

Fort Wayne 46808

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

SELLER'S MARKET

\$183K

MEDIAN SALE PRICE

+14.1%

1-YR CHANGE

336

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



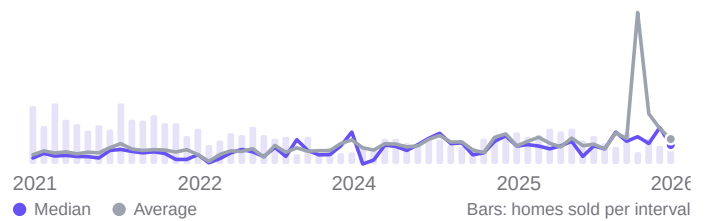
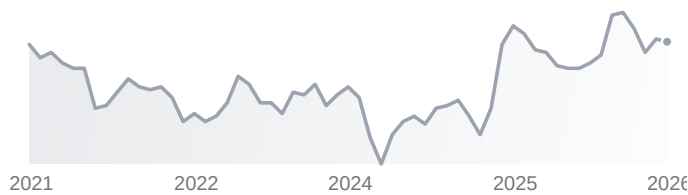
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$163K · Average \$182K

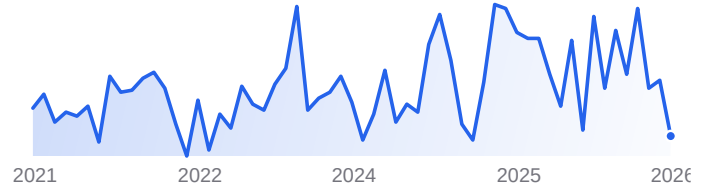
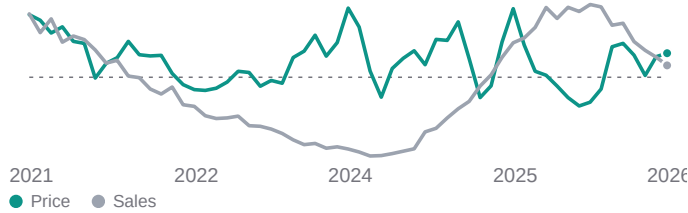


Growth (year over year)

Price +14.1% · Sales +7.0%

Price per square foot

\$81/ft²

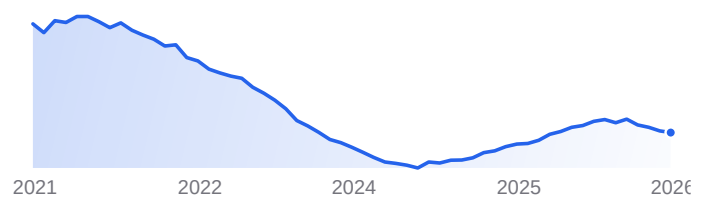


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

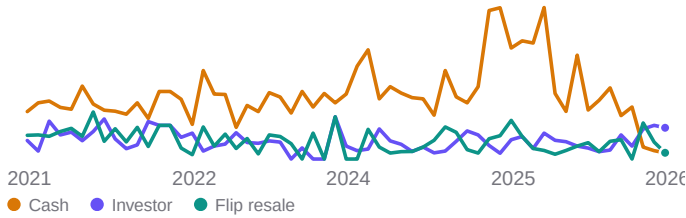
4.4%



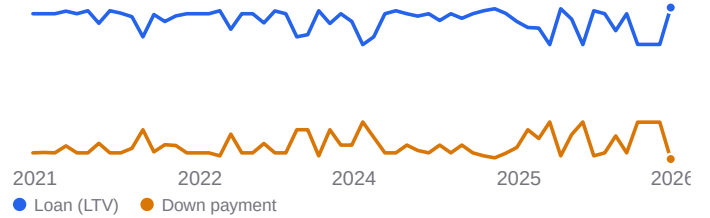
BUYERS & OUTCOMES

Buyer mix

Cash 3.7% · Investor 19% · Flip resale 3.7%

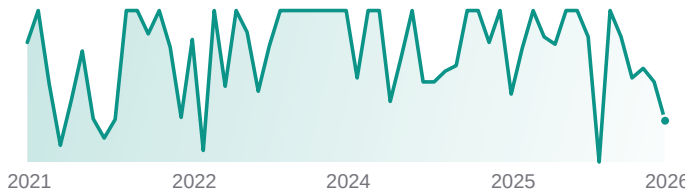


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



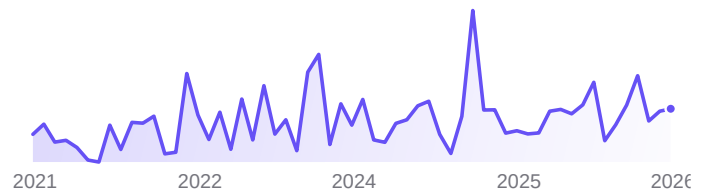
Sellers who sold at a gain

82%



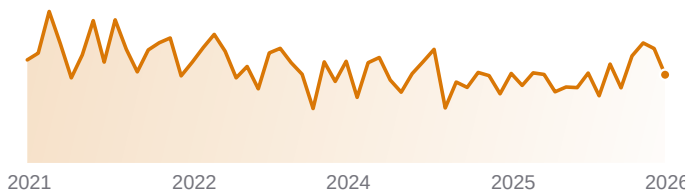
Typical hold before selling

4.8 yrs



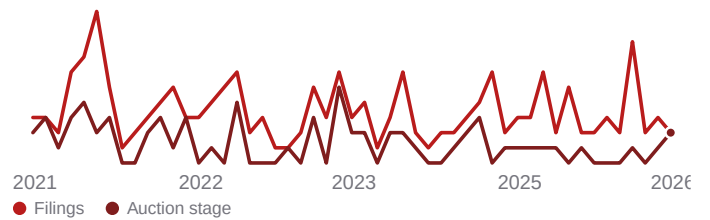
Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,671
Median value (AVM)	\$148K
Median size	1,377 ft²
Median bedrooms	3
Median year built	1945
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	72%
Company owned	19%
Median loan-to-value	39%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	20,362
Density	1,920 / mi²
Median household income	\$55K
Average household income	\$67K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	16.0%
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.