

Detailed Market Overview



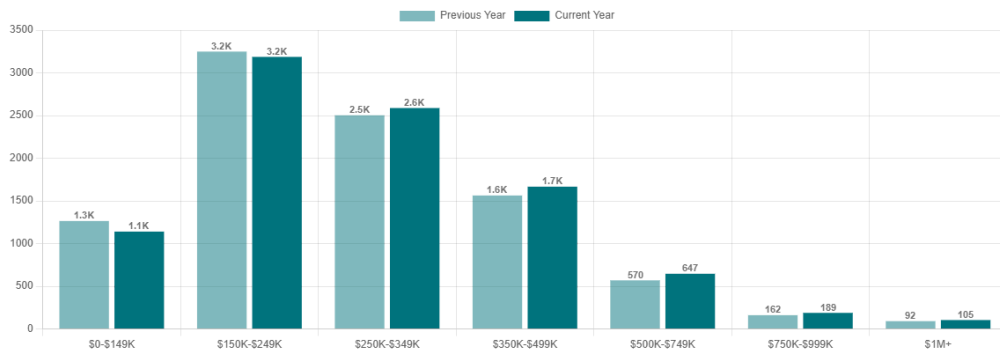
Listings above \$250K are growing faster than lower-priced listings. For the year ending January 2026, there were 4,008 closed sales for properties at least \$250K compared to 3,759 for those under \$250K.

