

# Detailed Market Overview



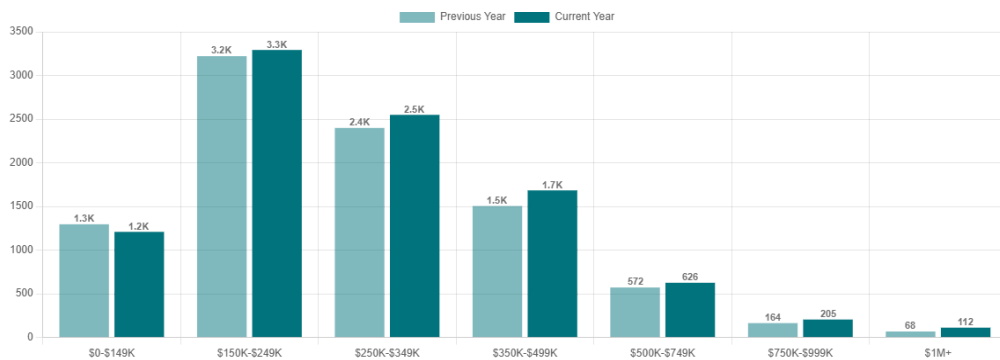
Listings above \$250K are growing faster than lower-priced listings. Over the last year, there were 3,896 closed sales for homes at least \$250K compared to 3,792 for those under \$250K.

