



Detailed Market Overview

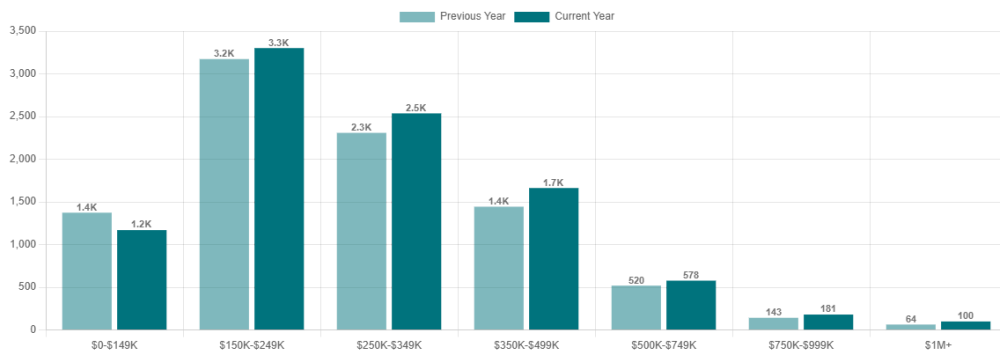
The Fort Wayne real estate market shows strong sales for homes under \$250K, with 3,856 homes sold in the past year. New listings in this price range reached 4,472, keeping the market active.

