Monthly Market Report

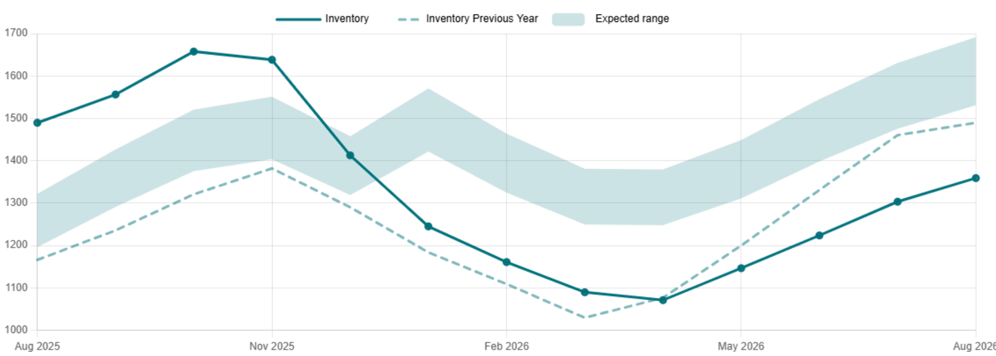
Fort Wayne Region remains a tight, competitive market, with homes selling faster and for more. Median sale prices rose 7% to $272,000, while time on market fell 22% to 14 days.

