



Detailed Market Overview

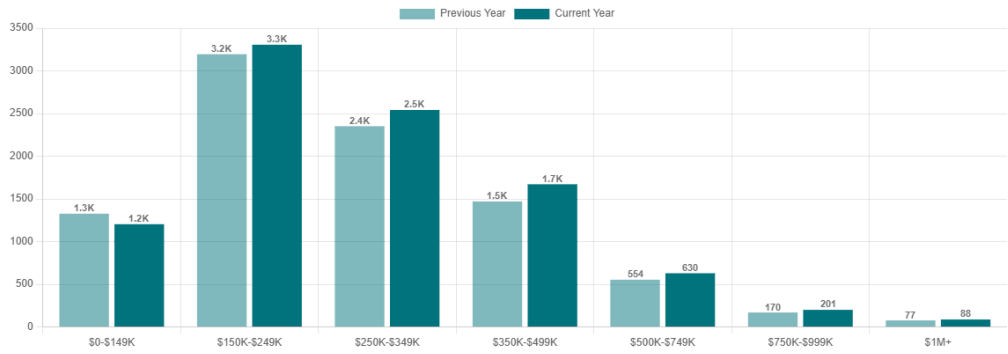
Listings under \$250K are struggling as demand for homes priced above \$250K grows. In the year ending January 2026, closed sales under \$250K totaled 3,789, nearly matching the 3,773 sales at \$250K and above.

