

Quarterly Indicators

Provided by OneKey® MLS

Putnam County

Q2-2025

U.S. sales of existing homes were cooler than usual in the second quarter of 2025, as economic uncertainty and persistent affordability challenges continued to suppress market activity. Average 30-year mortgage rates fluctuated between 6.5% and 7% during the spring, while home prices continued to rise in many areas—diminishing purchasing power and prompting many prospective homebuyers to remain on the sidelines until affordability improves.

- Single-Family Closed Sales were up 17.3 percent to 176.
- Condos Closed Sales were down 47.1 percent to 18.
- There were no recorded Co-Op sales this quarter.
- Single-Family Median Sales Price increased 9.6 percent to \$606,000.
- Condos Median Sales Price decreased 4.7 percent to \$343,000.
- A Median Sales Price could not be calculated this quarter.

Nationally, inventory has increased significantly compared to the same period last year. According to Realtor.com, the number of homes for sale recently surpassed 1 million units for the first time since winter 2019, giving buyers a wider selection of properties to choose from. Homes are now taking nearly a week longer to sell on average than they did a year ago, and price reductions are becoming more common as sellers adjust their expectations and the market shifts toward a more balanced state.



Quarterly Snapshot

+ 3.7% **- 0.8%** **+ 14.7%**

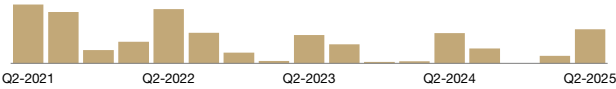
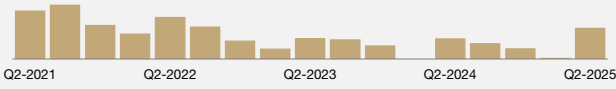
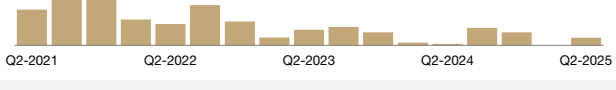
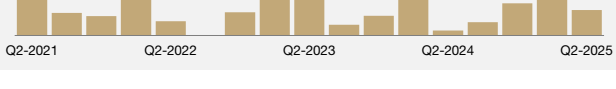
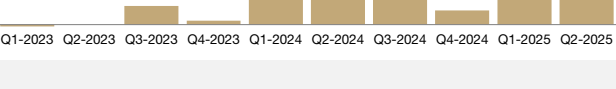
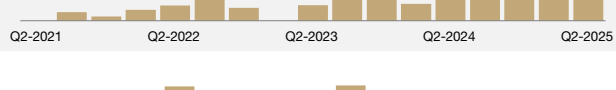
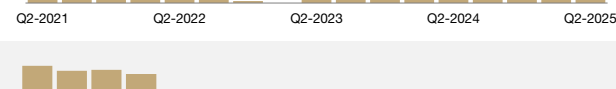
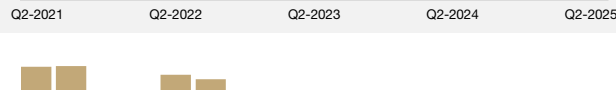
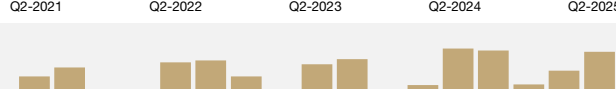

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Residential real estate activity in Putnam County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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Single Family Homes Market Overview

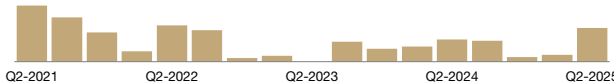
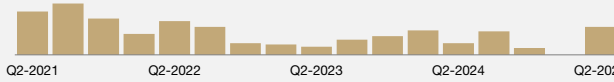
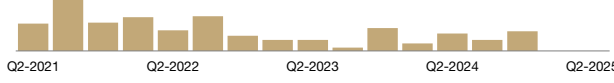

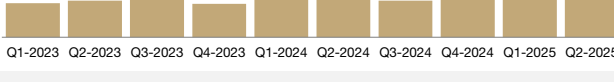

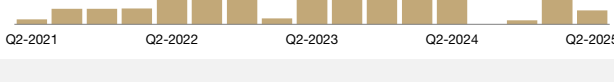
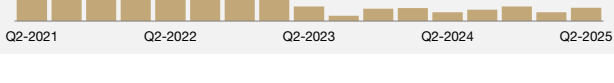
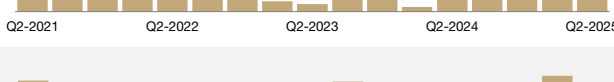
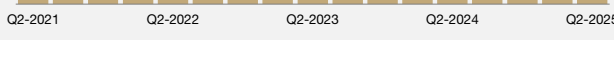
Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		339	362	+ 6.8%	517	571	+ 10.4%
Pending Sales		215	257	+ 19.5%	346	393	+ 13.6%
Closed Sales		150	176	+ 17.3%	306	320	+ 4.6%
Days on Market		41	53	+ 29.3%	52	61	+ 17.3%
Median Pending Price		\$575,000	\$610,000	+ 6.1%	\$568,000	\$605,000	+ 6.5%
Median Sales Price		\$553,000	\$606,000	+ 9.6%	\$525,000	\$590,000	+ 12.4%
Pct. of Orig. Price Received		101.2%	99.4%	- 1.8%	99.6%	99.0%	- 0.6%
Housing Affordability Index		91	84	- 7.7%	96	86	- 10.4%
Inventory of Homes for Sale		221	220	- 0.5%	--	--	--
Months Supply of Inventory		3.6	3.5	- 2.8%	--	--	--

Condos Market Overview

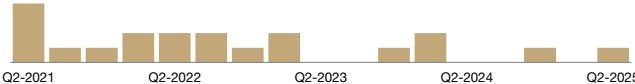
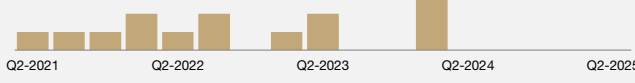
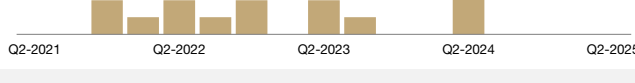
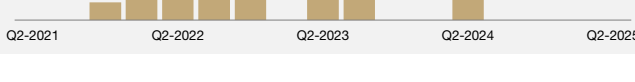
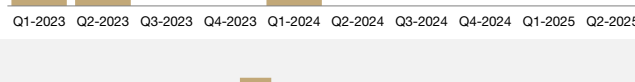

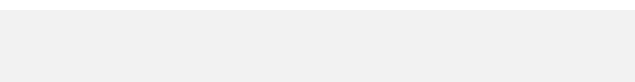

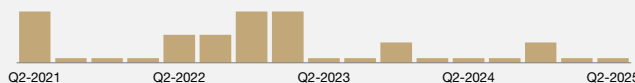

Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		40	50	+ 25.0%	74	77	+ 4.1%
Pending Sales		26	40	+ 53.8%	63	56	- 11.1%
Closed Sales		34	18	- 47.1%	59	36	- 39.0%
Days on Market		31	52	+ 67.7%	30	52	+ 73.3%
Median Pending Price		\$371,000	\$388,500	+ 4.7%	\$360,000	\$388,500	+ 7.9%
Median Sales Price		\$360,000	\$343,000	- 4.7%	\$358,000	\$360,000	+ 0.6%
Pct. of Orig. Price Received		100.7%	99.8%	- 0.9%	101.3%	100.5%	- 0.8%
Housing Affordability Index		139	149	+ 7.2%	140	142	+ 1.4%
Inventory of Homes for Sale		19	17	- 10.5%	--	--	--
Months Supply of Inventory		1.8	1.8	0.0%	--	--	--

