

Detailed Market Overview



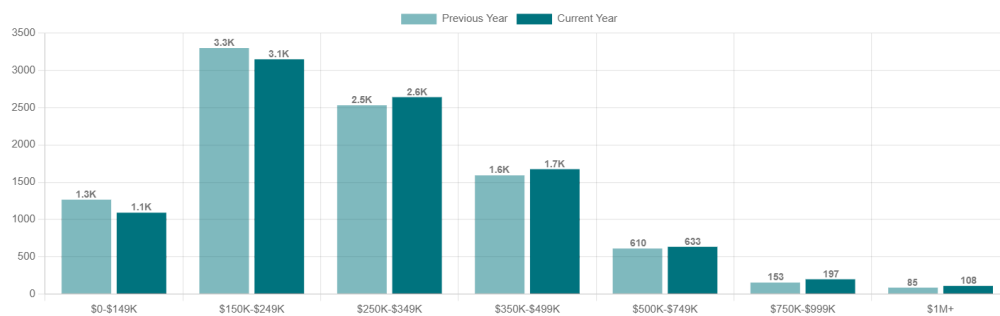
Listings above \$250K are growing faster than lower-priced listings. For the year ending July 2026, there were 4,241 new listings under \$250K, compared to 5,255 above that price.

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

Supply

New Listings by Price

12-month rolling total



All properties, July 2026

9,496

-0%

Under \$250K

4,241

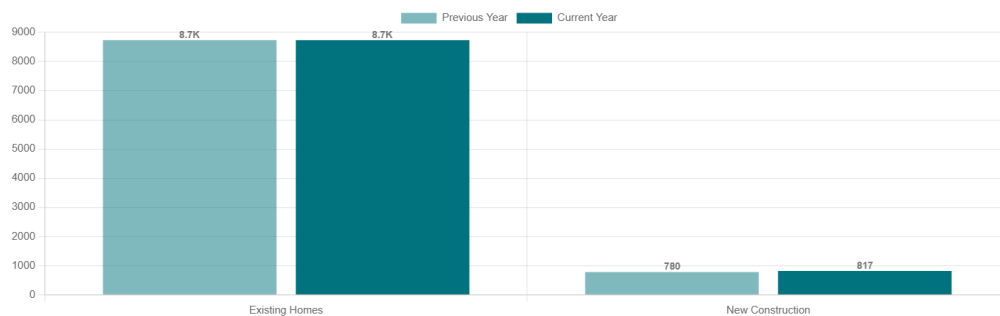
-7%

At Least \$250K

5,255

New Listings by Construction

12-month rolling total



All properties, July 2026

9,550

+0%

New Construction

817

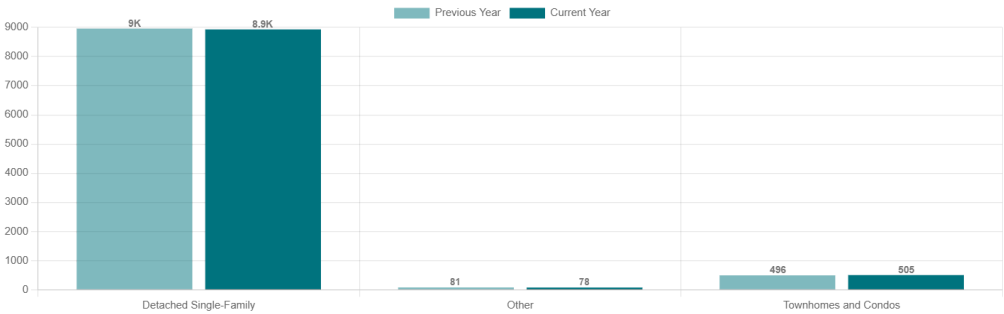
+5%

Existing Homes

8,733

New Listings by Property Type

12-month rolling total



All properties, July 2026

9,514

-0%

Detached Single-Family

8,931

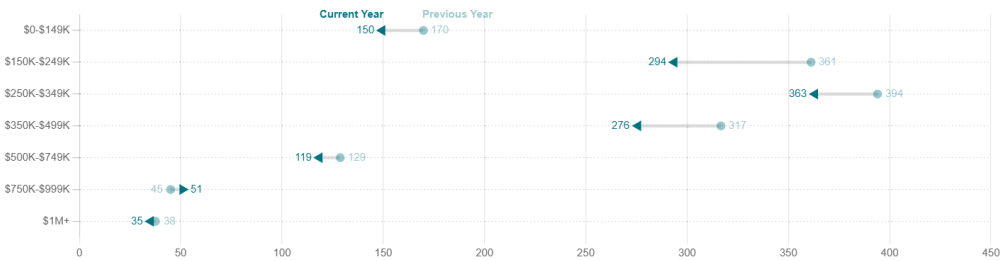
-0%