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

Supply

New Listings by Price

12-month rolling total



All properties, June 2026

9,524

+1%

Under \$250K

4,328

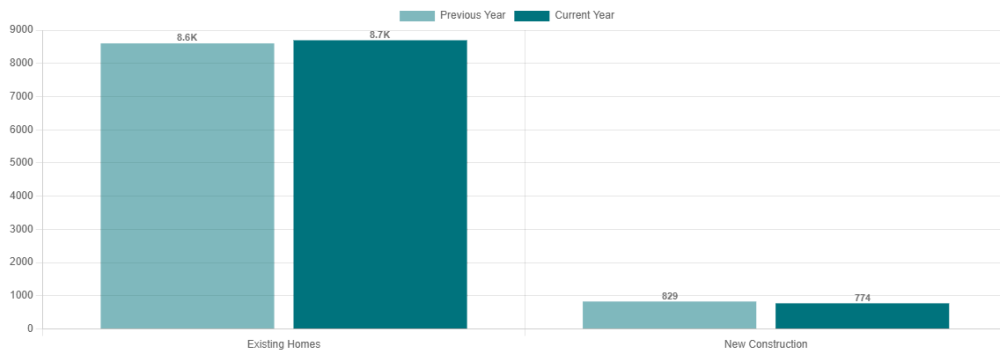
-4%

At Least \$250K

5,196

New Listings by Construction

12-month rolling total



All properties, June 2026

9,470

+0%

New Construction

774

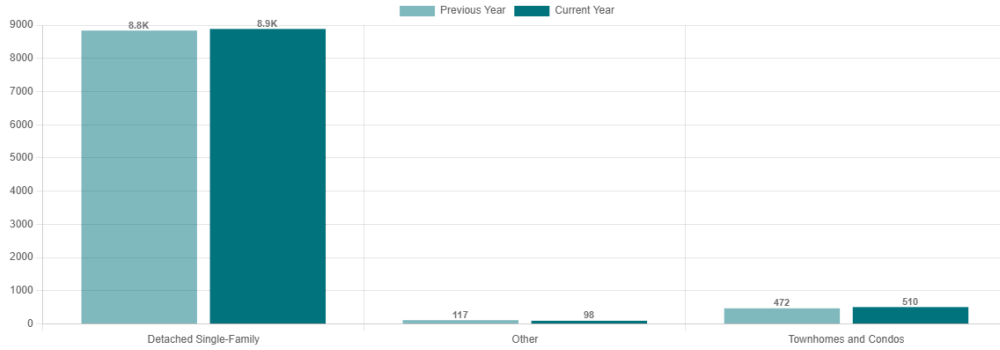
-7%

Existing Homes

8,696

New Listings by Property Type

12-month rolling total



All properties, June 2026

9,494

+1%

Detached Single-Family

8,886

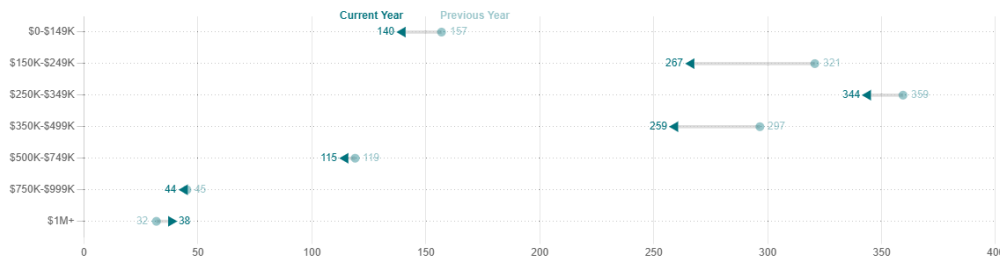
+1%

Townhomes and Condos

510

Inventory by Price

Average daily inventory in latest month



All properties, June 2026

1,207

-9%

Under \$250K

406

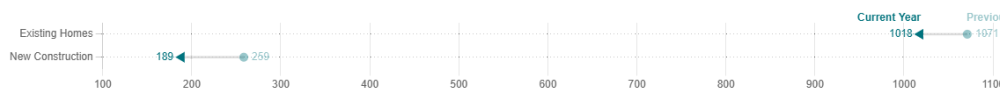
-15%

At Least \$250K

801

Inventory by Construction

Average daily inventory in latest month



All properties, June 2026

1,207

-9%

New Construction

189

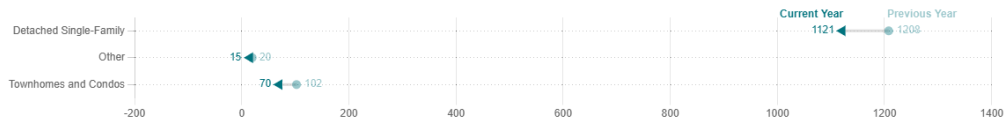
-27%

Existing Homes

1,018

Inventory by Property Type