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

### Supply

#### New Listings by Price

12-month rolling total



All properties, April 2026

**9,677**

+5%

Under \$250K

**4,501**

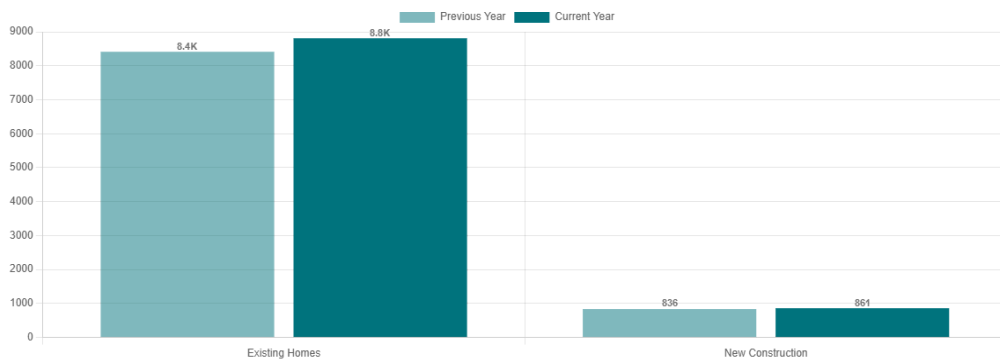
-0%

At Least \$250K

**5,176**

#### New Listings by Construction

12-month rolling total



All properties, April 2026

**9,671**

+5%

New Construction

**861**

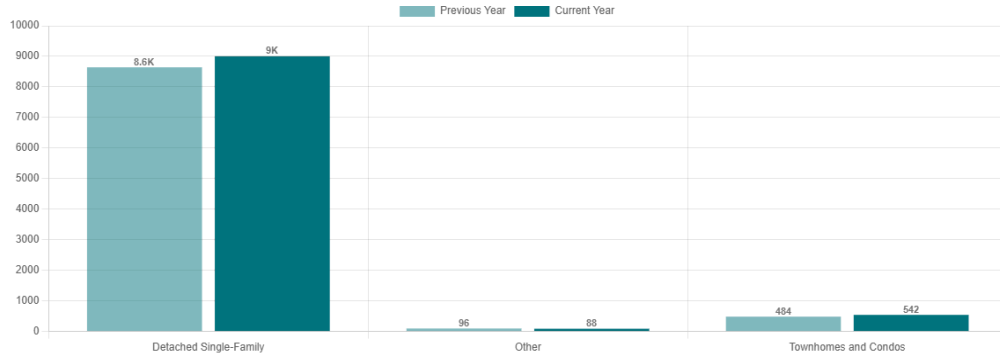
+3%

Existing Homes

**8,810**

# New Listings by Property Type

12-month rolling total



All properties, April 2026

**9,632**

+4%

Detached Single-Family

**9,002**

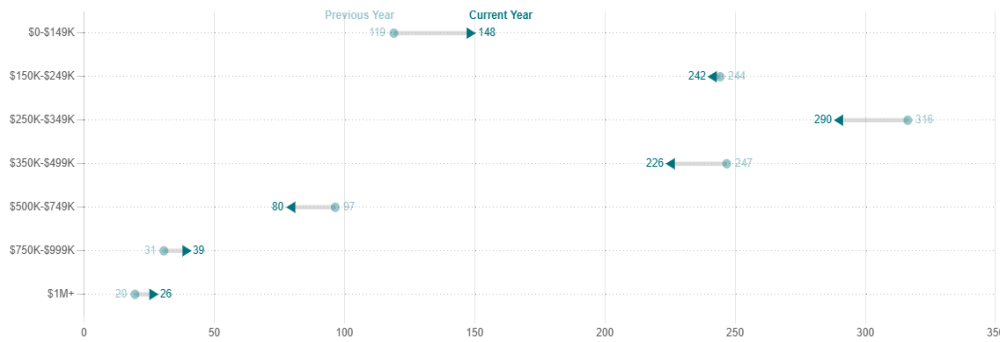
+4%

Townhomes and Condos

**542**

# Inventory by Price

Average daily inventory in latest month



