

Detailed Market Overview



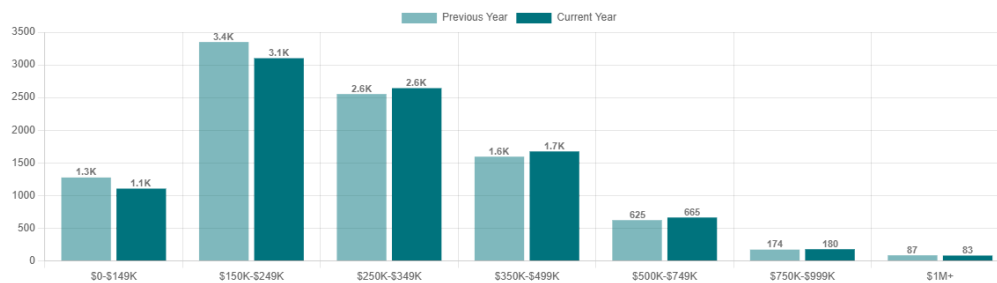
Higher-priced and new homes are leading the market, with stronger demand and sale prices. In the year ending January 2026, homes priced at \$250K+ had 4,172 sales and a \$340,000 median price, versus 3,661 sales and \$185,000 below \$250K.

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

Supply

New Listings by Price

12-month rolling total



All properties, September 2026

9,457

-2%

Under \$250K

4,209

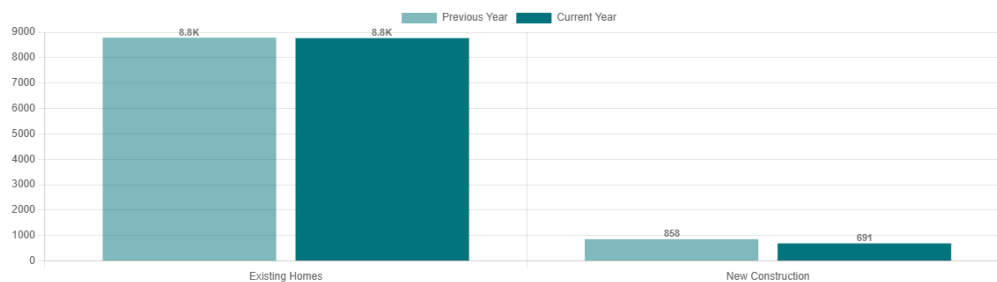
-9%

At Least \$250K

5,248

New Listings by Construction

12-month rolling total



All properties, September 2026

9,458

-2%

New Construction

691

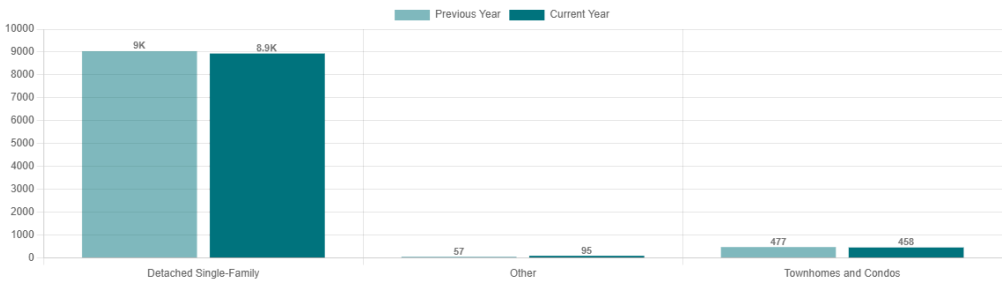
-19%

Existing Homes

8,767

New Listings by Property Type

12-month rolling total



All properties, September 2026

9,489

-1%

Detached Single-Family

8,936

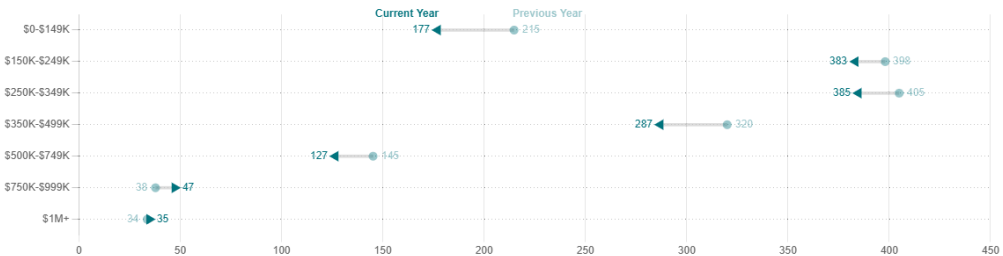
-1%

Townhomes and Condos

458

Inventory by Price

Average daily inventory in latest month



All properties, September 2026

1,441

-7%

Under \$250K

560

-9%

At Least \$250K

880

Inventory by Construction

