

Detailed Market Overview



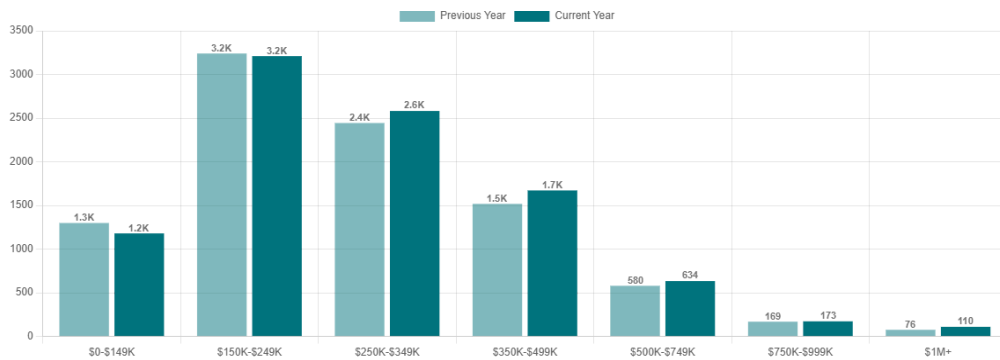
Listings above \$250K are growing faster than lower-priced listings. In the year ending January 2026, new listings under \$250K were at 4,390, while those above \$250K reached 5,171.

