

Detailed Market Overview



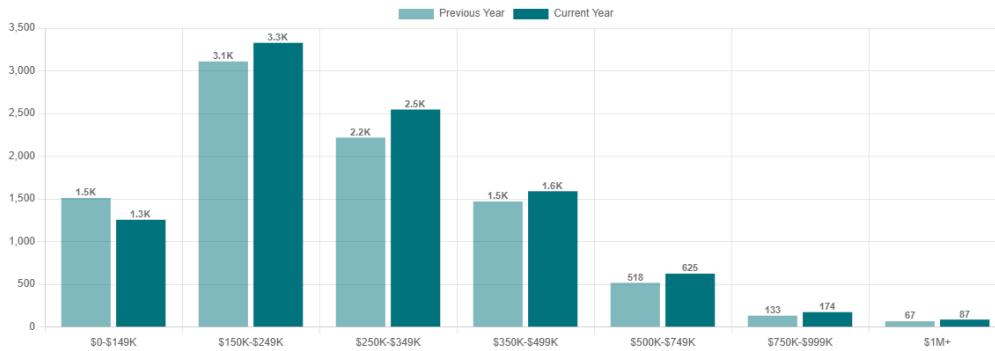
The Fort Wayne real estate market is strong, with 605 new construction sales in the last year. Existing homes also sold well, totaling 7,006 sales.

Detailed Market Overview • Fort Wayne Region (8 counties) • September 2025

Supply

New Listings by Price

12-month rolling total



All properties, September 2025

9,607

+6%

Under \$250K

4,584

-1%

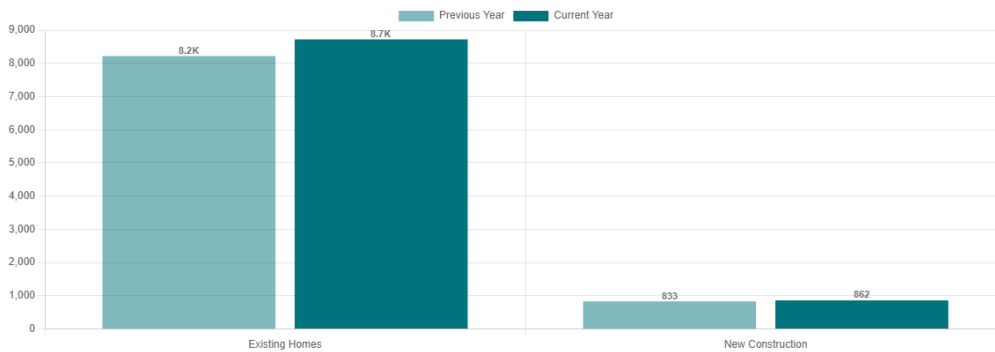
At Least \$250K

5,023

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New Listings by Construction

12-month rolling total



All properties, September 2025

9,584

+6%

New Construction

862

+3%

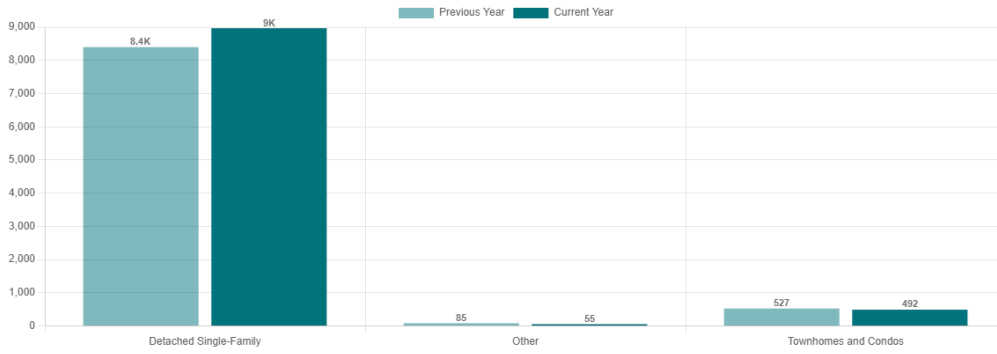
Existing Homes

8,722

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New Listings by Property Type

