



# Detailed Market Overview

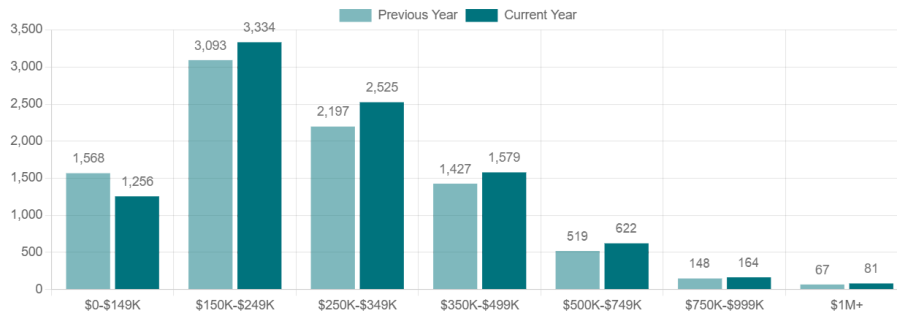
## Indicators by price, construction status, and property type

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

### Supply

#### New Listings by Price

12-month rolling total



All properties, August 2025

**9,561**

+6%

Under \$250K

**4,590**

-2%

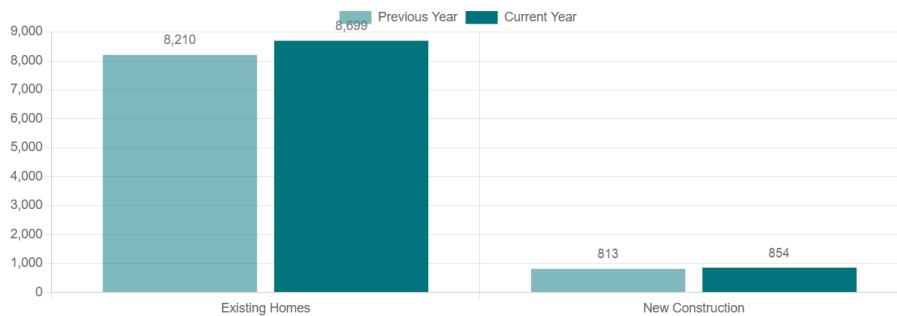
At Least \$250K

**4,971**

**Last update:** Sept. 7, 2025, 3:13 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, August 2025

**9,553**

+6%

New Construction

**854**

+5%

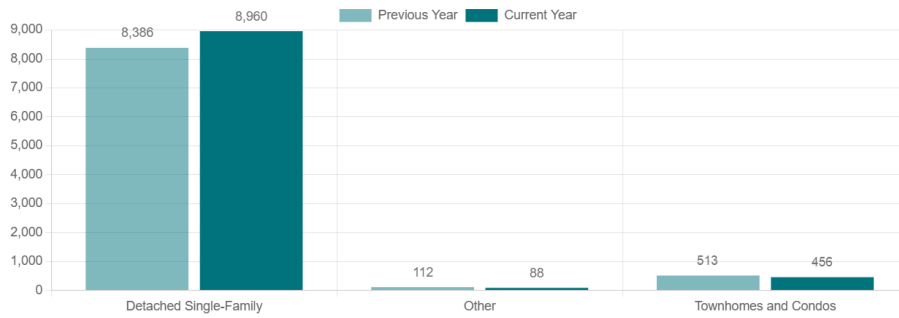
Existing Homes

**8,699**

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## New Listings by Property Type