Co-ops Market Overview

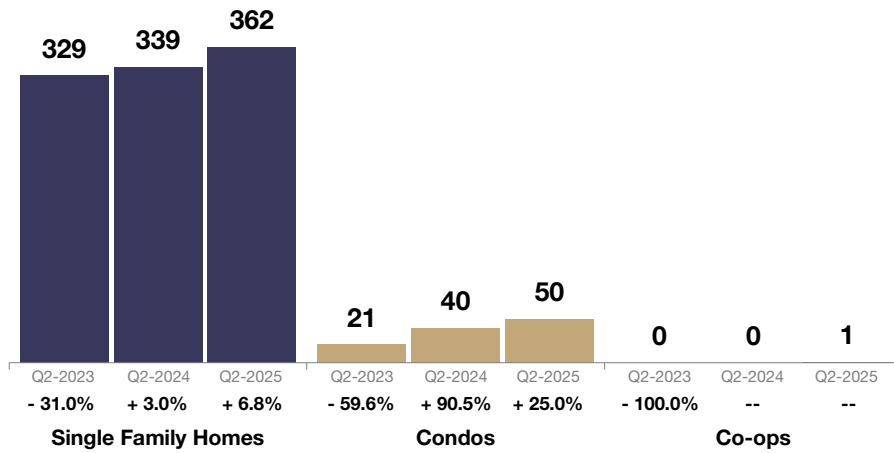
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		0	1	--	2	1	- 50.0%
Pending Sales		0	0	--	3	0	- 100.0%
Closed Sales		3	0	- 100.0%	3	0	- 100.0%
Days on Market		40	--	--	40	--	--
Median Pending Price		--	--	--	\$175,000	--	--
Median Sales Price		\$175,000	--	--	\$175,000	--	--
Pct. of Orig. Price Received		92.0%	--	--	92.0%	--	--
Housing Affordability Index		--	--	--	--	--	--
Inventory of Homes for Sale		0	1	--	--	--	--
Months Supply of Inventory		0.0	--	--	--	--	--

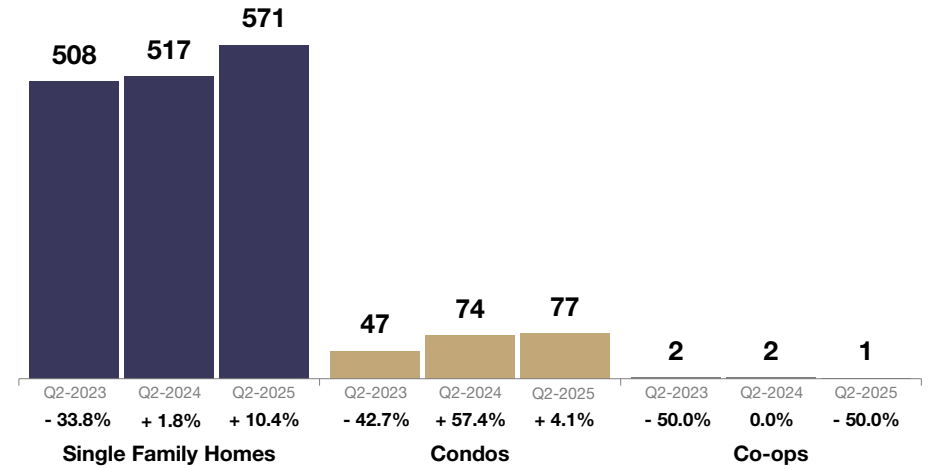
New Listings

A count of the properties that have been newly listed on the market in a given quarter.

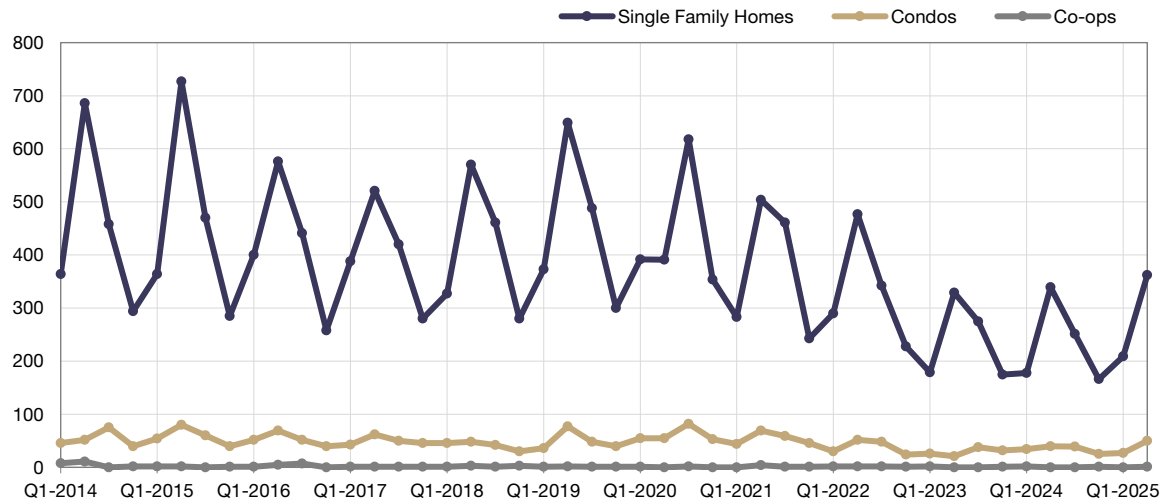
Q2-2025



Year to Date



Historical New Listings by Quarter



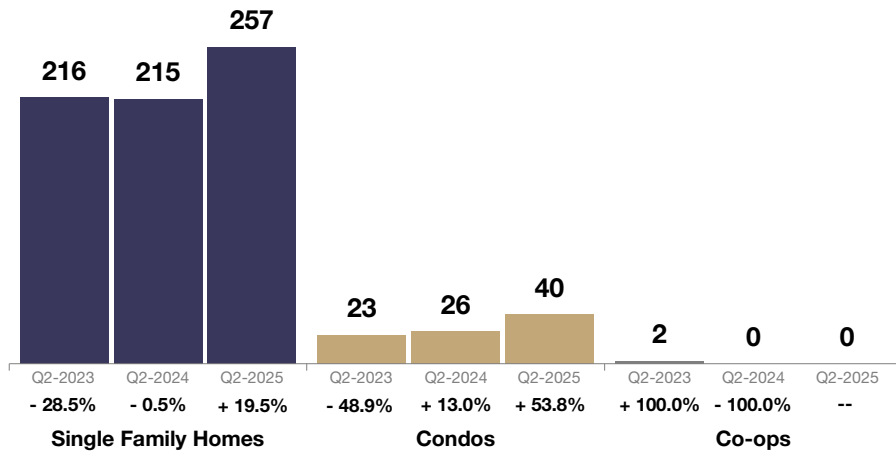
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	342	48	2
Q4-2022	228	24	1
Q1-2023	179	26	2
Q2-2023	329	21	0
Q3-2023	275	38	0
Q4-2023	175	32	1
Q1-2024	178	34	2
Q2-2024	339	40	0
Q3-2024	251	39	0
Q4-2024	166	25	1
Q1-2025	209	27	0
Q2-2025	362	50	1

