

Fort Wayne 46809

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

SELLER'S MARKET

\$179K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

143

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

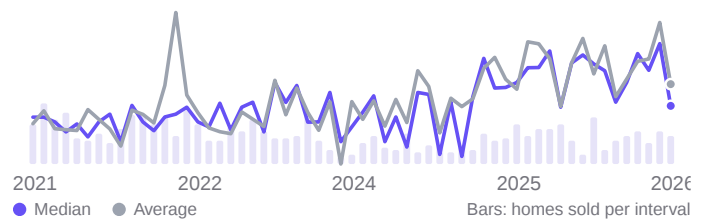
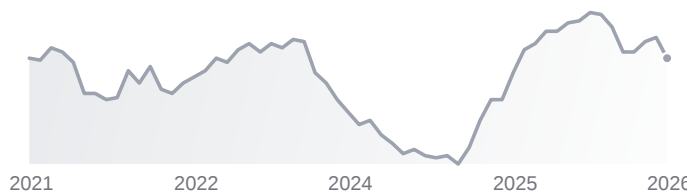
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$146K · Average \$168K

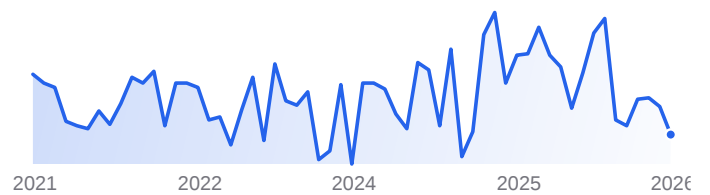
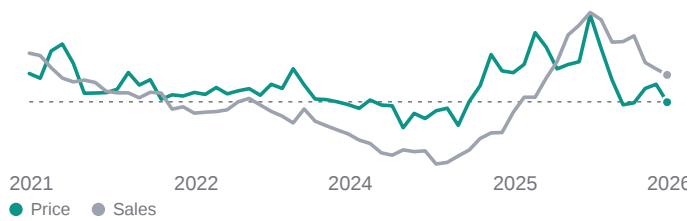


Growth (year over year)

Price -0.4% · Sales +21.2%

Price per square foot

\$76/ft²



Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

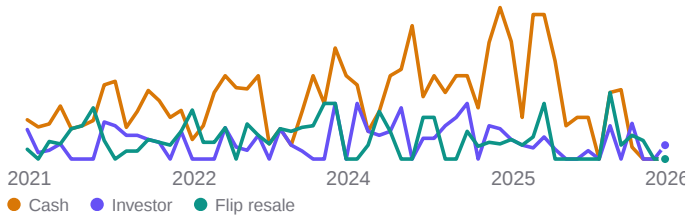
4.4%



BUYERS & OUTCOMES

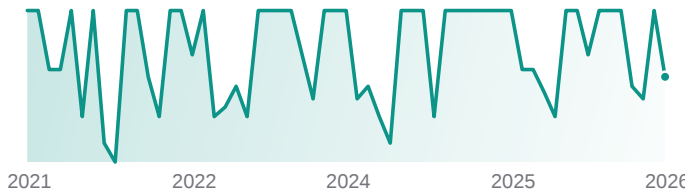
Buyer mix

Cash 0% · Investor 8.3% · Flip resale 0%



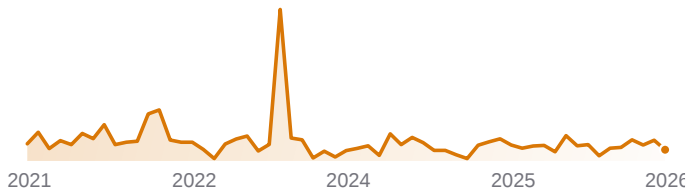
Sellers who sold at a gain

88%

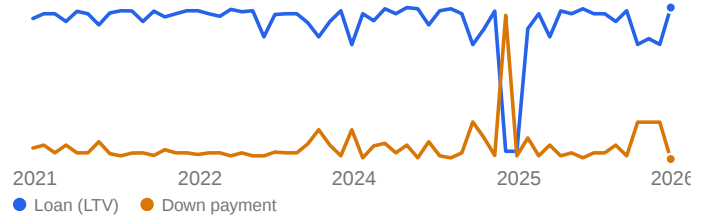


Median annualized return at resale

+6.2%

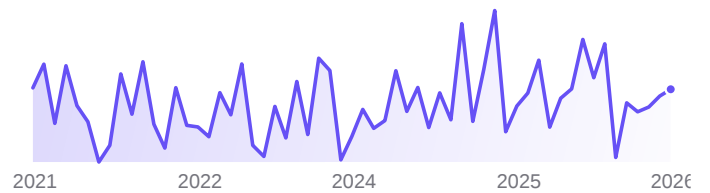


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



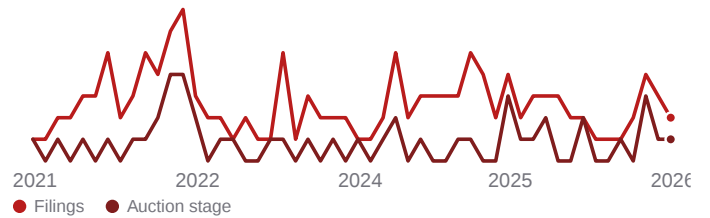
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,220
Median value (AVM)	\$157K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1954
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	84%
Company owned	12%
Median loan-to-value	44%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	9,886
Density	402 / mi²
Median household income	\$56K
Average household income	\$67K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	36
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	13.2%
Unemployment	1.2%
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.