12-month rolling total



All properties, August 2025

**9,504**

+5%

Detached Single-Family

**8,960**

+7%

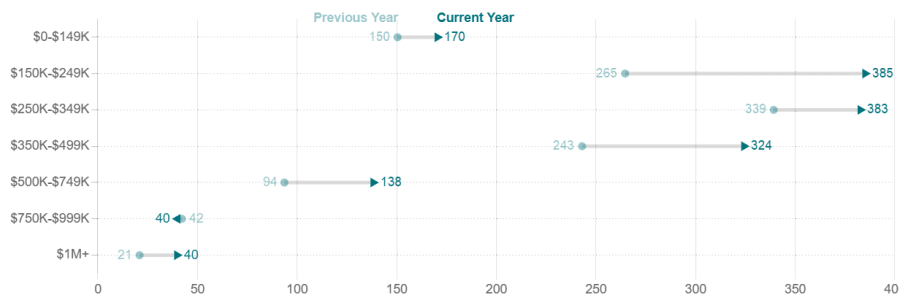
Townhomes and Condos

**456**

**Last update:** Sept. 7, 2025, 3:13 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.

## Inventory by Price

Average daily inventory in latest month



All properties, August 2025

**1,481**

+28%

Under \$250K

**556**

+34%

At Least \$250K

**925**

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## Inventory by Construction

Average daily inventory in latest month



All properties, August 2025

**1,481**

+28%

New Construction

**262**

+12%

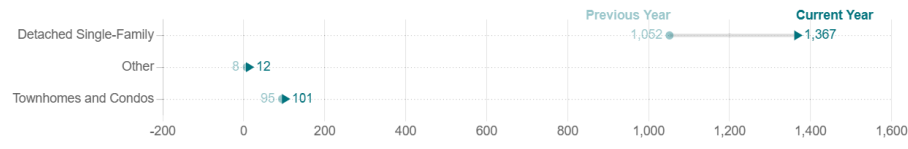
Existing Homes

**1,218**

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## Inventory by Property Type

Average daily inventory in latest month



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All properties, August 2025

**1,481**

+28%

Detached Single-Family

**1,367**

+30%

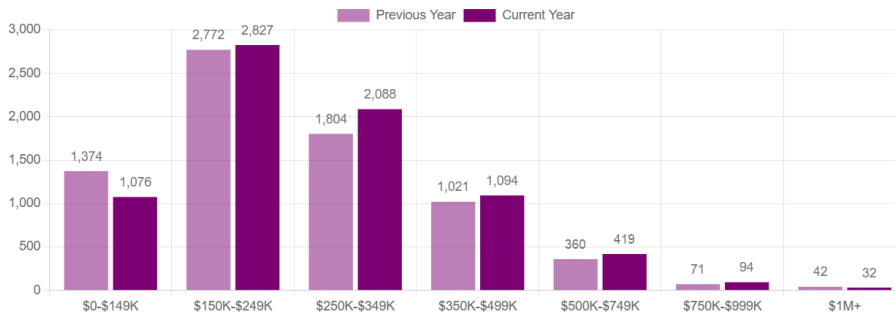
Townhomes and Condos

**101**

## Sales

### Closed Sales by Price

12-month rolling total



All properties, August 2025

**7,630**  
+2%

Under \$250K

**3,903**  
-6%

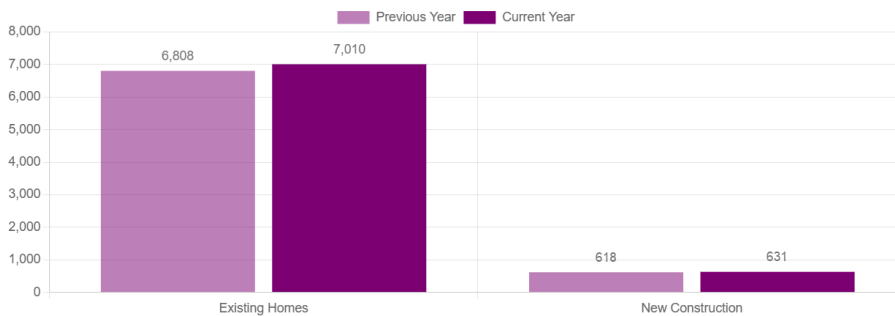
At Least \$250K

**3,727**

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### Closed Sales by Construction