All properties, April 2026

**1,051**

-2%

Under \$250K

**390**

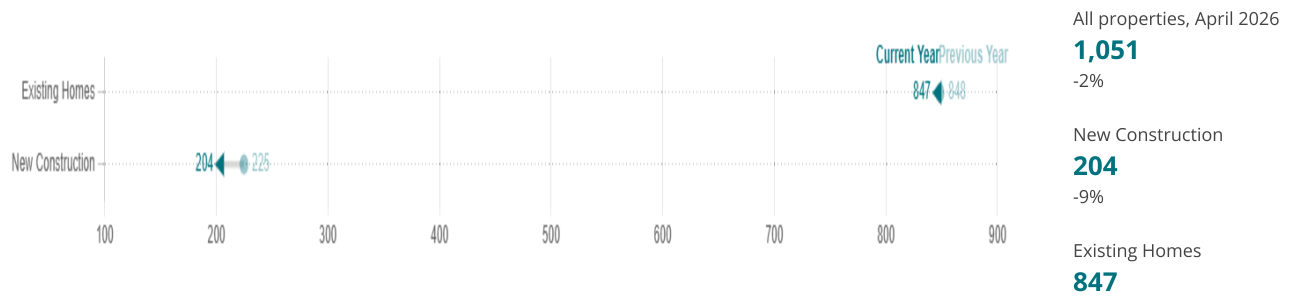
+7%

At Least \$250K

**661**

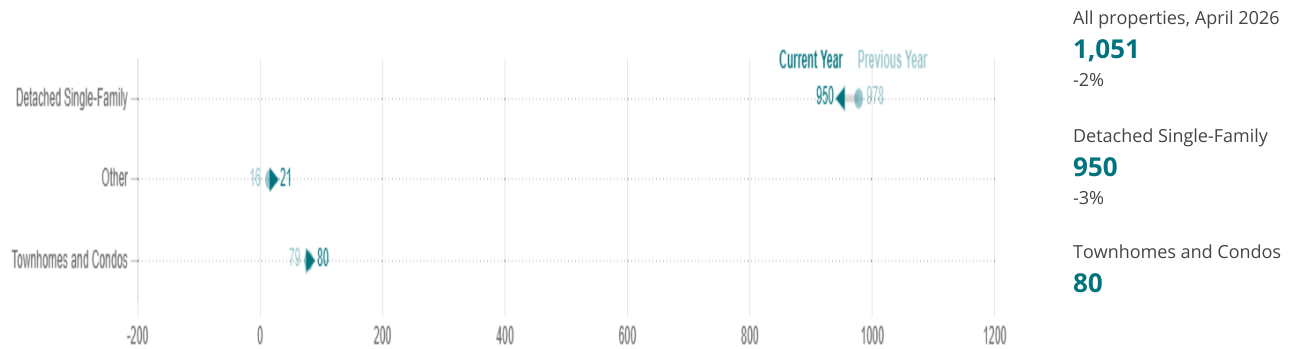
## Inventory by Construction

Average daily inventory in latest month



## Inventory by Property Type

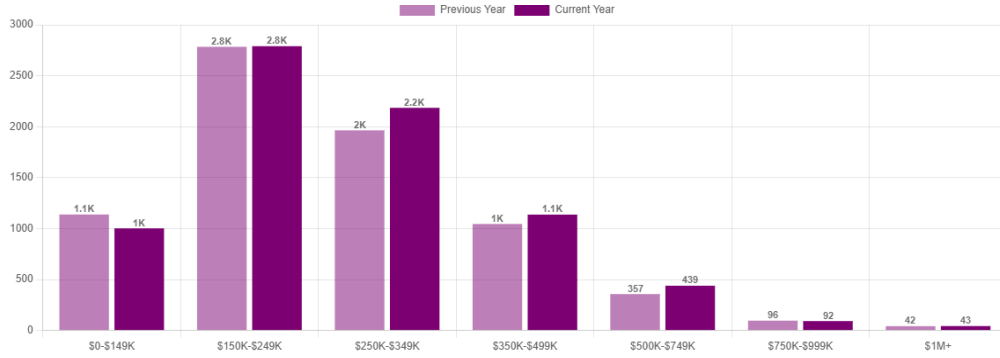
Average daily inventory in latest month



# Sales

## Closed Sales by Price

12-month rolling total



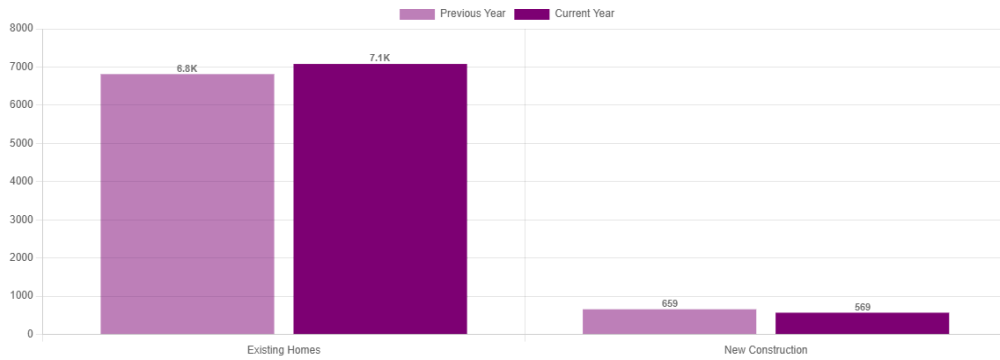
All properties, April 2026  
**7,688**  
+4%

Under \$250K  
**3,792**  
-3%

At Least \$250K  
**3,896**

## Closed Sales by Construction

12-month rolling total



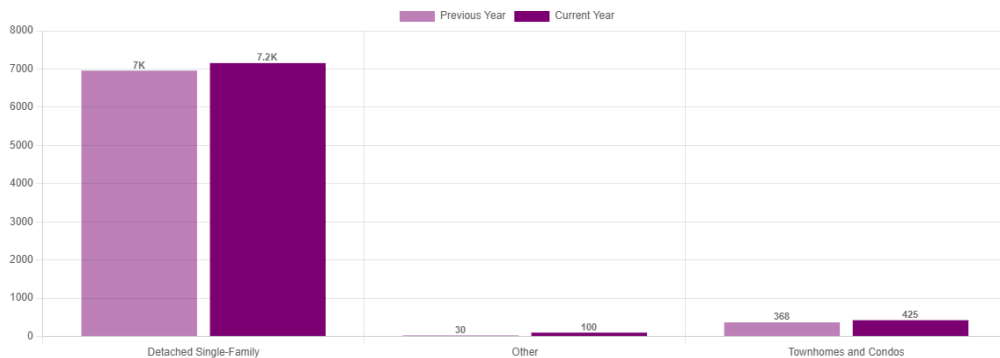
All properties, April 2026  
**7,649**  
+2%