Average daily inventory in latest month



All properties, June 2026

1,207

-9%

Detached Single-Family

1,121

-7%

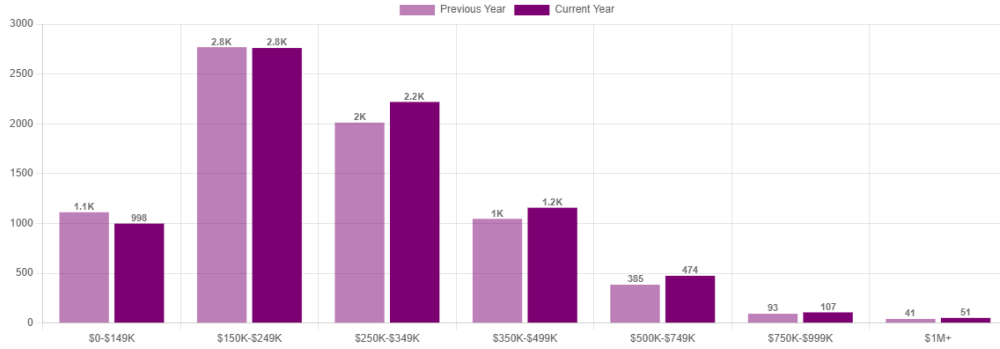
Townhomes and Condos

70

Sales

Closed Sales by Price

12-month rolling total



All properties, June 2026

7,767

+4%

Under \$250K

3,759

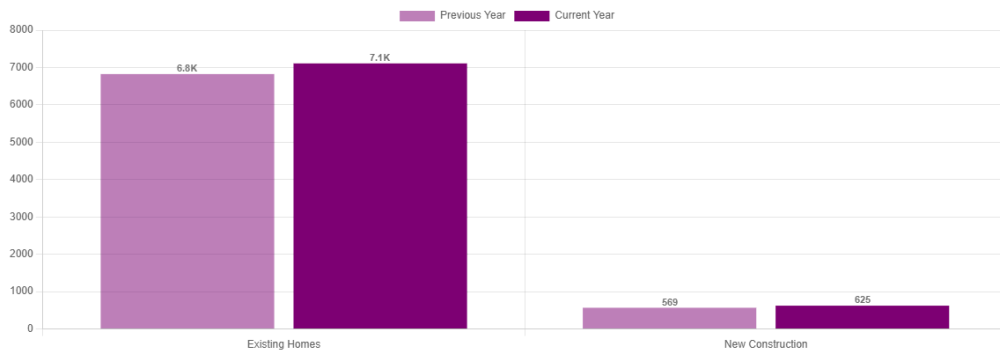
-3%

At Least \$250K

4,008

Closed Sales by Construction

12-month rolling total



All properties, June 2026

7,735

+5%

New Construction

625

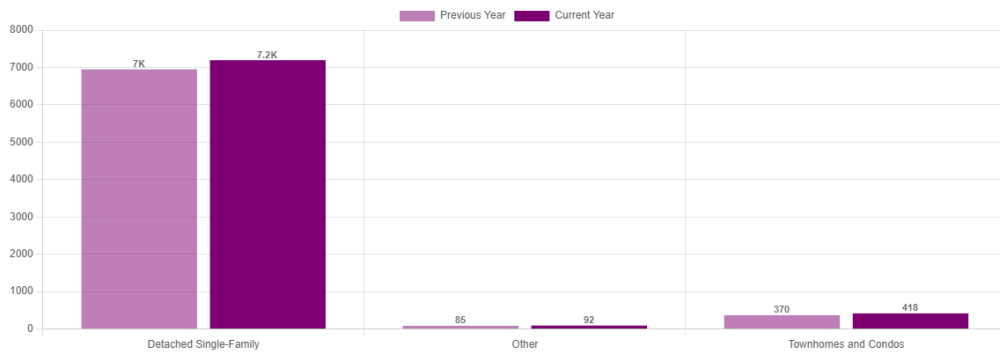
+10%

Existing Homes

7,110

Closed Sales by Property Type

12-month rolling total



All properties, June 2026

7,706

+4%

Detached Single-Family

7,196

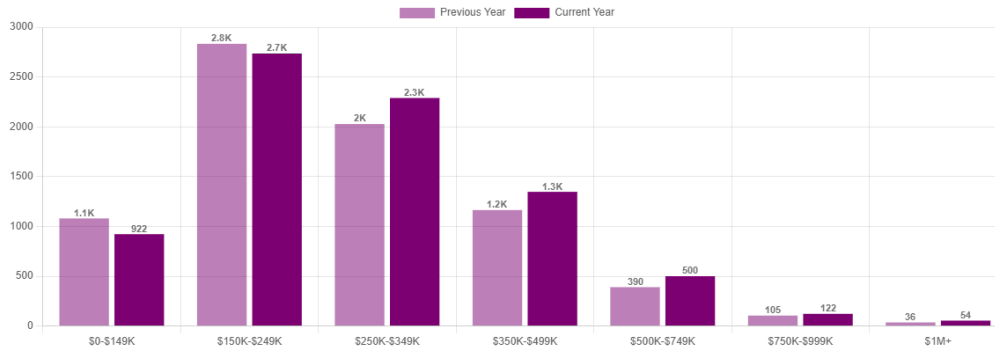
+4%

Townhomes and Condos

418

Pending Sales by Price

12-month rolling total



All properties, June 2026

7,969

+4%

Under \$250K

3,657

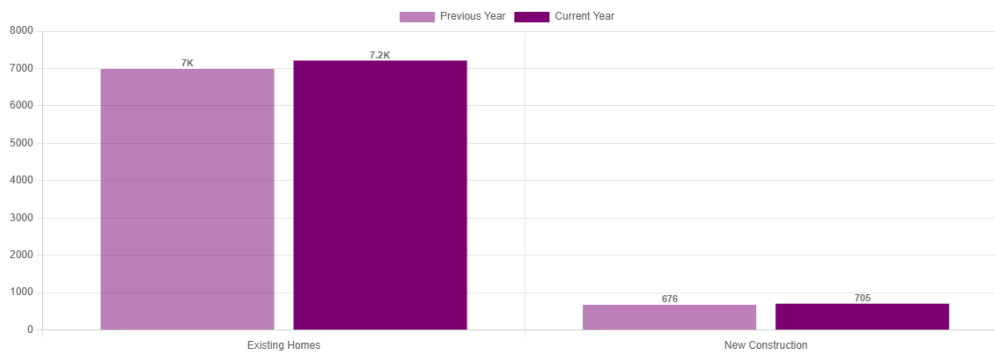
-7%

At Least \$250K

4,312

Pending Sales by Construction

12-month rolling total



All properties, June 2026

7,918

+3%

New Construction

705