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

Supply

New Listings by Price

12-month rolling total



All properties, May 2026

9,561

+3%

Under \$250K

4,390

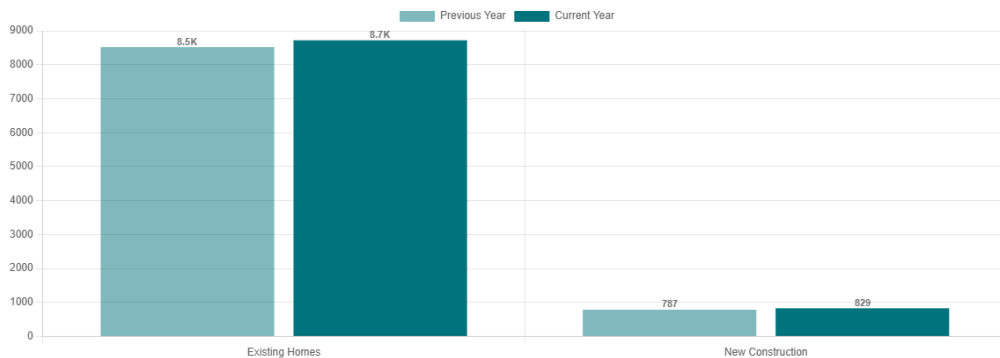
-3%

At Least \$250K

5,171

New Listings by Construction

12-month rolling total



All properties, May 2026

9,549

+3%

New Construction

829

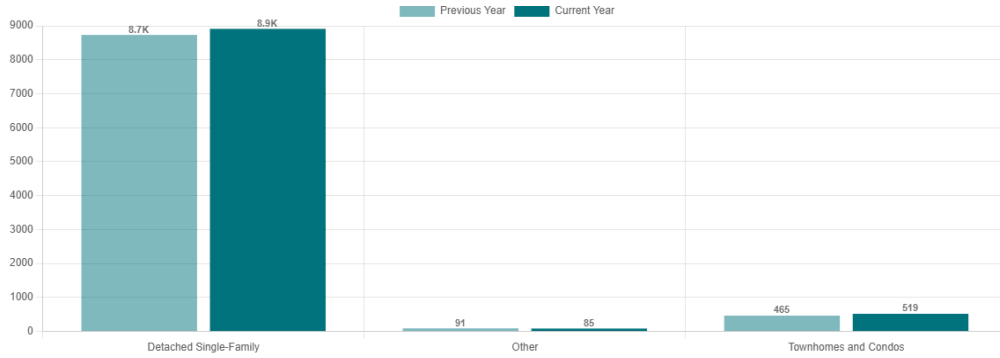
+5%

Existing Homes

8,720

New Listings by Property Type

12-month rolling total



All properties, May 2026

9,514

+2%

Detached Single-Family

8,910

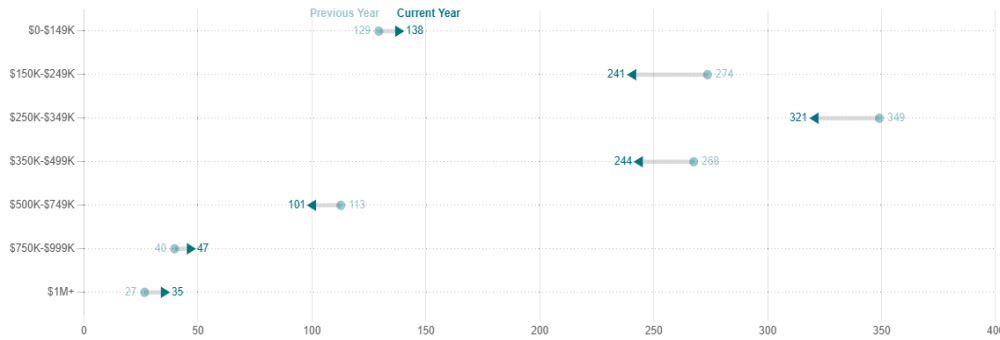
+2%

Townhomes and Condos

519

Inventory by Price