New Construction  
**569**  
-14%

Existing Homes  
**7,080**

## Closed Sales by Property Type

12-month rolling total



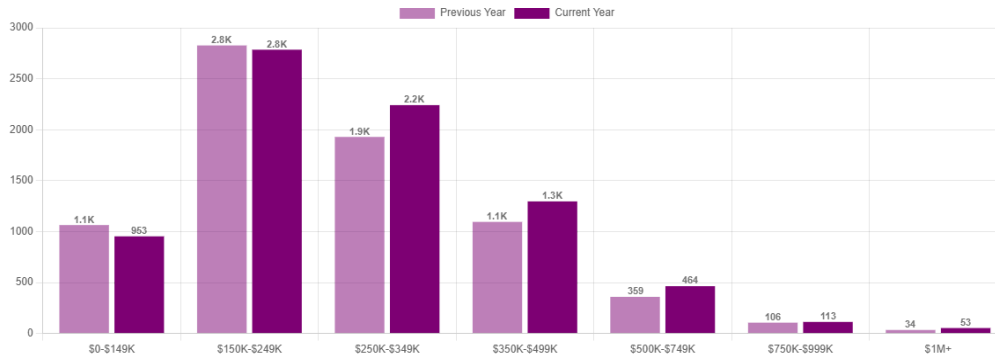
All properties, April 2026  
**7,680**  
+4%