12-month rolling total



All properties, September 2025

9,515

+6%

Detached Single-Family

8,968

+7%

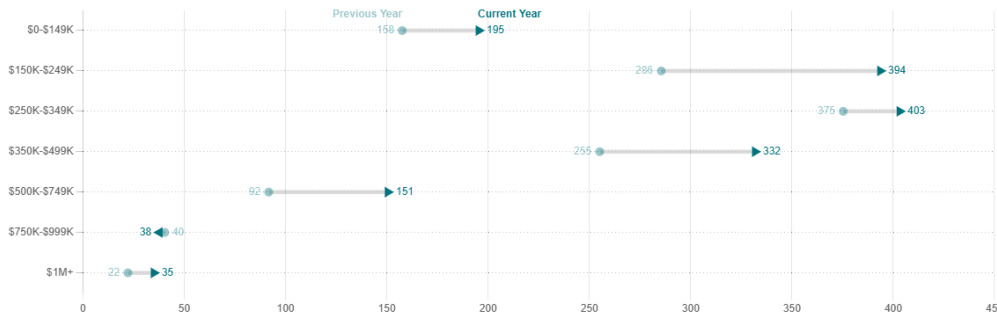
Townhomes and Condos

492

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Inventory by Price

Average daily inventory in latest month



All properties, September 2025

1,547

+26%

Under \$250K

589

+33%

At Least \$250K

958

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Inventory by Construction

Average daily inventory in latest month



All properties, September 2025

1,547

+26%

New Construction

270

+13%

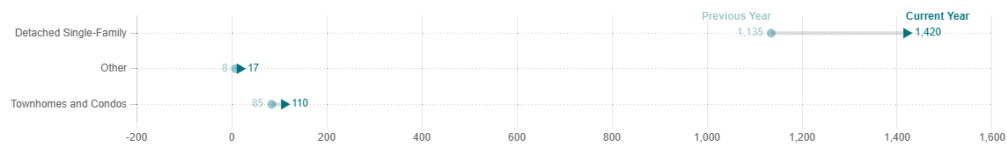
Existing Homes

1,277

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Inventory by Property Type

Average daily inventory in latest month



All properties, September 2025

1,547

+26%

Detached Single-Family

1,420

+25%

Townhomes and Condos

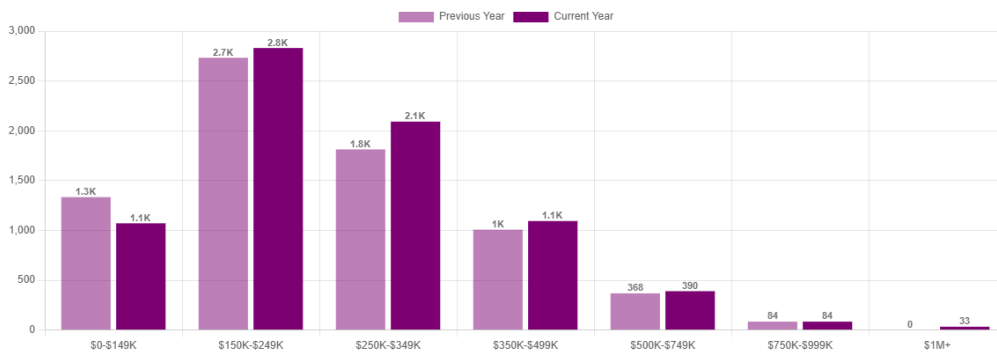
110

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Sales

Closed Sales by Price

12-month rolling total



All properties, September 2025

7,595

+3%

Under \$250K

3,902

-4%

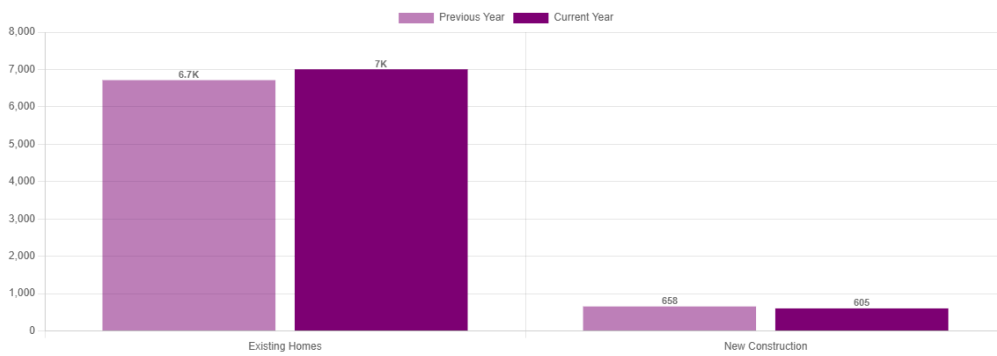
At Least \$250K

3,693

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Closed Sales by Construction

