



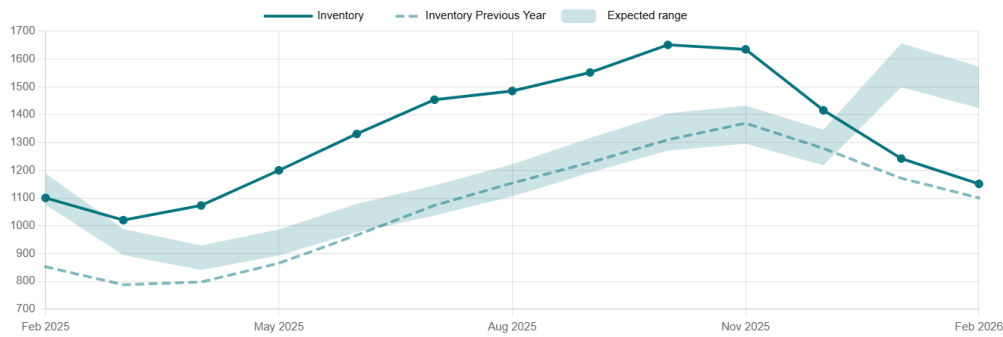
Monthly Market Report

The real estate market in Fort Wayne is strong, with closed sales up 23% from last month. However, closed sales have decreased 3% compared to last year.