Detached Single-Family  
**7,155**  
+3%

Townhomes and Condos  
**425**

## Pending Sales by Price

12-month rolling total



All properties, April 2026

**7,905**

+7%

Under \$250K

**3,738**

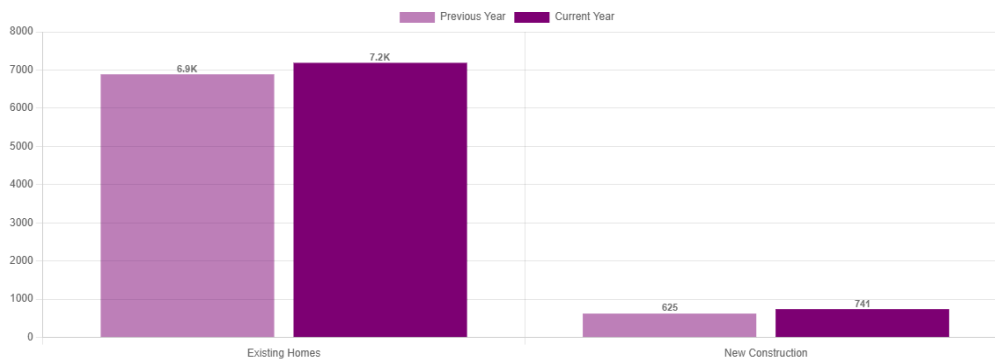
-4%

At Least \$250K

**4,167**

## Pending Sales by Construction

12-month rolling total



All properties, April 2026

**7,929**

+6%

New Construction

**741**

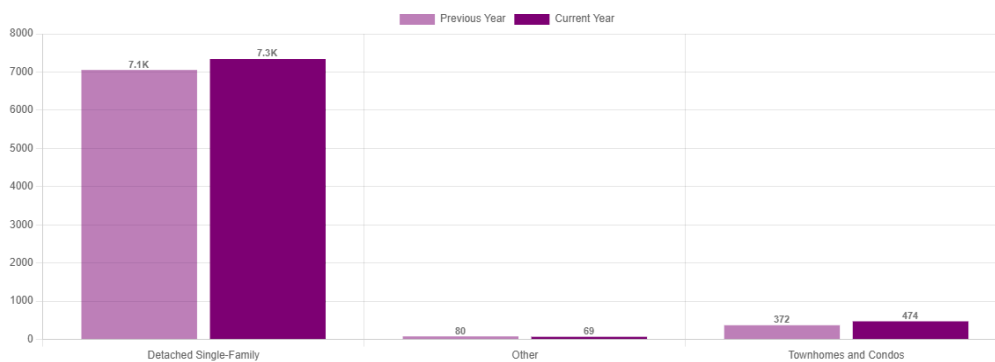
+19%

Existing Homes

**7,188**

## Pending Sales by Property Type

12-month rolling total



All properties, April 2026

**7,883**

+5%

Detached Single-Family

**7,340**

+4%

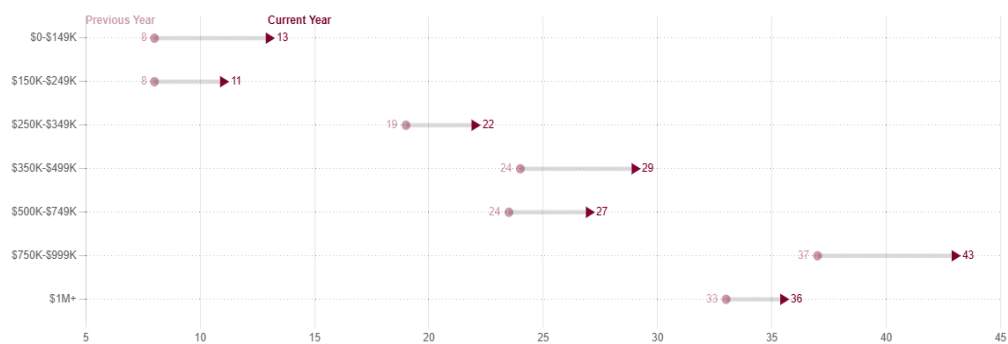
Townhomes and Condos

**474**

## Market Momentum

### Days on Market by Price

12-month rolling median



All properties, May 2026

**18**

+29%

Under \$250K

**12**

+33%

