

Fort Wayne 46814

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

BALANCED MARKET

\$423K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

260

SALES (12 MO)

\$472K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



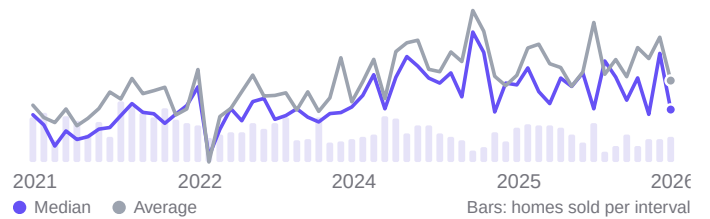
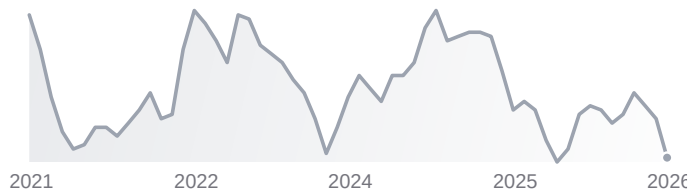
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$373K · Average \$457K

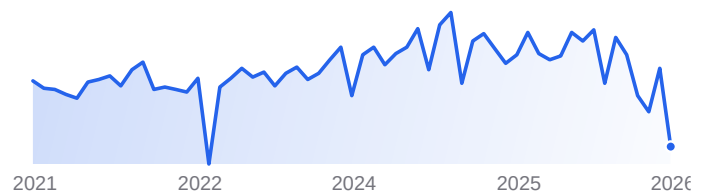
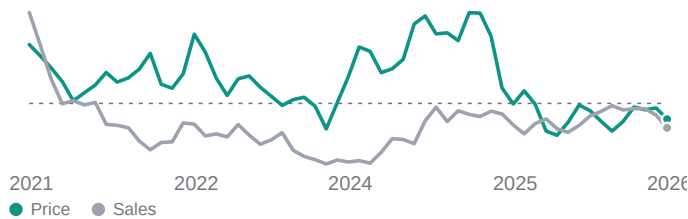


Growth (year over year)

Price -7.1% · Sales -11.0%

Price per square foot

\$113/ft²



Sale premium vs estimated value

-16.0%

Annual turnover (share of homes sold)

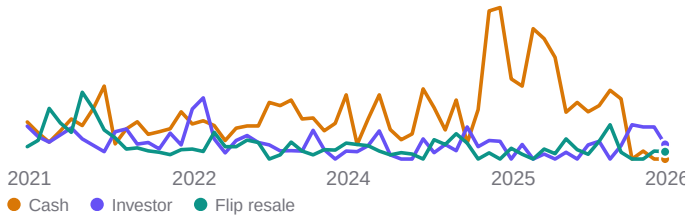
4.4%



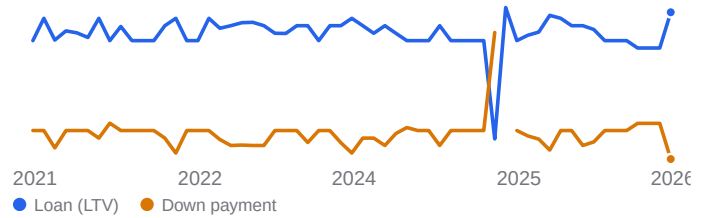
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 9.1% · Flip resale 4.5%

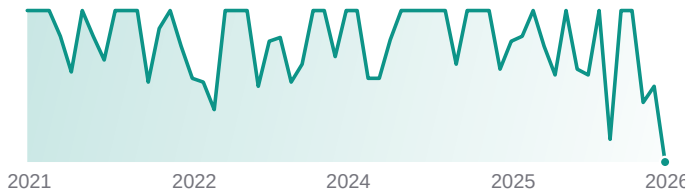


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



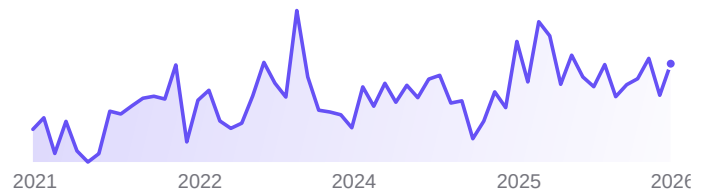
Sellers who sold at a gain

76%



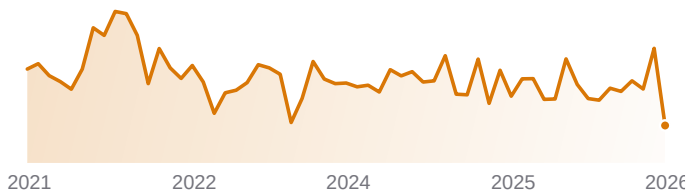
Typical hold before selling

5.8 yrs



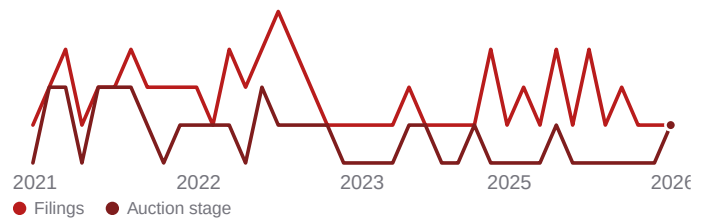
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,913
Median value (AVM)	\$472K
Median size	2,446 ft²
Median bedrooms	4
Median year built	2002
Single family	97%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.4%
Owner occupied	94%
Company owned	9.7%
Median loan-to-value	47%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	16,785
Density	1,067 / mi²
Median household income	\$137K
Average household income	\$190K
Crime index (US avg 100)	23
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	34
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	3.4%
Unemployment	1.5%
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.