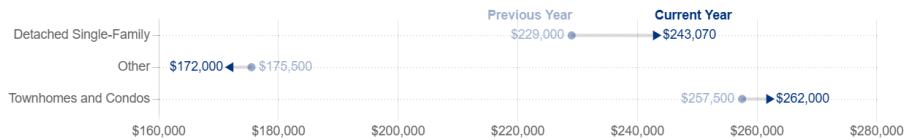
All properties, April 2025
\$244,000
 +6% year-over-year change

Existing homes
\$231,000
 +6% year-over-year change

New construction
\$341,000

Median Price by Property Type

12-month rolling median



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All properties, April 2025
\$244,000
 +6% year-over-year change

Single-family detached
\$243,070
 +6% year-over-year change

Townhomes and condos
\$262,000