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

Supply

New Listings by Price

12-month rolling total



All properties, March 2026

9,643

+5%

Under \$250K

4,510

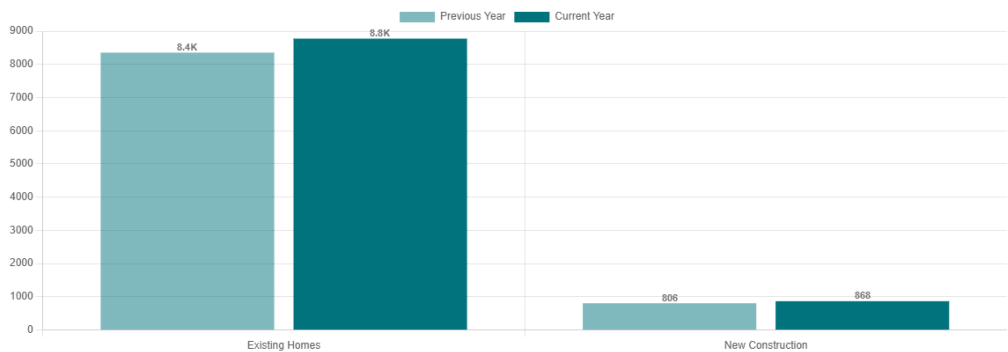
-0%

At Least \$250K

5,133

New Listings by Construction

12-month rolling total



All properties, March 2026

9,643

+5%

New Construction

868

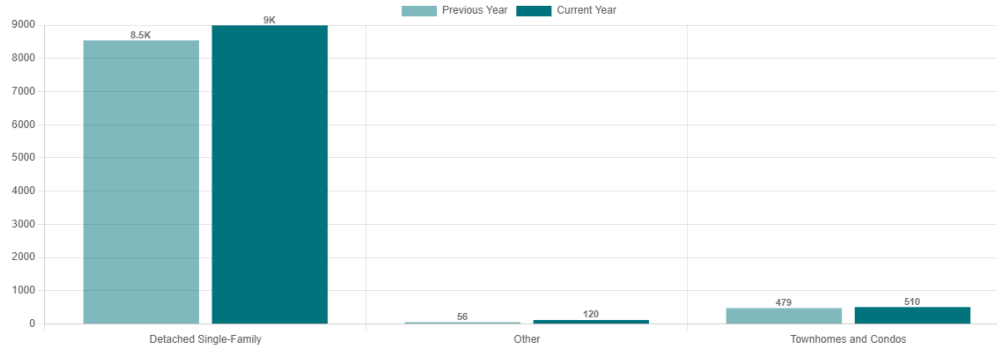
+8%

Existing Homes

8,775

New Listings by Property Type

12-month rolling total



All properties, March 2026

9,624

+6%

Detached Single-Family

8,994

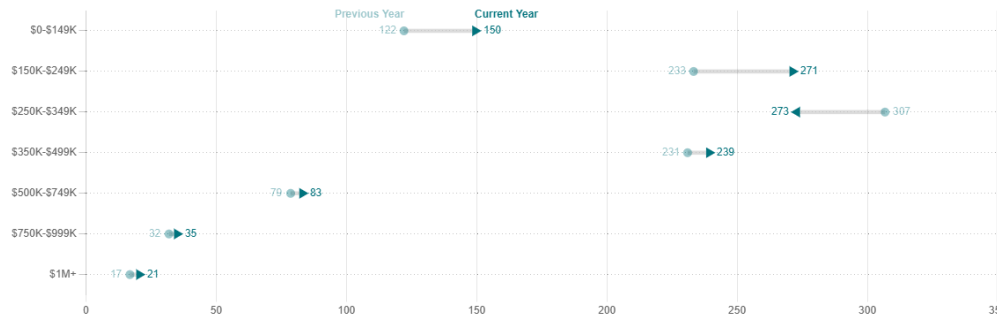
+5%

Townhomes and Condos

510

Inventory by Price

Average daily inventory in latest month



All properties, March 2026

1,072

+5%

Under \$250K

421

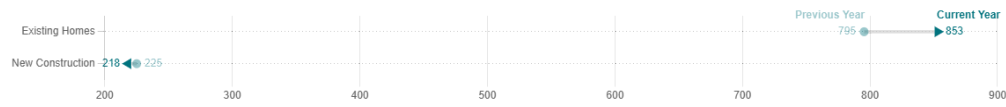
+18%

At Least \$250K

651

Inventory by Construction

Average daily inventory in latest month



All properties, March 2026

1,072

+5%

New Construction

218

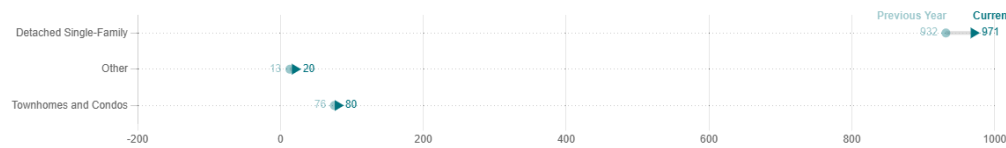
-3%

Existing Homes

853

Inventory by Property Type