Townhomes and Condos

505

Inventory by Price

Average daily inventory in latest month



All properties, July 2026

1,287

-11%

Under \$250K

443

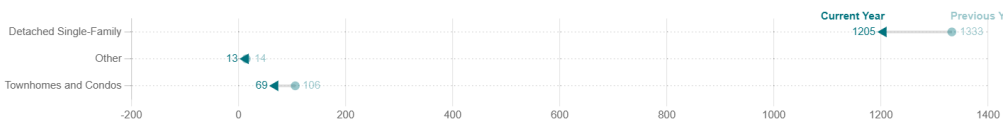
-17%

At Least \$250K

844

Inventory by Property Type

Average daily inventory in latest month



All properties, July 2026

1,287

-11%

Detached Single-Family

1,205

-10%

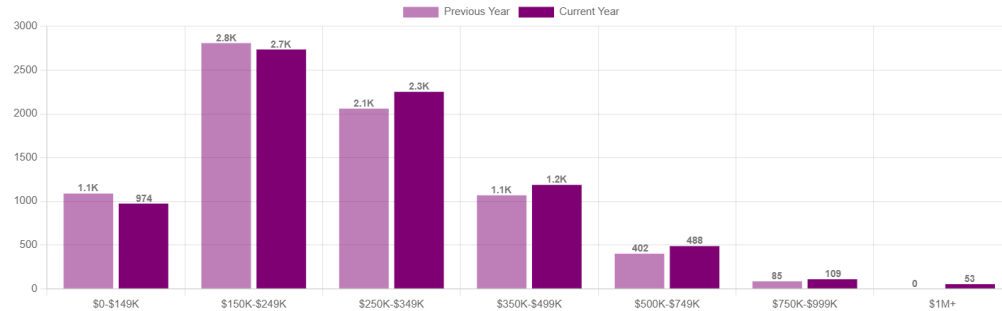
Townhomes and Condos

69

Sales

Closed Sales by Price

12-month rolling total



All properties, July 2026

7,800

+4%

Under \$250K

3,710

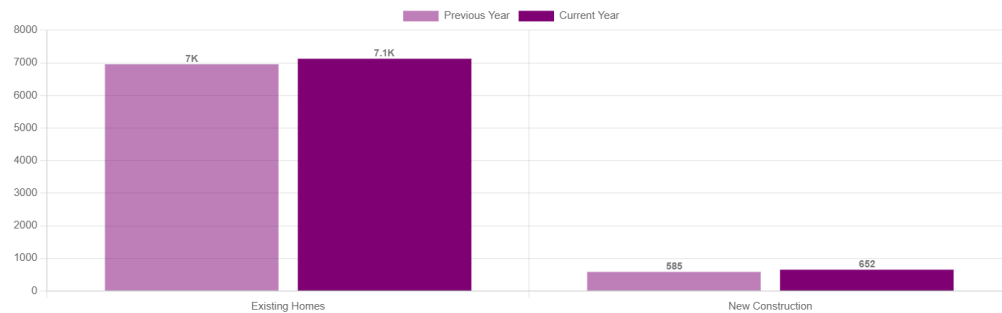
-5%

At Least \$250K

4,090

Closed Sales by Construction

12-month rolling total



All properties, July 2026

7,777

+3%

New Construction

652

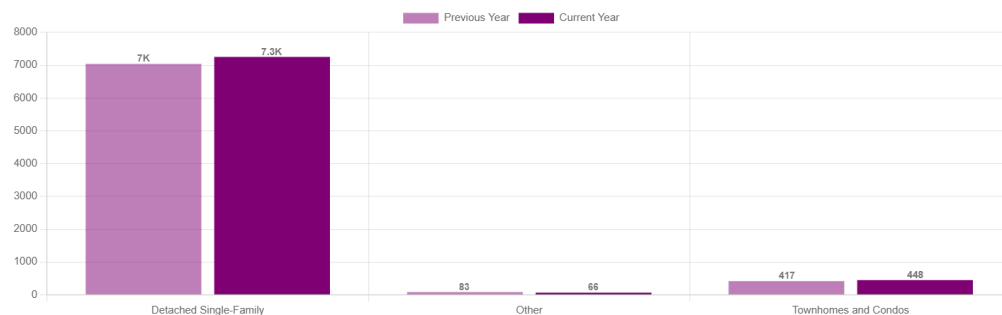
+11%

Existing Homes

7,125

Closed Sales by Property Type

