

Fort Wayne 46835

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

SELLER'S MARKET

\$264K

MEDIAN SALE PRICE

+11.6%

1-YR CHANGE

574

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

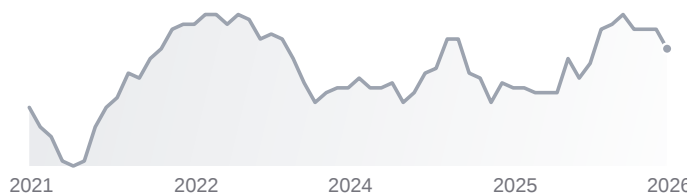
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

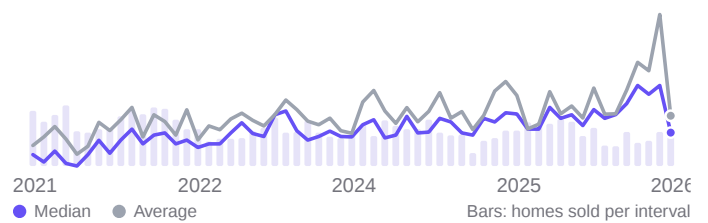
Market temperature (0–100)

67 / 100



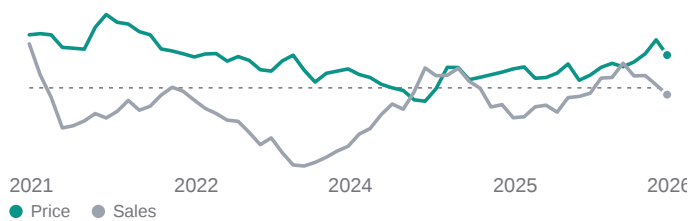
Sale prices

Median \$225K · Average \$248K



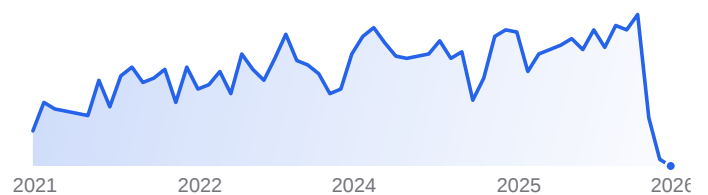
Growth (year over year)

Price +11.6% · Sales -2.4%



Price per square foot

\$95/ft²



Sale premium vs estimated value

-10.8%



Annual turnover (share of homes sold)

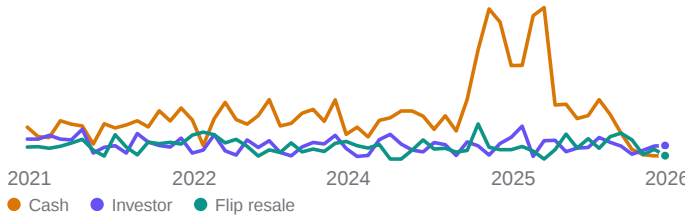
4.6%



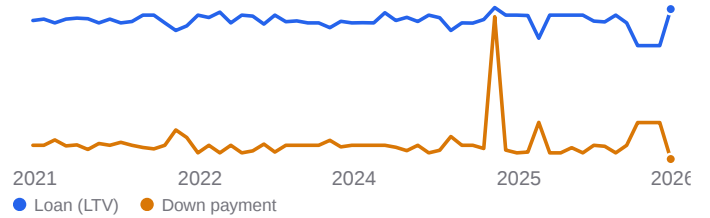
BUYERS & OUTCOMES

Buyer mix

Cash 2.1% · Investor 8.3% · Flip resale 2.1%

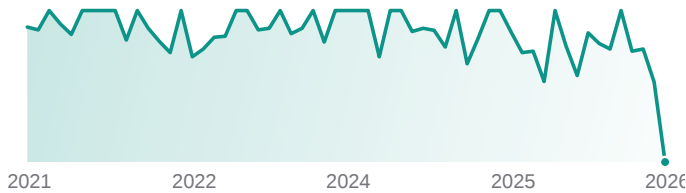


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



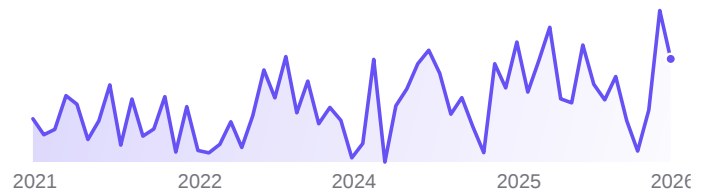
Sellers who sold at a gain

78%



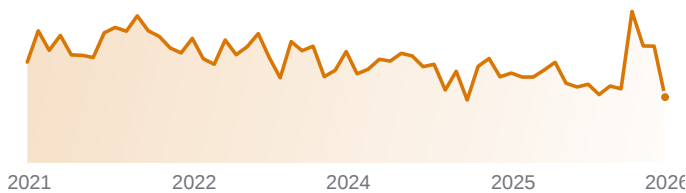
Typical hold before selling

5.9 yrs



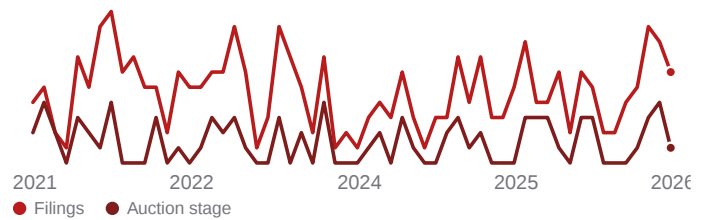
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	12,514
Median value (AVM)	\$254K
Median size	1,733 ft²
Median bedrooms	3
Median year built	1985
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	92%
Company owned	9.3%
Median loan-to-value	46%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	38,517
Density	1,822 / mi²
Median household income	\$77K
Average household income	\$94K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	34
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	7.6%
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.