Average daily inventory in latest month



All properties, March 2026

1,072

+5%

Detached Single-Family

971

+4%

Townhomes and Condos

80

Sales

Closed Sales by Price

12-month rolling total



All properties, March 2026

7,562

+2%

Under \$250K

3,789

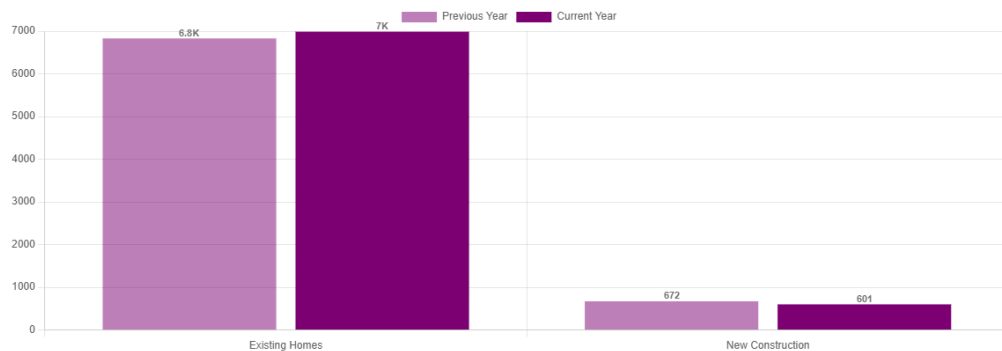
-4%

At Least \$250K

3,773

Closed Sales by Construction

12-month rolling total



All properties, March 2026

7,589

+1%

New Construction

601

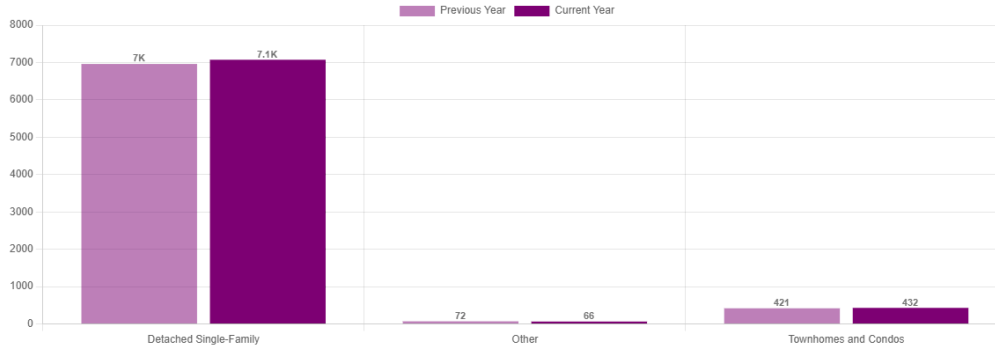
-11%

Existing Homes

6,988

Closed Sales by Property Type

12-month rolling total



All properties, March 2026

7,572

+2%

Detached Single-Family

7,074

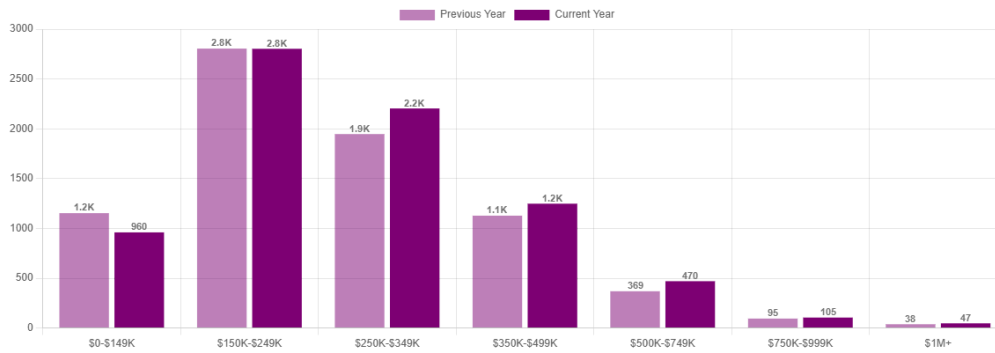
+2%

Townhomes and Condos

432

Pending Sales by Price

12-month rolling total



All properties, March 2026

7,837

+4%

Under \$250K

3,763

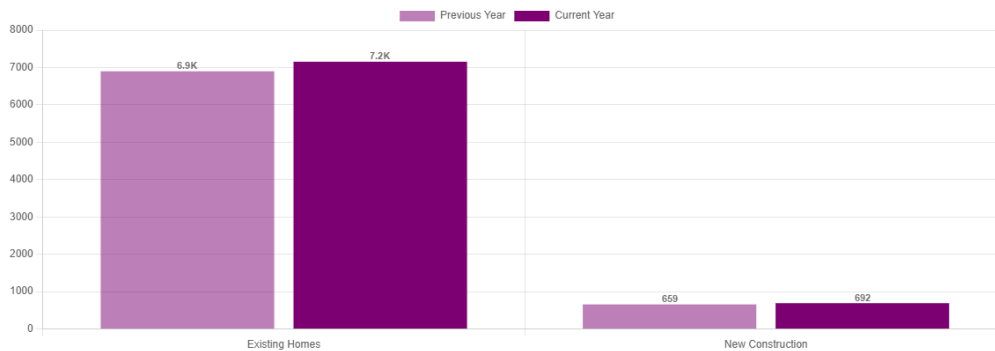
-5%

At Least \$250K

4,074

Pending Sales by Construction

12-month rolling total



All properties, March 2026

7,847

+4%

New Construction

692

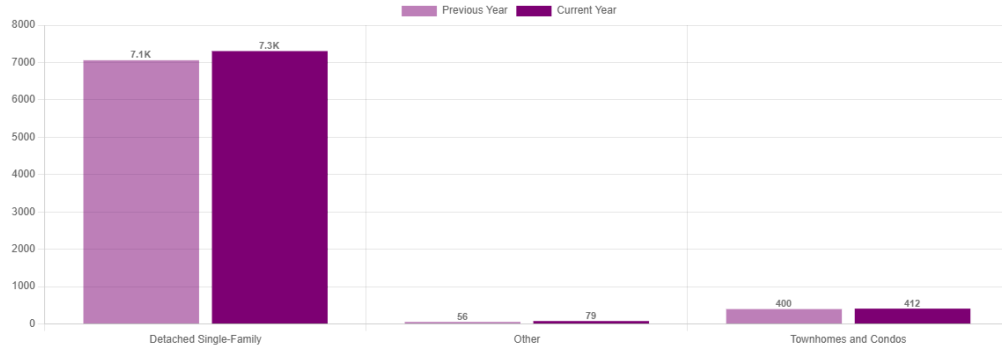
+5%

