

# Local Market Update – January 2026

Provided by OneKey® MLS



## Putnam County

Single-Family Homes		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		61	44	- 27.9%	947	1,050	+ 10.9%
Closed Sales		60	64	+ 6.7%	721	854	+ 18.4%
Days on Market Until Sale		72	46	- 36.1%	52	50	- 3.8%
Median Sales Price*		\$572,500	\$575,050	+ 0.4%	\$570,000	\$590,000	+ 3.5%
Percent of Original List Price Received*		99.8%	100.8%	+ 1.0%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale		140	125	- 10.7%	178	192	+ 7.9%

Condos		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		7	12	+ 71.4%	135	205	+ 51.9%
Closed Sales		5	23	+ 360.0%	122	150	+ 23.0%
Days on Market Until Sale		47	43	- 8.5%	33	40	+ 21.2%
Median Sales Price*		\$286,000	\$447,500	+ 56.5%	\$359,000	\$408,500	+ 13.8%
Percent of Original List Price Received*		103.0%	99.0%	- 3.9%	99.8%	99.0%	- 0.8%
Inventory of Homes for Sale		12	23	+ 91.7%	16	26	+ 62.5%

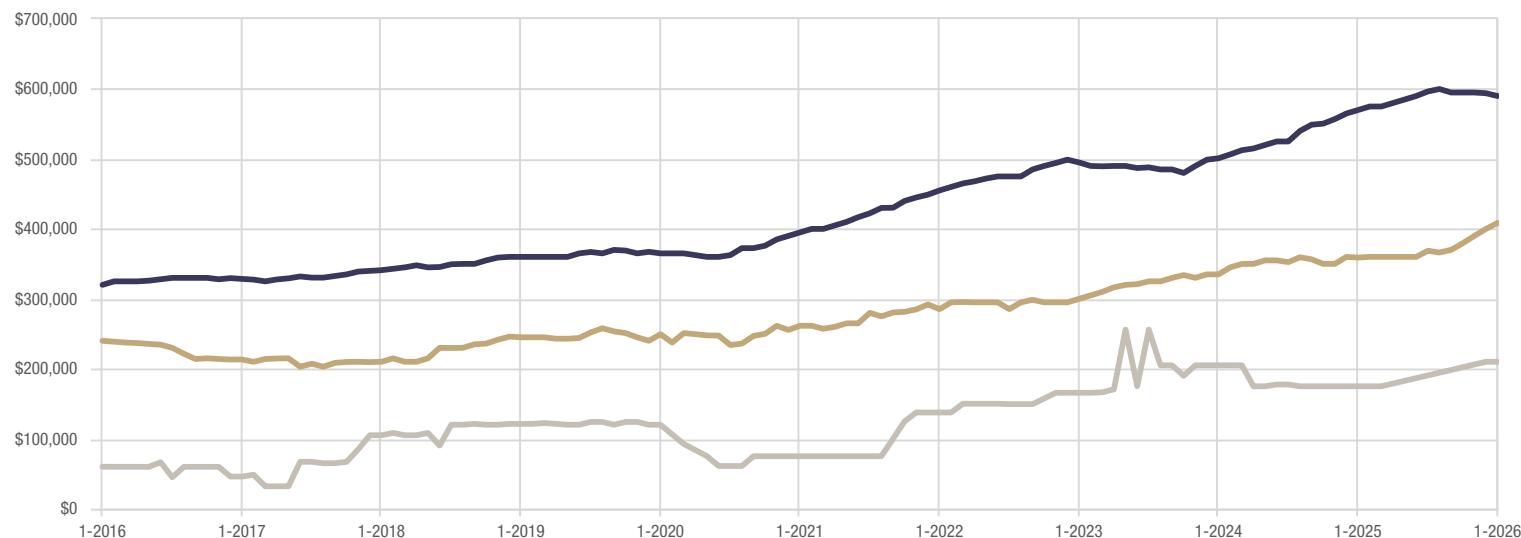
Co-Ops		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		0	0	0.0%	1	4	+ 300.0%
Closed Sales		0	0	0.0%	3	1	- 66.7%
Days on Market Until Sale		—	—	—	40	49	+ 22.5%
Median Sales Price*		—	—	—	\$175,000	\$210,000	+ 20.0%
Percent of Original List Price Received*		—	—	—	92.0%	105.5%	+ 14.7%
Inventory of Homes for Sale		1	0	- 100.0%	0	1	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

Co-Ops Condos Single-Family Homes



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.