

Monthly Market Report



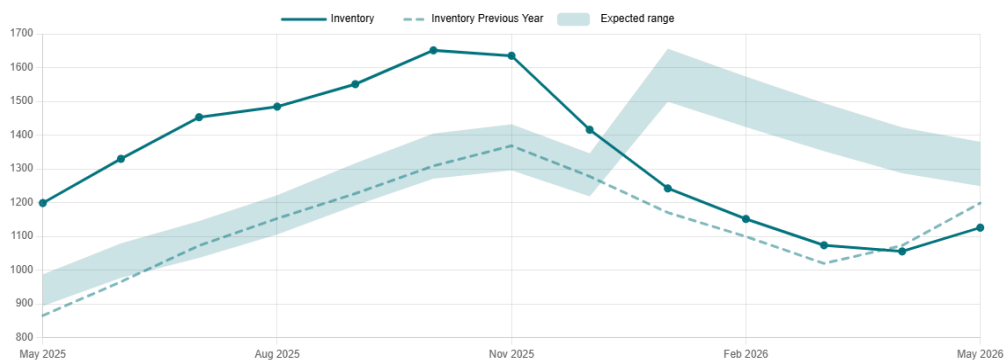
Sales are strong in the Fort Wayne region, with closed sales up by 10% from last month. The median sale price remains steady at \$265,000, reflecting a 7% increase yearly.