Average daily inventory in latest month



All properties, May 2026

1,126

-6%

Under \$250K

379

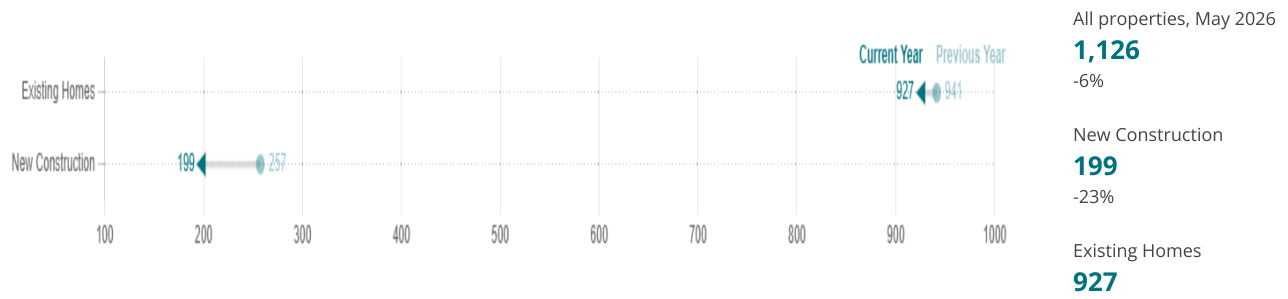
-6%

At Least \$250K

747

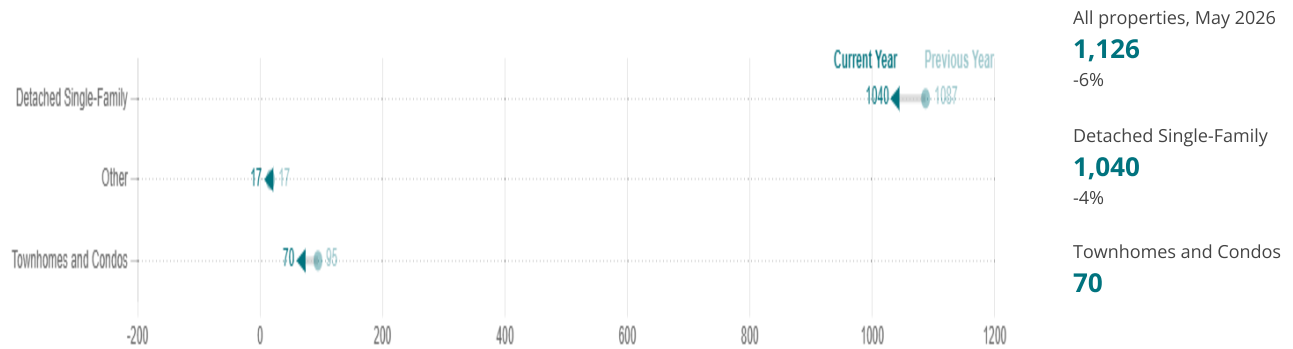
Inventory by Construction

Average daily inventory in latest month



Inventory by Property Type

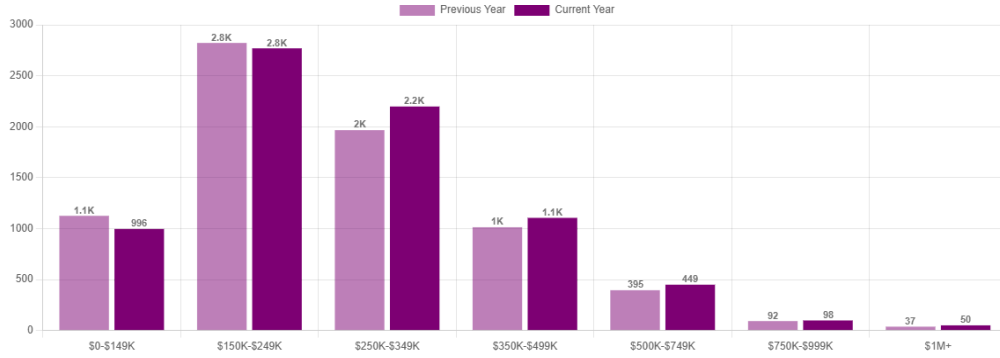
Average daily inventory in latest month



Sales

Closed Sales by Price

12-month rolling total



All properties, May 2026

7,665

+3%

Under \$250K

3,765

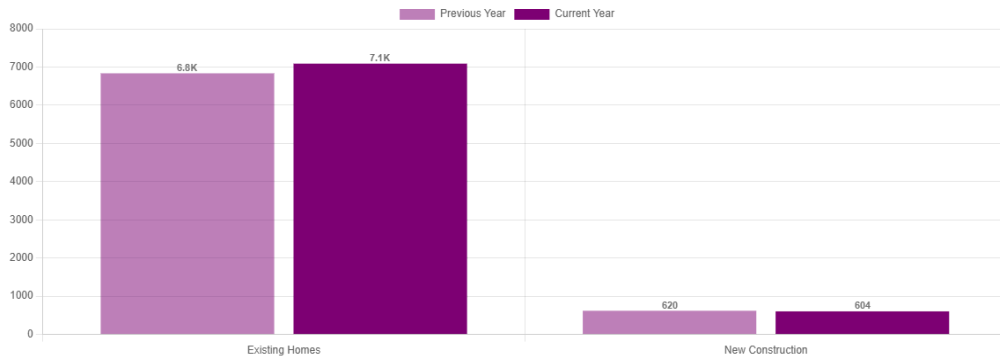
-5%

At Least \$250K

3,900

Closed Sales by Construction

12-month rolling total



All properties, May 2026

7,692

+3%

