

Fort Wayne 46805

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

SELLER'S MARKET

\$201K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

386

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

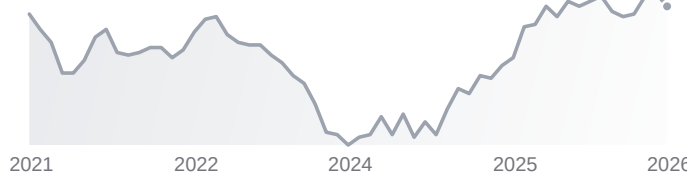
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

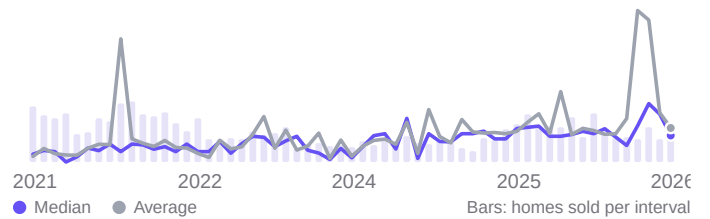
Market temperature (0–100)

79 / 100



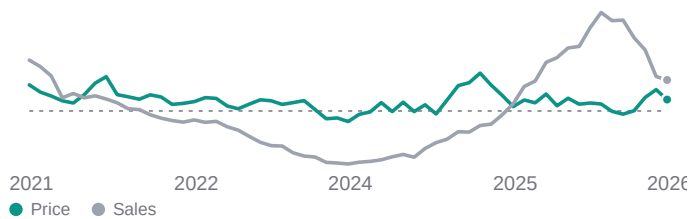
Sale prices

Median \$167K · Average \$181K



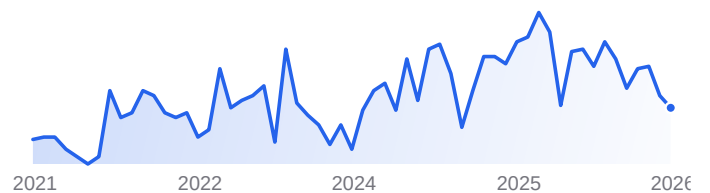
Growth (year over year)

Price +10.3% · Sales +27.8%



Price per square foot

\$107/ft²



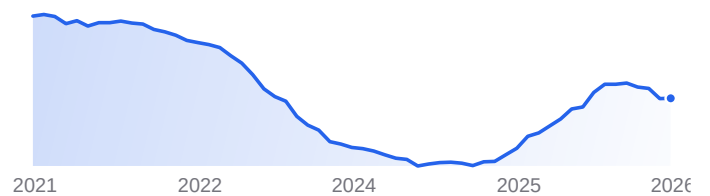
Sale premium vs estimated value

-8.8%



Annual turnover (share of homes sold)

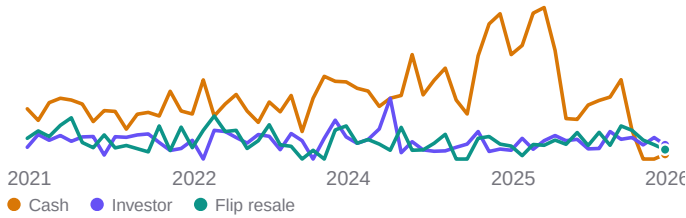
5.4%



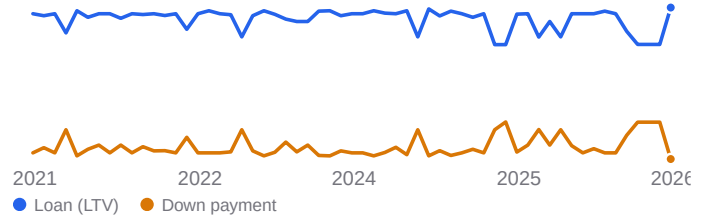
BUYERS & OUTCOMES

Buyer mix

Cash 2.9% · Investor 8.6% · Flip resale 5.7%

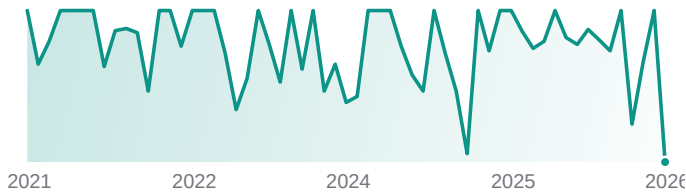


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



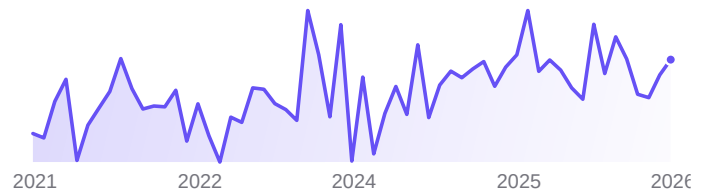
Sellers who sold at a gain

76%



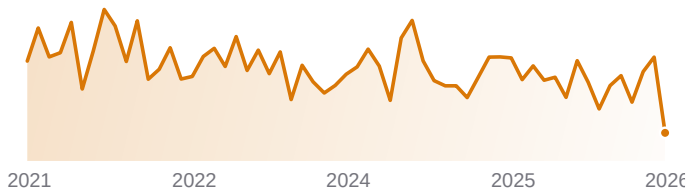
Typical hold before selling

5.0 yrs



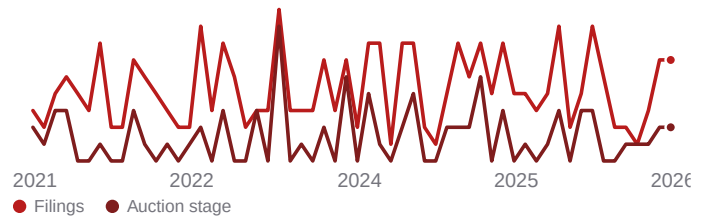
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	7,135
Median value (AVM)	\$167K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1940
Single family	91%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	15%
Median loan-to-value	43%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	22,526
Density	3,525 / mi²
Median household income	\$52K
Average household income	\$67K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	34
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	13.5%
Unemployment	1.2%
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.