12-month rolling total



All properties, September 2025

7,611

+3%

New Construction

605

-8%

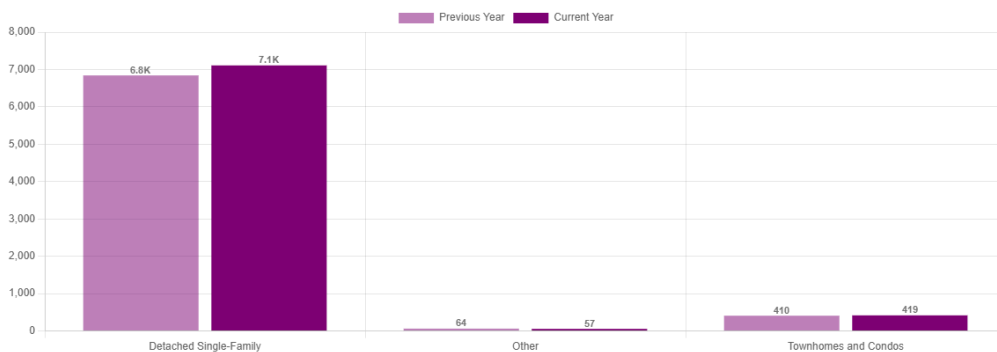
Existing Homes

7,006

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Closed Sales by Property Type

12-month rolling total



All properties, September 2025

7,586

+4%

Detached Single-Family

7,110

+4%

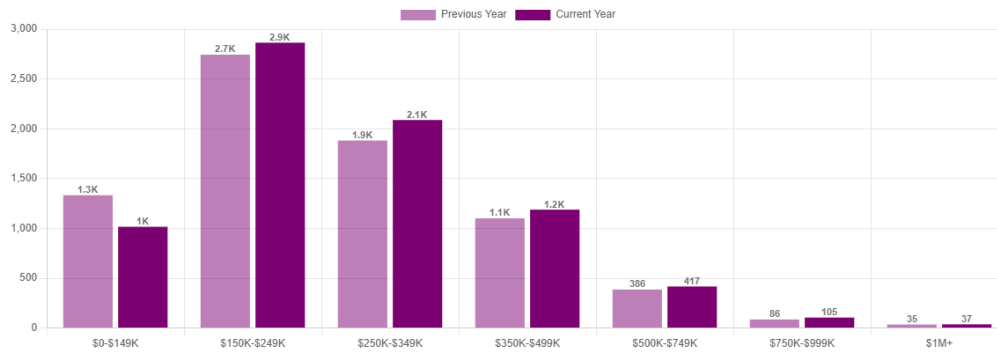
Townhomes and Condos

419

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Pending Sales by Price

12-month rolling total



All properties, September 2025

7,715

+2%

Under \$250K

3,880

-5%

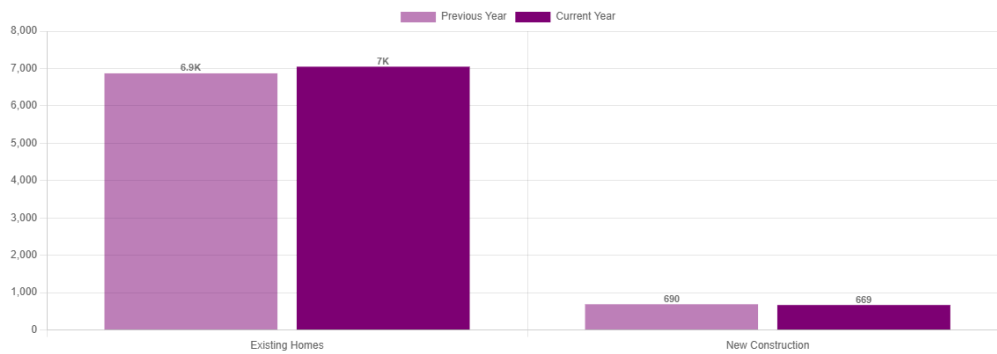
At Least \$250K

3,835

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Pending Sales by Construction

12-month rolling total



All properties, September 2025

7,718

+2%

New Construction

669

-3%

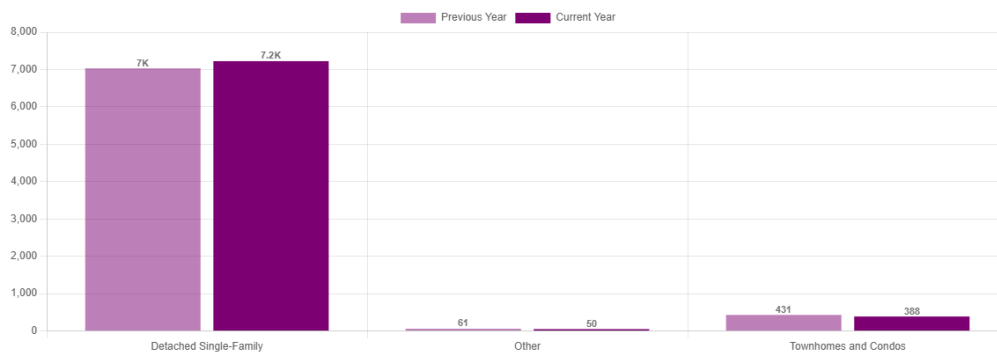
Existing Homes

7,049

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Pending Sales by Property Type

