

Monthly Market Report



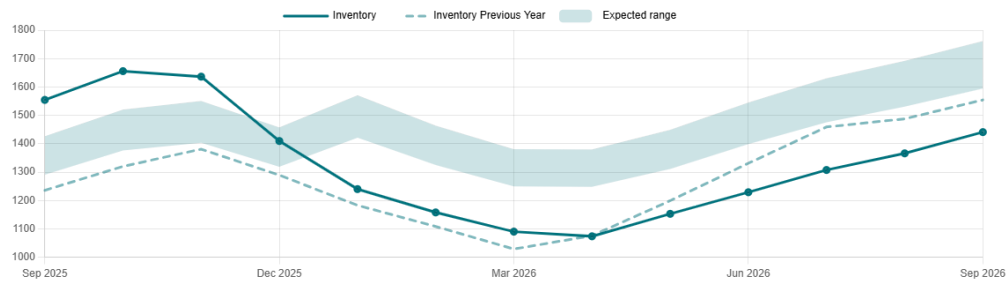
Fort Wayne's market is cooling, but homes remain in short supply and prices are rising. Median sale price reached ****\$265,000****, up ****7%**** year over year, with just ****2.2 months of inventory****.

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

Supply

Inventory

Average daily inventory



September 2026

1,441

Expected range of 1,594–1,762

Month-over-month

+5%

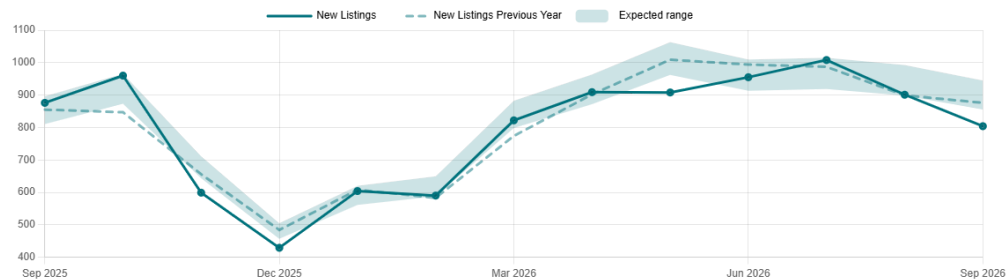
Typical change is about +4%

Year-over-year

-7%

New Listings

Monthly total by listing date



September 2026

804

Expected range of 855–945

Month-over-month

-11%

Typical change is about -5%

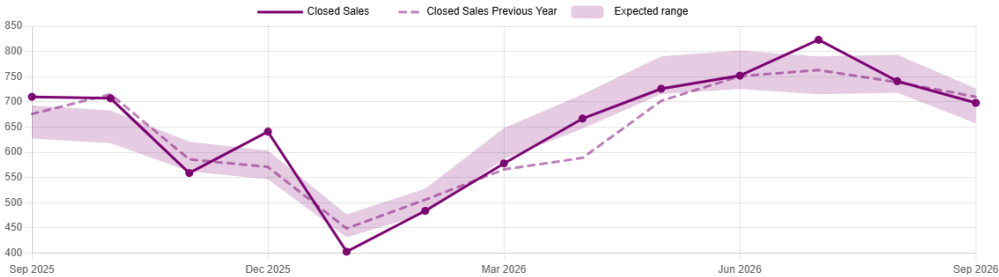
Year-over-year

-8%

Sales

Closed Sales

Monthly total of closed sales



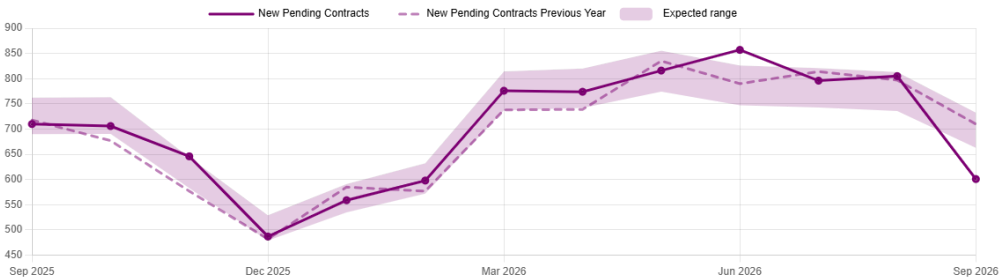
September 2026
698
Expected range of 658–727