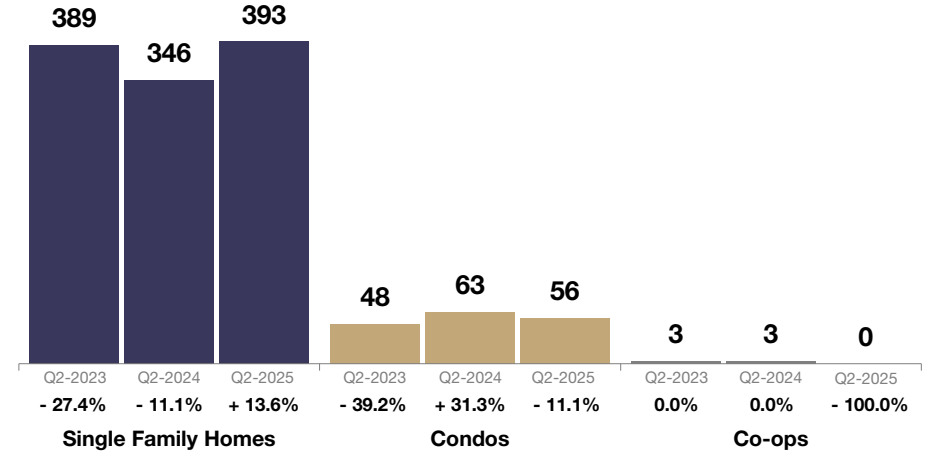
Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

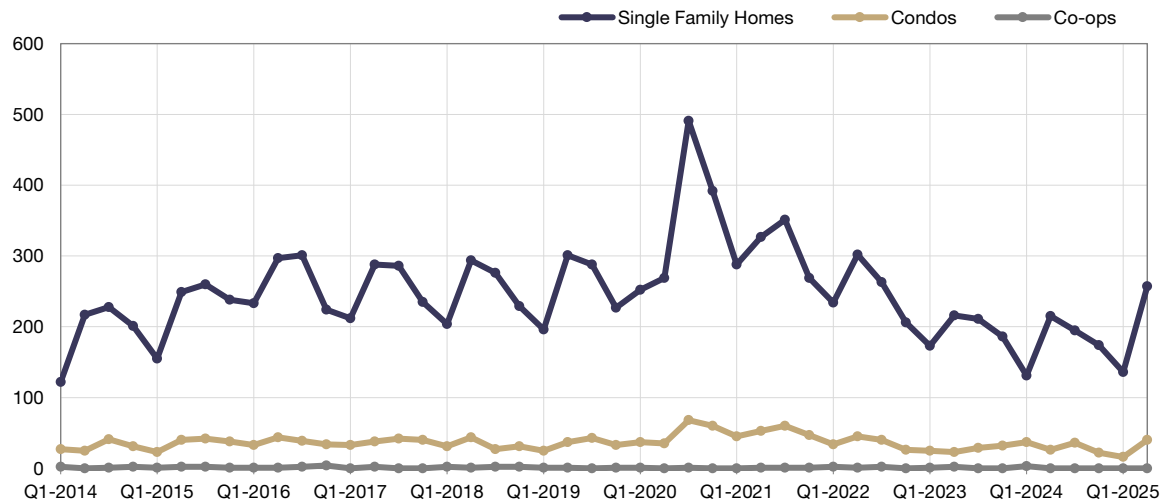
Q2-2025



Year to Date



Historical Pending Sales by Quarter



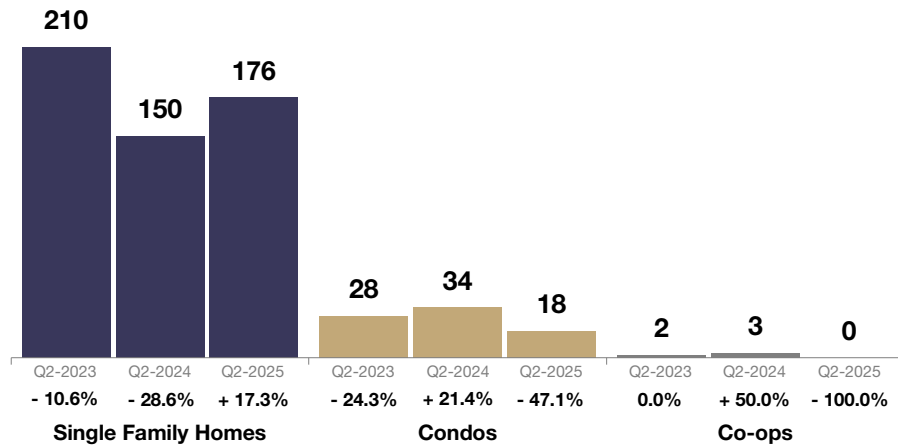
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	263	40	2
Q4-2022	206	26	0
Q1-2023	173	25	1
Q2-2023	216	23	2
Q3-2023	211	29	0
Q4-2023	186	32	0
Q1-2024	131	37	3
Q2-2024	215	26	0
Q3-2024	195	36	0
Q4-2024	174	22	0
Q1-2025	136	16	0
Q2-2025	257	40	0

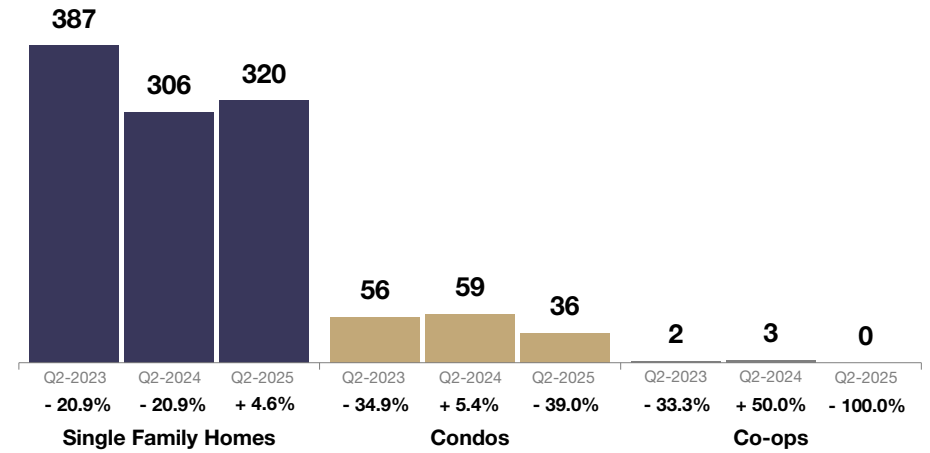
Closed Sales

A count of the actual sales that closed in a given quarter.