Monthly Market Report • Fort Wayne Region (8 counties) • May 2026

Supply

Inventory

Average daily inventory



May 2026

1,126

Expected range of 1,249–1,380

Month-over-month

+7%

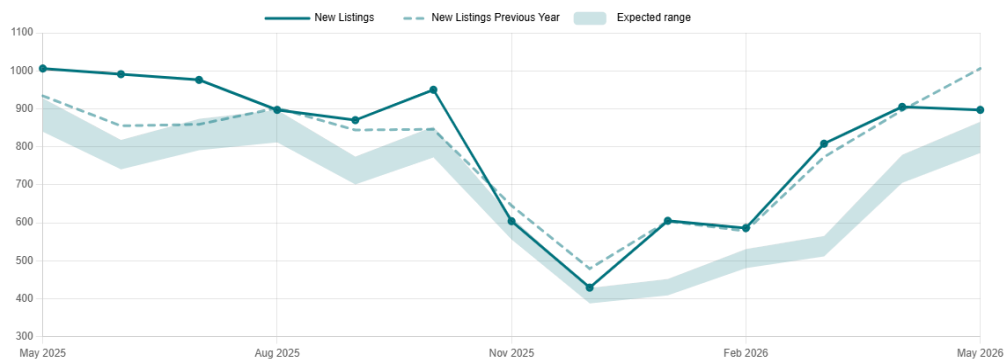
Typical change is about -3%

Year-over-year

-6%

New Listings

Monthly total by listing date



May 2026

897

Expected range of 783–866

Month-over-month

-1%

Typical change is about +11%

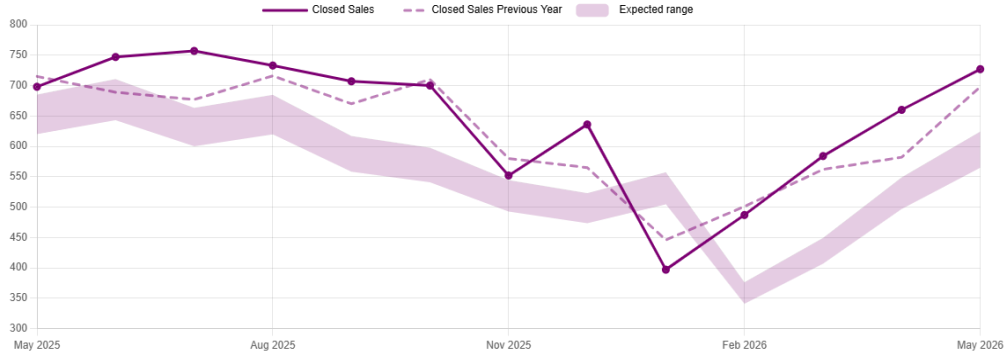
Year-over-year

-11%

Sales

Closed Sales

Monthly total of closed sales



May 2026

727

Expected range of 565-624

Month-over-month

+10%

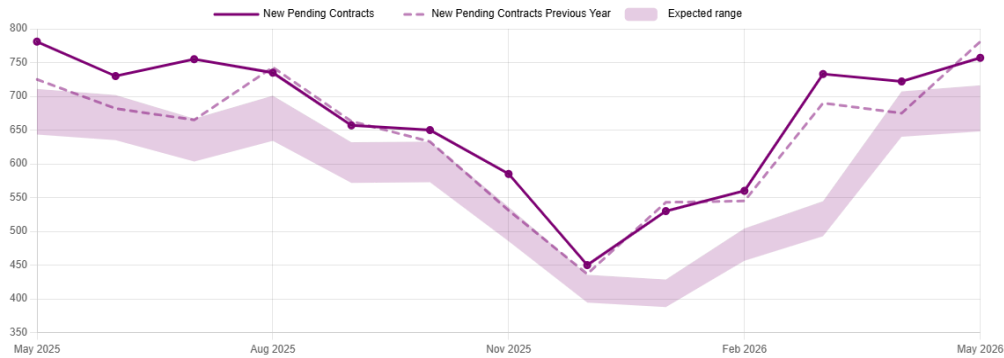
Typical change is about +14%

Year-over-year

+4%

New Pending Contracts

Monthly total by pending date



May 2026

757

Expected range of 648-716

Month-over-month

+5%

Typical change is about +1%

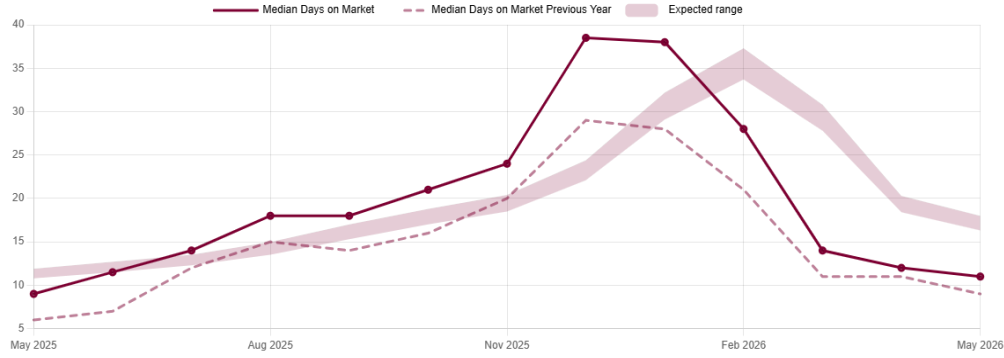
Year-over-year

-3%

Market Momentum

Median Days on Market

Days from listing to pending



May 2026

11

Expected range of 16-18

Month-over-month

-8%

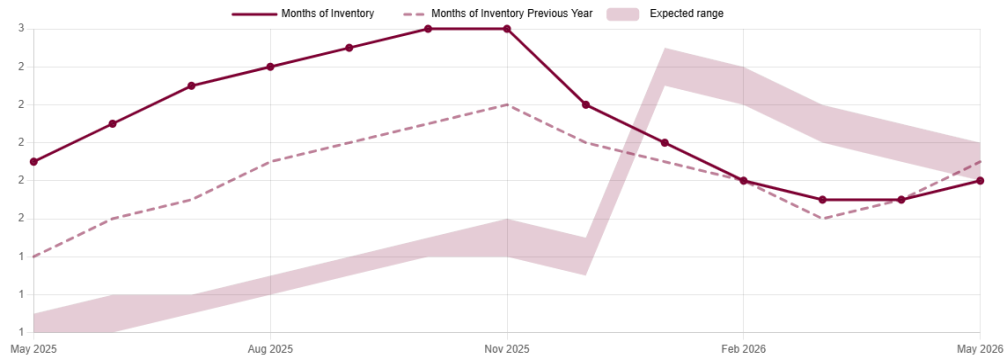
Typical change is about -12%

Year-over-year

+22%

Months of Inventory

Current supply versus 12-month sales average



May 2026

1.8

Expected range of 1.8-2.0

Month-over-month

+6%

Typical change is about -3%

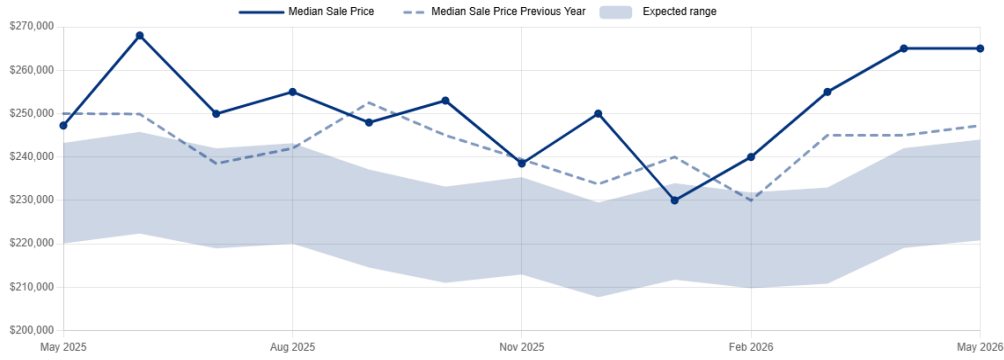
Year-over-year

-10%

Price

Median Sale Price

Median monthly sale price



May 2026
265,000

Expected range of 220,796–244,038

Month-over-month

+0%

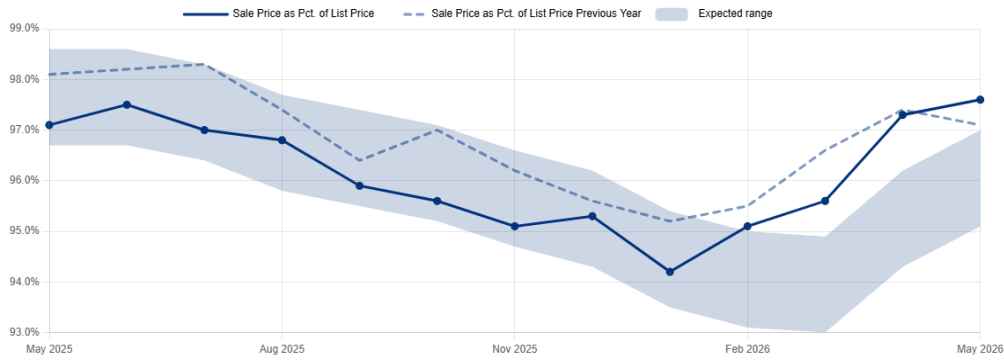
Typical change is about +1%

Year-over-year

+7%

Sale Price as Pct. of List Price

Monthly average



May 2026

97.6%

Expected range of 95.1%–97.0%

Month-over-month

+0%

Typical change is about +1%

Year-over-year

+1%