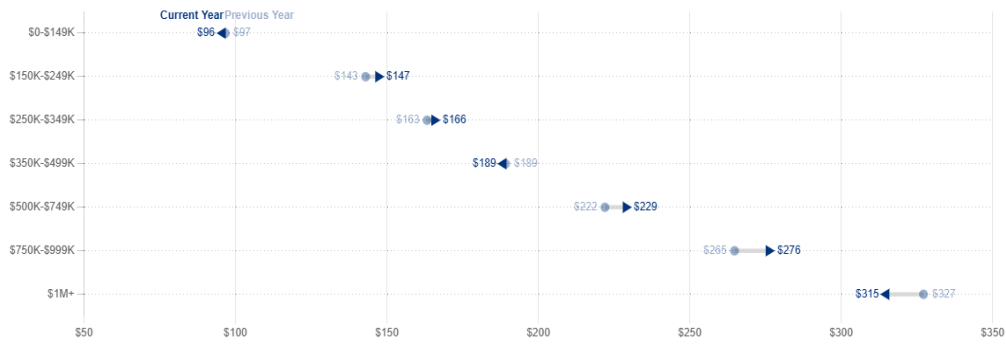
At Least \$250K

**25**

## Price

### Price per Square Foot by Price

12-month rolling median



All properties, May 2026  
**\$159**

+3%

Under \$250K

**\$138**

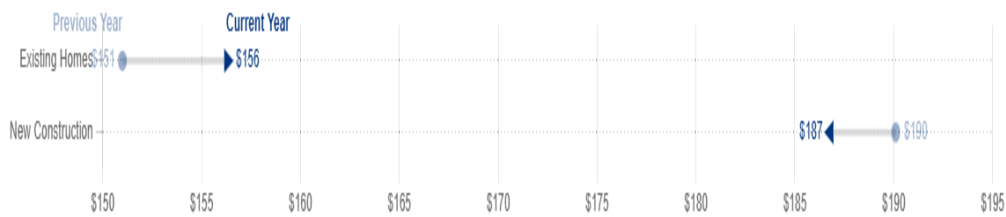
+4%

At Least \$250K

**\$180**

### Price per Square Foot by Construction

12-month rolling median



All properties, May 2026  
**\$159**

+3%

New Construction

**\$187**

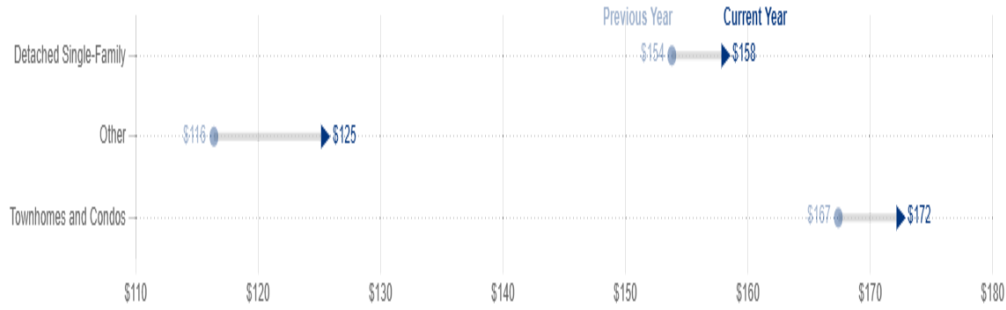
-2%

Existing Homes

**\$157**

# Price per Square Foot by Property Type

12-month rolling median



All properties, May 2026

**\$159**

+3%

Detached Single-Family

**\$158**

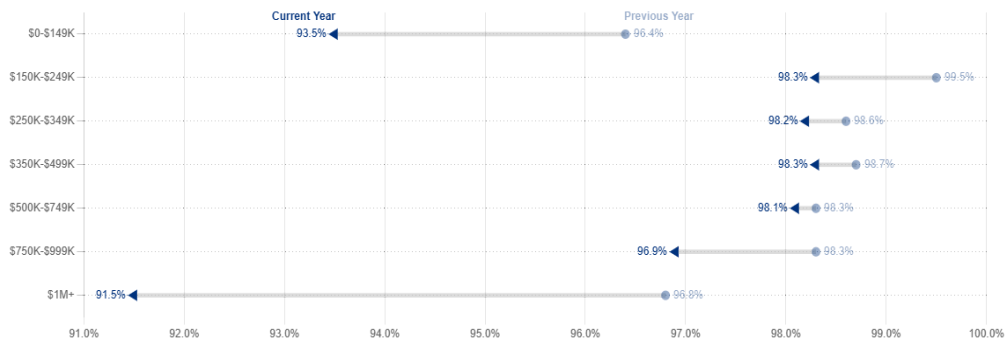
+3%

Townhomes and Condos

**\$172**

# Percent of Asking Price by Price

12-month rolling median



All properties, May 2026

**98.0%**

-1%

Under \$250K