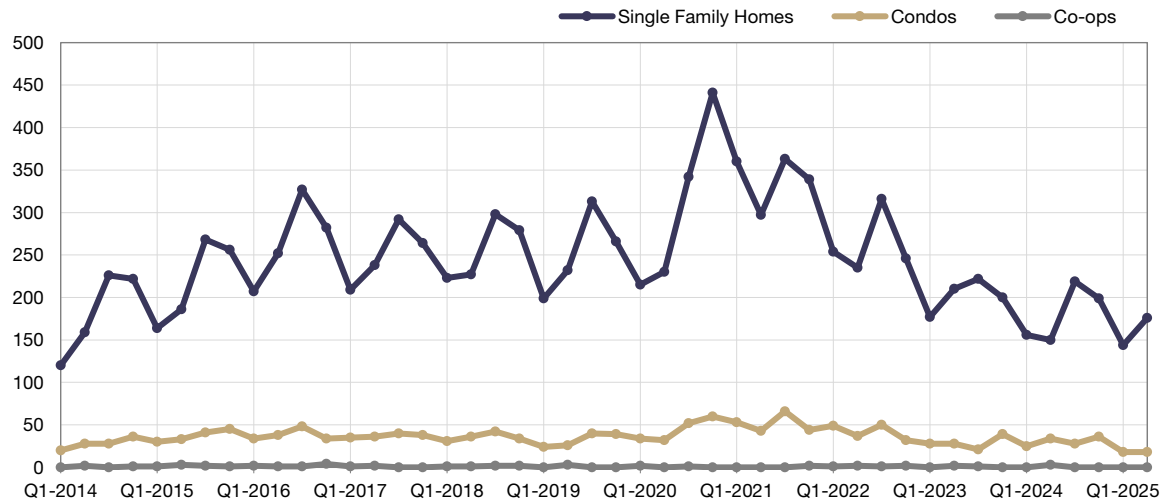
Q2-2025



Year to Date



Historical Closed Sales by Quarter



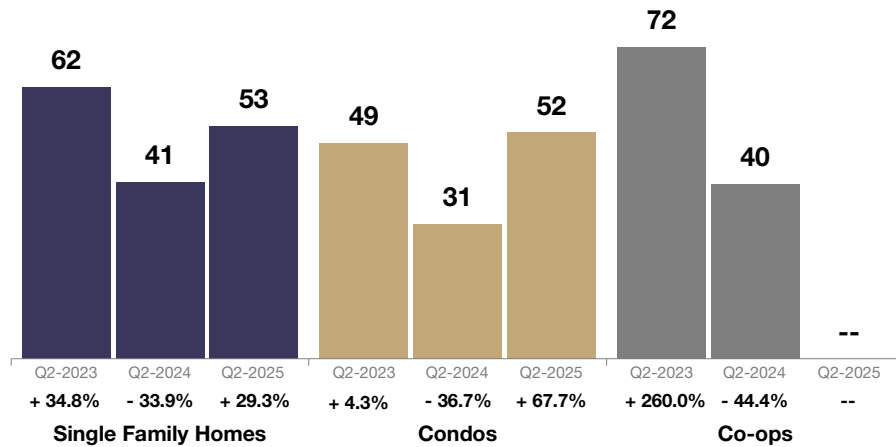
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	316	50	1
Q4-2022	246	32	2
Q1-2023	177	28	0
Q2-2023	210	28	2
Q3-2023	222	21	1
Q4-2023	200	39	0
Q1-2024	156	25	0
Q2-2024	150	34	3
Q3-2024	219	28	0
Q4-2024	199	36	0
Q1-2025	144	18	0
Q2-2025	176	18	0

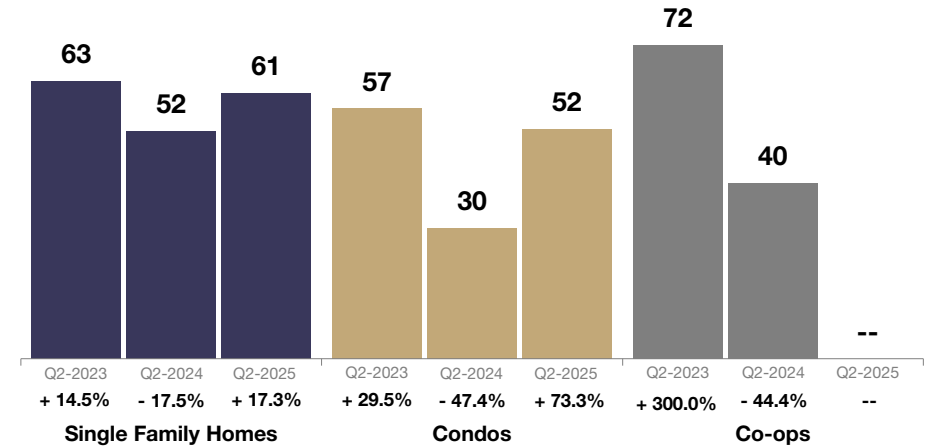
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given quarter.

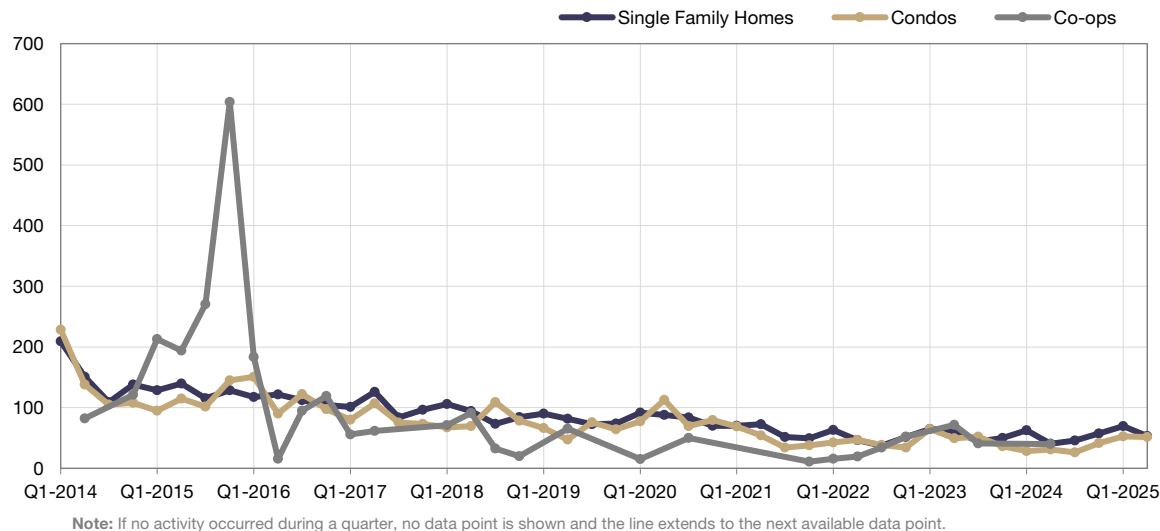
Q2-2025



Year to Date



Historical Days on Market Until Sale by Quarter

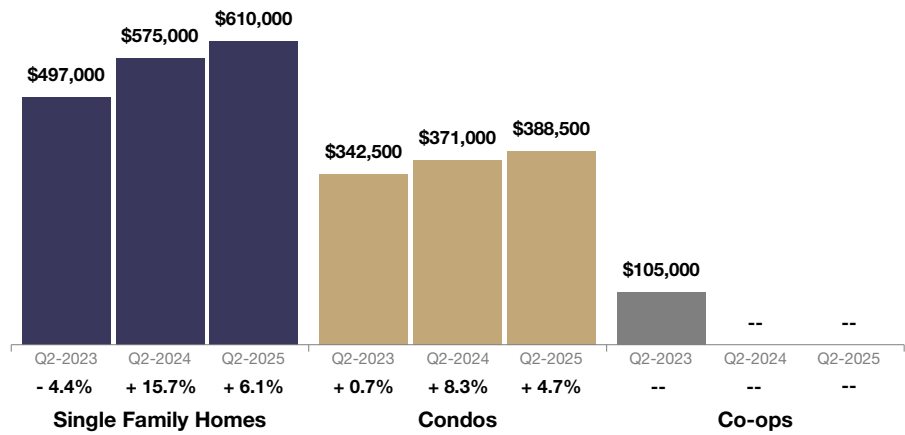


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	37	38	34
Q4-2022	52	34	52
Q1-2023	65	65	--
Q2-2023	62	49	72
Q3-2023	44	52	41
Q4-2023	50	36	--
Q1-2024	63	28	--
Q2-2024	41	31	40
Q3-2024	46	26	--
Q4-2024	57	42	--
Q1-2025	69	53	--
Q2-2025	53	52	--