Average daily inventory in latest month



All properties, September 2026

1,441

-7%

New Construction

182

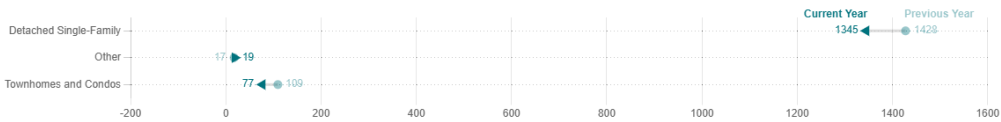
-33%

Existing Homes

1,259

Inventory by Property Type

Average daily inventory in latest month



All properties, September 2026

1,441

-7%

Detached Single-Family

1,345

-6%

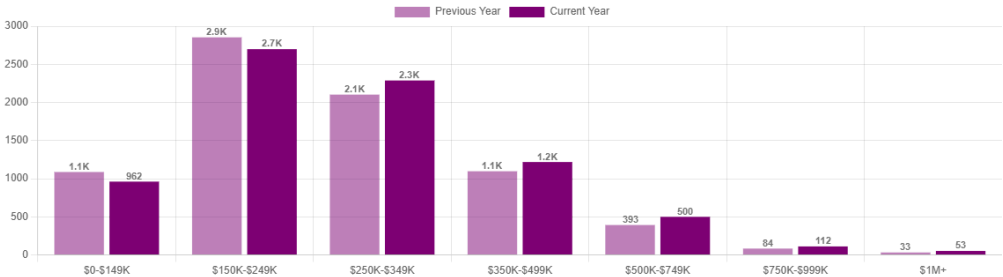
Townhomes and Condos

77

Sales

Closed Sales by Price

12-month rolling total



All properties, September 2026

7,833

+2%

Under \$250K

3,661

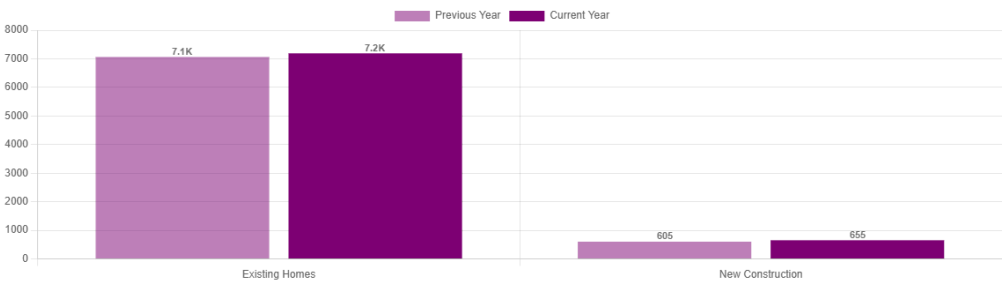
-7%

At Least \$250K

4,172

Closed Sales by Construction

12-month rolling total



All properties, September 2026

7,846

+2%

New Construction

655

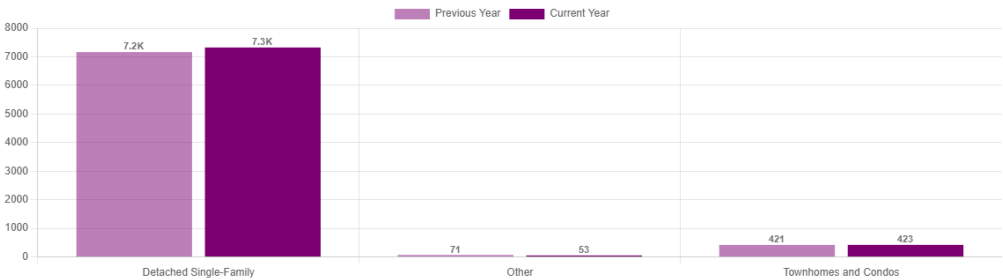
+8%

Existing Homes

7,191

Closed Sales by Property Type

12-month rolling total



All properties, September 2026

7,801

+2%

Detached Single-Family

7,325

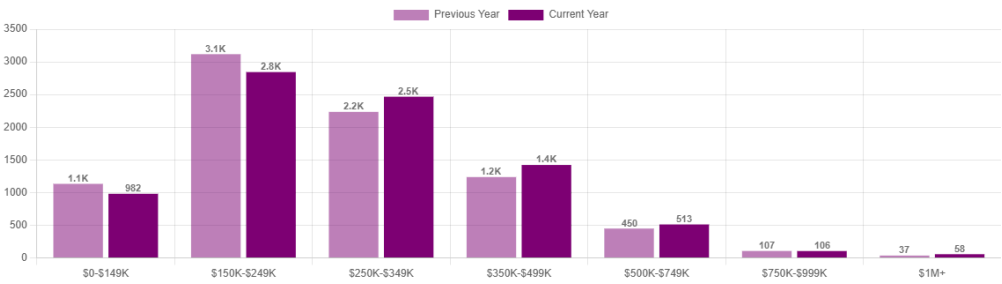
+2%

Townhomes and Condos

423

Pending Sales by Price

12-month rolling total



All properties, September 2026

8,393

+1%

Under \$250K

3,826

