

Quarterly Indicators

Provided by OneKey® MLS

Putnam County

Q3-2025

The U.S. housing market showed modest improvement in the third quarter of 2025, despite ongoing affordability challenges and a limited supply of existing homes for sale. Mortgage rates began the summer in the mid-to-high 6% range and gradually declined, helping to boost existing-home sales in July before activity leveled off in August. Some economists believe a combination of lower rates and increased inventory could support additional sales gains in the months ahead.

- Single-Family Closed Sales were up 18.7 percent to 260.
- Condos Closed Sales were up 75.0 percent to 49.
- There were no recorded Co-Op sales this quarter.
- Single-Family Median Sales Price increased 1.2 percent to \$610,000.
- Condos Median Sales Price increased 6.8 percent to \$390,000.
- A Median Sales Price could not be calculated this quarter.

Nationally, active listings grew by double digits year-over-year in the third quarter, with the number of homes on the market reaching its highest level since May 2020, according to the National Association of REALTORS®. Although home prices remain elevated in many areas, the pace of growth has slowed, and homes are taking longer to sell than they did a year ago. Buyers entering the market this fall may benefit from increased inventory, greater negotiating power, and a less competitive landscape.



Quarterly Snapshot

+ 25.1% **+ 2.6%** **+ 1.5%**

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

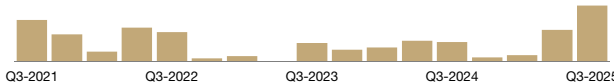
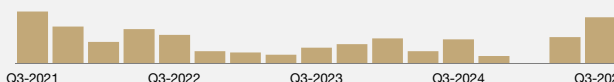
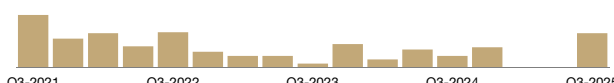
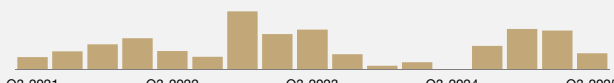
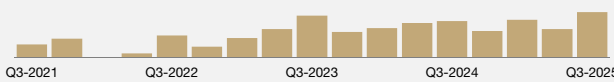
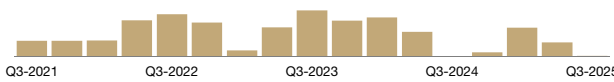
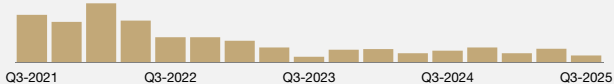
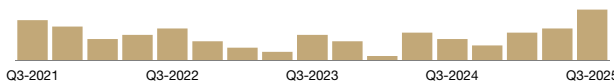
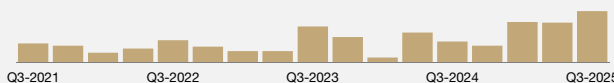
Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		251	286	+ 13.9%	768	867	+ 12.9%
Pending Sales		195	267	+ 36.9%	541	653	+ 20.7%
Closed Sales		219	260	+ 18.7%	525	580	+ 10.5%
Days on Market		46	42	- 8.7%	49	52	+ 6.1%
Median Pending Price		\$599,500	\$579,500	- 3.3%	\$580,000	\$601,650	+ 3.7%
Median Sales Price		\$602,500	\$610,000	+ 1.2%	\$555,000	\$600,000	+ 8.1%
Pct. of Orig. Price Received		100.8%	100.6%	- 0.2%	100.1%	99.7%	- 0.4%
Housing Affordability Index		88	86	- 2.3%	95	87	- 8.4%
Inventory of Homes for Sale		212	202	- 4.7%	--	--	--
Months Supply of Inventory		3.5	2.9	- 17.1%	--	--	--

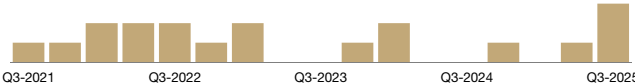
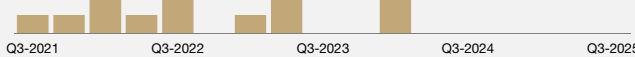
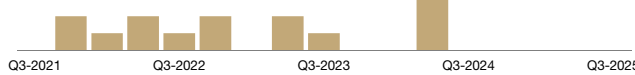
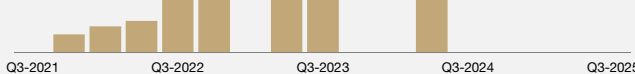
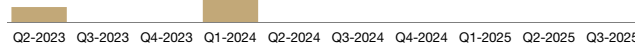
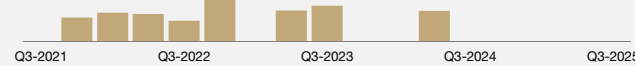
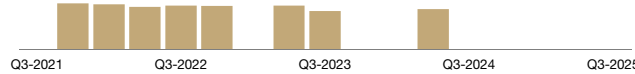
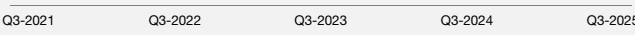
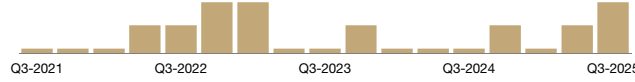
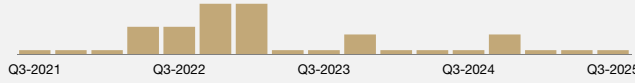
Condos Market Overview

