Monthly Market Report

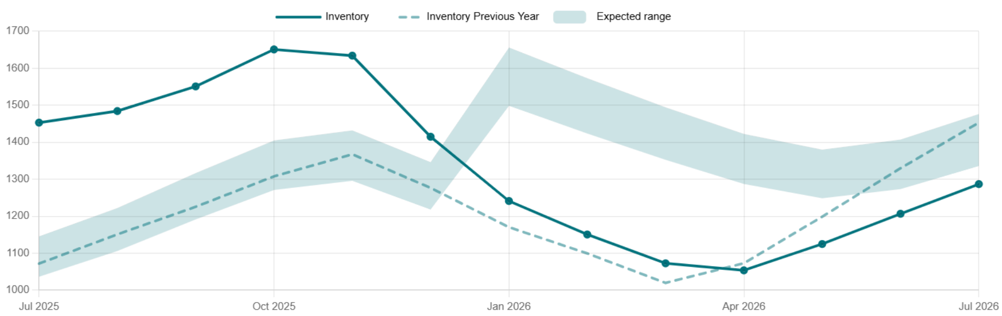
The Fort Wayne real estate market saw a rise in closed sales with an 18% increase in July 2026. Closed sales reached 45 homes that month, but new listings fell by 42%.

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

Supply

Inventory

Average daily inventory



July 2026

1,287

Expected range of 1,336–1,476

Month-over-month

+7%

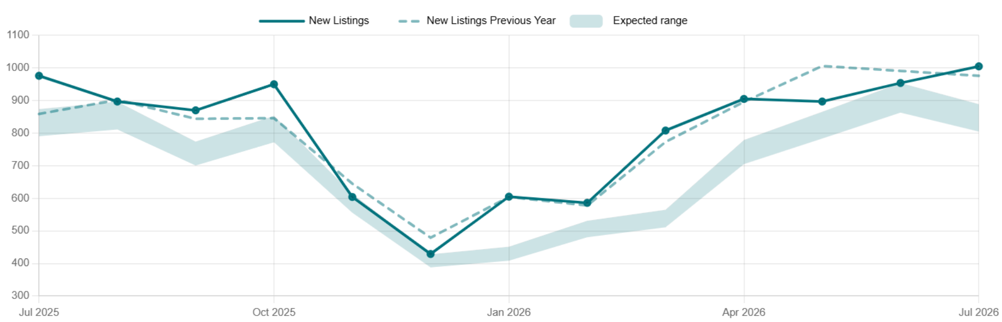
Typical change is about +5%

Year-over-year

-11%

New Listings

Monthly total by listing date



July 2026

1,005

Expected range of 805–889

Month-over-month

+5%

Typical change is about -7%

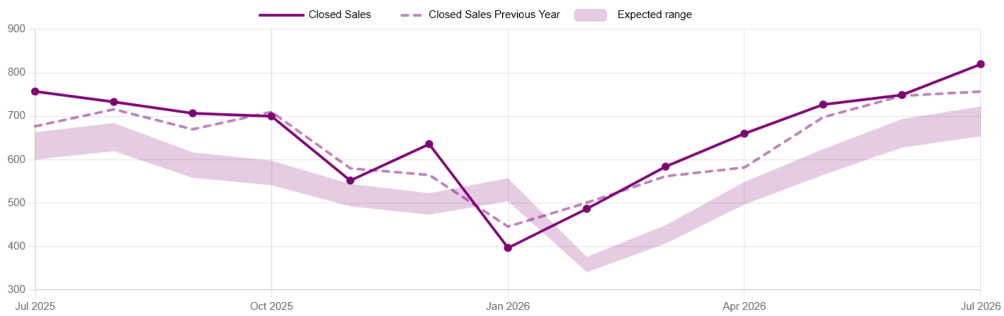
Year-over-year

+3%

Sales

Closed Sales

Monthly total of closed sales



July 2026

820

Expected range of 654–723

Month-over-month

+9%

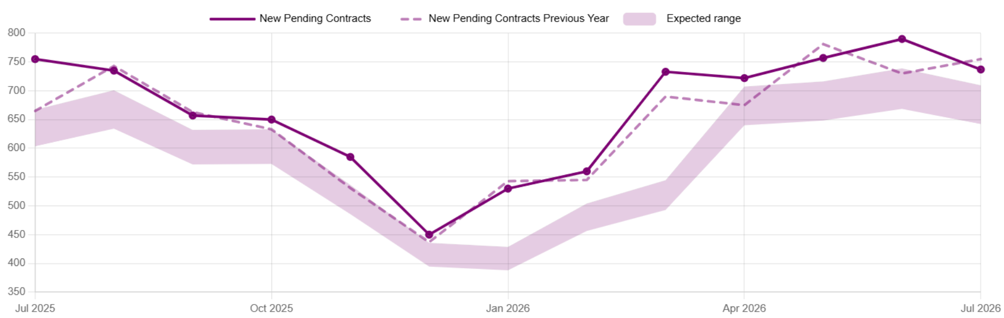
Typical change is about +4%

Year-over-year

+8%

New Pending Contracts

Monthly total by pending date



July 2026

737