New Construction

604

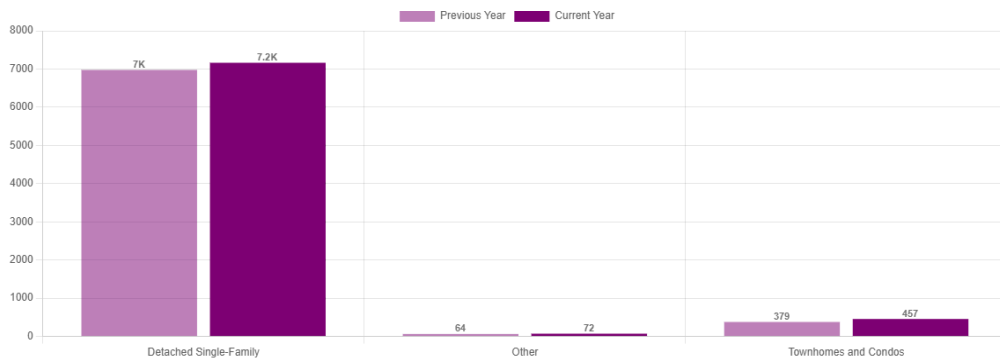
-3%

Existing Homes

7,088

Closed Sales by Property Type

12-month rolling total



All properties, May 2026

7,692

+4%

Detached Single-Family

7,163

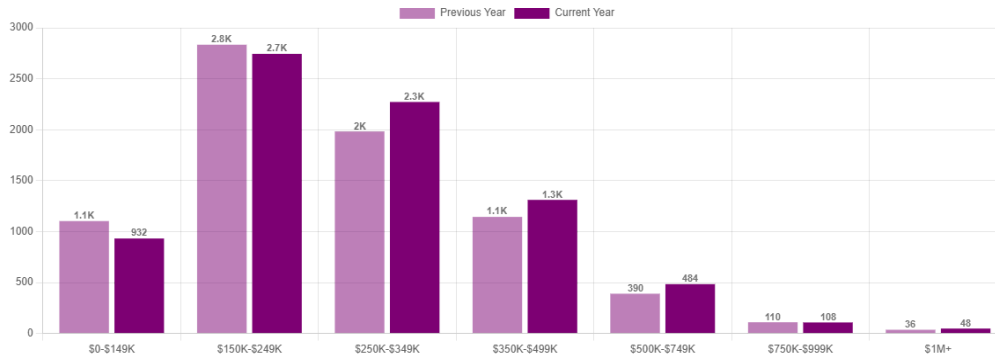
+3%

Townhomes and Condos

457

Pending Sales by Price

12-month rolling total



All properties, May 2026

7,899

+4%

Under \$250K

3,676

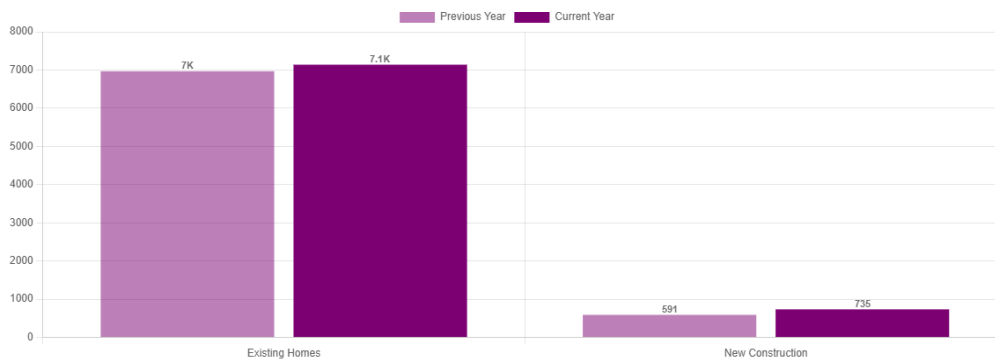
-7%

At Least \$250K

4,223

Pending Sales by Construction

12-month rolling total



All properties, May 2026

7,874

+4%

New Construction

735

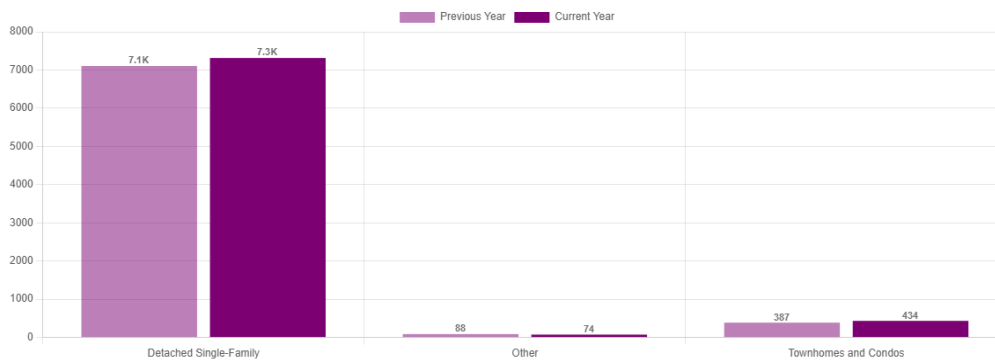
+24%

Existing Homes

7,139

