

Fort Wayne 46802

ZIP code · IN · Indiana · Allen County · Fort Wayne

SELLER'S MARKET

\$161K

MEDIAN SALE PRICE

+38.1%

1-YR CHANGE

130

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

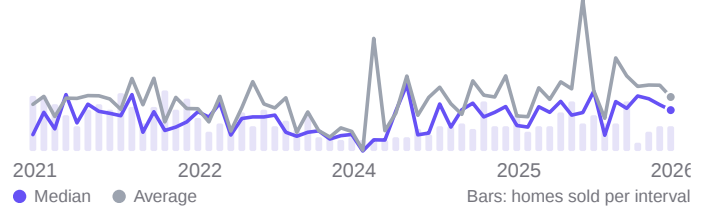
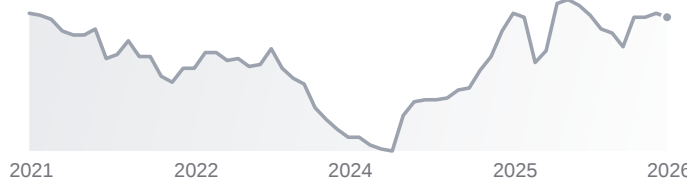
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$145K · Average \$183K

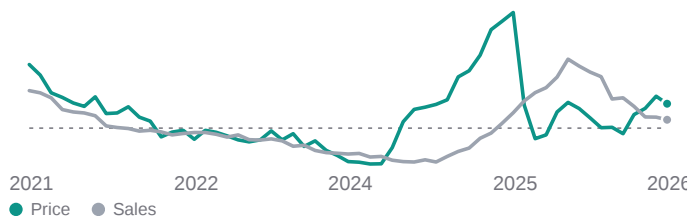


Growth (year over year)

Price +38.1% · Sales +13.0%

Price per square foot

\$120/ft²

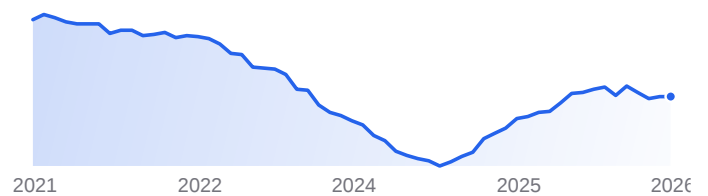


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

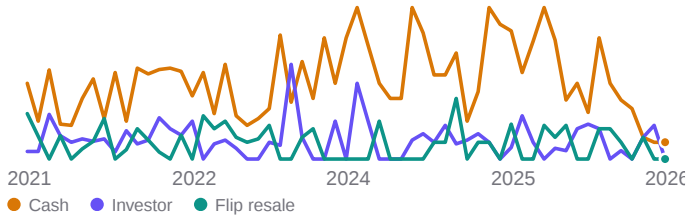
4.7%



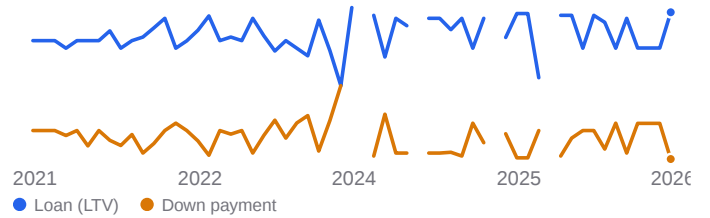
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 0% · Flip resale 0%

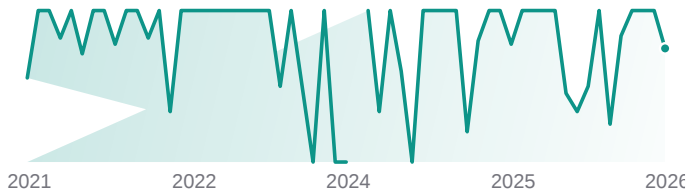


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



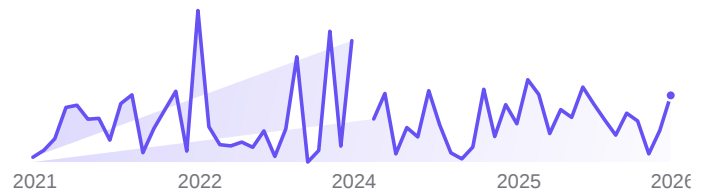
Sellers who sold at a gain

88%



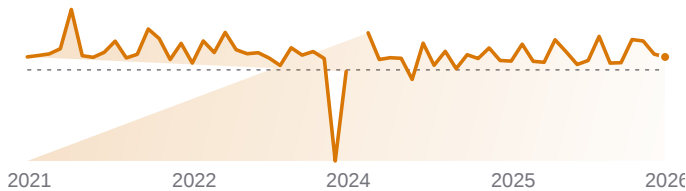
Typical hold before selling

5.2 yrs



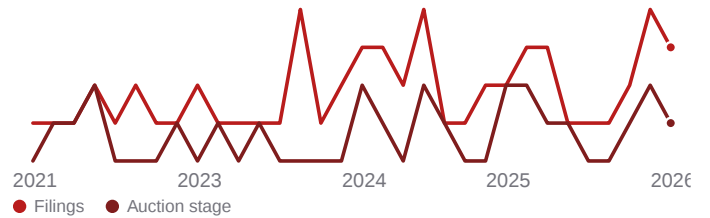
Median annualized return at resale

+9.7%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	2,764
Median value (AVM)	\$112K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1920
Single family	77%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.7%
Owner occupied	56%
Company owned	27%
Median loan-to-value	0%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	11,564
Density	2,732 / mi²
Median household income	\$45K
Average household income	\$65K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	34
Homes occupied	88%
Bachelor's or higher	19%
Poverty rate	22.7%
Unemployment	1.3%
Average temp	50°F
Annual precip	38 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.