



# Detailed Market Overview

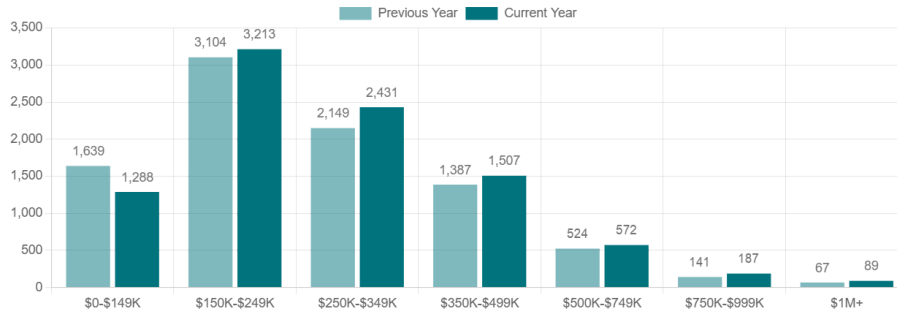
## Indicators by price, construction status, and property type

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

### Supply

#### New Listings by Price

12-month rolling total



All properties, May 2025  
**9,287**  
+3% year-over-year change

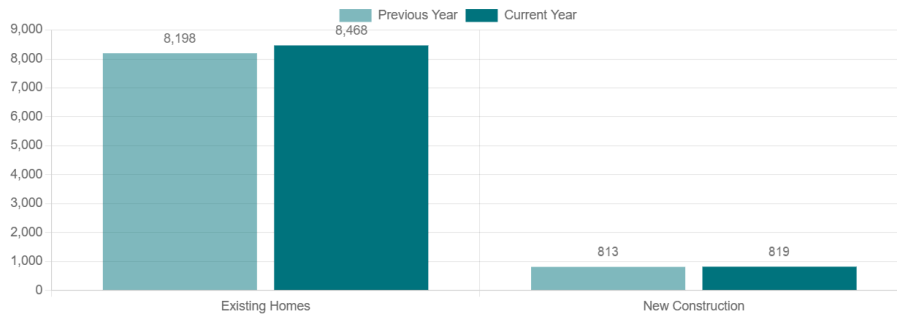
Under \$250K  
**4,501**  
-5% year-over-year change

At least \$250K  
**4,786**

**Last update:** June 7, 2025, 6:56 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, May 2025  
**9,287**  
+3% year-over-year change

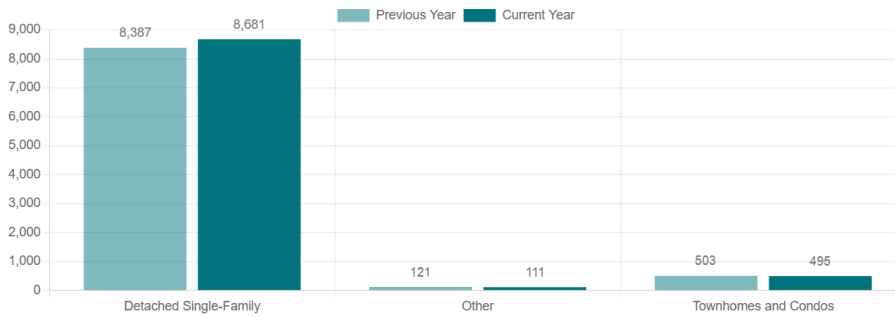
Existing homes  
**8,468**  
+3% year-over-year change

New construction  
**819**

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## New Listings by Property Type