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

Supply

Inventory

Average daily inventory



August 2026

1,359

Expected range of 1,531–1,692

Month-over-month

+4%

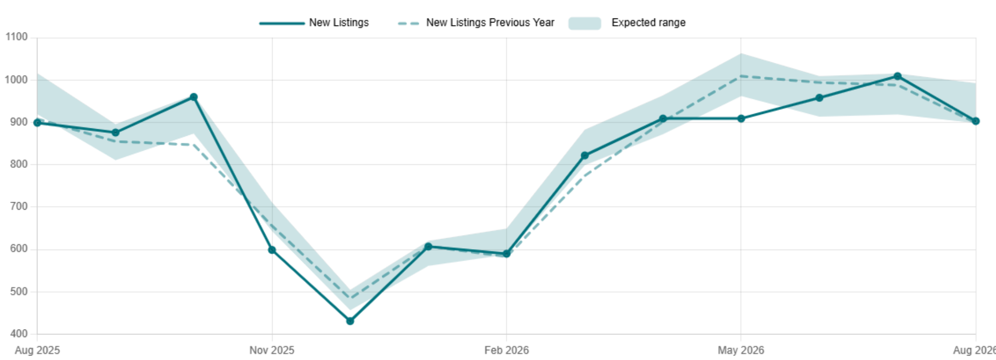
Typical change is about +4%

Year-over-year

-9%

New Listings

Monthly total by listing date



August 2026

903

Expected range of 898–993

Month-over-month

-11%

Typical change is about -2%

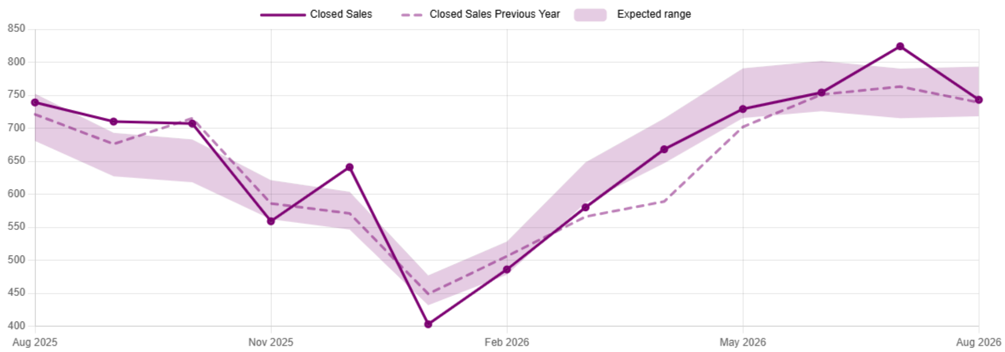
Year-over-year

+0%

Sales

Closed Sales

Monthly total of closed sales



August 2026

743

Expected range of 718–793

Month-over-month

-10%

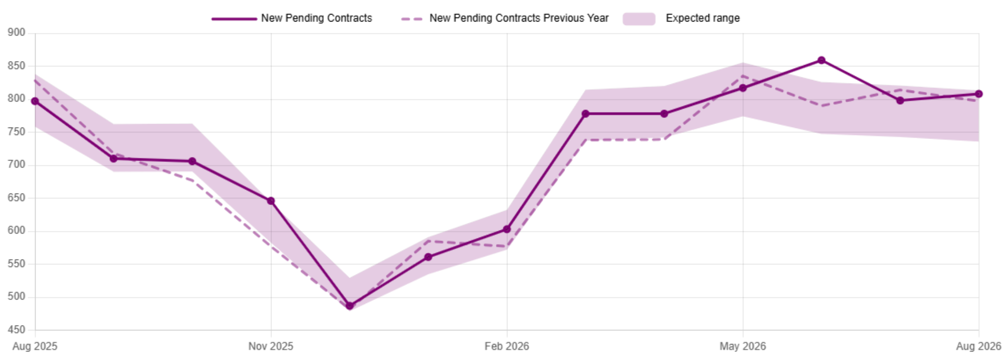
Typical change is about +0%

Year-over-year

+1%

New Pending Contracts

Monthly total by pending date



August 2026

808

Expected range of 736–813

Month-over-month

+1%

Typical change is about -1%

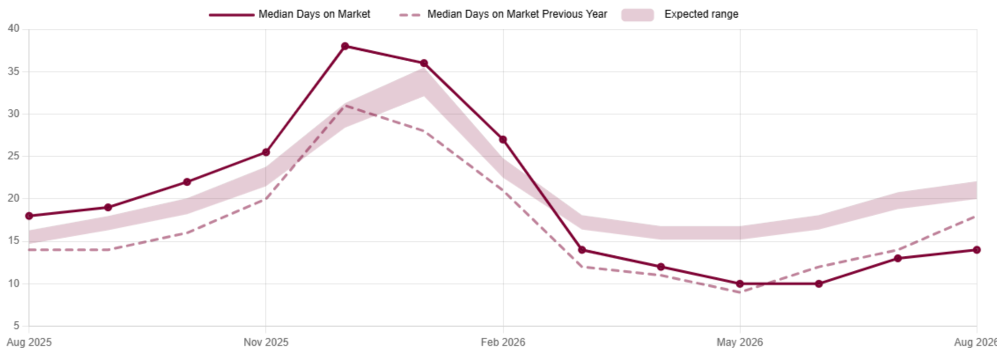
Year-over-year

+1%

Market Momentum

Median Days on Market

Days from listing to pending



August 2026

14

Expected range of 20–22

Month-over-month

+8%

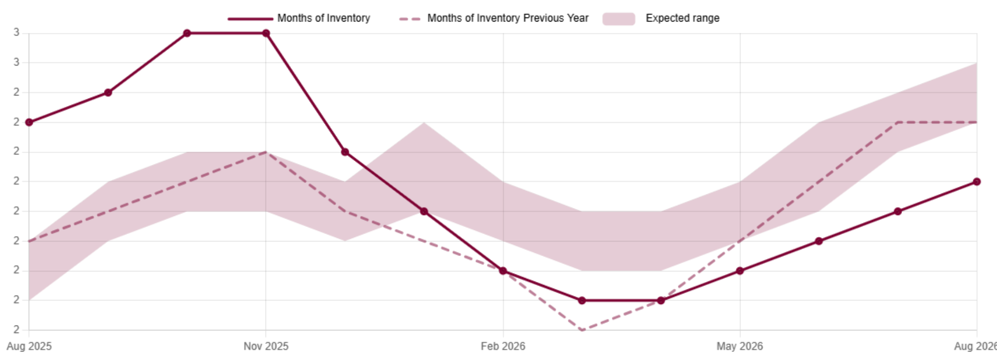
Typical change is about +6%

Year-over-year

-22%

Months of Inventory

Current supply versus 12-month sales average



August 2026

2.1

Expected range of 2.3–2.5

Month-over-month

+4%

Typical change is about +5%

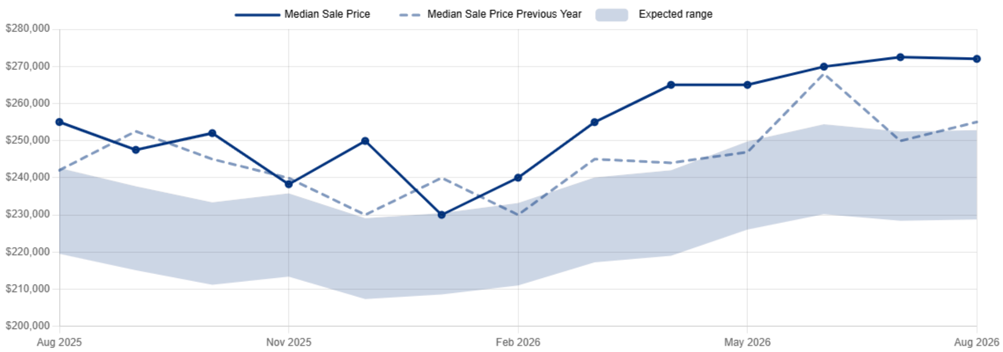
Year-over-year

-11%

Price

Median Sale Price

Median monthly sale price



August 2026

$272,000

Expected range of 228,735–252,813

Month-over-month

-0%

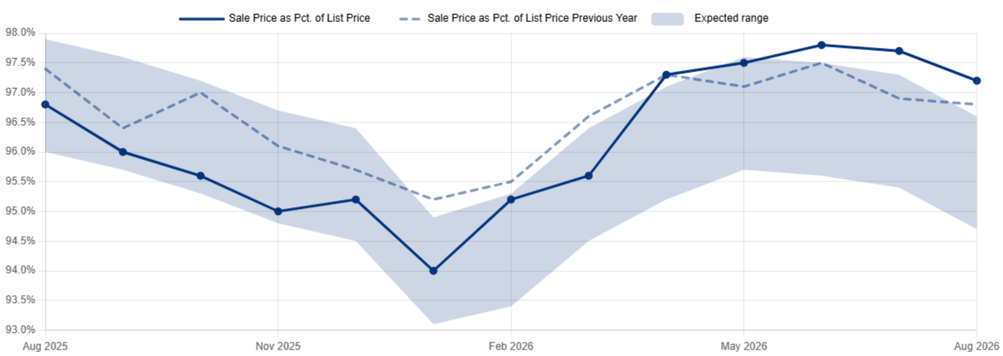
Typical change is about +0%

Year-over-year

+7%

Sale Price as Pct. of List Price

Monthly average



August 2026

97.2%

Expected range of 94.7%–96.6%

Month-over-month

-1%

Typical change is about -1%

Year-over-year

+0%