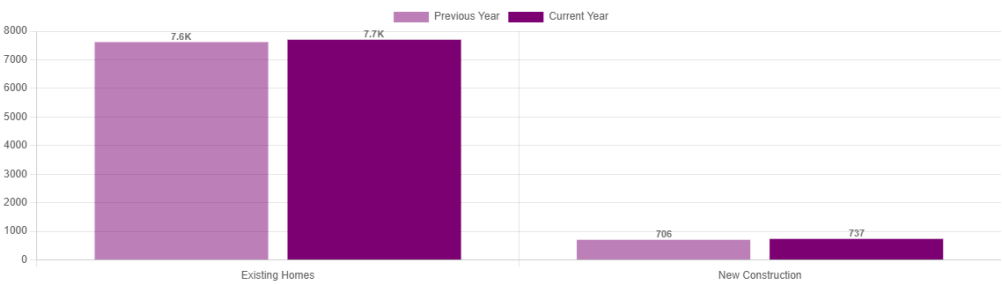
-10%

At Least \$250K

4,567

Pending Sales by Construction

12-month rolling total



All properties, September 2026

8,439

+1%

New Construction

737

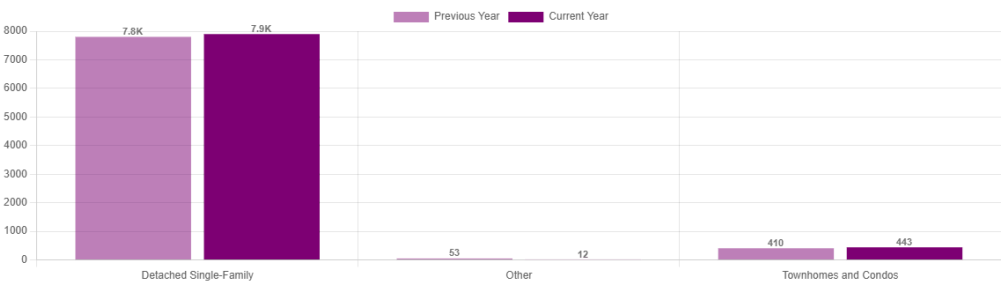
+4%

Existing Homes

7,702

Pending Sales by Property Type

12-month rolling total



All properties, September 2026

8,354

+1%

Detached Single-Family

7,899

+1%

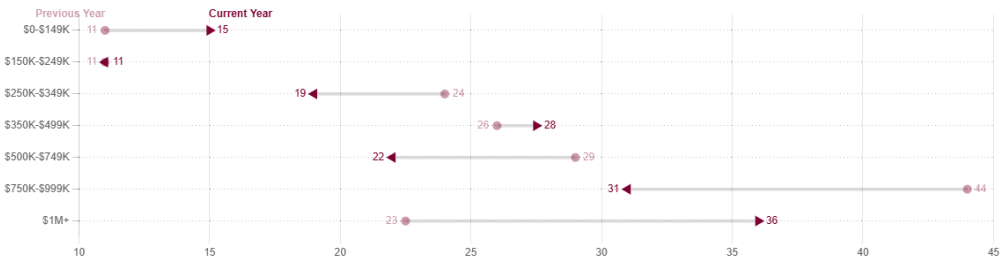
Townhomes and Condos

443

Market Momentum

Days on Market by Price

12-month rolling median



All properties, October 2026

17
+0%

Under \$250K

12
+9%

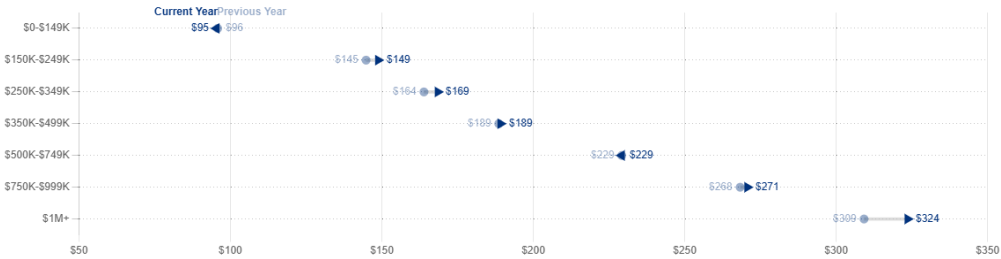
At Least \$250K

22

Price

Price per Square Foot by Price

12-month rolling median



All properties, October 2026

\$163

+4%

Under \$250K

\$140

+3%

At Least \$250K

\$183

Price per Square Foot by Construction

12-month rolling median



All properties, October 2026

\$163

+4%

New Construction

\$190

+1%

Existing Homes

\$160

Price per Square Foot by Property Type

12-month rolling median



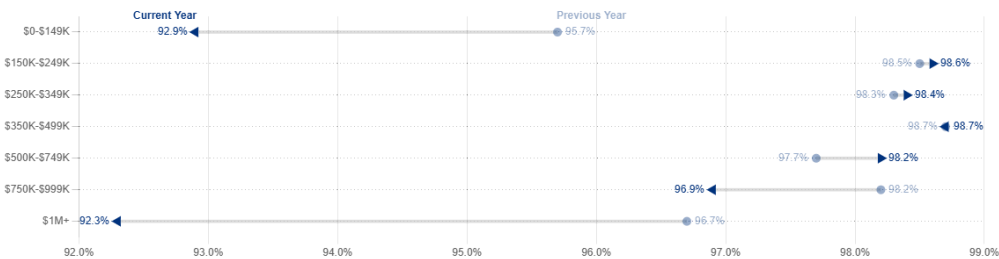
All properties, October 2026
\$163
+4%

Detached Single-Family