12-month rolling total



All properties, May 2025

**9,287**

+3% year-over-year change

Single-family detached

**8,681**

+4% year-over-year change

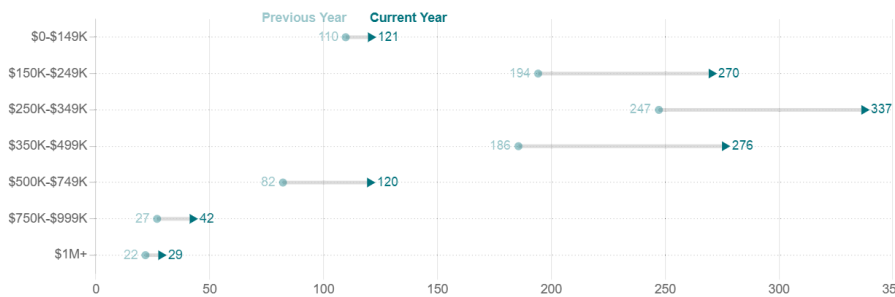
Townhomes and condos

**495**

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## Inventory by Price

Average daily inventory in latest month



All properties, May 2025

**1,196**

+38% year-over-year change

Under \$250K

**391**

+29% year-over-year change

At least \$250K

**805**

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## Inventory by Construction

Average daily inventory in latest month



All properties, May 2025

**1,196**

+38% year-over-year change

Existing homes

**941**

+40% year-over-year change

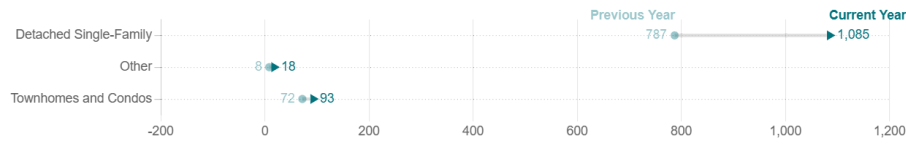
New construction

**255**

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### Inventory by Property Type

Average daily inventory in latest month



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All properties, May 2025  
**1,196**  
 +38% year-over-year change

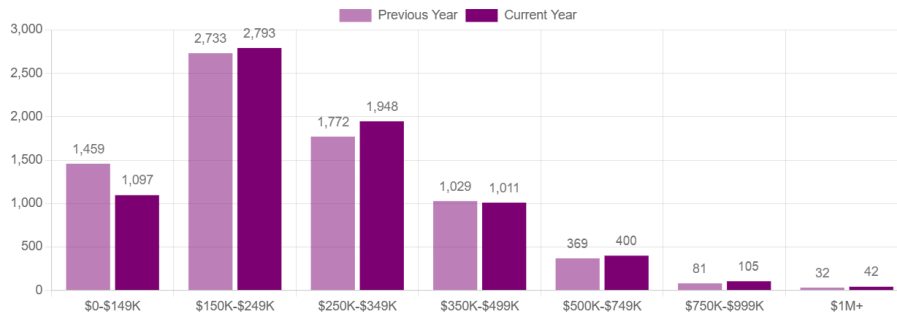
Single-family detached  
**1,085**  
 +38% year-over-year change

Townhomes and condos  
**93**

## Sales

### Closed Sales by Price

12-month rolling total



All properties, May 2025  
**7,396**  
 -1% year-over-year change

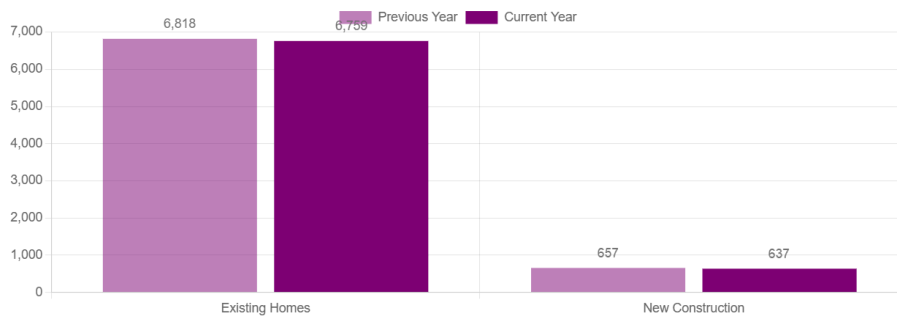
Under \$250K  
**3,890**  
 -7% year-over-year change

At least \$250K  
**3,506**

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### Closed Sales by Construction