Pending Sales by Property Type

12-month rolling total



All properties, May 2026

7,823

+3%

Detached Single-Family

7,315

+3%

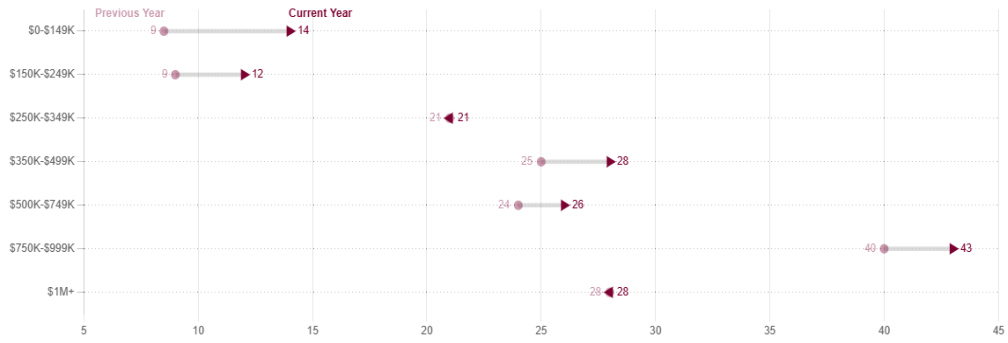
Townhomes and Condos

434

Market Momentum

Days on Market by Price

12-month rolling median



All properties, June 2026

18

+29%

Under \$250K

13

+44%

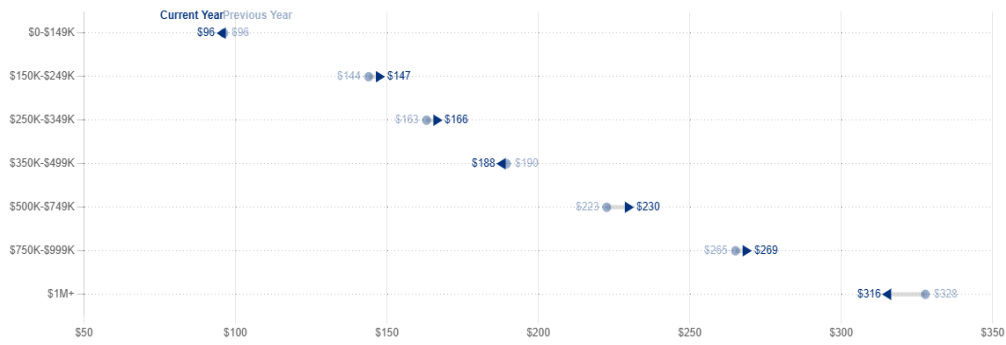
At Least \$250K

24

Price

Price per Square Foot by Price

12-month rolling median



All properties, June 2026

\$159

+2%

Under \$250K

\$138

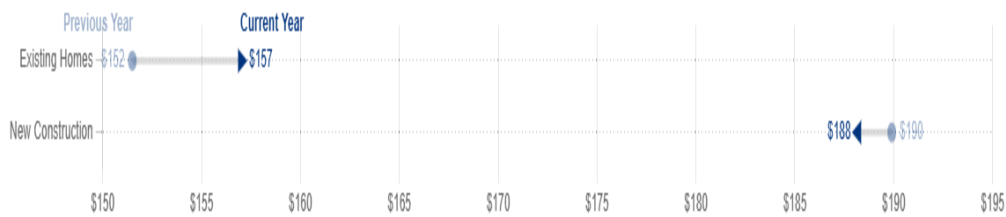
+3%

At Least \$250K

\$181

Price per Square Foot by Construction

12-month rolling median