12-month rolling total



All properties, August 2025

**7,641**  
+3%

New Construction

**631**  
+2%

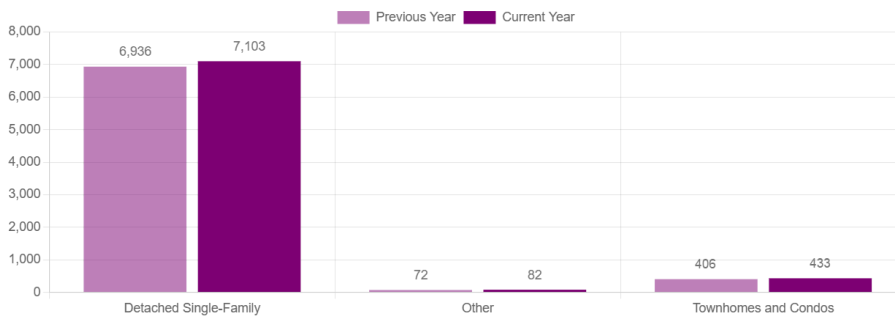
Existing Homes

**7,010**

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### Closed Sales by Property Type

12-month rolling total



All properties, August 2025

**7,618**  
+3%

Detached Single-Family

**7,103**  
+2%

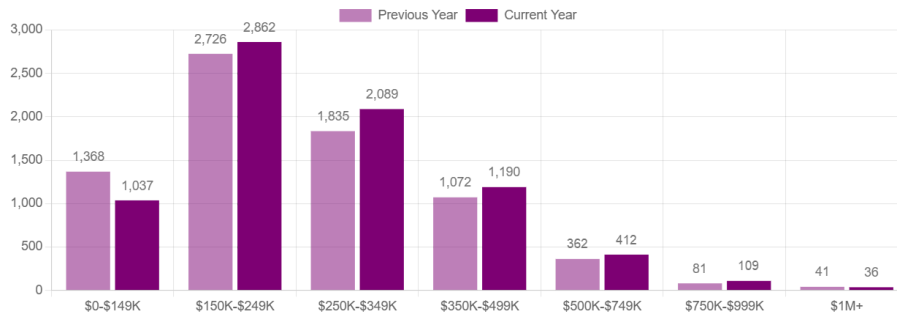
Townhomes and Condos

**433**

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### Pending Sales by Price

12-month rolling total



All properties, August 2025

**7,735**

+3%

Under \$250K

**3,899**

-5%

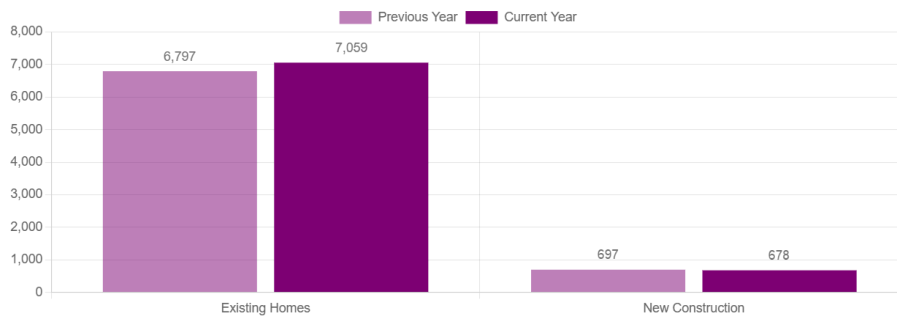
At Least \$250K

**3,836**

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### Pending Sales by Construction