12-month rolling total



All properties, May 2025  
**7,396**  
 -1% year-over-year change

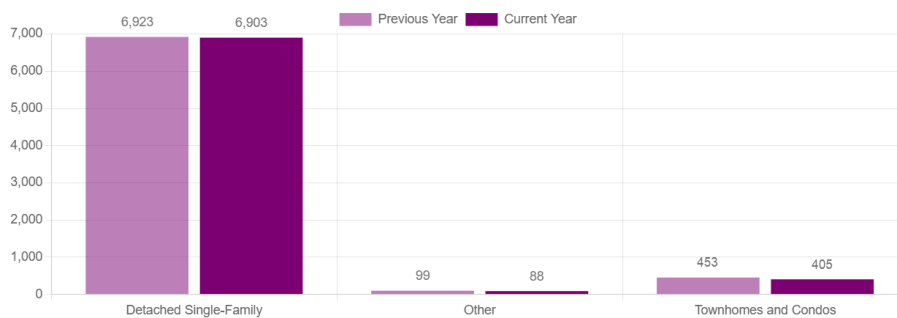
Existing homes  
**6,759**  
 -1% year-over-year change

New construction  
**637**

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### Closed Sales by Property Type

12-month rolling total



All properties, May 2025  
**7,396**  
 -1% year-over-year change

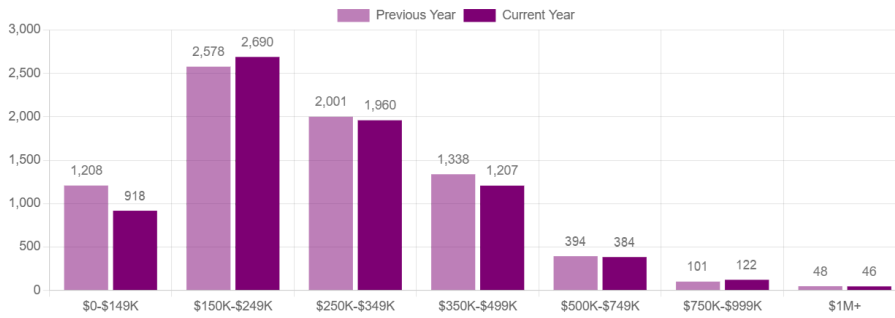
Single-family detached  
**6,903**  
 -0% year-over-year change

Townhomes and condos  
**405**

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### Pending Sales by Price

12-month rolling total



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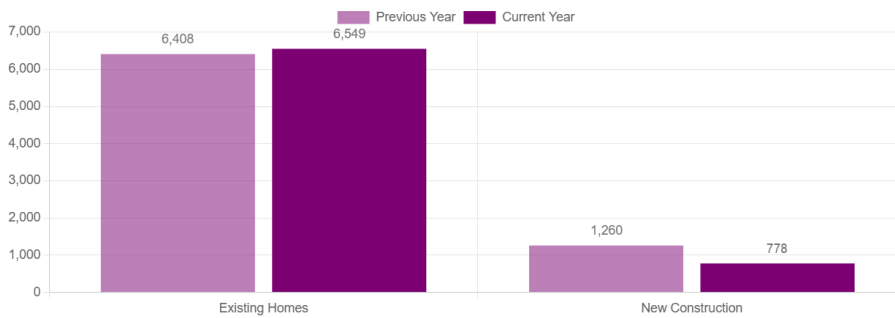
All properties, May 2025  
**7,327**  
 -4% year-over-year change

Under \$250K  
**3,608**  
 -5% year-over-year change

At least \$250K  
**3,719**

### Pending Sales by Construction

12-month rolling total



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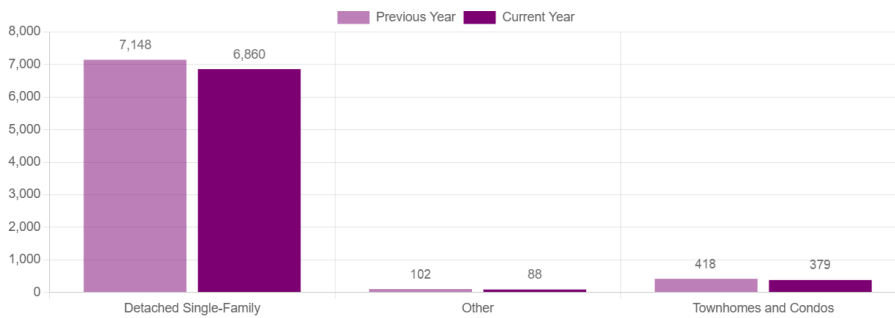
All properties, May 2025  
**7,327**  
 -4% year-over-year change