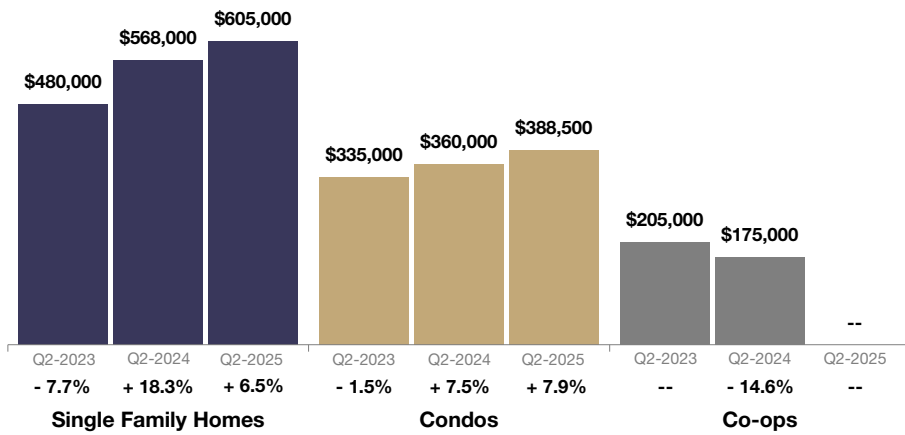
Median Pending Price

Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

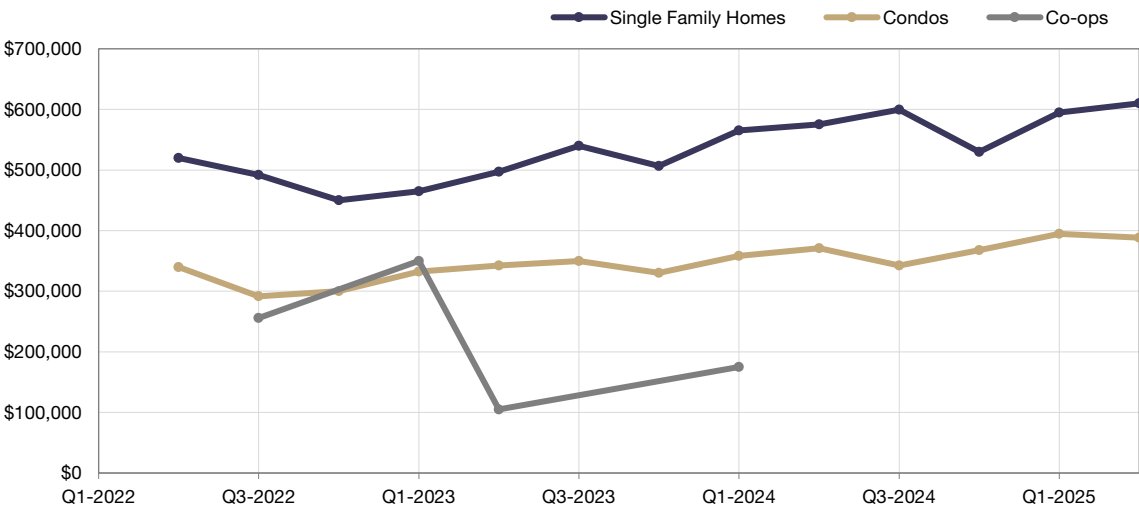
Q2-2025



Year to Date



Historical Median Pending Price by Quarter

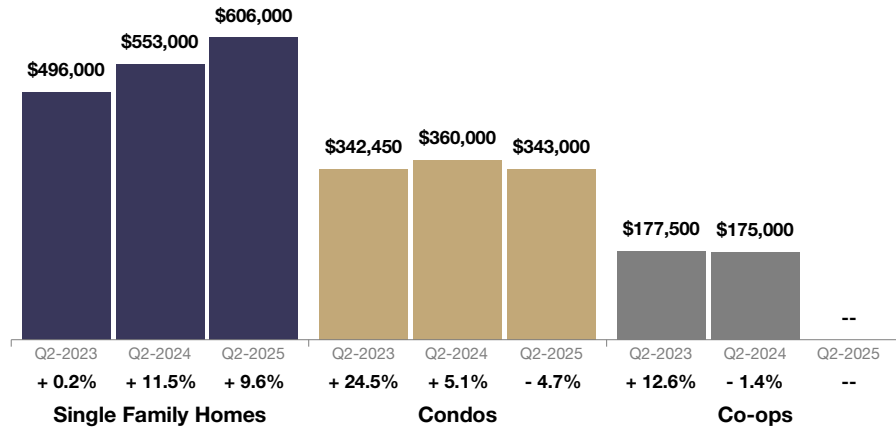


Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q4-2022	\$450,000	\$300,000	--
Q1-2023	\$465,000	\$332,500	\$350,000
Q2-2023	\$497,000	\$342,500	\$105,000
Q3-2023	\$540,000	\$350,000	--
Q4-2023	\$506,500	\$330,000	--
Q1-2024	\$565,000	\$358,000	\$175,000
Q2-2024	\$575,000	\$371,000	--
Q3-2024	\$599,500	\$342,500	--
Q4-2024	\$530,000	\$367,500	--
Q1-2025	\$595,000	\$394,653	--
Q2-2025	\$610,000	\$388,500	--

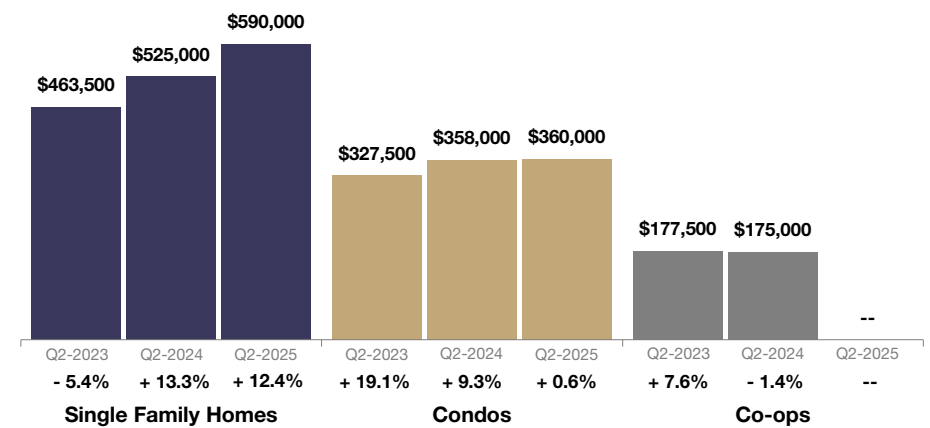
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