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		39	72	+ 84.6%	113	149	+ 31.9%
Pending Sales		36	55	+ 52.8%	99	109	+ 10.1%
Closed Sales		28	49	+ 75.0%	87	85	- 2.3%
Days on Market		26	37	+ 42.3%	29	43	+ 48.3%
Median Pending Price		\$342,500	\$445,000	+ 29.9%	\$358,000	\$410,000	+ 14.5%
Median Sales Price		\$365,000	\$390,000	+ 6.8%	\$360,000	\$375,000	+ 4.2%
Pct. of Orig. Price Received		98.4%	98.5%	+ 0.1%	100.4%	99.3%	- 1.1%
Housing Affordability Index		145	134	- 7.6%	147	139	- 5.4%
Inventory of Homes for Sale		16	30	+ 87.5%	--	--	--
Months Supply of Inventory		1.5	2.7	+ 80.0%	--	--	--

Co-ops Market Overview

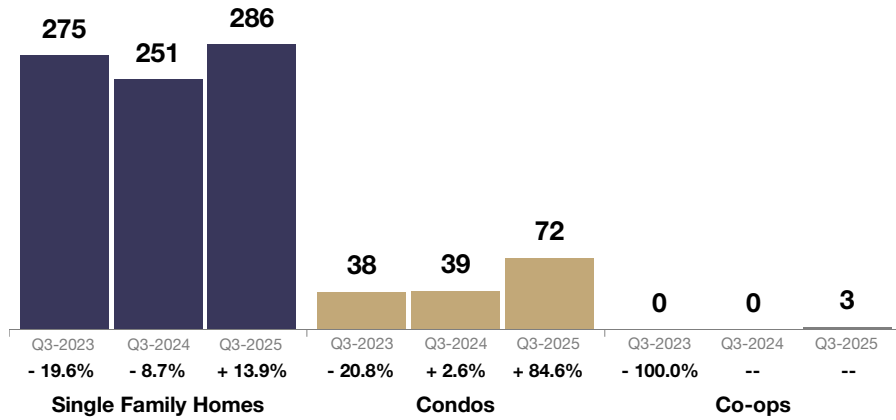
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		0	3	--	2	4	+ 100.0%
Pending Sales		0	0	--	3	0	- 100.0%
Closed Sales		0	0	--	3	0	- 100.0%
Days on Market		--	--	--	40	--	--
Median Pending Price		--	--	--	\$175,000	--	--
Median Sales Price		--	--	--	\$175,000	--	--
Pct. of Orig. Price Received		--	--	--	92.0%	--	--
Housing Affordability Index		--	--	--	--	--	--
Inventory of Homes for Sale		0	2	--	--	--	--
Months Supply of Inventory		0.0	--	--	--	--	--