12-month rolling total



All properties, July 2026

7,767

+3%

Detached Single-Family

7,253

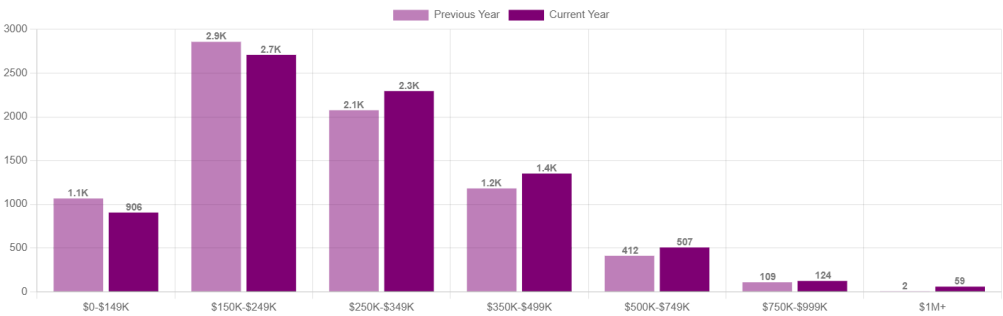
+3%

Townhomes and Condos

448

Pending Sales by Price

12-month rolling total



All properties, July 2026

7,952

+3%

Under \$250K

3,615

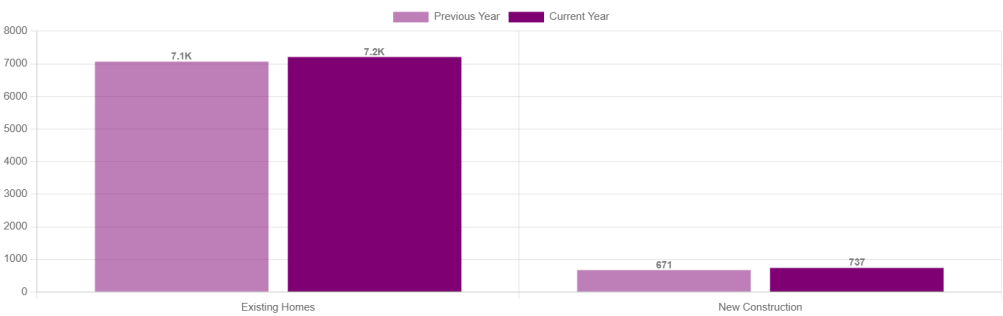
-8%

At Least \$250K

4,337

Pending Sales by Construction

12-month rolling total



All properties, July 2026

7,946

+3%

New Construction

737

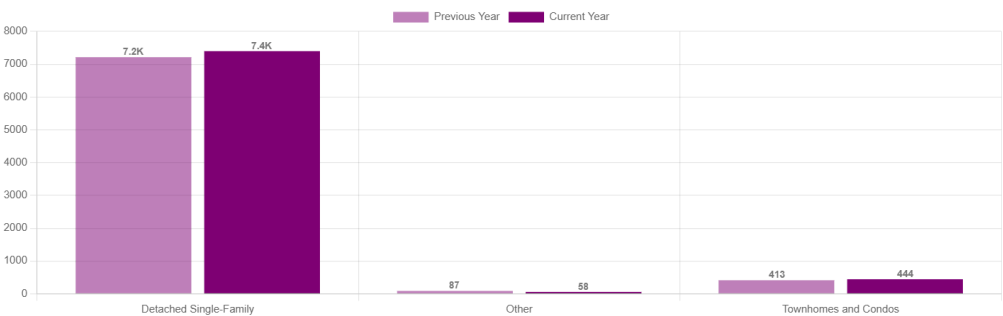
+10%

Existing Homes

7,209

Pending Sales by Property Type

12-month rolling total



All properties, July 2026

7,900

+2%

Detached Single-Family

7,398

+3%

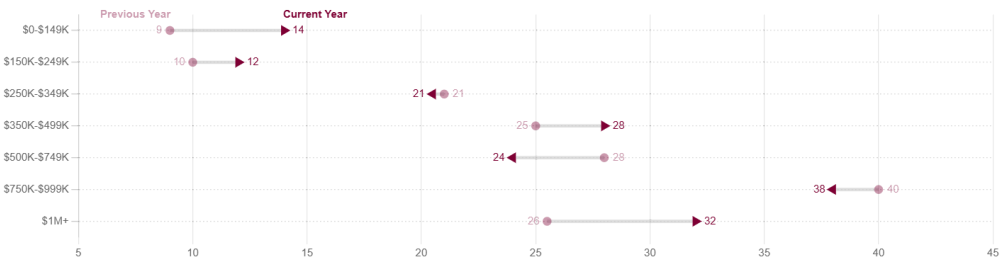
Townhomes and Condos

444

Market Momentum

Days on Market by Price

12-month rolling median



All properties, August 2026

17

+13%

Under \$250K

