



# Monthly Market Report

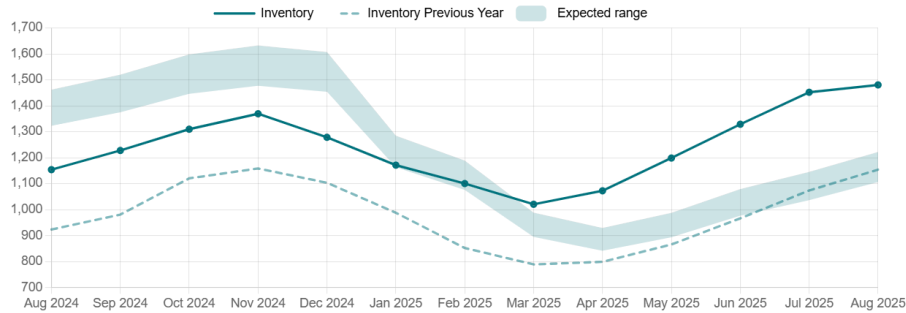
## Monthly totals, trends, and year-over-year comparisons

Monthly Market Report for Fort Wayne Region (8 counties) as of August 2025.

### Supply

#### Inventory

Average daily inventory



August 2025  
**1,481**  
 Expected range of 1,106-1,222

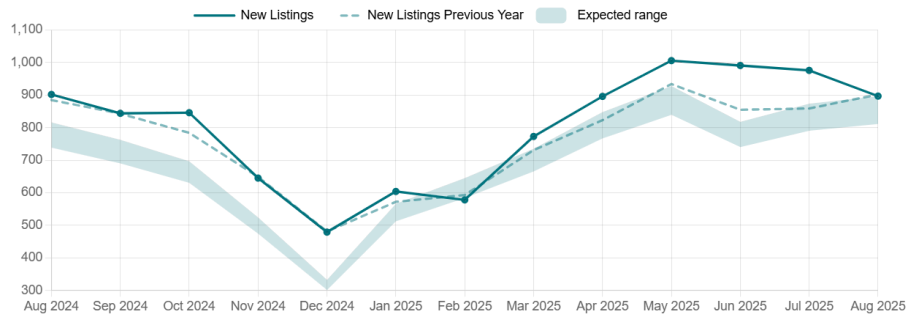
Month-over-month  
**+2%**  
 Typical change is about +7%

Year-over-year  
**+28%**

**Last update:** Sept. 7, 2025, 12:03 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** A listing counts in inventory if its status is active, not pending or sold. Inventory fluctuates constantly, so we calculate the monthly measure as the inventory at the start of each day average across the entire month. Fort Wayne Region (8 counties) includes Adams County, Allen County, DeKalb County, Huntington County, Jay County, Noble County, Wells County, Whitley County.

#### New Listings

Monthly total by listing date



August 2025  
**897**  
 Expected range of 811-897

Month-over-month  
**-8%**  
 Typical change is about +3%

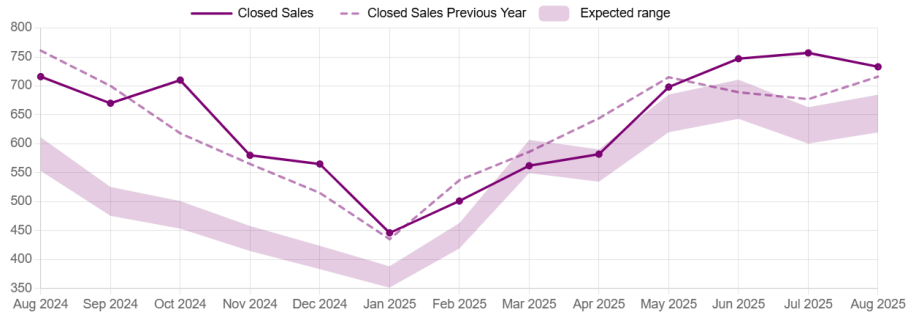
Year-over-year  
**-1%**

**Last update:** Sept. 7, 2025, 12:03 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** Listings may be posted to an MLS system after their listing date. Historically, 92% of listings are posted within three days and 99% within seven days. Fort Wayne Region (8 counties) includes Adams County, Allen County, DeKalb County, Huntington County, Jay County, Noble County, Wells County, Whitley County.