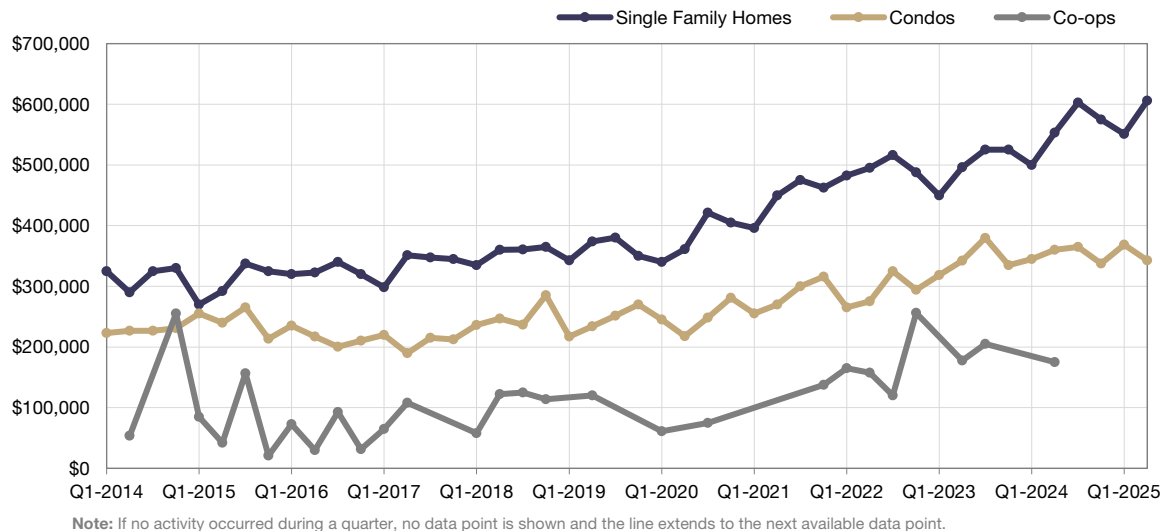
Q2-2025



Year to Date



Historical Median Sales Price by Quarter

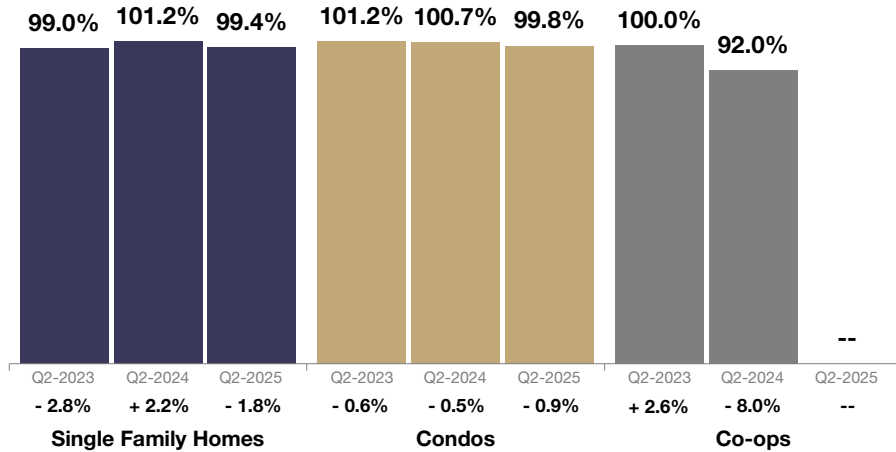


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	\$516,250	\$324,900	\$120,000
Q4-2022	\$488,000	\$294,000	\$256,000
Q1-2023	\$450,000	\$318,250	--
Q2-2023	\$496,000	\$342,450	\$177,500
Q3-2023	\$525,000	\$379,900	\$205,000
Q4-2023	\$525,000	\$335,000	--
Q1-2024	\$500,000	\$345,000	--
Q2-2024	\$553,000	\$360,000	\$175,000
Q3-2024	\$602,500	\$365,000	--
Q4-2024	\$575,000	\$337,500	--
Q1-2025	\$551,000	\$368,750	--
Q2-2025	\$606,000	\$343,000	--

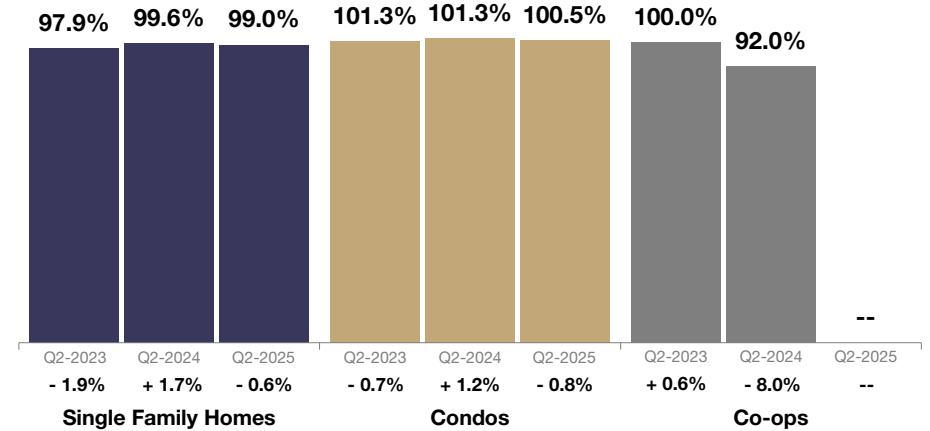
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

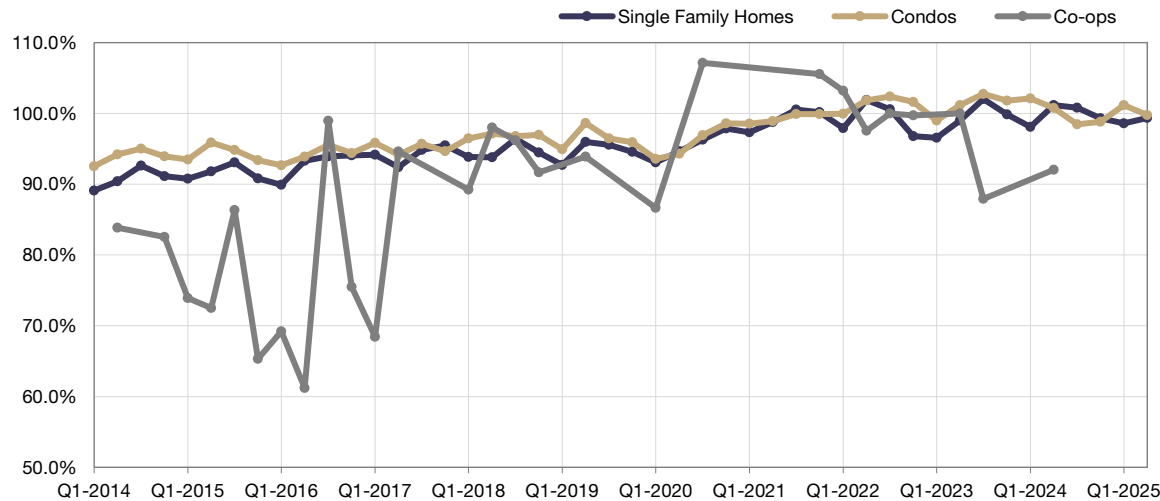
Q2-2025



Year to Date



Historical Percent of Original List Price Received by Quarter

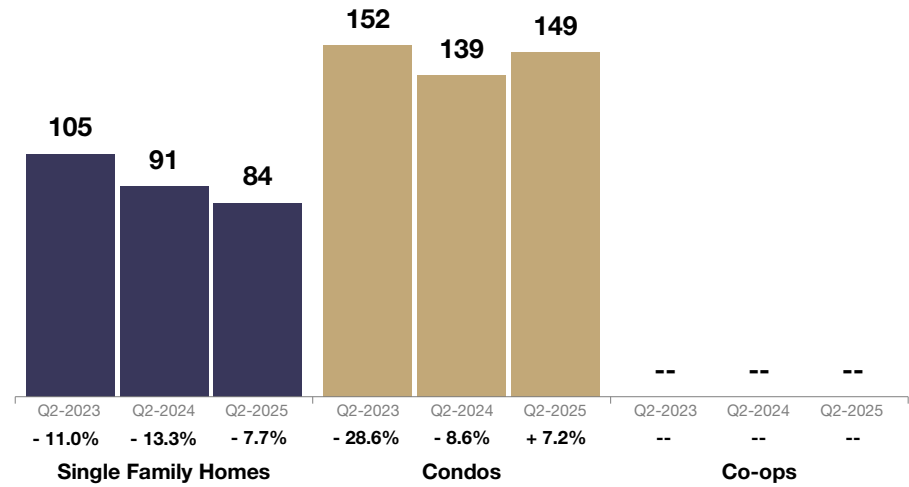


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	100.6%	102.4%	100.0%
Q4-2022	96.8%	101.6%	99.7%
Q1-2023	96.5%	99.0%	--
Q2-2023	99.0%	101.2%	100.0%
Q3-2023	102.0%	102.8%	87.9%
Q4-2023	99.9%	101.8%	--
Q1-2024	98.1%	102.1%	--
Q2-2024	101.2%	100.7%	92.0%
Q3-2024	100.8%	98.4%	--
Q4-2024	99.3%	98.8%	--
Q1-2025	98.6%	101.2%	--
Q2-2025	99.4%	99.8%	--