All properties, June 2026

\$159

+2%

New Construction

\$188

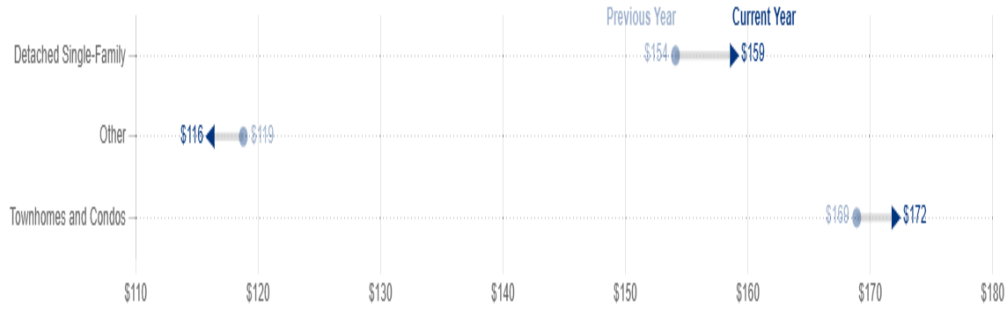
-1%

Existing Homes

\$157

Price per Square Foot by Property Type

12-month rolling median



All properties, June 2026

\$159

+2%

Detached Single-Family

\$159

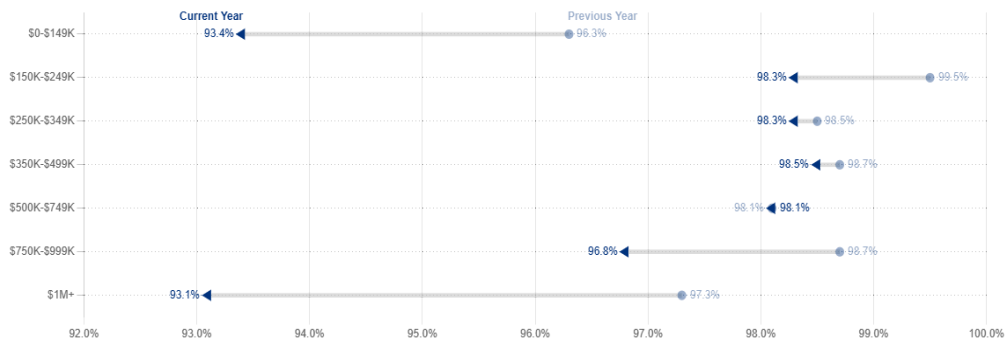
+3%

Townhomes and Condos

\$172

Percent of Asking Price by Price

12-month rolling median



All properties, June 2026

98.0%

-0%

Under \$250K

97.7%

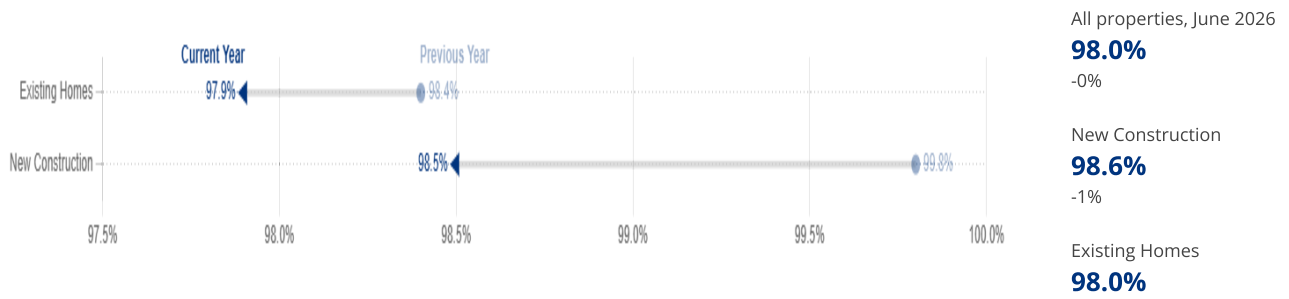
-1%

At Least \$250K

98.2%

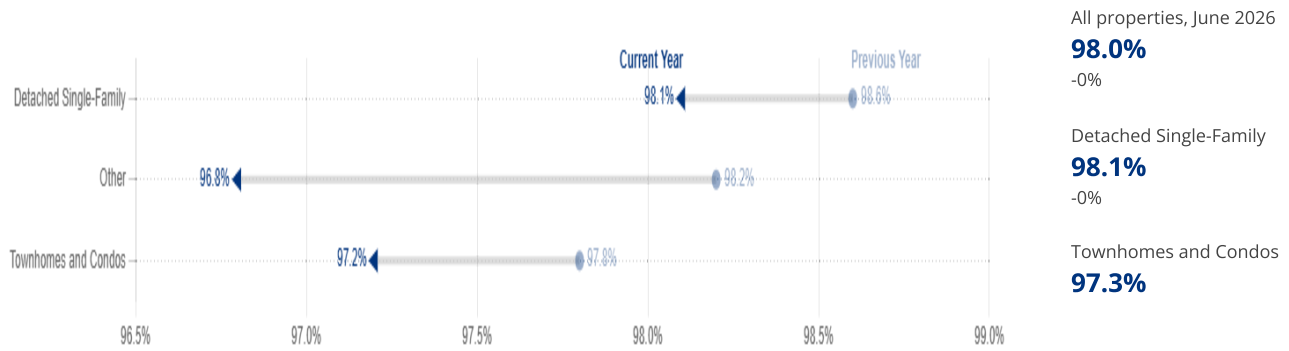
Percent of Asking Price by Construction

12-month rolling median