## Sales

### Closed Sales

Monthly total of closed sales



August 2025  
**733**  
 Expected range of 620-685

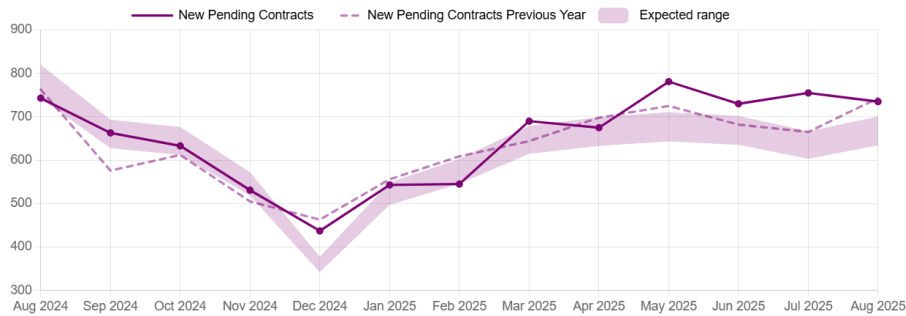
Month-over-month  
**-3%**  
 Typical change is about +3%

Year-over-year  
**+2%**

**Last update:** Sept. 7, 2025, 12:03 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** Sales may be posted to an MLS system after their closing date. Historically, 79% of listings are posted within three days and 96% within seven days. Fort Wayne Region (8 counties) includes Adams County, Allen County, DeKalb County, Huntington County, Jay County, Noble County, Wells County, Whitley County.

### New Pending Contracts

Monthly total by pending date



August 2025  
**735**  
 Expected range of 634-701

Month-over-month  
**-3%**  
 Typical change is about +5%

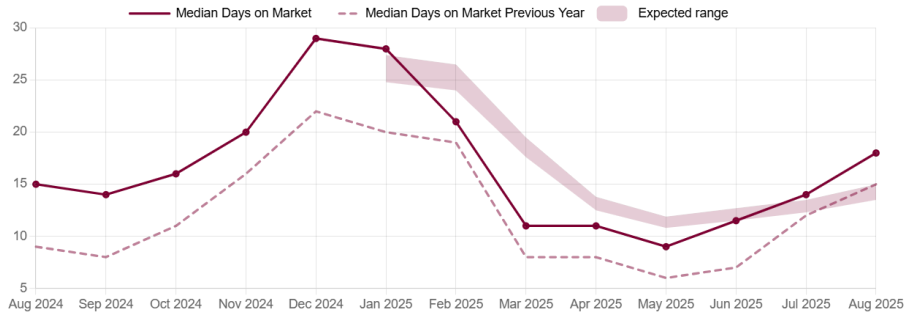
Year-over-year  
**-1%**

**Last update:** Sept. 7, 2025, 12:03 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** While not all pending contracts result in a closed sale, they are a very strong predictor of sales trends five weeks in the future. Pending contracts may be posted to an MLS system after their pending date. Historically, 81% of listings are posted within three days and 92% within seven days. Fort Wayne Region (8 counties) includes Adams County, Allen County, DeKalb County, Huntington County, Jay County, Noble County, Wells County, Whitley County.

## Market Momentum

### Median Days on Market

Days from listing to pending



August 2025  
**18**  
 Expected range of 14-15

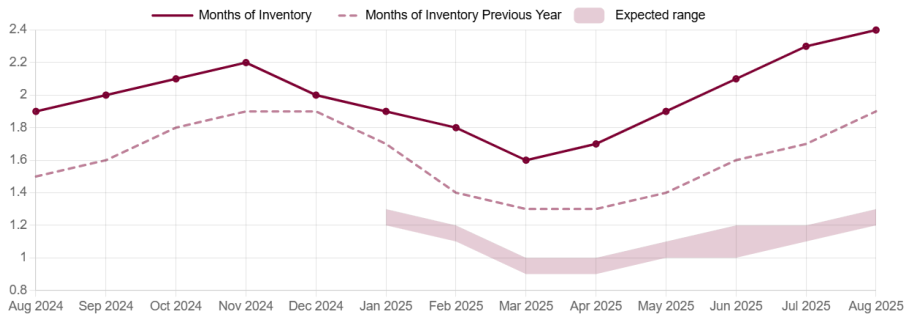
Month-over-month  
**+29%**  
 Typical change is about +10%

Year-over-year  
**+20%**

**Last update:** Sept. 7, 2025, 12:03 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** This is calculated as the difference between listing date and pending date. To filter out erroneous data, this filters out listings with a pending date before 2017. There is delay in entering pending dates, so recent months represent only the portion of sales with a pending date. Fort Wayne Region (8 counties) includes Adams County, Allen County, DeKalb County, Huntington County, Jay County, Noble County, Wells County, Whitley County.