Supply

Inventory

Average daily inventory



February 2026

1,151

Expected range of 1,423-1,573

Month-over-month

-7%

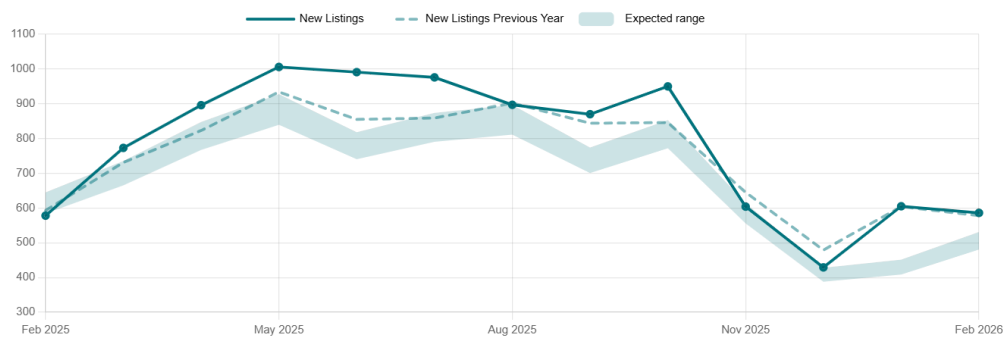
Typical change is about -5%

Year-over-year

+5%

New Listings

Monthly total by listing date



February 2026

586

Expected range of 480-531

Month-over-month

-3%

Typical change is about +18%

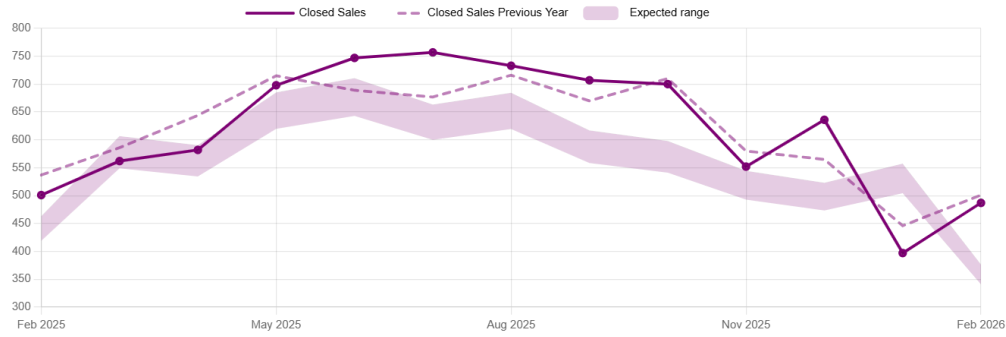
Year-over-year

+1%

Sales

Closed Sales

Monthly total of closed sales



February 2026

487

Expected range of 341-377

Month-over-month

+23%

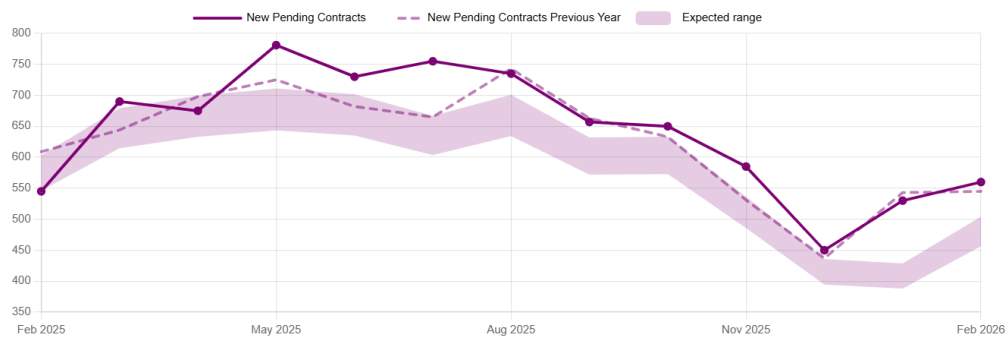
Typical change is about -32%

Year-over-year

-3%

New Pending Contracts

Monthly total by pending date



February 2026

560

Expected range of 456-504

Month-over-month

+6%

Typical change is about +18%

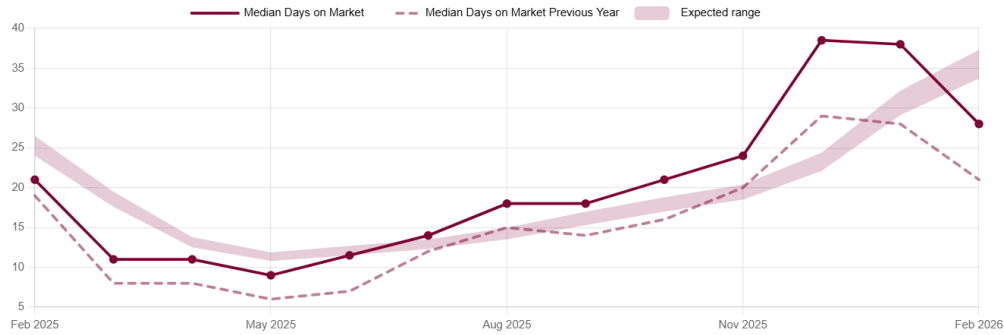
Year-over-year

+3%

Market Momentum

Median Days on Market

Days from listing to pending



February 2026

28

Expected range of 34-37

Month-over-month

-26%

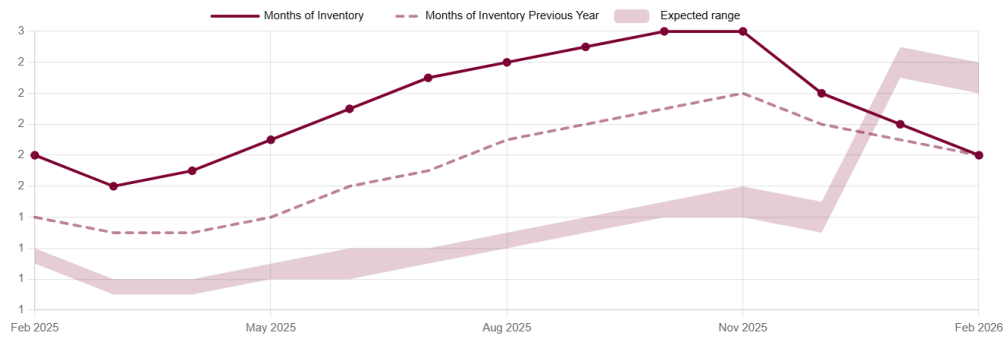
Typical change is about +16%

Year-over-year

+33%

Months of Inventory

Current supply versus 12-month sales average



February 2026

1.8

Expected range of 2.2-2.4

Month-over-month

-7%

Typical change is about -5%

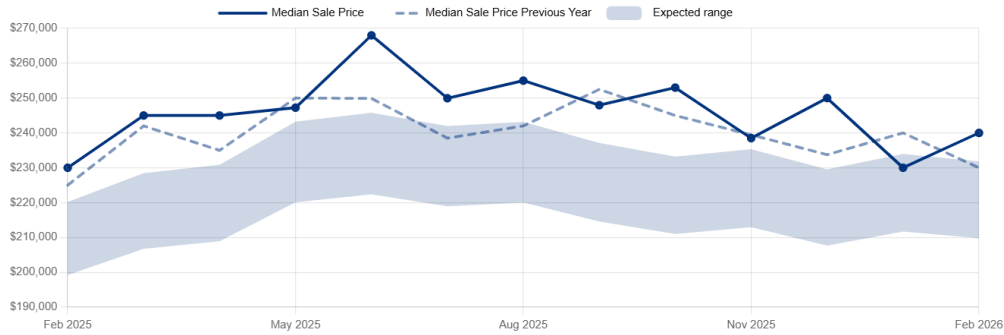
Year-over-year

+4%

Price

Median Sale Price

Median monthly sale price



February 2026

240,000

Expected range of 209,783-231,865

Month-over-month

+4%

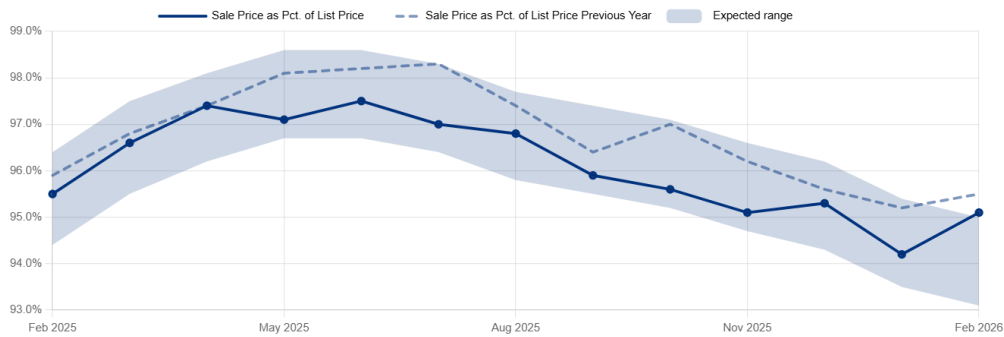
Typical change is about -1%

Year-over-year

+4%

Sale Price as Pct. of List Price

Monthly average



February 2026

95.1%

Expected range of 93.1%-95.0%

Month-over-month

+1%

Typical change is about -0%

Year-over-year

-0%