

Fort Wayne 46845

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

BALANCED MARKET

\$411K

MEDIAN SALE PRICE

+18.6%

1-YR CHANGE

481

SALES (12 MO)

\$387K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

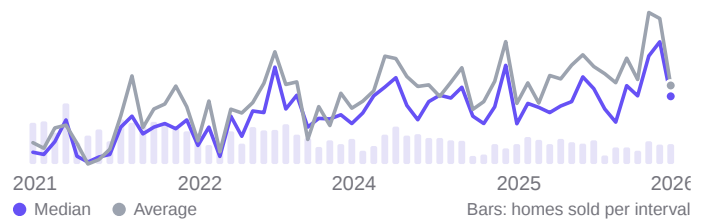
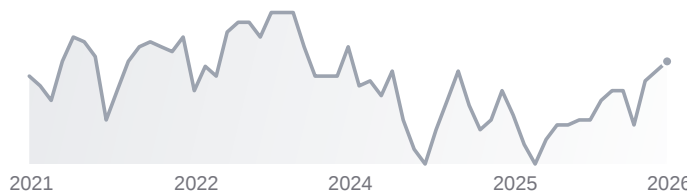
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$367K · Average \$382K

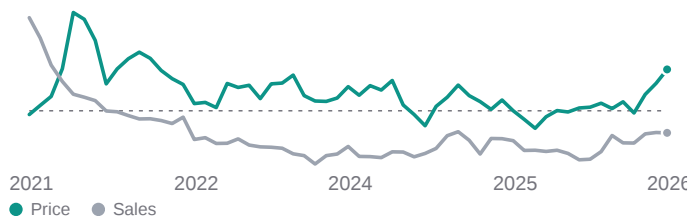


Growth (year over year)

Price +18.6% · Sales -9.9%

Price per square foot

\$141/ft²



Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

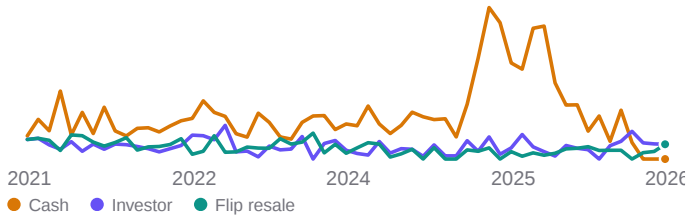
4.3%



BUYERS & OUTCOMES

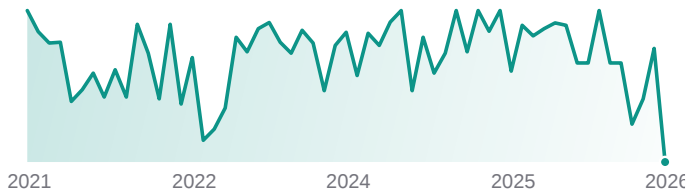
Buyer mix

Cash 0% · Investor 9.5% · Flip resale 9.5%



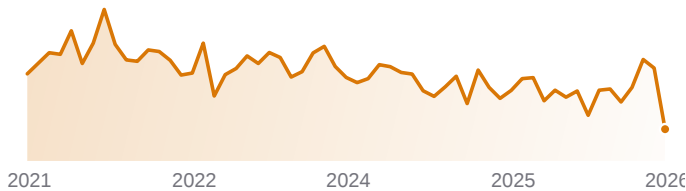
Sellers who sold at a gain

67%

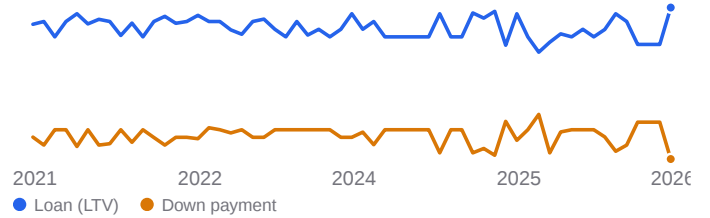


Median annualized return at resale

+2.6%

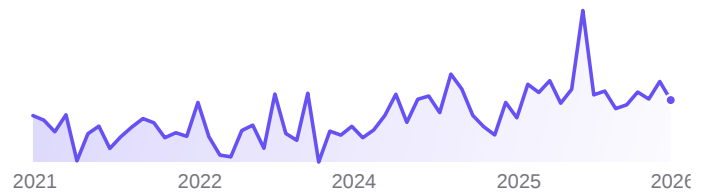


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



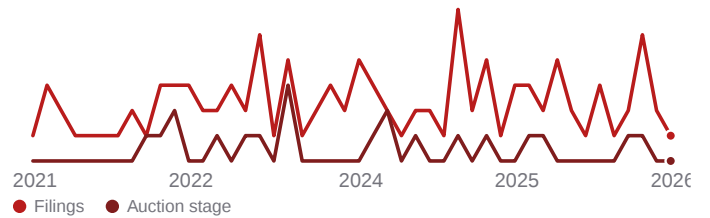
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,098
Median value (AVM)	\$387K
Median size	2,167 ft²
Median bedrooms	3
Median year built	2001
Single family	98%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.7%
Owner occupied	94%
Company owned	8.6%
Median loan-to-value	47%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	29,777
Density	1,337 / mi²
Median household income	\$110K
Average household income	\$143K
Crime index (US avg 100)	22
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	35
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	2.5%
Unemployment	1.4%
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.