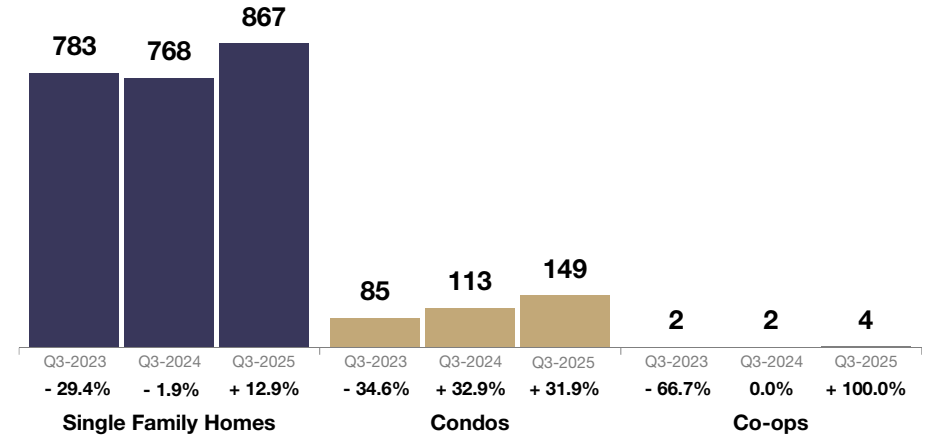
New Listings

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

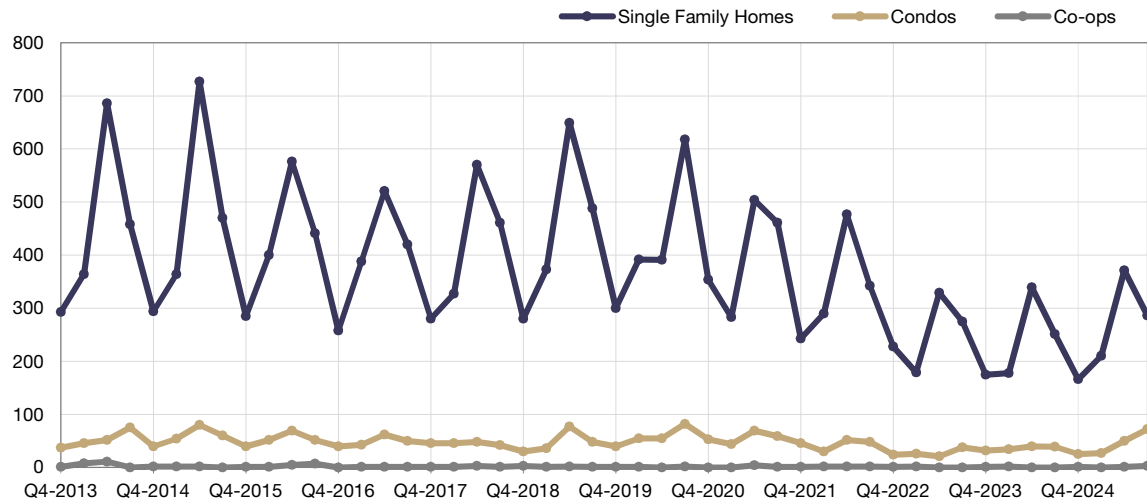
Q3-2025



Year to Date



Historical New Listings by Quarter



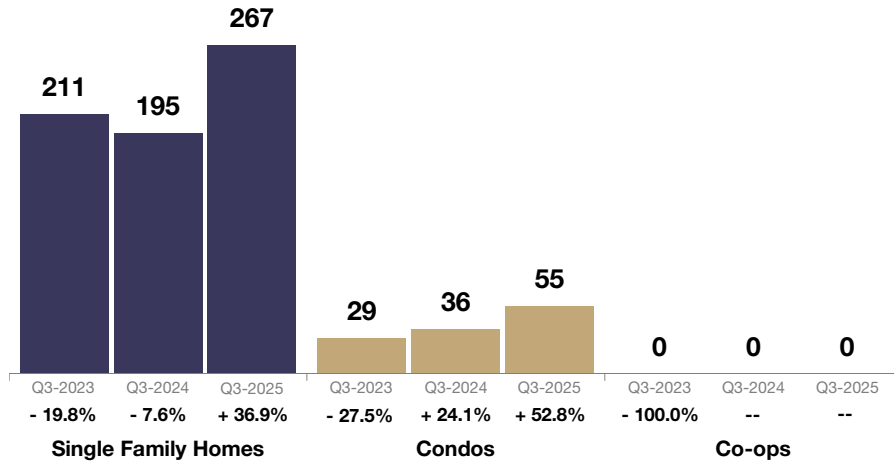
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	210	27	0
Q2-2025	371	50	1
Q3-2025	286	72	3