12

+20%

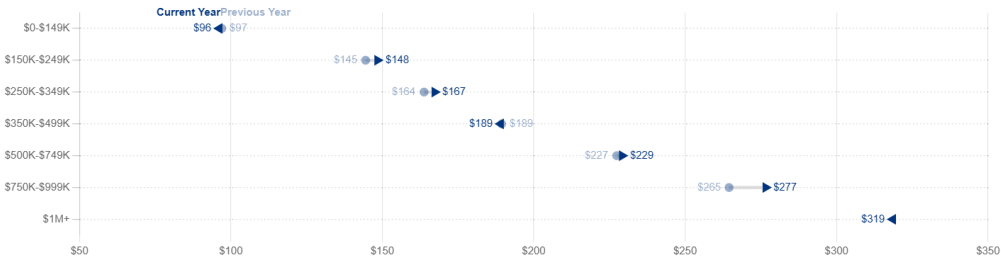
At Least \$250K

23

Price

Price per Square Foot by Price

12-month rolling median



All properties, August 2026

\$161

+3%

Under \$250K

\$139

+3%

At Least \$250K

\$182

Price per Square Foot by Construction

12-month rolling median



All properties, August 2026

\$161

+3%

New Construction

\$188

-1%

Existing Homes

\$158

Price per Square Foot by Property Type

12-month rolling median



All properties, August 2026

\$161

+3%

Detached Single-Family

\$160

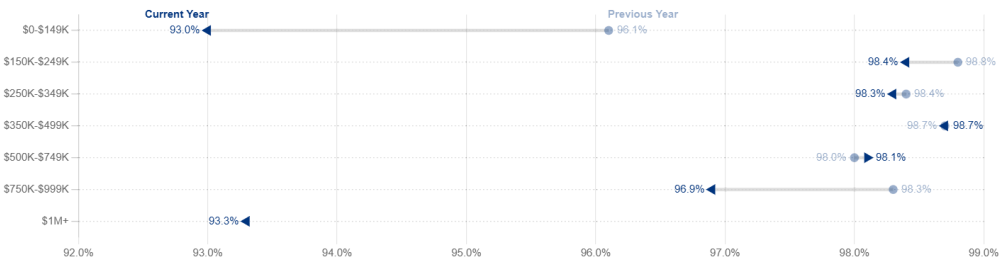
+3%

Townhomes and Condos

\$173

Percent of Asking Price by Price

12-month rolling median



All properties, August 2026

98.1%

-0%

Under \$250K

97.7%

-0%

At Least \$250K

98.3%

Percent of Asking Price by Construction

12-month rolling median



All properties, August 2026