Month-over-month
-6%
Typical change is about -8%

Year-over-year
-2%

New Pending Contracts

Monthly total by pending date



September 2026
601
Expected range of 663–733

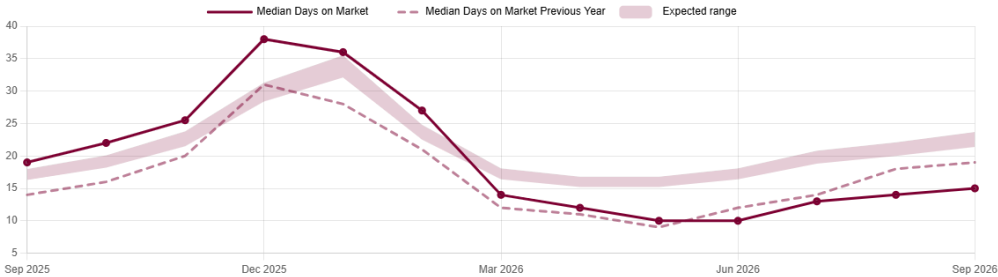
Month-over-month
-25%
Typical change is about -10%

Year-over-year
-15%

Market Momentum

Median Days on Market

Days from listing to pending



September 2026

15

Expected range of 21–24

Month-over-month

+7%

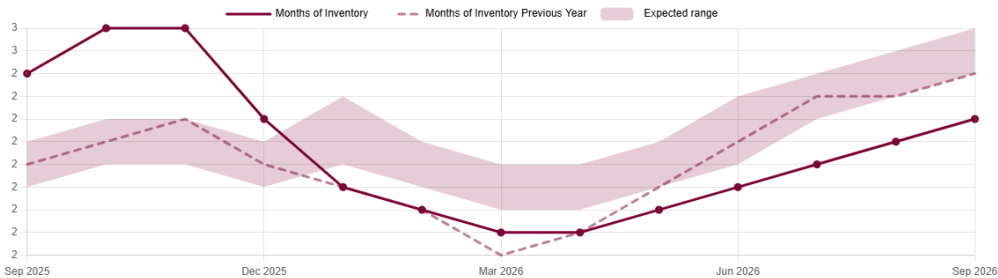
Typical change is about +7%

Year-over-year

-21%

Months of Inventory

Current supply versus 12-month sales average



September 2026

2.2

Expected range of 2.4–2.6

Month-over-month

+6%

Typical change is about +4%

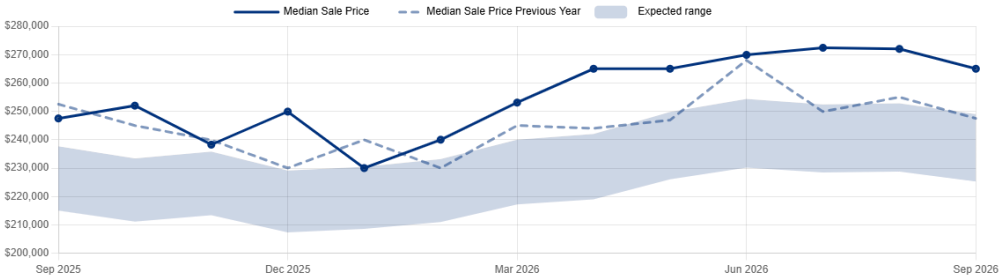
Year-over-year

-9%

Price

Median Sale Price

Median monthly sale price



September 2026
\$265,000
Expected range of 225,288–249,003

Month-over-month
-3%
Typical change is about -2%

Year-over-year
+7%

Sale Price as Pct. of List Price

Monthly average



September 2026
96.6%
Expected range of 94.3%–96.2%

Month-over-month
-1%
Typical change is about -0%

Year-over-year
+1%