Detailed Market Overview • Fort Wayne Region (8 counties) • January 2026

Supply

New Listings by Price

12-month rolling total



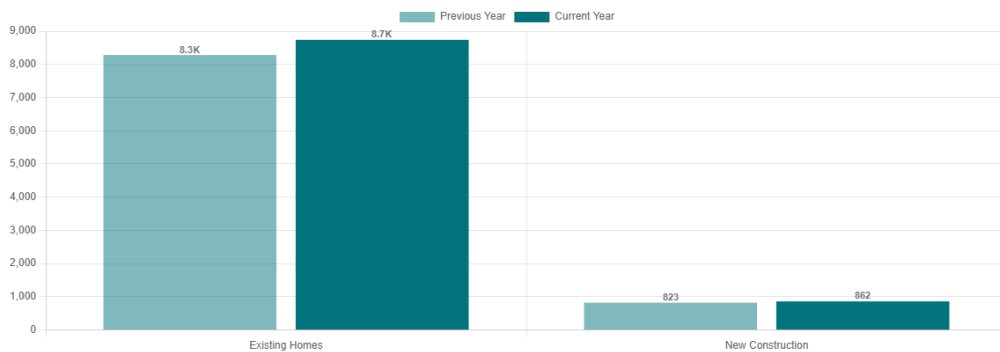
All properties, January 2026
9,531
 +6%

Under \$250K
4,472
 -2%

At Least \$250K
5,059

New Listings by Construction

12-month rolling total



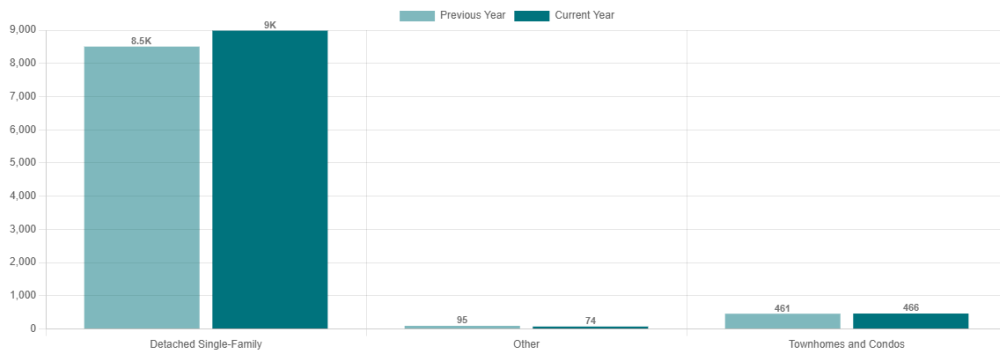
All properties, January 2026
9,601
 +5%

New Construction
862
 +5%

Existing Homes
8,739

New Listings by Property Type

12-month rolling total



All properties, January 2026

9,526

+5%

Detached Single-Family

8,986

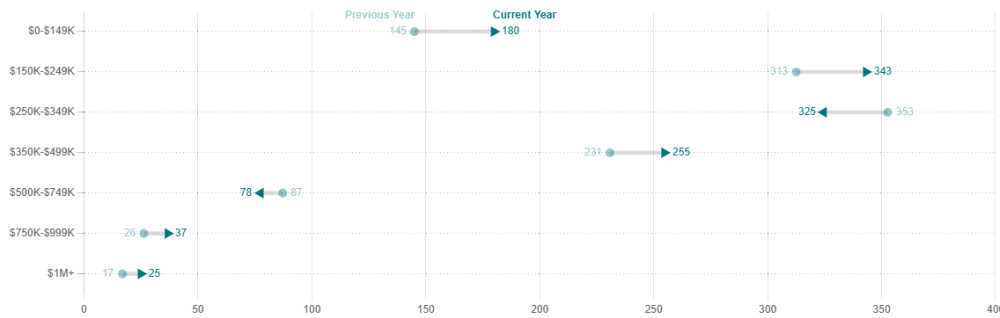
+6%

Townhomes and Condos

466

Inventory by Price

Average daily inventory in latest month



All properties, January 2026

1,242

+6%

Under \$250K

523

+14%

At Least \$250K

719

Inventory by Construction

Average daily inventory in latest month



All properties, January 2026

1,242

+6%

New Construction

261

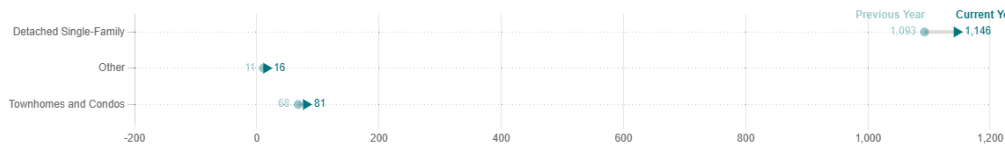
-3%

Existing Homes

981

Inventory by Property Type

Average daily inventory in latest month