\$162
+4%

Townhomes and Condos
\$174

Percent of Asking Price by Price

12-month rolling median



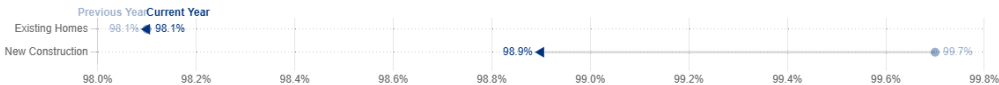
All properties, October 2026
98.2%
+0%

Under \$250K
97.8%
-0%

At Least \$250K
98.5%

Percent of Asking Price by Construction

12-month rolling median



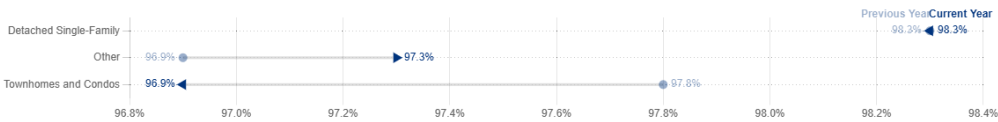
All properties, October 2026
98.2%
+0%

New Construction
98.9%
-0%

Existing Homes
98.1%

Percent of Asking Price by Property Type

12-month rolling median



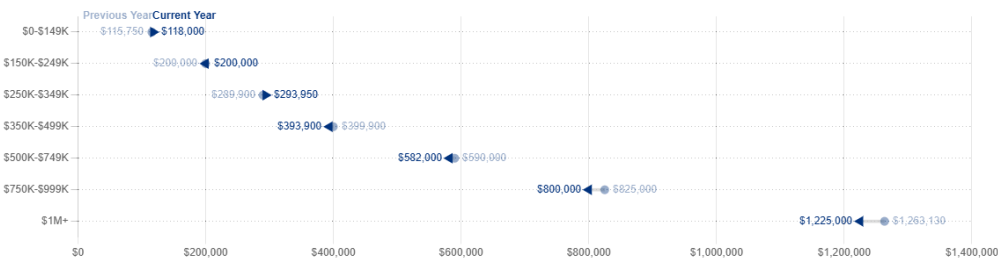
All properties, October 2026
98.2%
+0%

Detached Single-Family
98.3%
+0%

Townhomes and Condos
96.9%

Median Price by Price

12-month rolling median



All properties, October 2026
\$259,998
+5%

Under \$250K
\$185,000
+3%

At Least \$250K
\$340,000

Median Price by Construction

12-month rolling median



All properties, October 2026
\$259,998
+5%

New Construction
\$344,900
+1%

Existing Homes
\$249,900

Median Price by Property Type

12-month rolling median



All properties, October 2026
\$259,998
+5%

Detached Single-Family
\$260,000
+5%

Townhomes and Condos
\$268,755