

Fort Wayne 46807

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

STRONG SELLER'S MARKET

\$199K

MEDIAN SALE PRICE

+20.7%

1-YR CHANGE

291

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

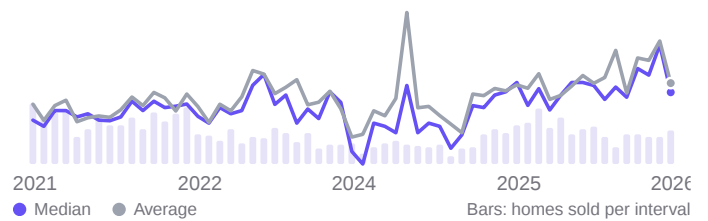
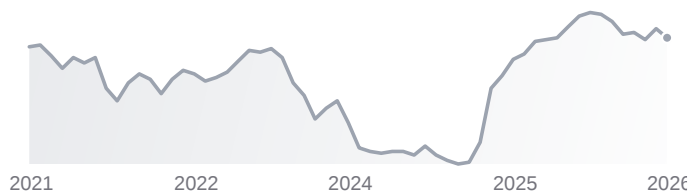
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$164K · Average \$179K

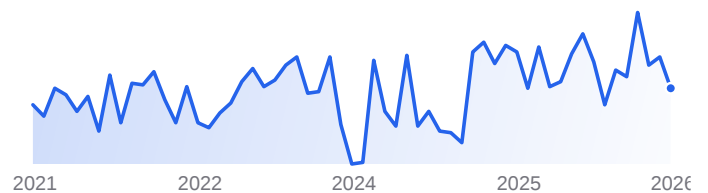
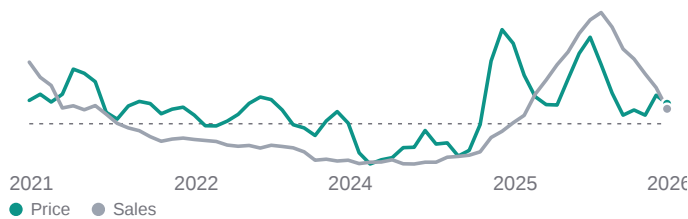


Growth (year over year)

Price +20.7% · Sales +15.5%

Price per square foot

\$97/ft²

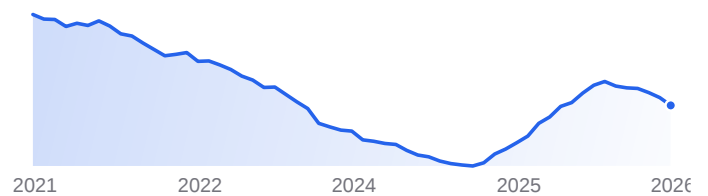


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

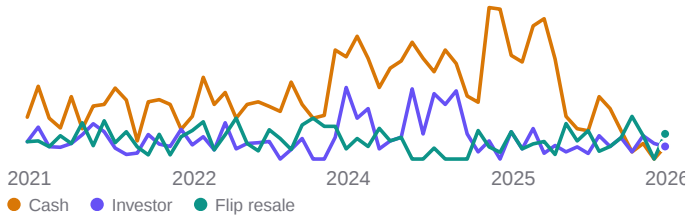
4.8%



BUYERS & OUTCOMES

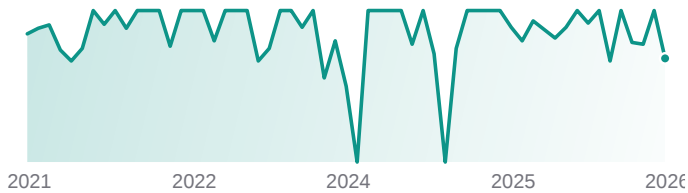
Buyer mix

Cash 7.7% · Investor 7.7% · Flip resale 15%



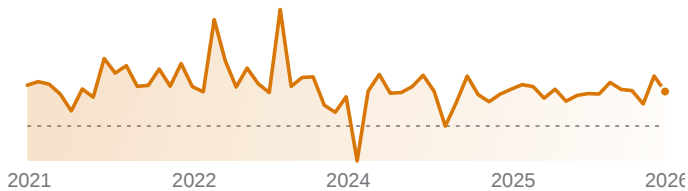
Sellers who sold at a gain

84%

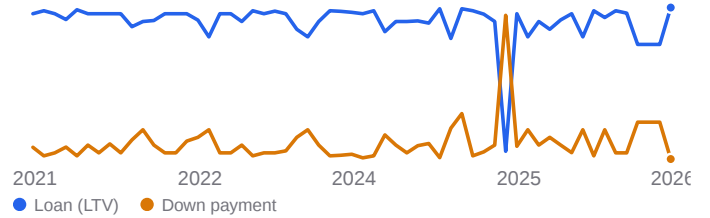


Median annualized return at resale

+9.5%

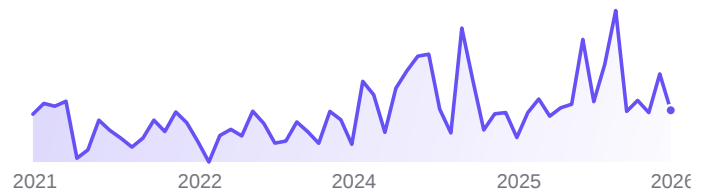


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



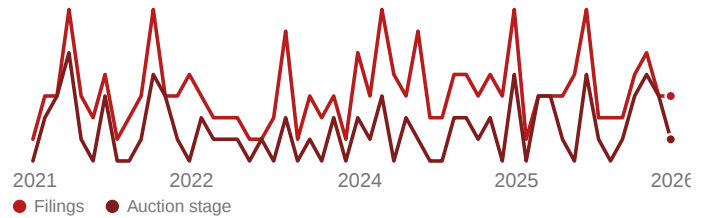
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,003
Median value (AVM)	\$143K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1929
Single family	92%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.5%
Owner occupied	73%
Company owned	19%
Median loan-to-value	42%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	17,084
Density	5,374 / mi²
Median household income	\$63K
Average household income	\$71K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	15.4%
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.