Existing Homes

7,155

Pending Sales by Property Type

12-month rolling total



All properties, March 2026

7,797

+4%

Detached Single-Family

7,306

+3%

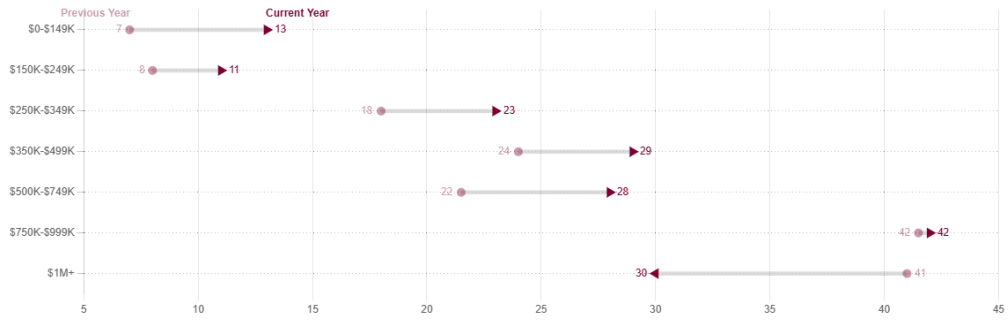
Townhomes and Condos

412

Market Momentum

Days on Market by Price

12-month rolling median



All properties, April 2026

18

+29%

Under \$250K

11

+38%

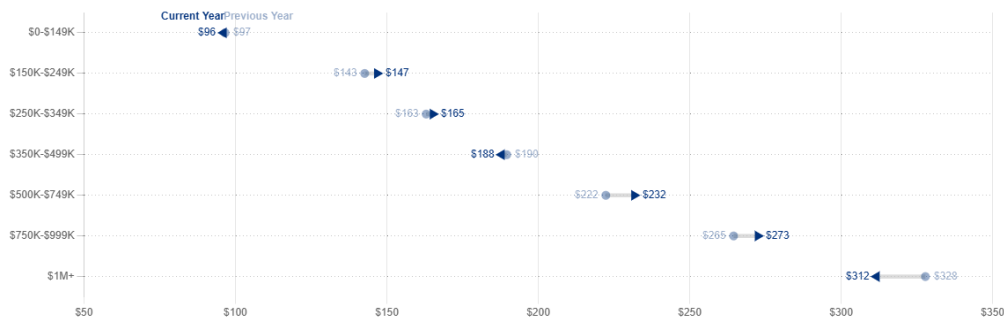
At Least \$250K

26

Price

Price per Square Foot by Price

12-month rolling median



All properties, April 2026
\$158

+2%

Under \$250K

\$138

+4%

At Least \$250K

\$179

Price per Square Foot by Construction

12-month rolling median



All properties, April 2026
\$158

+2%

New Construction

\$187

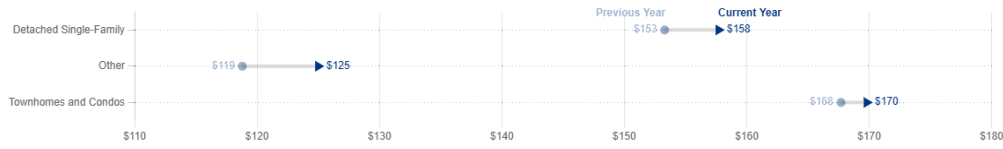
-1%

Existing Homes

\$156

Price per Square Foot by Property Type

12-month rolling median



All properties, April 2026

\$158

+2%

Detached Single-Family

\$158

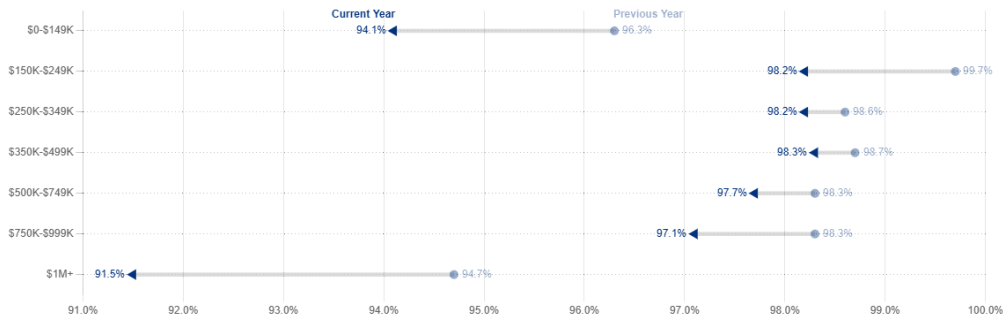
+3%

Townhomes and Condos

\$170

Percent of Asking Price by Price

12-month rolling median



All properties, April 2026