12-month rolling total



All properties, September 2025

7,662

+2%

Detached Single-Family

7,224

+3%

Townhomes and Condos

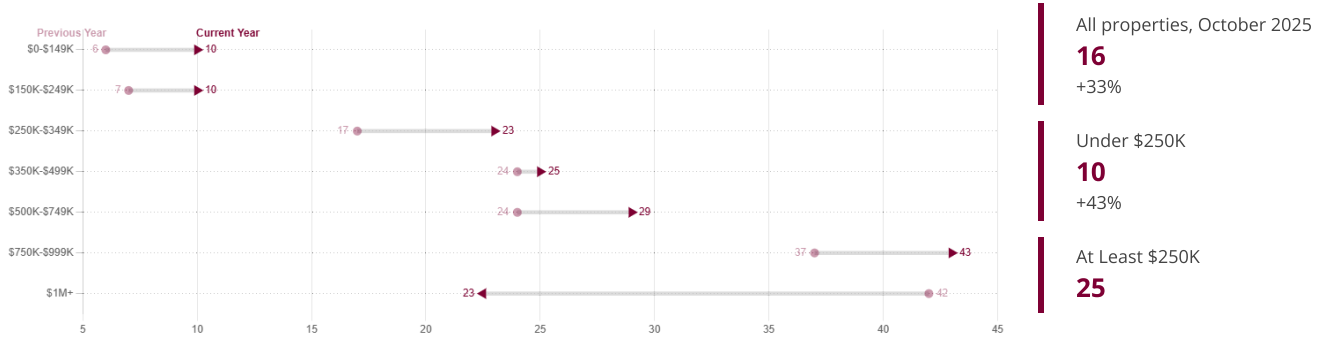
388

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Market Momentum

Days on Market by Price

12-month rolling median

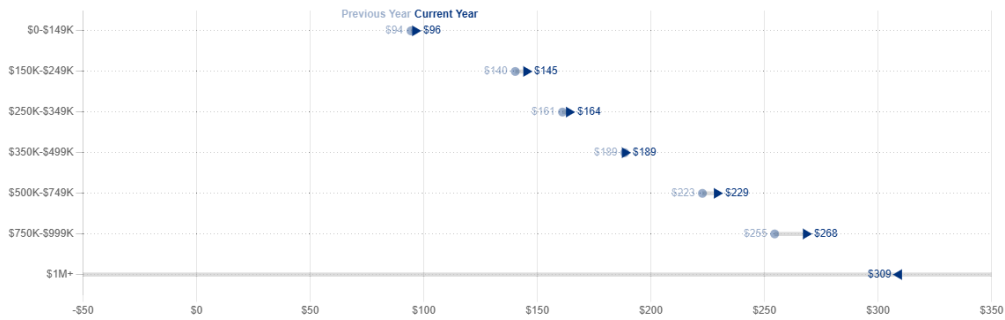


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Price

Price per Square Foot by Price

12-month rolling median



All properties, October 2025

\$156

+3%

Under \$250K

\$135

+4%

At Least \$250K

\$178

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Price per Square Foot by Construction

12-month rolling median



All properties, October 2025

\$156

+3%

New Construction

\$189

-0%

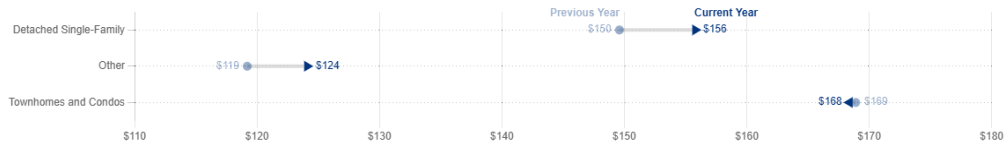
Existing Homes

\$154

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Price per Square Foot by Property Type