98.1%

-0%

New Construction

98.6%

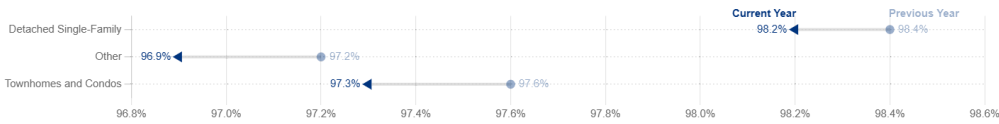
-1%

Existing Homes

98.0%

Percent of Asking Price by Property Type

12-month rolling median



All properties, August 2026

98.1%

-0%

Detached Single-Family

98.2%

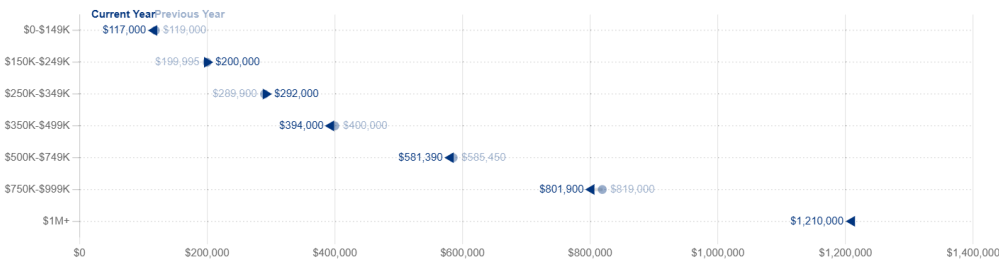
-0%

Townhomes and Condos

97.3%

Median Price by Price

12-month rolling median



All properties, August 2026

\$256,000

+3%

Under \$250K

\$184,900

+3%

At Least \$250K

\$339,900

Median Price by Construction

12-month rolling median



All properties, August 2026

\$256,000

+3%

New Construction

\$340,700

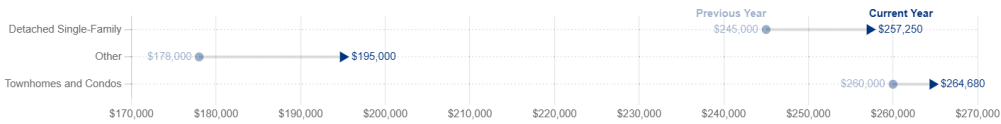
+0%

Existing Homes

\$245,000

Median Price by Property Type

12-month rolling median



All properties, August 2026

\$256,000

+3%

Detached Single-Family

\$258,000

+4%

Townhomes and Condos

\$264,560