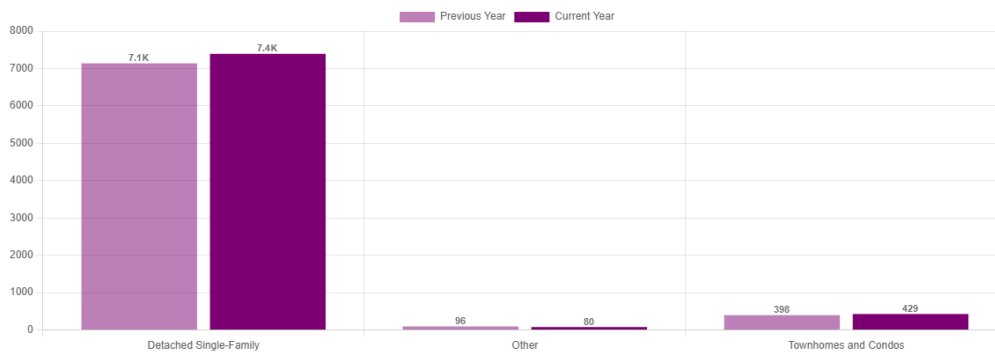
+4%

Existing Homes

7,213

Pending Sales by Property Type

12-month rolling total



All properties, June 2026

7,902

+4%

Detached Single-Family

7,393

+4%

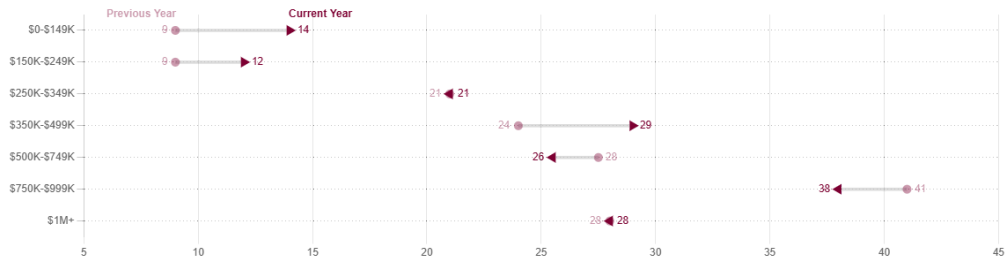
Townhomes and Condos

429

Market Momentum

Days on Market by Price

12-month rolling median



All properties, July 2026

18

+20%

Under \$250K

12

+33%

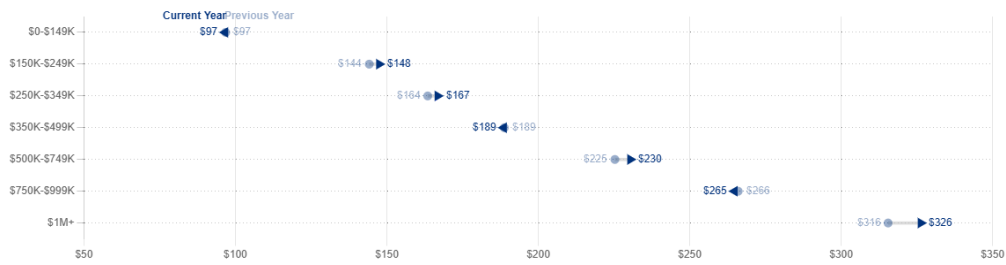
At Least \$250K

24

Price

Price per Square Foot by Price

12-month rolling median



All properties, July 2026

\$160

+2%

Under \$250K

\$138

+3%

At Least \$250K

\$182

Price per Square Foot by Construction

12-month rolling median



All properties, July 2026

\$160

+2%

New Construction

\$188

-1%

Existing Homes

\$157

Price per Square Foot by Property Type

12-month rolling median



All properties, July 2026

\$160

+2%

Detached Single-Family

\$159

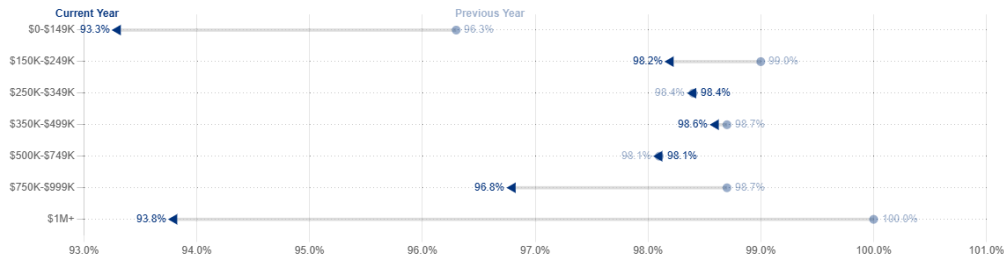
+3%

Townhomes and Condos

\$172

Percent of Asking Price by Price

12-month rolling median



All properties, July 2026