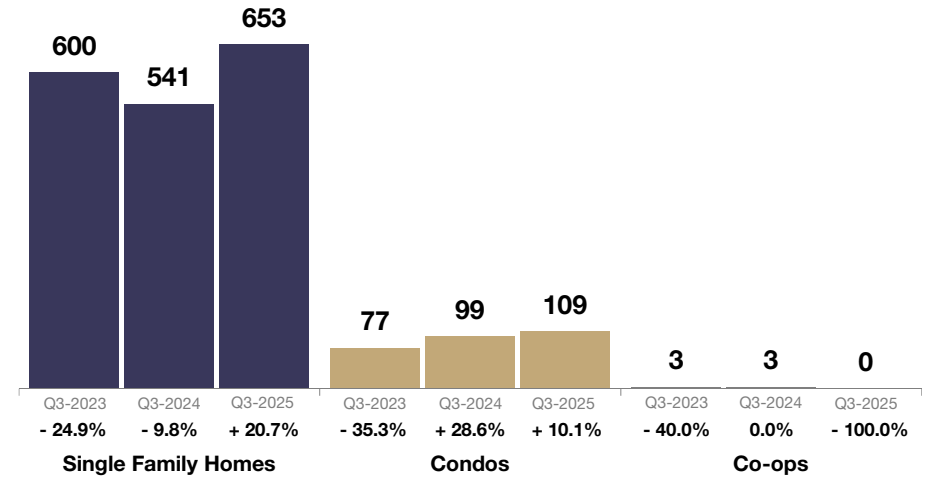
Pending Sales

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

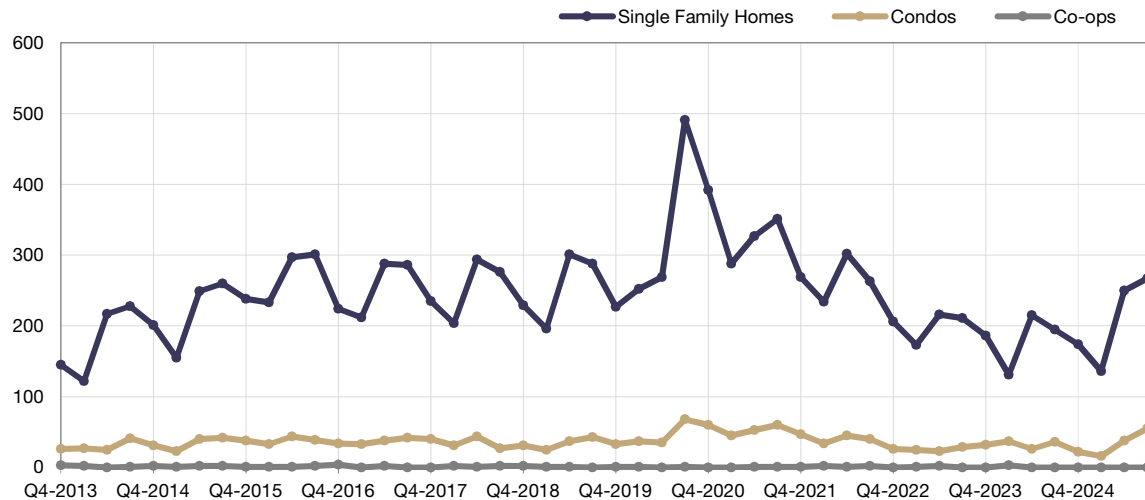
Q3-2025



Year to Date



Historical Pending Sales by Quarter



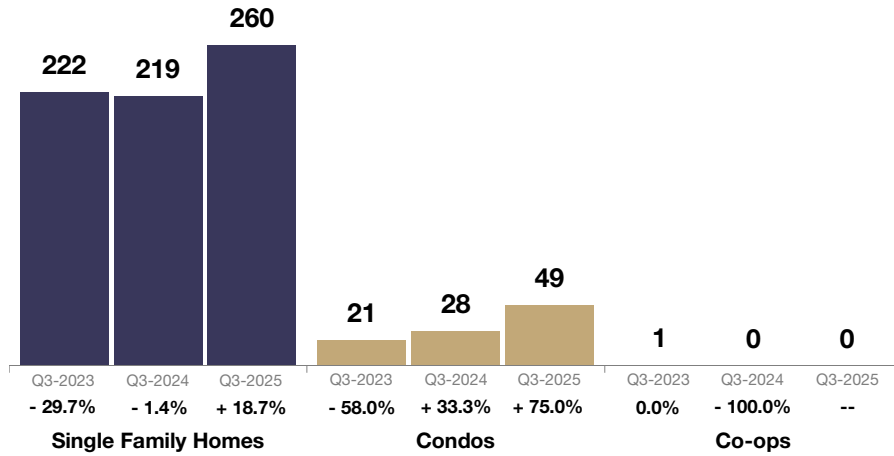
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	250	38	0
Q3-2025	267	55	0