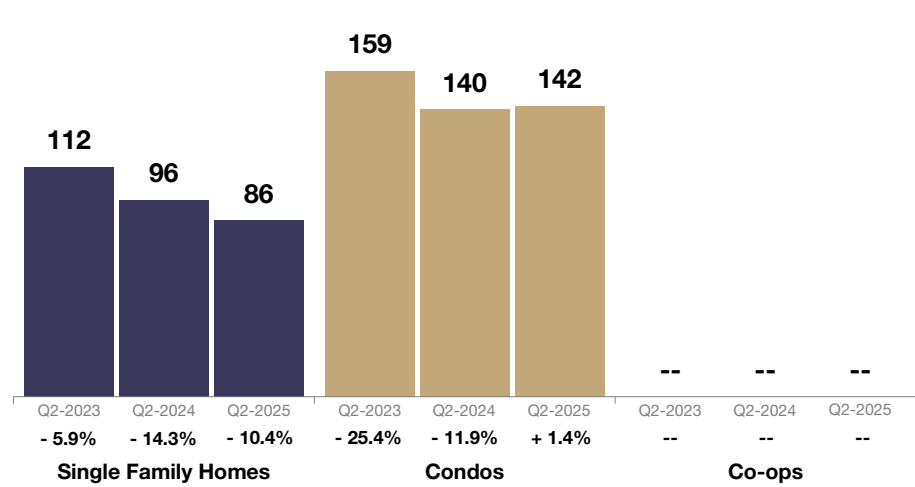
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

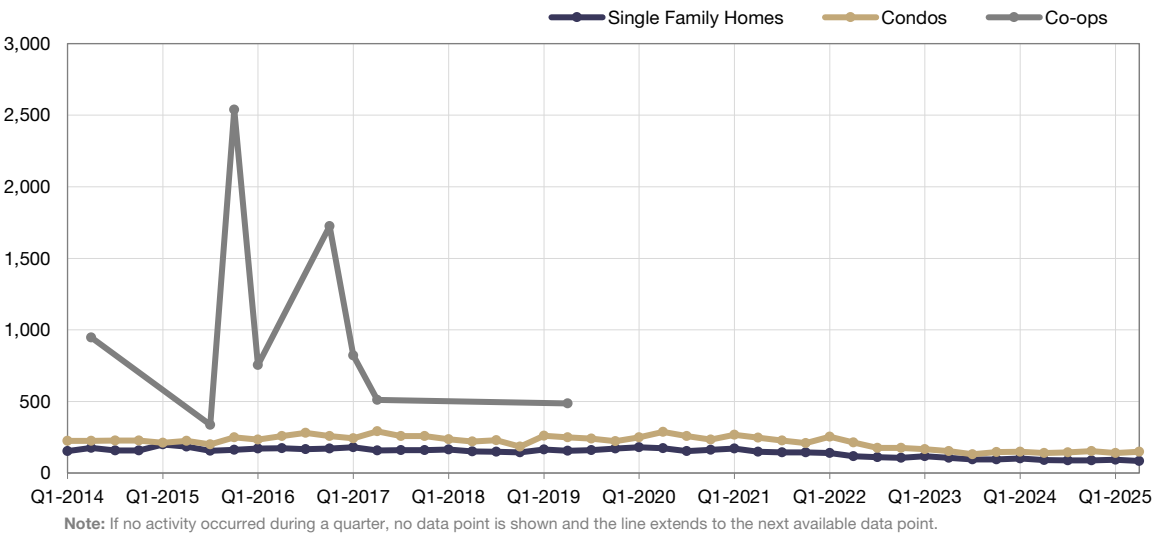
Q2-2025



Year to Date



Historical Housing Affordability Index by Quarter

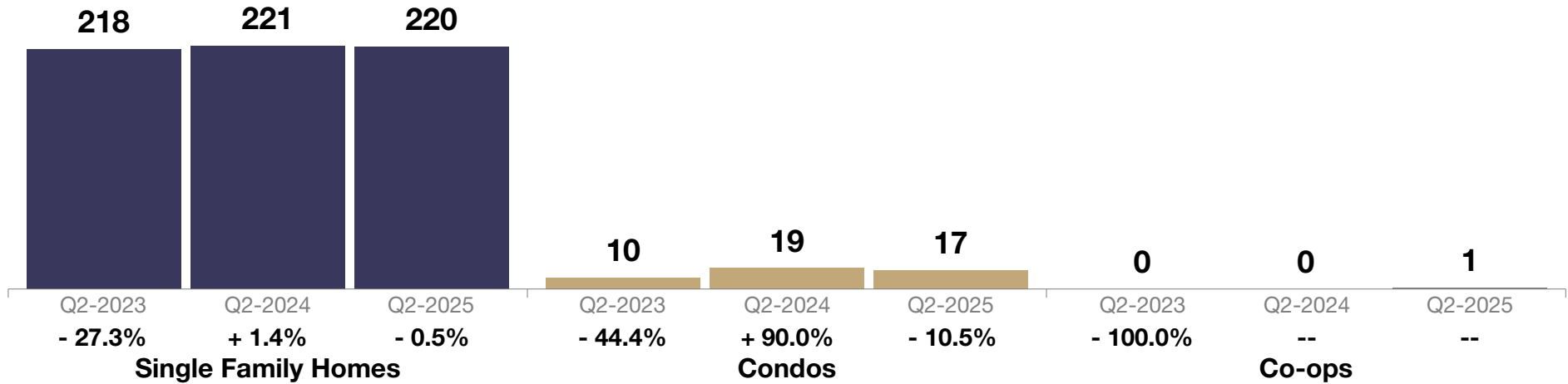


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	110	175	--
Q4-2022	106	175	--
Q1-2023	118	167	--
Q2-2023	105	152	--
Q3-2023	95	131	--
Q4-2023	94	147	--
Q1-2024	102	148	--
Q2-2024	91	139	--
Q3-2024	88	145	--
Q4-2024	89	152	--
Q1-2025	93	139	--
Q2-2025	84	149	--

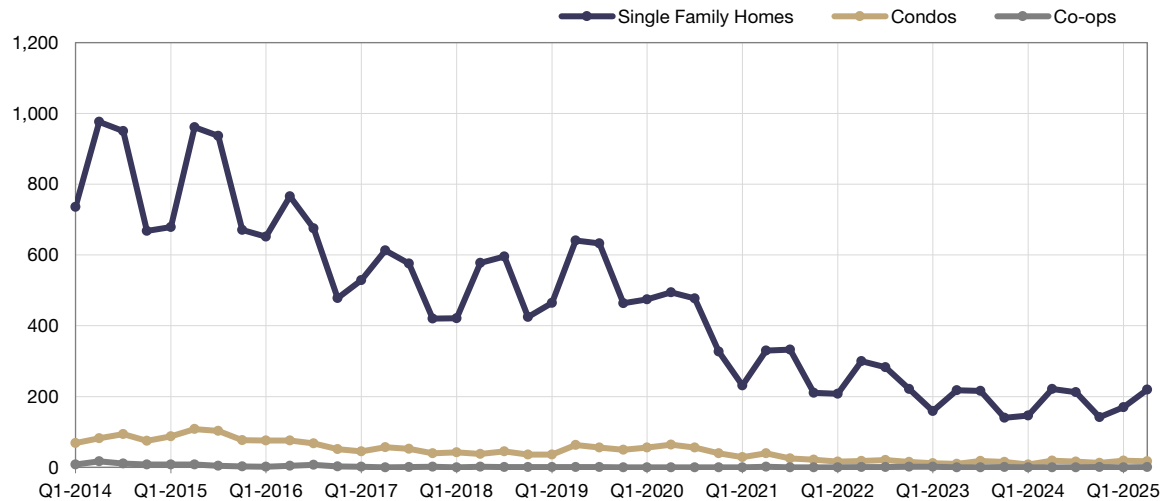
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given quarter.