Existing homes  
**6,549**  
 +2% year-over-year change

New construction  
**778**

### Pending Sales by Property Type

12-month rolling total



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All properties, May 2025  
**7,327**  
 -4% year-over-year change

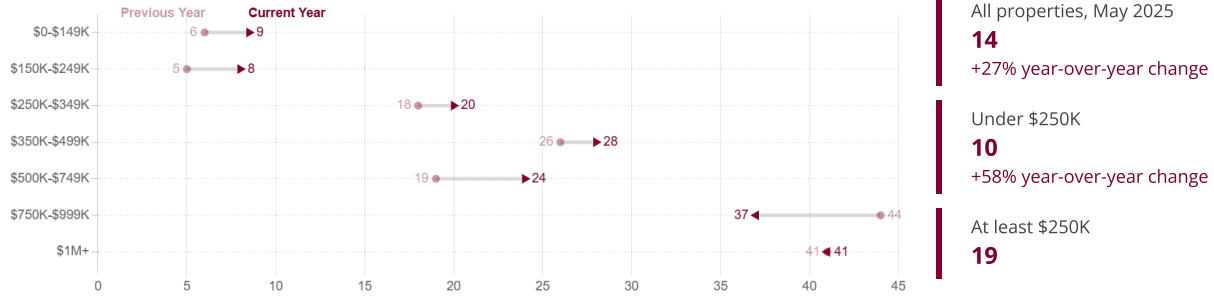
Single-family detached  
**6,860**  
 -4% year-over-year change

Townhomes and condos  
**379**

## Market Momentum

### Days on Market by Price

12-month rolling median



All properties, May 2025  
**14**  
 +27% year-over-year change

Under \$250K  
**10**  
 +58% year-over-year change

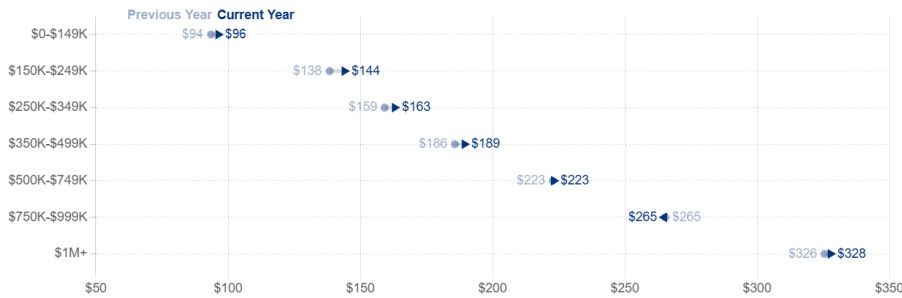
At least \$250K  
**19**

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## Price

### Price per Square Foot by Price

12-month rolling median



All properties, May 2025  
**\$155**  
 +5% year-over-year change

Under \$250K  
**\$134**  
 +5% year-over-year change

At least \$250K  
**\$177**

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### Price per Square Foot by Construction

12-month rolling median



All properties, May 2025  
**\$155**  
 +5% year-over-year change

Existing homes  
**\$151**  
 +5% year-over-year change

New construction  
**\$190**

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### Price per Square Foot by Property Type

12-month rolling median



All properties, May 2025  
**\$155**  
 +5% year-over-year change

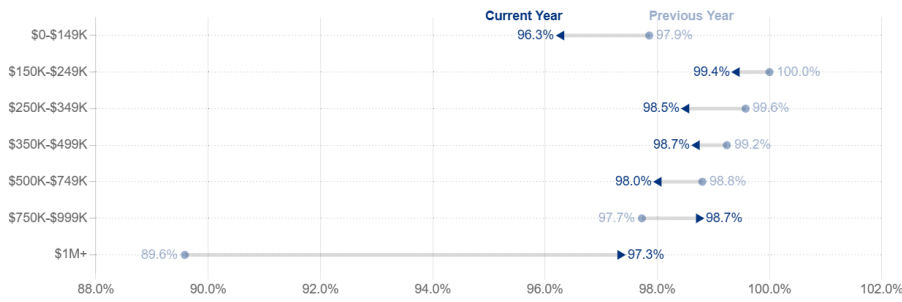
Single-family detached  
**\$154**  
 +5% year-over-year change