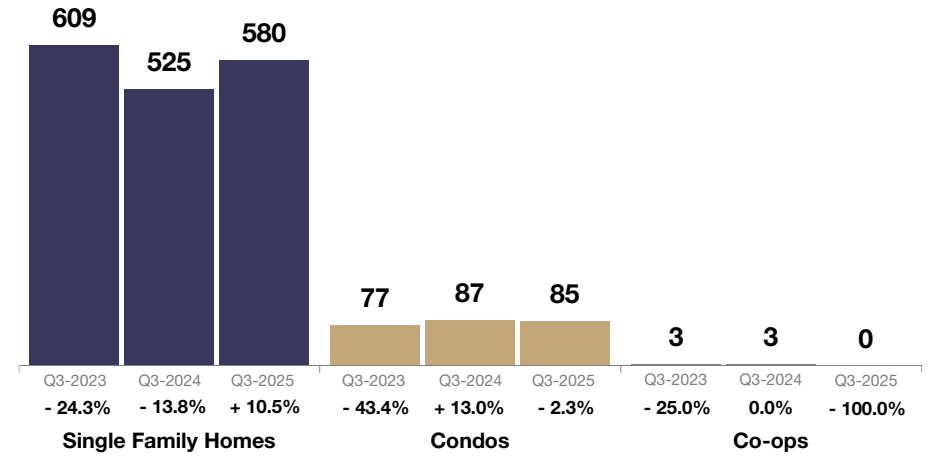
Closed Sales

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

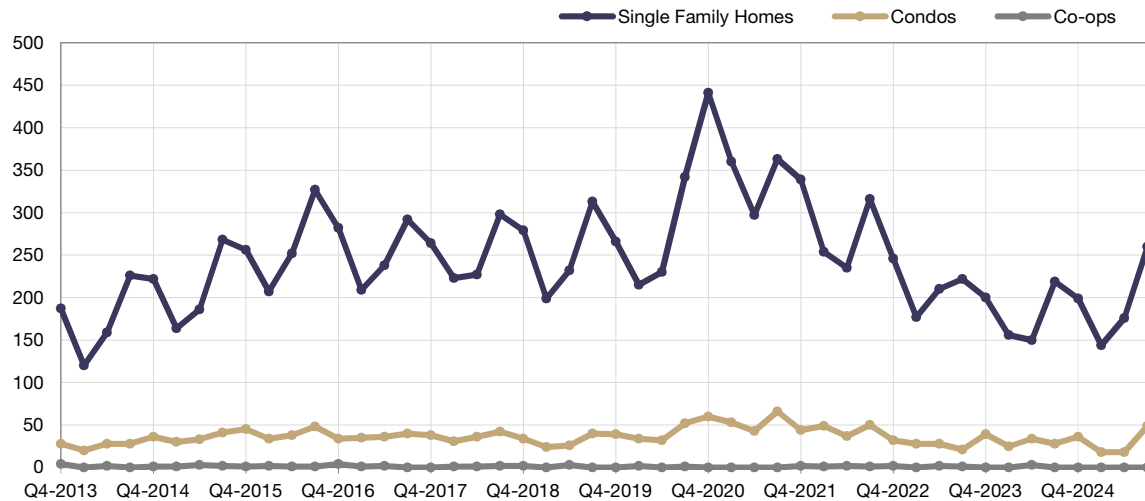
Q3-2025



Year to Date



Historical Closed Sales by Quarter



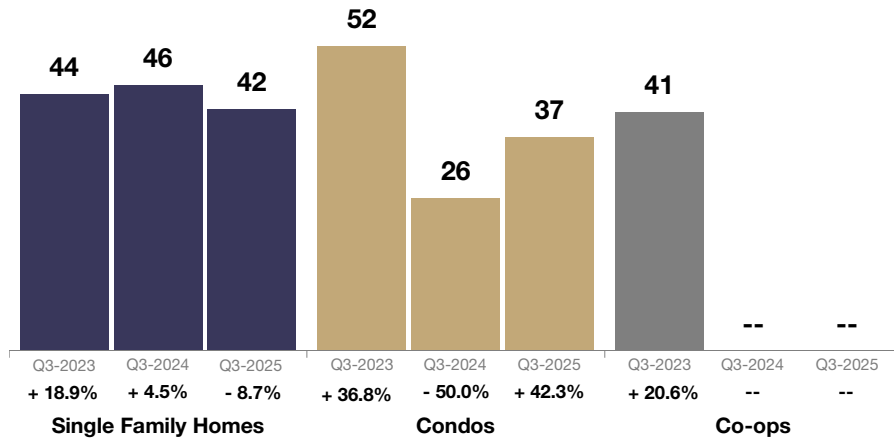
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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
Q3-2025	260	49	0