12-month rolling total



All properties, August 2025

**7,737**

+3%

New Construction

**678**

-3%

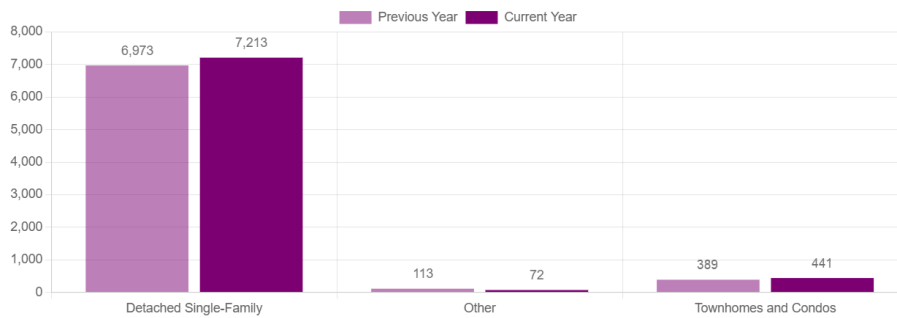
Existing Homes

**7,059**

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### Pending Sales by Property Type

12-month rolling total



All properties, August 2025

**7,726**

+3%

Detached Single-Family

**7,213**

+3%

Townhomes and Condos

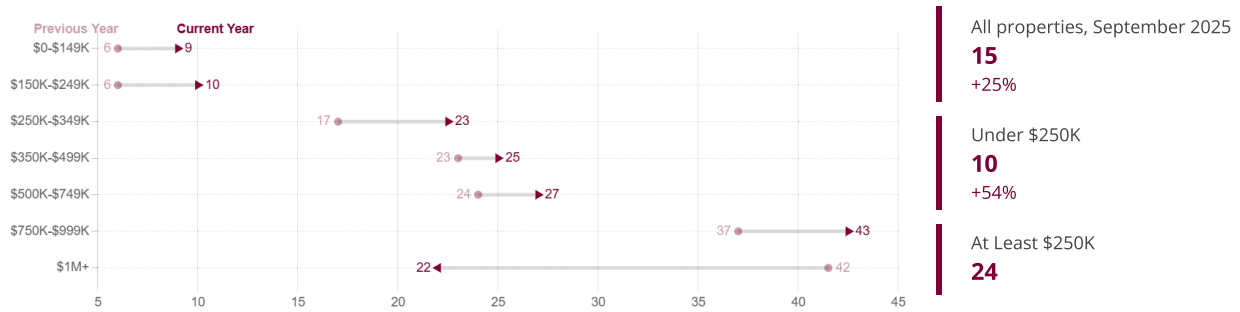
**441**

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## Market Momentum

### Days on Market by Price

12-month rolling median

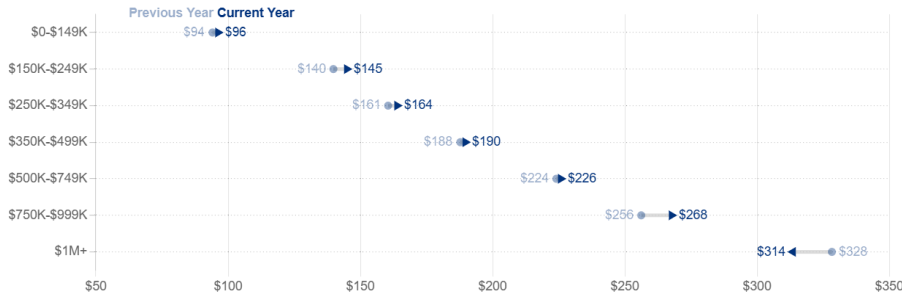


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### Price

## Price per Square Foot by Price

12-month rolling median



All properties, September 2025

**\$157**  
+4%

Under \$250K

**\$135**  
+4%

At Least \$250K

**\$178**

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## Price per Square Foot by Construction

12-month rolling median



All properties, September 2025

**\$157**  
+4%

New Construction

**\$190**  
+1%

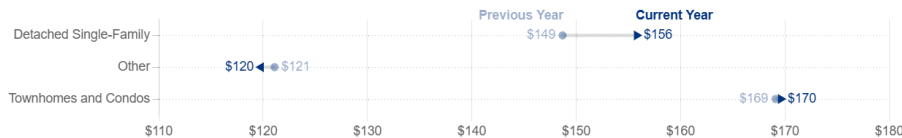
Existing Homes

**\$154**

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## Price per Square Foot by Property Type