### Months of Inventory

Current supply versus 12-month sales average



August 2025  
**2.4**  
 Expected range of 1.2-1.3

Month-over-month  
**+2%**  
 Typical change is about +7%

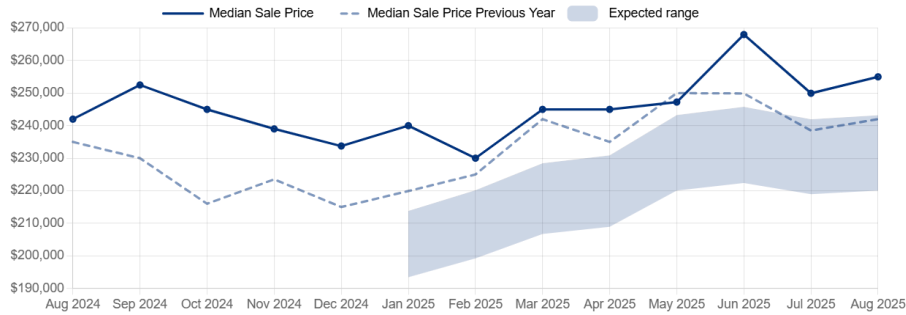
Year-over-year  
**+26%**

**Last update:** Sept. 7, 2025, 12:03 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** Months of inventory is calculated as the current month's supply + the average sales per month over the previous 12 months. Fort Wayne Region (8 counties) includes Adams County, Allen County, DeKalb County, Huntington County, Jay County, Noble County, Wells County, Whitley County.

## Price

### Median Sale Price

Median monthly sale price



August 2025  
**255,000**  
 Expected range of 220,041–243,203

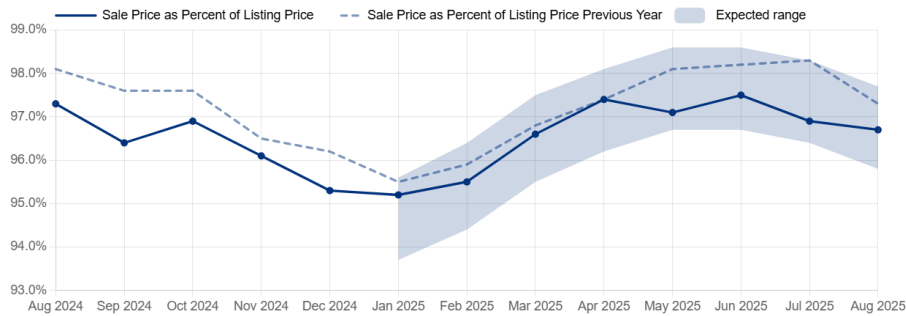
Month-over-month  
**+2%**  
 Typical change is about +1%

Year-over-year  
**+5%**

**Last update:** Sept. 7, 2025, 12:03 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** This excludes properties where the sale price is less than half the listing price or greater than twice the listing price, assuming those are errors. The median price represents the middle value of all properties sold. Half of sales had a higher price and half had a lower price. Fort Wayne Region (8 counties) includes Adams County, Allen County, DeKalb County, Huntington County, Jay County, Noble County, Wells County, Whitley County.

### Sale Price as Percent of Listing Price

Monthly average



August 2025  
**96.7%**  
 Expected range of 95.8%–97.7%

Month-over-month  
**-0%**  
 Typical change is about -1%

Year-over-year  
**-1%**

**Last update:** Sept. 7, 2025, 12:03 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** This excludes properties where the sale price is less than half the listing price or greater than twice the listing price, assuming those are errors. Fort Wayne Region (8 counties) includes Adams County, Allen County, DeKalb County, Huntington County, Jay County, Noble County, Wells County, Whitley County.