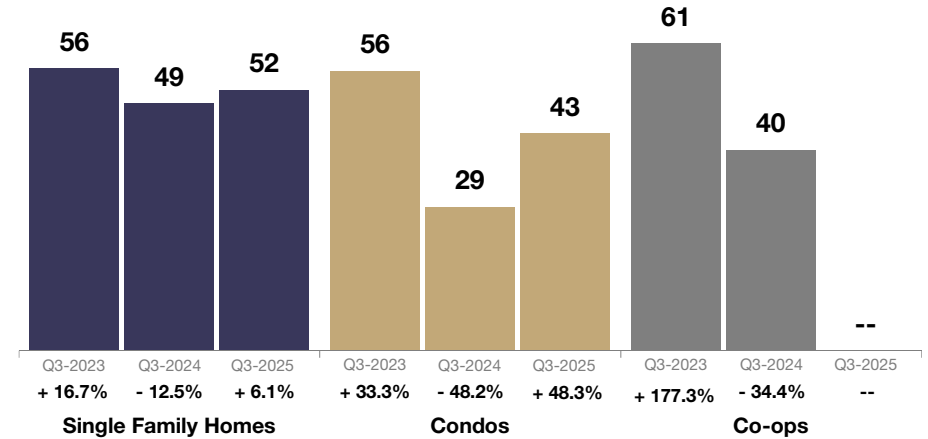
Days on Market Until Sale

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

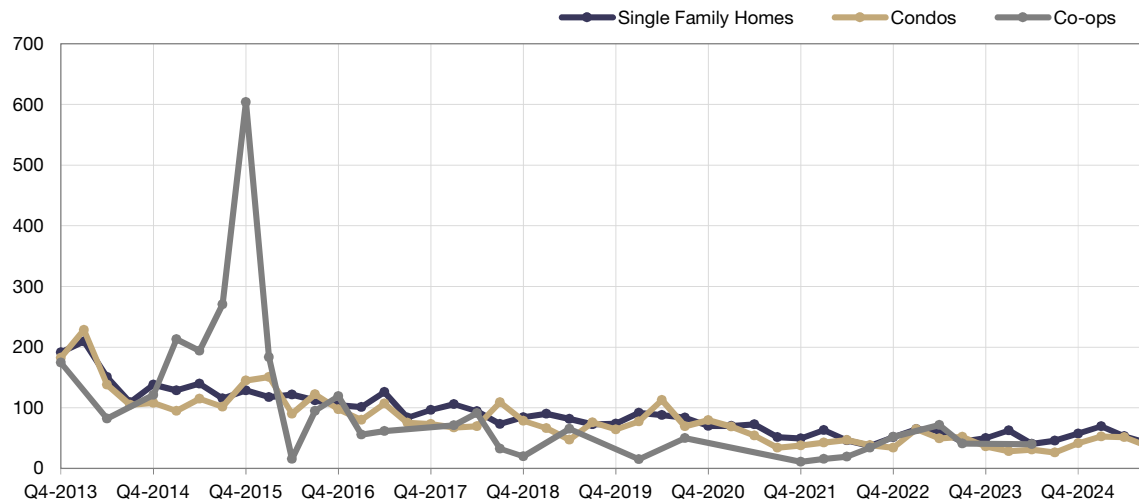
Q3-2025



Year to Date



Historical Days on Market Until Sale by Quarter



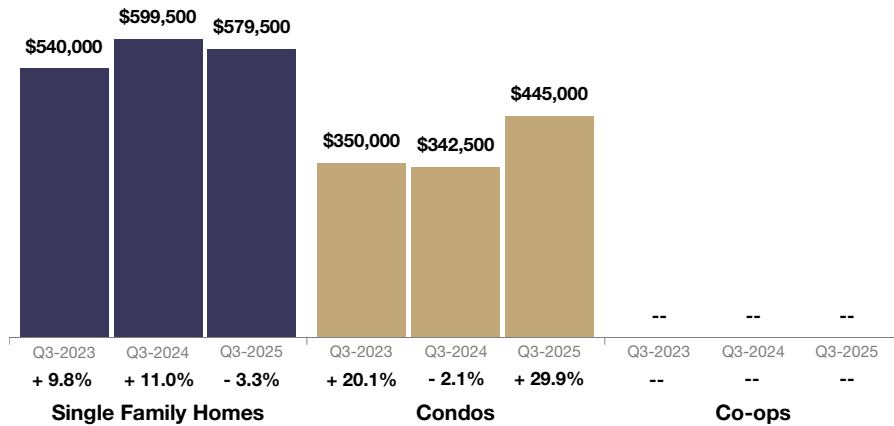
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	--
Q3-2025	42	37	--

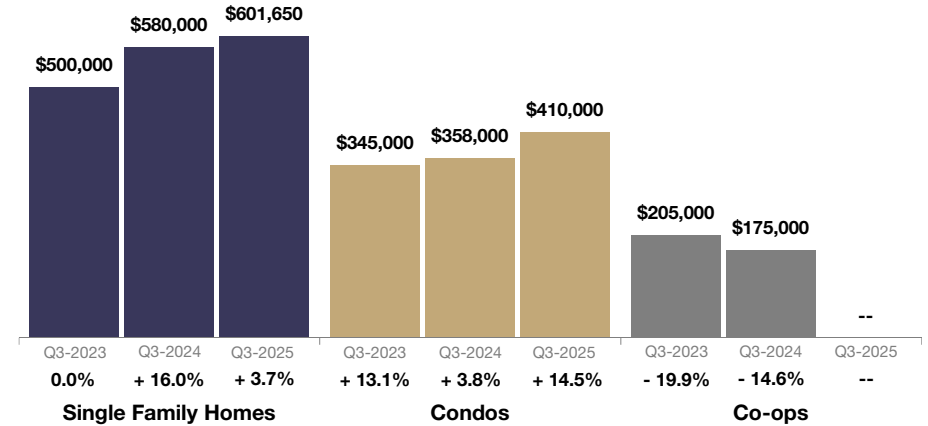
Median Pending Price

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.

