

Fort Wayne 46804

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

BALANCED MARKET

\$297K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

413

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

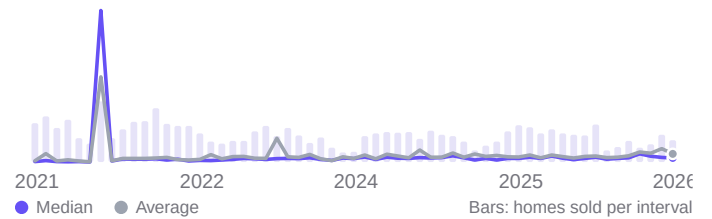
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$284K · Average \$351K

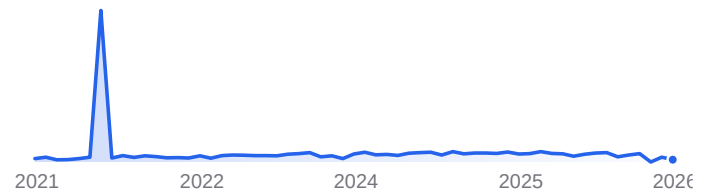
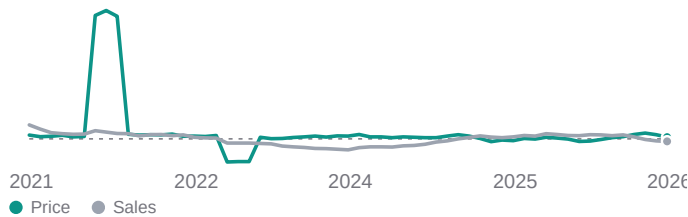


Growth (year over year)

Price +5.4% · Sales -8.4%

Price per square foot

\$119/ft²

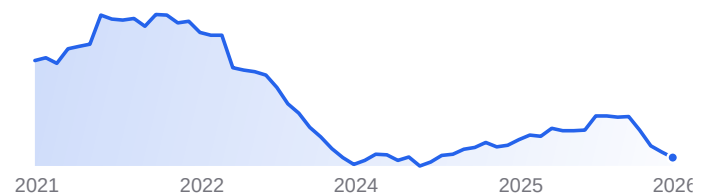


Sale premium vs estimated value

-10.5%

Annual turnover (share of homes sold)

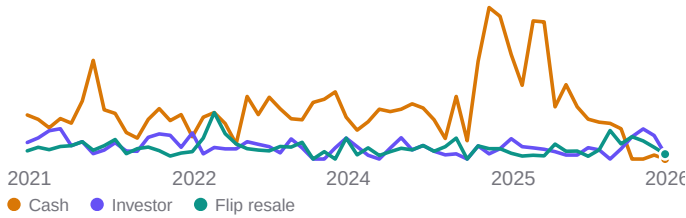
4.4%



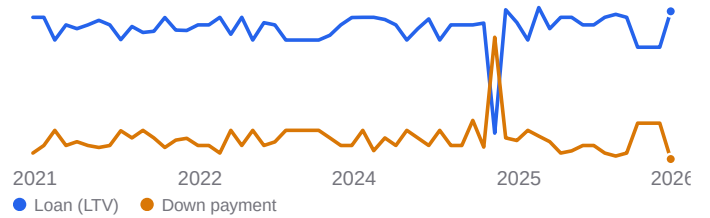
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 3.1% · Flip resale 3.1%

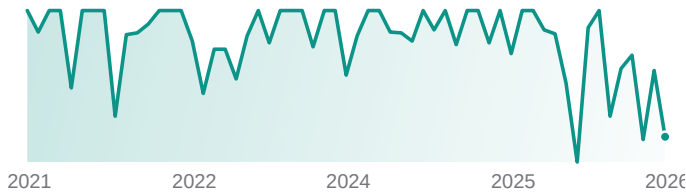


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



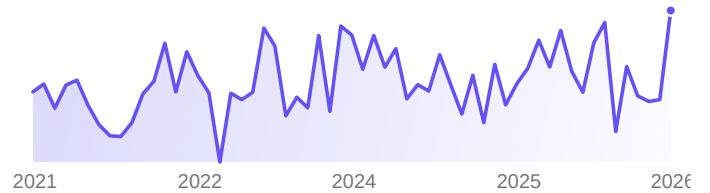
Sellers who sold at a gain

78%



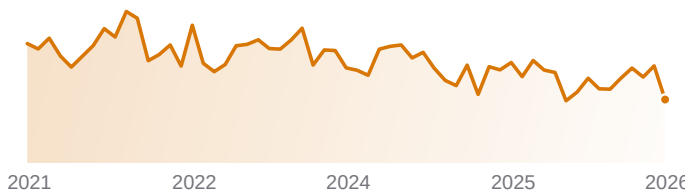
Typical hold before selling

7.8 yrs



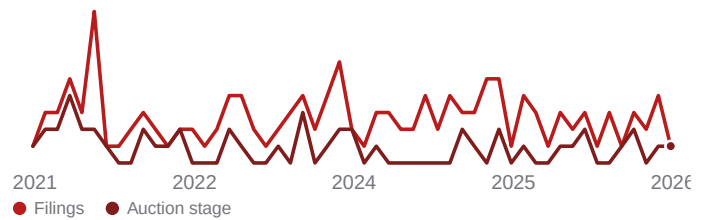
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,475
Median value (AVM)	\$319K
Median size	1,959 ft²
Median bedrooms	3
Median year built	1986
Single family	91%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	92%
Company owned	9.9%
Median loan-to-value	42%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	29,012
Density	1,523 / mi²
Median household income	\$85K
Average household income	\$108K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	32
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	6.1%
Unemployment	1.3%
Average temp	50°F
Annual precip	37 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.