All properties, January 2026

1,242

+6%

Detached Single-Family

1,146

+5%

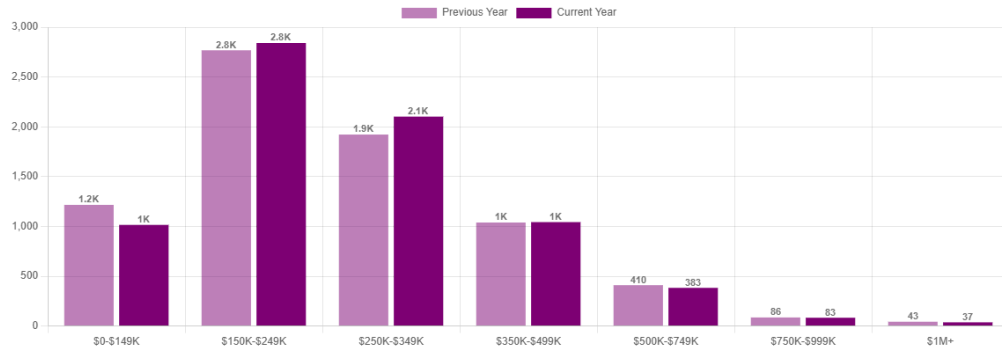
Townhomes and Condos

81

Sales

Closed Sales by Price

12-month rolling total



All properties, January 2026

7,504

+0%

Under \$250K

3,856

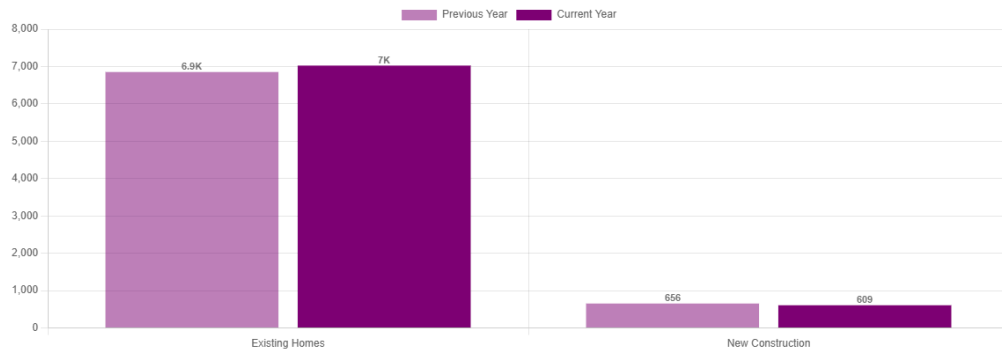
-3%

At Least \$250K

3,648

Closed Sales by Construction

12-month rolling total



All properties, January 2026

7,634

+2%

New Construction

609

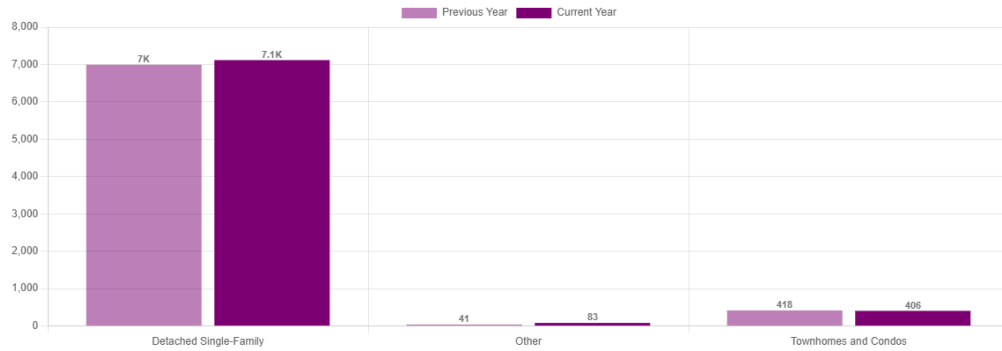
-7%

Existing Homes

7,025

Closed Sales by Property Type

12-month rolling total



All properties, January 2026

7,607

+2%

Detached Single-Family

7,118

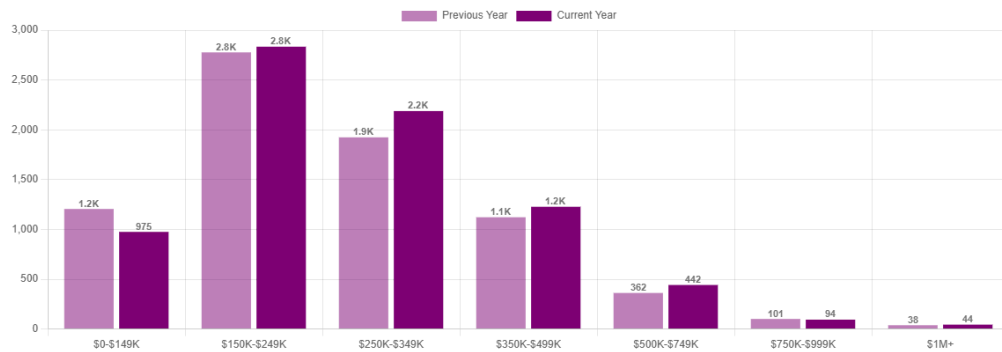
+2%

Townhomes and Condos

406

Pending Sales by Price

12-month rolling total



All properties, January 2026

7,804

+4%

Under \$250K

3,809

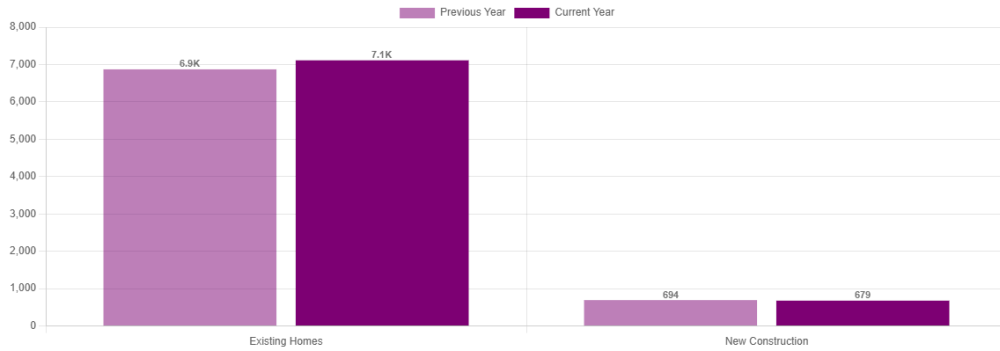
-4%

At Least \$250K

3,995

Pending Sales by Construction

12-month rolling total



All properties, January 2026

7,791

+3%

New Construction

679

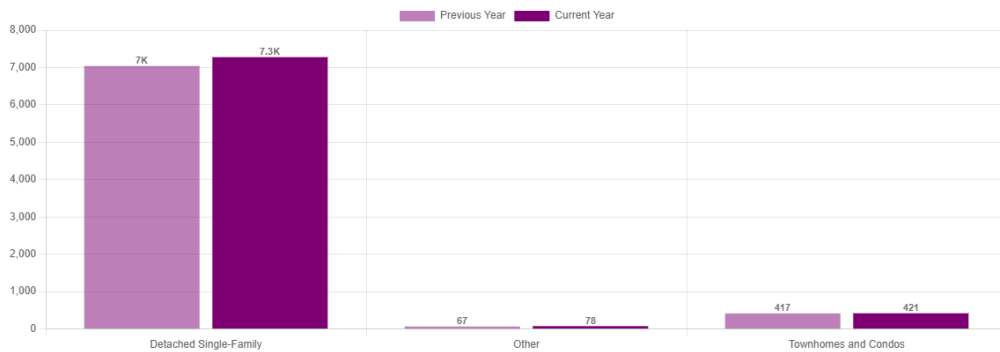
-2%