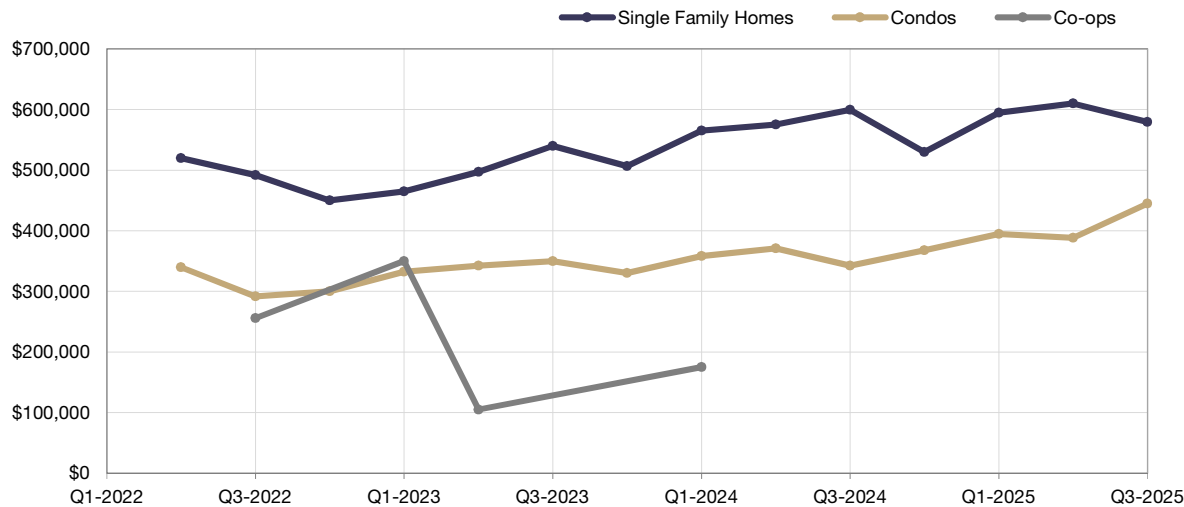
Q3-2025



Year to Date



Historical Median Pending Price by Quarter



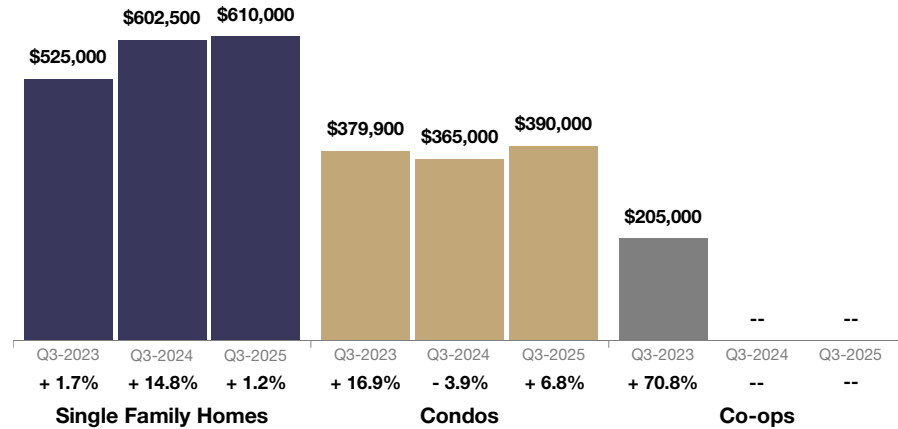
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
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	--
Q3-2025	\$579,500	\$445,000	--