12-month rolling median



All properties, October 2025

\$156

+3%

Detached Single-Family

\$156

+4%

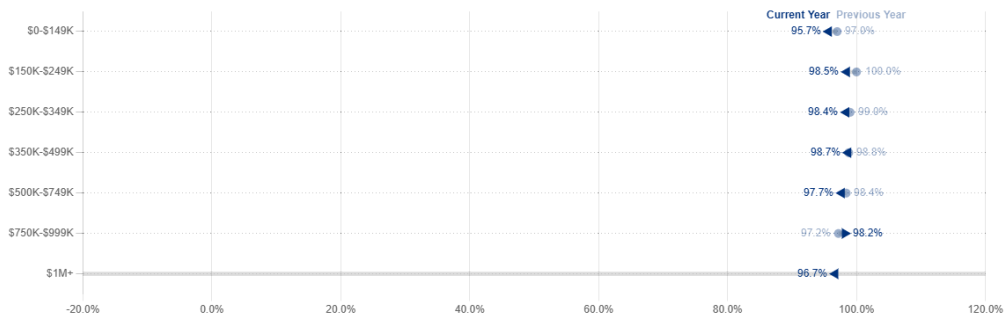
Townhomes and Condos

\$168

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Percent of Asking Price by Price

12-month rolling median



All properties, October 2025

98.2%

-1%

Under \$250K

97.9%

-2%

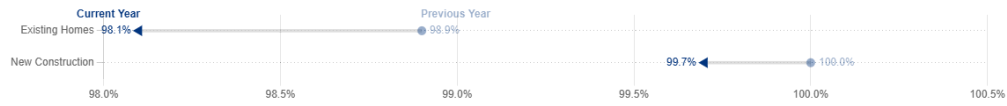
At Least \$250K

98.4%

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Percent of Asking Price by Construction

12-month rolling median



All properties, October 2025

98.2%

-1%

New Construction

99.7%

-0%

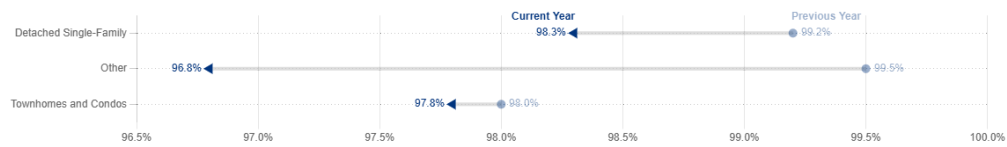
Existing Homes

98.1%

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Percent of Asking Price by Property Type

12-month rolling median



All properties, October 2025

98.2%

-1%

Detached Single-Family

98.3%

-1%

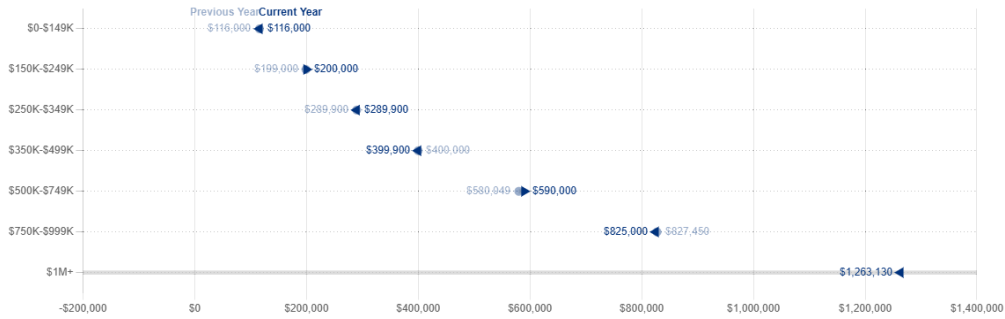
Townhomes and Condos

97.9%

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Median Price by Price

12-month rolling median



All properties, October 2025

\$246,900

+3%

Under \$250K

\$180,000

+3%

At Least \$250K

\$334,234

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Median Price by Construction

12-month rolling median



All properties, October 2025

\$246,900

+3%

New Construction

\$339,900

+0%

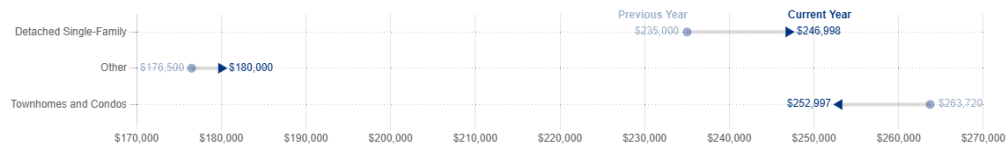
Existing Homes

\$236,500

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Median Price by Property Type

12-month rolling median



All properties, October 2025

\$246,900

+3%

Detached Single-Family

\$246,996

+3%

Townhomes and Condos

\$252,828

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