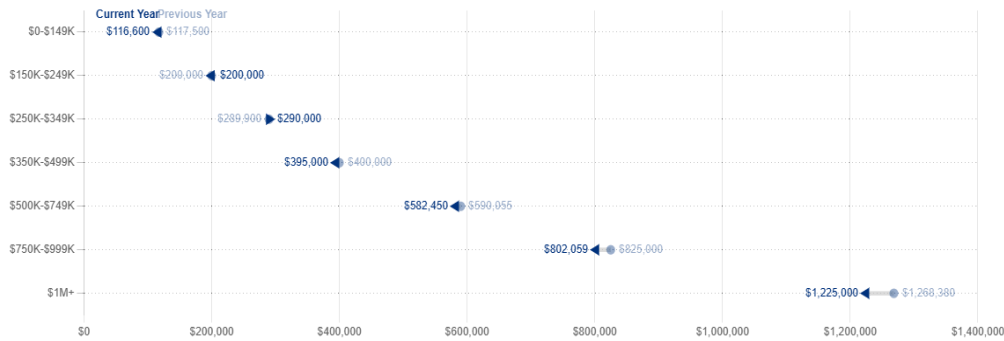
Percent of Asking Price by Property Type

12-month rolling median



Median Price by Price

12-month rolling median



All properties, June 2026

\$253,000

+3%

Under \$250K

\$183,900

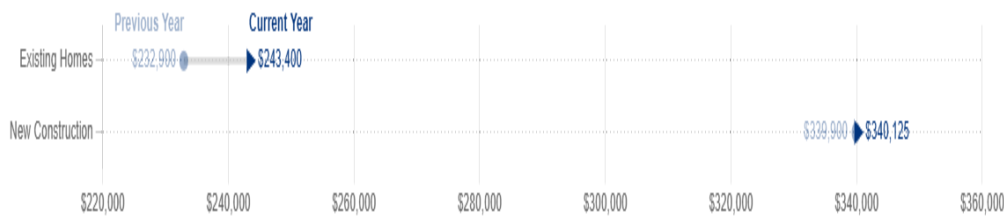
+2%

At Least \$250K

\$337,500

Median Price by Construction

12-month rolling median



All properties, June 2026

\$253,000

+3%

New Construction

\$340,525

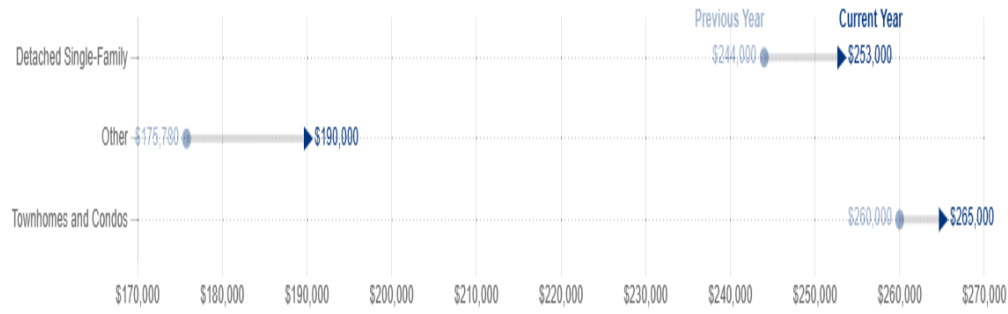
+0%

Existing Homes

\$243,000

Median Price by Property Type

12-month rolling median



All properties, June 2026

\$253,000

+3%

Detached Single-Family

\$253,050

+3%

Townhomes and Condos

\$264,950