**97.7%**

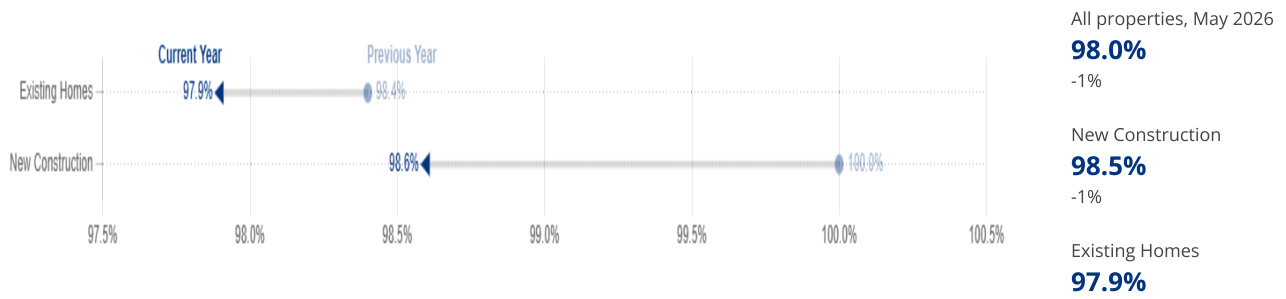
-1%

At Least \$250K

**98.2%**

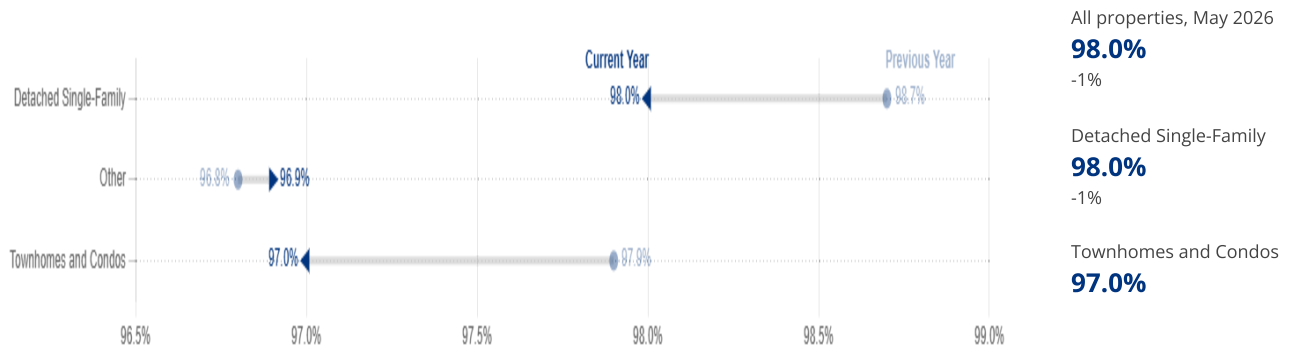
## Percent of Asking Price by Construction

12-month rolling median



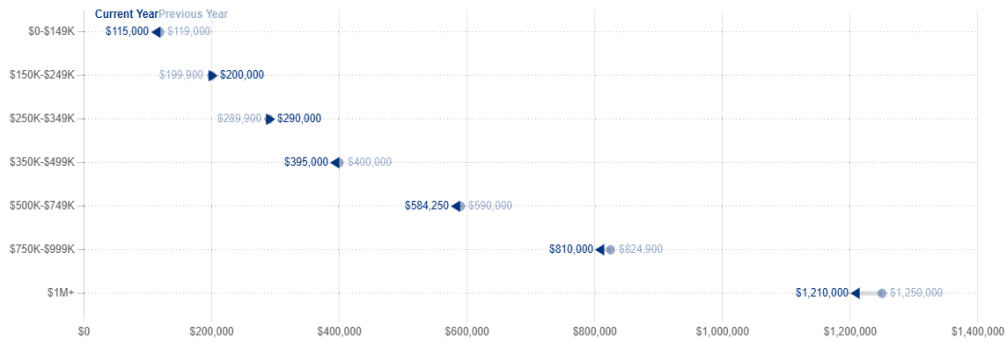
## Percent of Asking Price by Property Type

12-month rolling median



## Median Price by Price

12-month rolling median



All properties, May 2026

**\$250,000**

+2%

Under \$250K

**\$183,900**

+2%

At Least \$250K

**\$335,000**

## Median Price by Construction

12-month rolling median



All properties, May 2026

**\$250,000**

+2%

New Construction

**\$339,900**

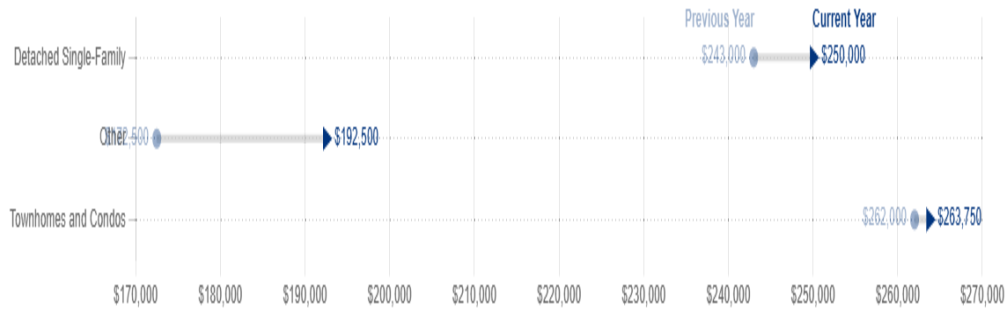
+0%

Existing Homes

**\$242,000**

# Median Price by Property Type

12-month rolling median



All properties, May 2026

**\$250,000**

+2%

Detached Single-Family

**\$252,000**

+3%

Townhomes and Condos

**\$261,000**