98.0%

-0%

Under \$250K

97.6%

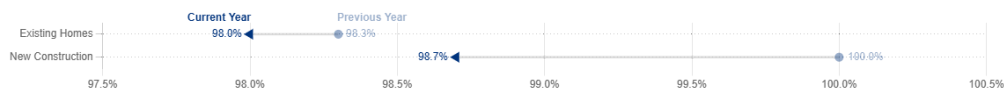
-1%

At Least \$250K

98.3%

Percent of Asking Price by Construction

12-month rolling median



All properties, July 2026

98.0%

-0%

New Construction

98.7%

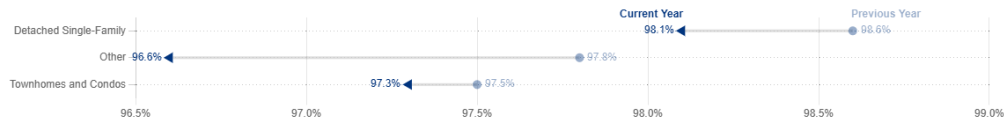
-1%

Existing Homes

98.0%

Percent of Asking Price by Property Type

12-month rolling median



All properties, July 2026

98.0%

-0%

Detached Single-Family

98.1%

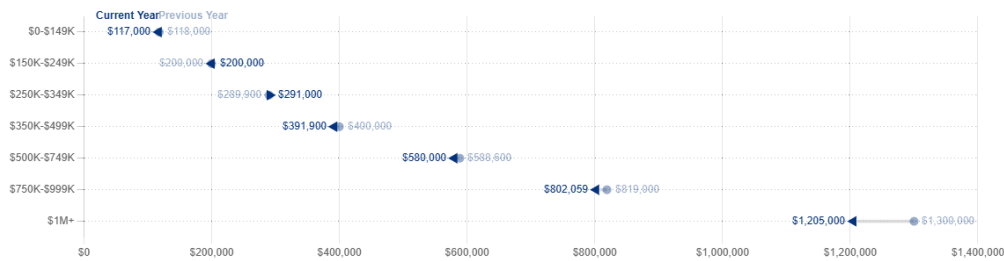
-0%

Townhomes and Condos

97.3%

Median Price by Price

12-month rolling median



All properties, July 2026

\$254,900

+4%

Under \$250K

\$183,900

+2%

At Least \$250K

\$339,000

Median Price by Construction

12-month rolling median



All properties, July 2026

\$254,900

+4%

New Construction

\$342,000

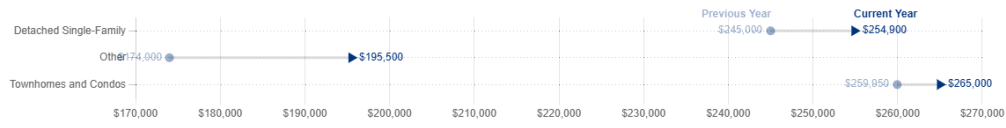
+1%

Existing Homes

\$243,900

Median Price by Property Type

12-month rolling median



All properties, July 2026

\$254,900

+4%

Detached Single-Family

\$255,000

+4%

Townhomes and Condos

\$265,000