Q2-2025



Historical Inventory of Homes for Sale by Quarter

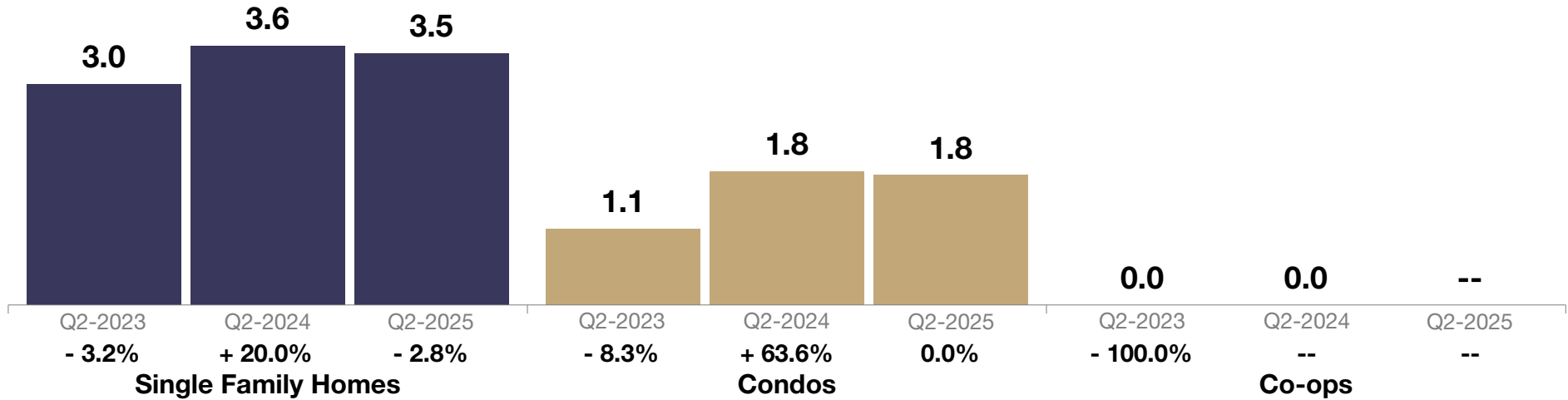


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	283	21	1
Q4-2022	221	15	2
Q1-2023	159	12	2
Q2-2023	218	10	0
Q3-2023	216	18	0
Q4-2023	140	15	1
Q1-2024	146	8	0
Q2-2024	221	19	0
Q3-2024	212	16	0
Q4-2024	142	13	1
Q1-2025	170	19	0
Q2-2025	220	17	1

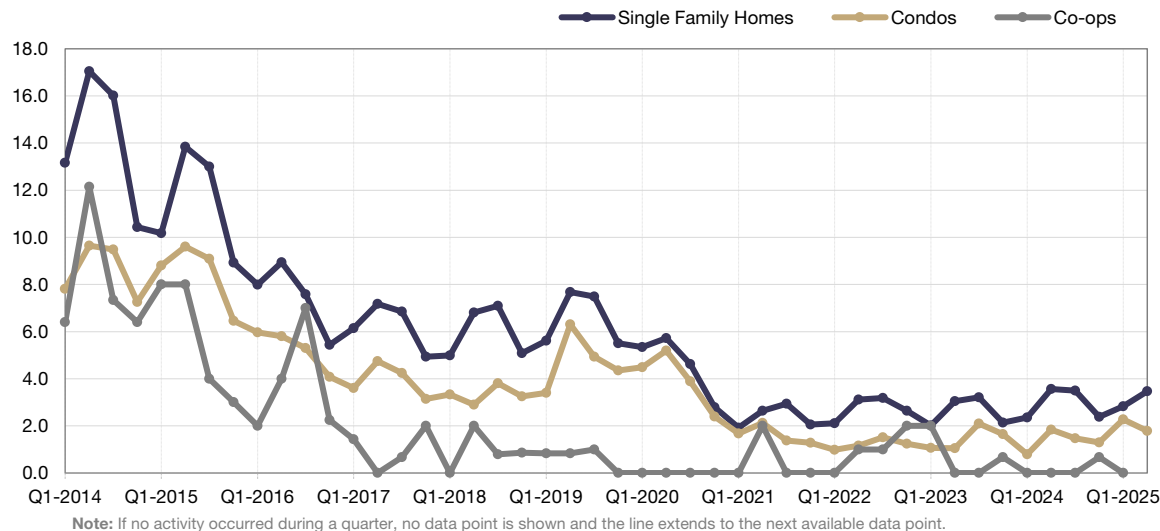
Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

Q2-2025



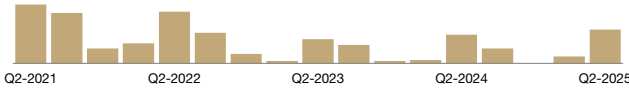
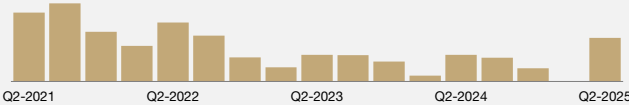
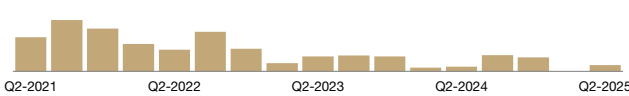
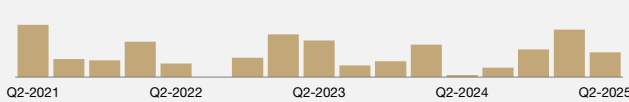
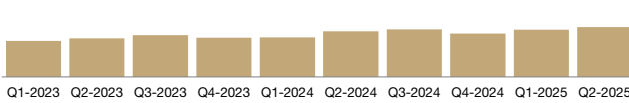
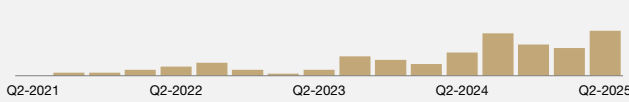
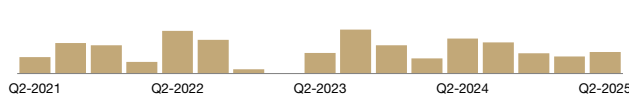
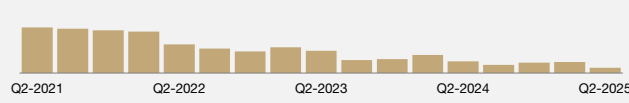
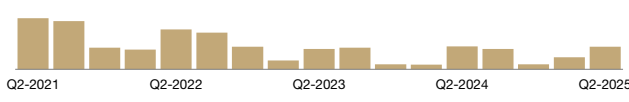
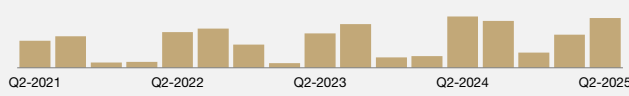
Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	3.2	1.5	1.0
Q4-2022	2.6	1.2	2.0
Q1-2023	2.0	1.1	2.0
Q2-2023	3.0	1.1	0.0
Q3-2023	3.2	2.1	0.0
Q4-2023	2.1	1.7	0.7
Q1-2024	2.4	0.8	0.0
Q2-2024	3.6	1.8	0.0
Q3-2024	3.5	1.5	0.0
Q4-2024	2.4	1.3	0.7
Q1-2025	2.8	2.3	0.0
Q2-2025	3.5	1.8	--

Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		379	413	+ 9.0%	593	649	+ 9.4%
Pending Sales		241	297	+ 23.2%	412	449	+ 9.0%
Closed Sales		187	194	+ 3.7%	368	356	- 3.3%
Days on Market		39	53	+ 35.9%	48	60	+ 25.0%
Median Pending Price		\$550,000	\$600,000	+ 9.1%	\$525,000	\$592,500	+ 12.9%
Median Sales Price		\$510,000	\$585,000	+ 14.7%	\$480,000	\$550,000	+ 14.6%
Pct. of Orig. Price Received		101.0%	99.4%	- 1.6%	99.8%	99.2%	- 0.6%
Housing Affordability Index		98	87	- 11.2%	105	93	- 11.4%
Inventory of Homes for Sale		240	238	- 0.8%	--	--	--
Months Supply of Inventory		3.3	3.3	0.0%	--	--	--