97.9%

-1%

Under \$250K

97.6%

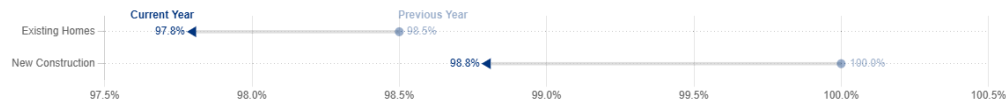
-1%

At Least \$250K

98.2%

Percent of Asking Price by Construction

12-month rolling median



All properties, April 2026

97.9%

-1%

New Construction

98.7%

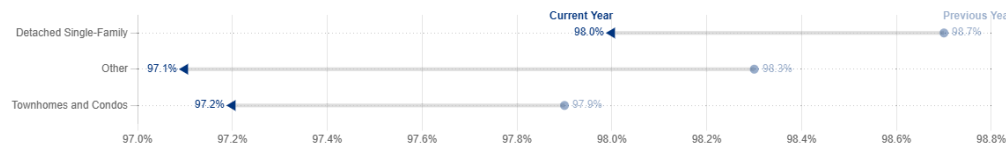
-1%

Existing Homes

97.8%

Percent of Asking Price by Property Type

12-month rolling median



All properties, April 2026

97.9%

-1%

Detached Single-Family

98.0%

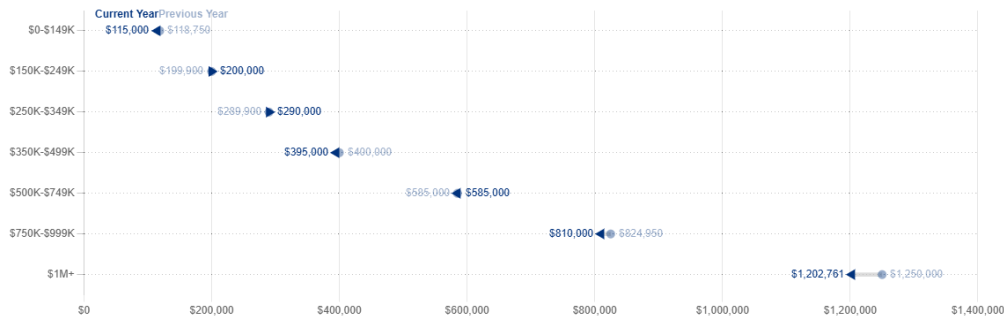
-1%

Townhomes and Condos

97.1%

Median Price by Price

12-month rolling median



All properties, April 2026

\$250,000

+2%

Under \$250K

\$183,000

+2%

At Least \$250K

\$335,000

Median Price by Construction

12-month rolling median



All properties, April 2026

\$250,000

+2%

New Construction

\$338,628

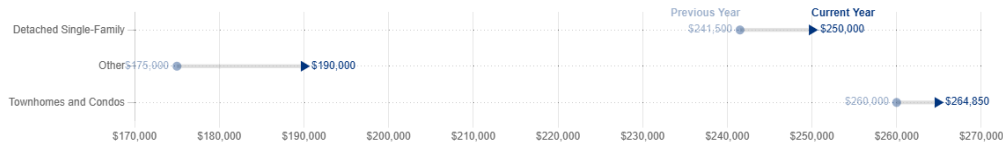
-1%

Existing Homes

\$240,000

Median Price by Property Type

12-month rolling median



All properties, April 2026

\$250,000

+2%

Detached Single-Family

\$250,000

+3%

Townhomes and Condos

\$263,000