Townhomes and condos  
**\$169**

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### Percent of Asking Price by Price

12-month rolling median



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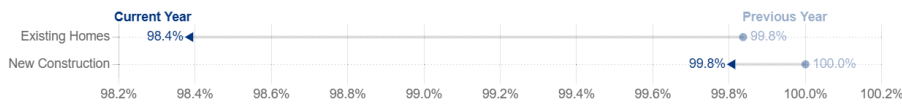
All properties, May 2025  
**99%**  
 -1% year-over-year change

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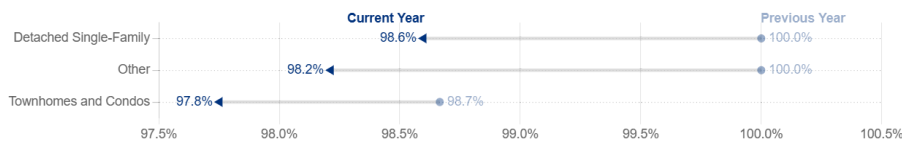
All properties, May 2025  
**99%**  
 -1% year-over-year change

Existing homes  
**98%**  
 -1% year-over-year change

New construction  
**100%**

### Percent of Asking Price by Property Type

12-month rolling median



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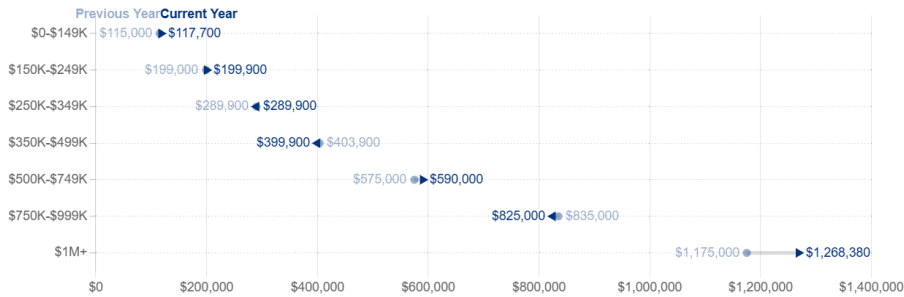
All properties, May 2025  
**99%**  
 -1% year-over-year change

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, May 2025

**\$244,000**

+6% year-over-year change

Under \$250K

**\$180,000**

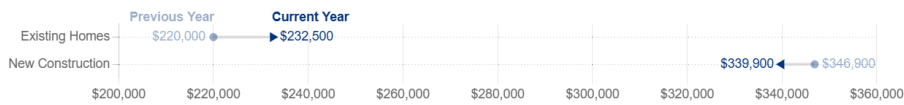
+5% year-over-year change

At least \$250K

**\$335,000**

## Median Price by Construction

12-month rolling median



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All properties, May 2025

**\$244,000**

+6% year-over-year change

Existing homes

**\$232,500**

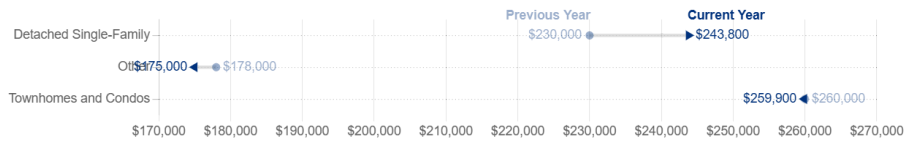
+6% year-over-year change

New construction

**\$339,900**

## Median Price by Property Type

12-month rolling median



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All properties, May 2025

**\$244,000**

+6% year-over-year change

Single-family detached

**\$243,800**

+6% year-over-year change

Townhomes and condos

**\$259,900**