Existing Homes

7,112

Pending Sales by Property Type

12-month rolling total



All properties, January 2026

7,777

+3%

Detached Single-Family

7,278

+3%

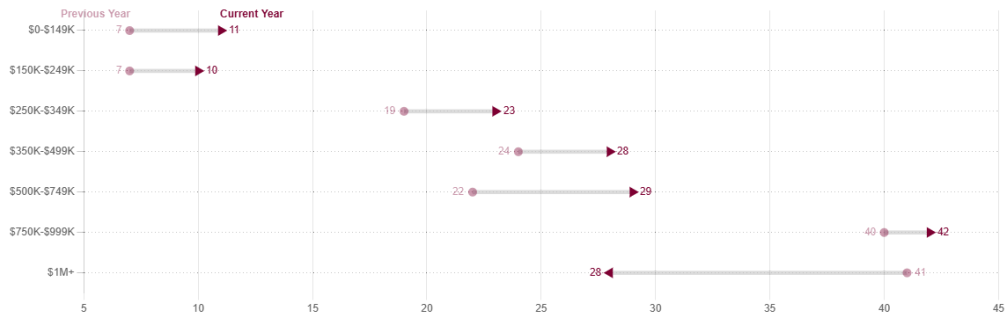
Townhomes and Condos

421

Market Momentum

Days on Market by Price

12-month rolling median



All properties, February 2026

17

+31%

Under \$250K

11

+38%

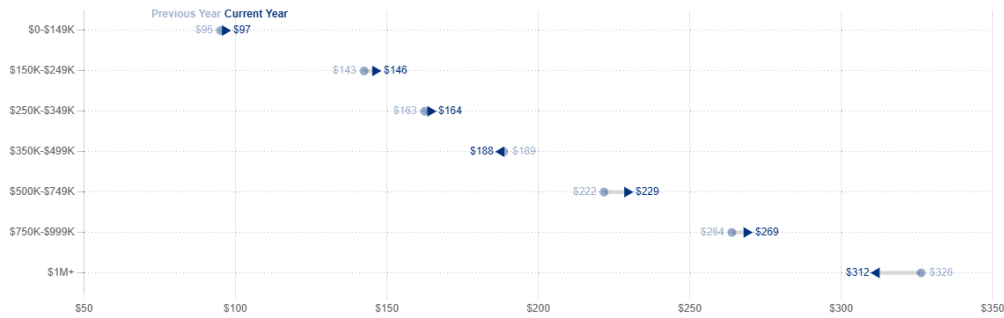
At Least \$250K

26

Price

Price per Square Foot by Price

12-month rolling median



All properties, February 2026

\$158

+3%

Under \$250K

\$138

+4%

At Least \$250K

\$178

Price per Square Foot by Construction

12-month rolling median



All properties, February 2026

\$158

+3%

New Construction

\$186

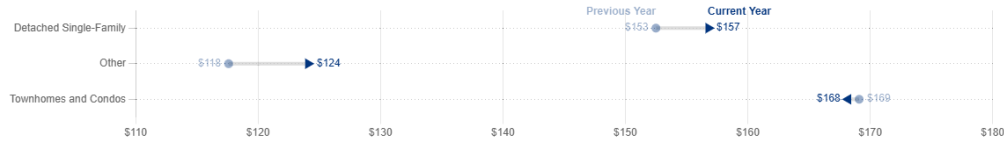
-2%

Existing Homes

\$155

Price per Square Foot by Property Type

12-month rolling median



All properties, February 2026

\$158

+3%

Detached Single-Family

\$157

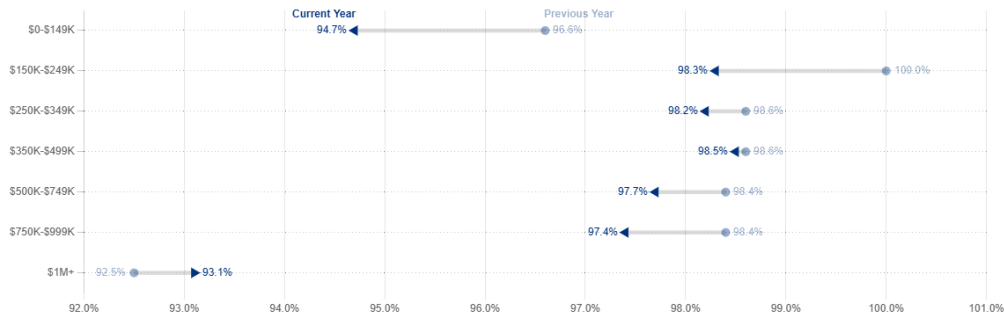
+3%

Townhomes and Condos

\$169

Percent of Asking Price by Price

12-month rolling median



All properties, February 2026