Expected range of 642–710

Month-over-month

-7%

Typical change is about -4%

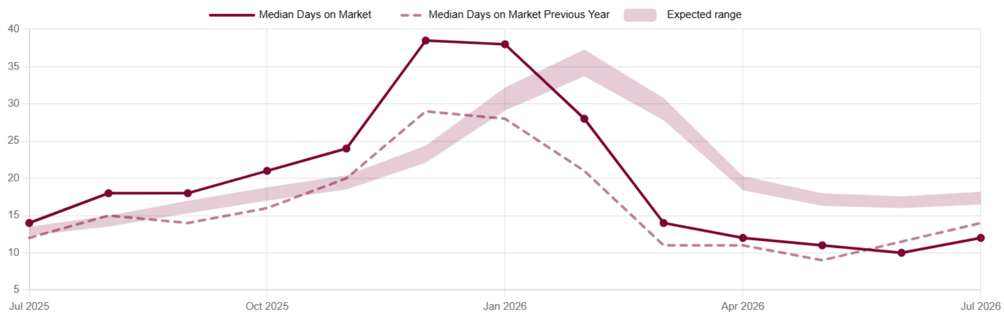
Year-over-year

-2%

Market Momentum

Median Days on Market

Days from listing to pending



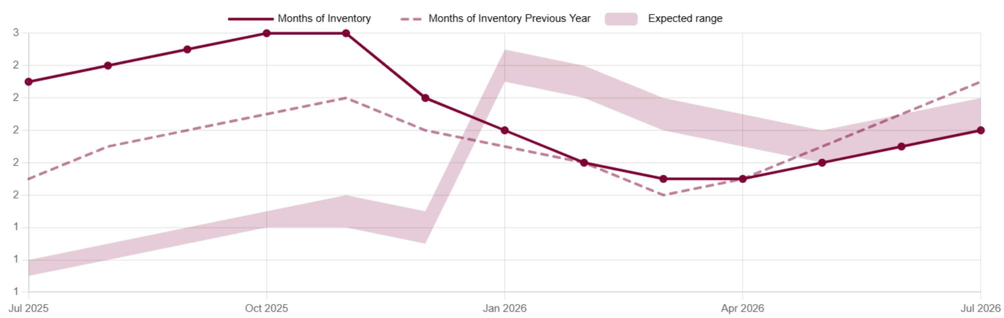
July 2026
12
Expected range of 16–18

Month-over-month
+20%
Typical change is about +3%

Year-over-year
-14%

Months of Inventory

Current supply versus 12-month sales average



July 2026
2.0
Expected range of 2.0–2.2

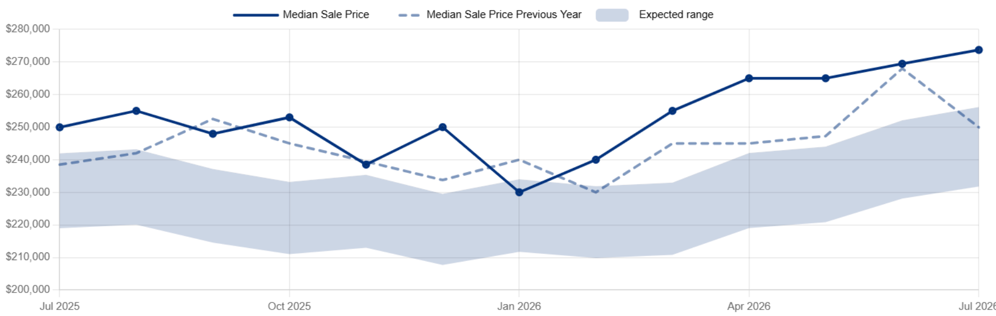
Month-over-month
+6%
Typical change is about +6%

Year-over-year
-14%

Price

Median Sale Price

Median monthly sale price



July 2026

$273,700

Expected range of 231,798–256,198

Month-over-month

+2%

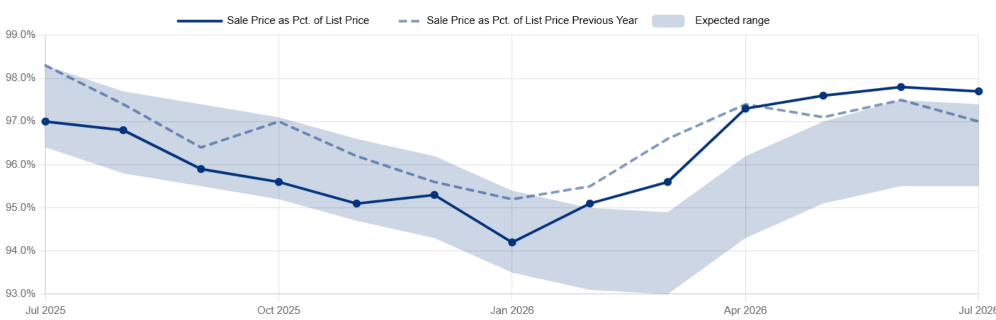
Typical change is about +2%

Year-over-year

+10%

Sale Price as Pct. of List Price

Monthly average



July 2026

97.7%

Expected range of 95.5%–97.4%

Month-over-month

-0%

Typical change is about -0%

Year-over-year

+1%