

# Fort Wayne 46803

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

SELLER'S MARKET

**\$141K**

MEDIAN SALE PRICE

**+52.4%**

1-YR CHANGE

**118**

SALES (12 MO)

**\$99K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

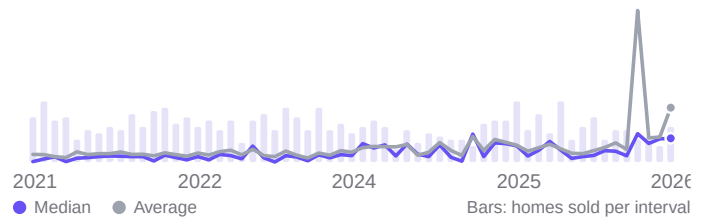
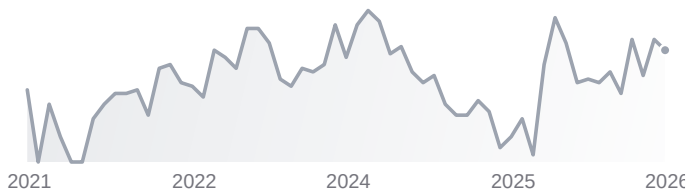
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$150K · Average \$292K

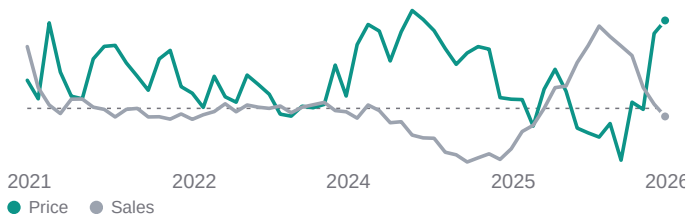


Growth (year over year)

Price +52.4% · Sales -4.8%

Price per square foot

\$95/ft²



Sale premium vs estimated value

-7.3%

Annual turnover (share of homes sold)

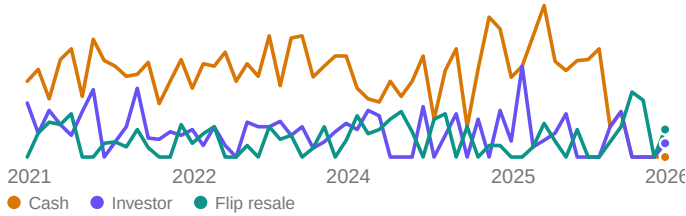
3.7%



## BUYERS & OUTCOMES

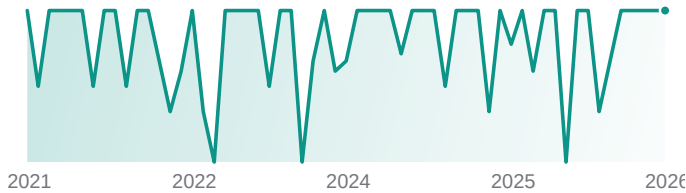
### Buyer mix

Cash 0% · Investor 9.1% · Flip resale 18%



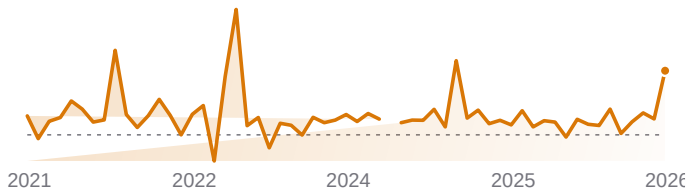
### Sellers who sold at a gain

100%

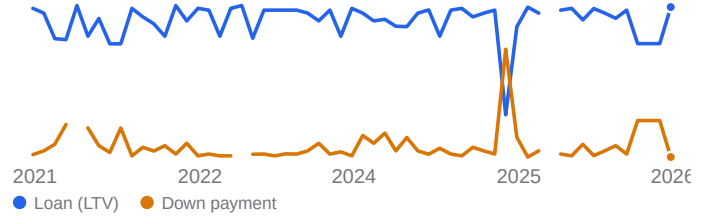


### Median annualized return at resale

+49.0%

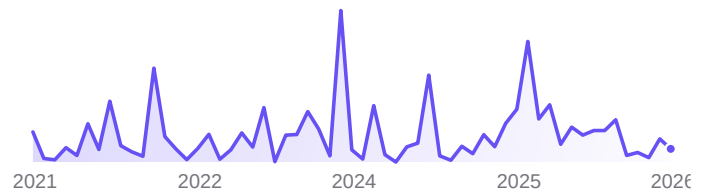


### Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



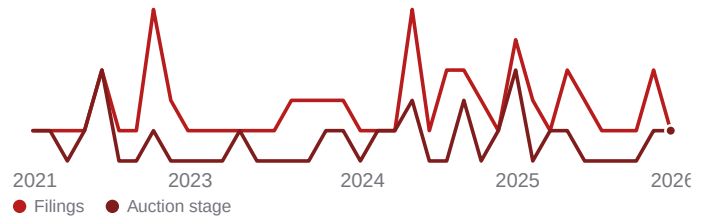
### Typical hold before selling

1.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,161     |
| Median value (AVM) | \$99K     |
| Median size        | 1,412 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1930      |
| Single family      | 91%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 80%     |
| Underwater (LTV 125% or more) | 1.3%    |
| Owner occupied                | 58%     |
| Company owned                 | 27%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 7.4 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 10,127      |
| Density                          | 1,524 / mi² |
| Median household income          | \$38K       |
| Average household income         | \$48K       |
| Crime index (US avg 100)         | 163         |
| Air pollution index (US avg 100) | 103         |
| Earthquake index (US avg 100)    | 36          |
| Homes occupied                   | 88%         |
| Bachelor's or higher             | 8%          |
| Poverty rate                     | 30.2%       |
| Unemployment                     | 1.1%        |
| 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.