98.0%

-1%

Under \$250K

97.7%

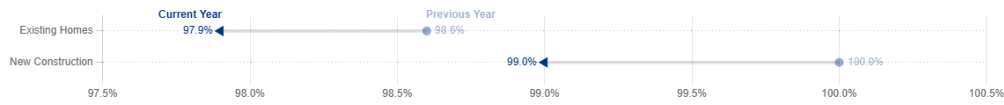
-1%

At Least \$250K

98.2%

Percent of Asking Price by Construction

12-month rolling median



All properties, February 2026

98.0%

-1%

New Construction

99.0%

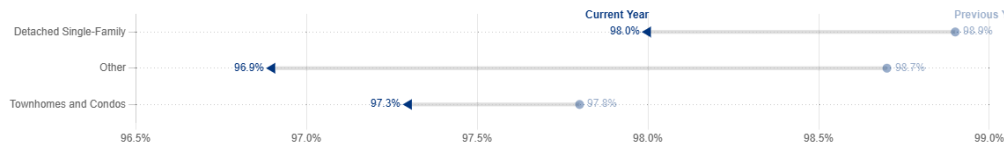
-1%

Existing Homes

97.9%

Percent of Asking Price by Property Type

12-month rolling median



All properties, February 2026

98.0%

-1%

Detached Single-Family

98.0%

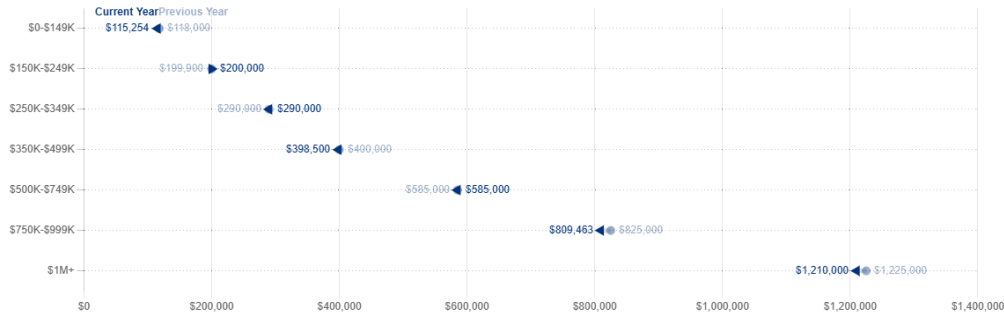
-1%

Townhomes and Condos

97.3%

Median Price by Price

12-month rolling median



All properties, February 2026

\$249,900

+3%

Under \$250K

\$183,000

+2%

At Least \$250K

\$334,970

Median Price by Construction

12-month rolling median



All properties, February 2026

\$249,900

+3%

New Construction

\$338,850

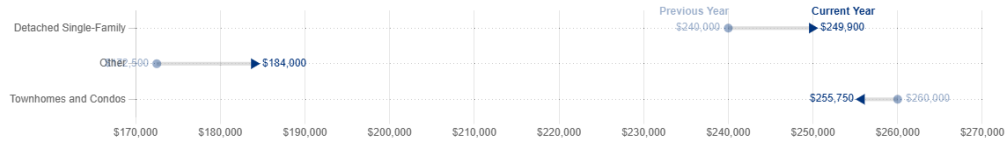
-0%

Existing Homes

\$239,900

Median Price by Property Type

12-month rolling median



All properties, February 2026

\$249,900

+3%

Detached Single-Family

\$249,900

+4%

Townhomes and Condos

\$257,000