12-month rolling median



All properties, September 2025

**\$157**  
+4%

Detached Single-Family

**\$156**  
+4%

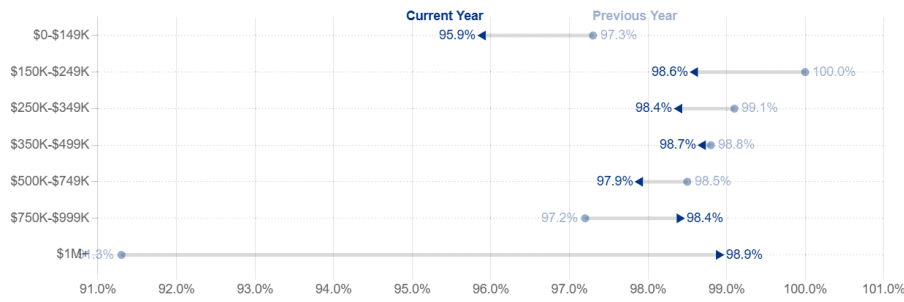
Townhomes and Condos

**\$169**

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### Percent of Asking Price by Price

12-month rolling median



All properties, September 2025  
**98.3%**  
 -1%

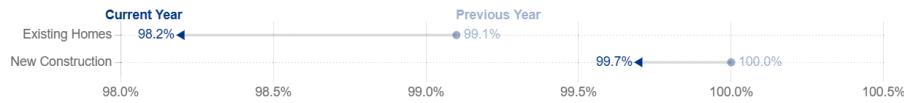
Under \$250K  
**98.0%**  
 -2%

At Least \$250K  
**98.4%**

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### Percent of Asking Price by Construction

12-month rolling median



All properties, September 2025  
**98.3%**  
 -1%

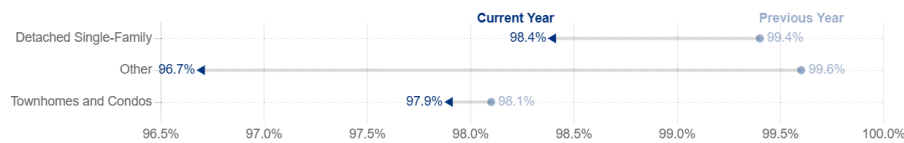
New Construction  
**99.7%**  
 -0%

Existing Homes  
**98.2%**

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### Percent of Asking Price by Property Type

12-month rolling median



All properties, September 2025  
**98.3%**  
 -1%

Detached Single-Family  
**98.4%**  
 -1%

Townhomes and Condos  
**97.9%**

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### Median Price by Price

12-month rolling median



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All properties, September 2025

**\$247,940**

+6%

Under \$250K

**\$180,000**

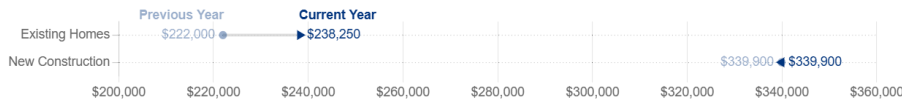
+3%

At Least \$250K

**\$334,700**

### Median Price by Construction

12-month rolling median



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All properties, September 2025

**\$247,940**

+6%

New Construction

**\$339,900**

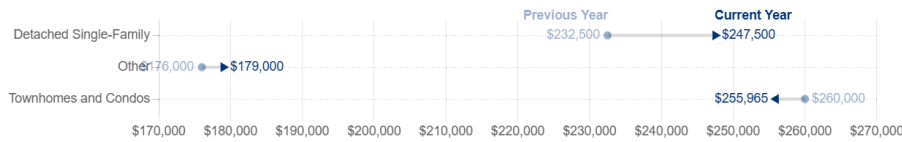
+0%

Existing Homes

**\$238,000**

### Median Price by Property Type

12-month rolling median



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All properties, September 2025

**\$247,940**

+6%

Detached Single-Family

**\$247,500**

+5%

Townhomes and Condos

**\$255,000**