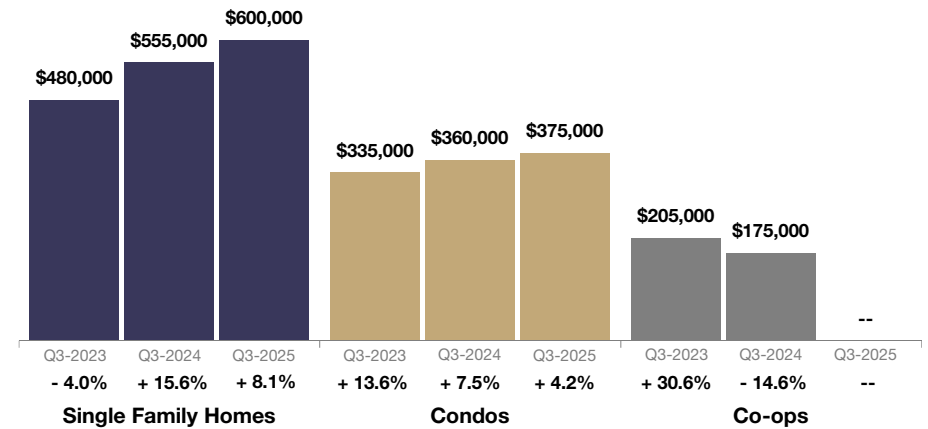
Median Sales Price

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

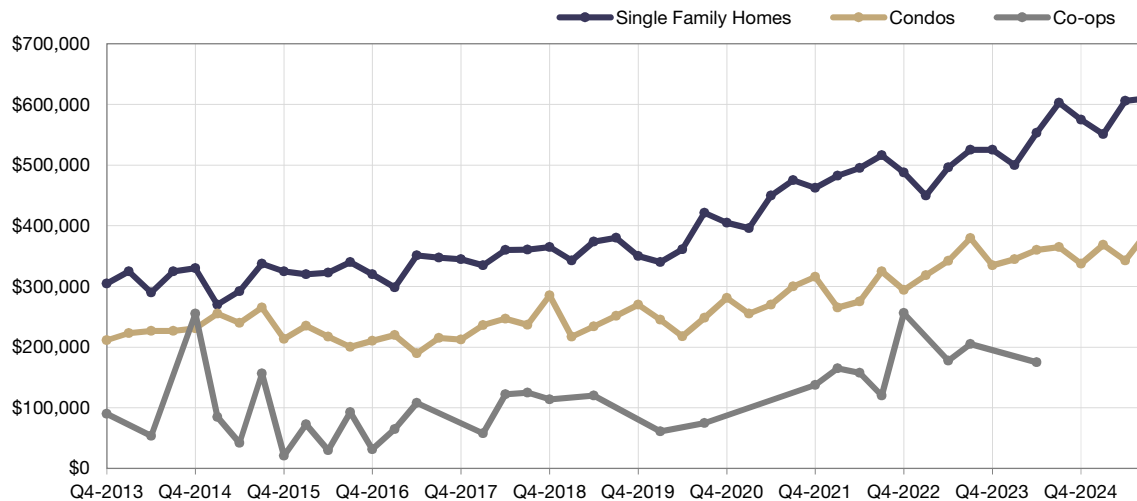
Q3-2025



Year to Date



Historical Median Sales Price by Quarter



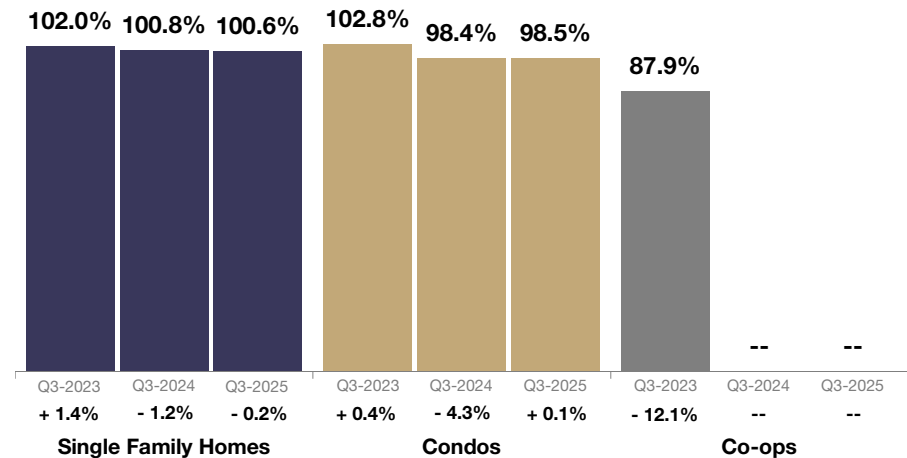
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	--
Q3-2025	\$610,000	\$390,000	--

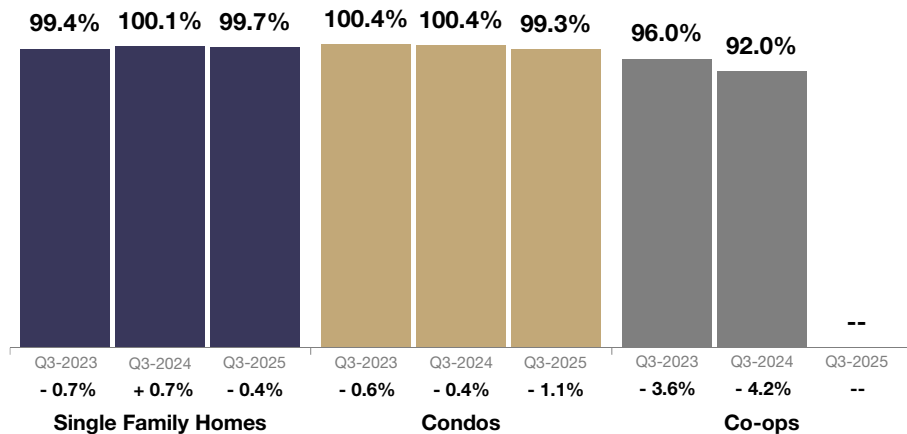
Percent of Original List Price Received

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.

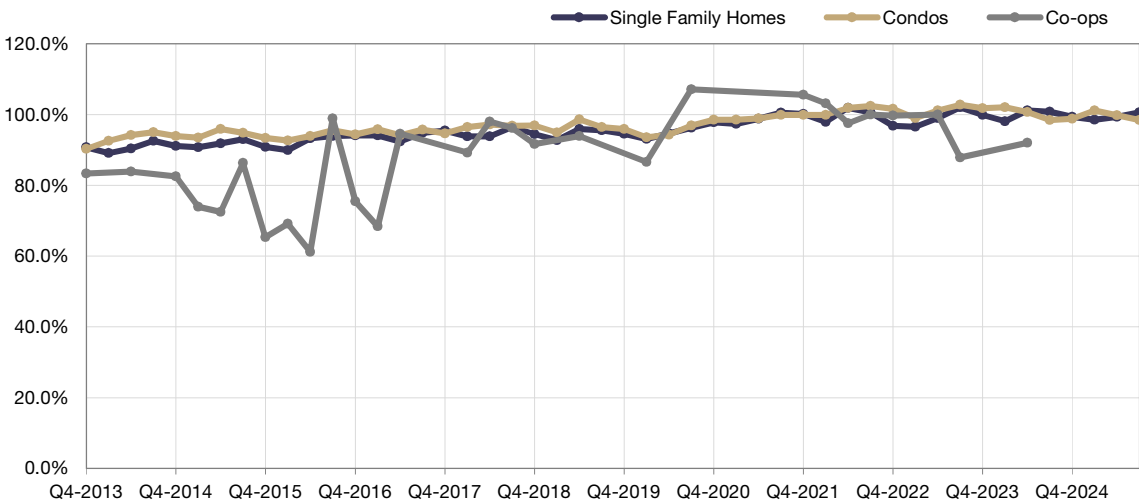
Q3-2025



Year to Date



Historical Percent of Original List Price Received 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.

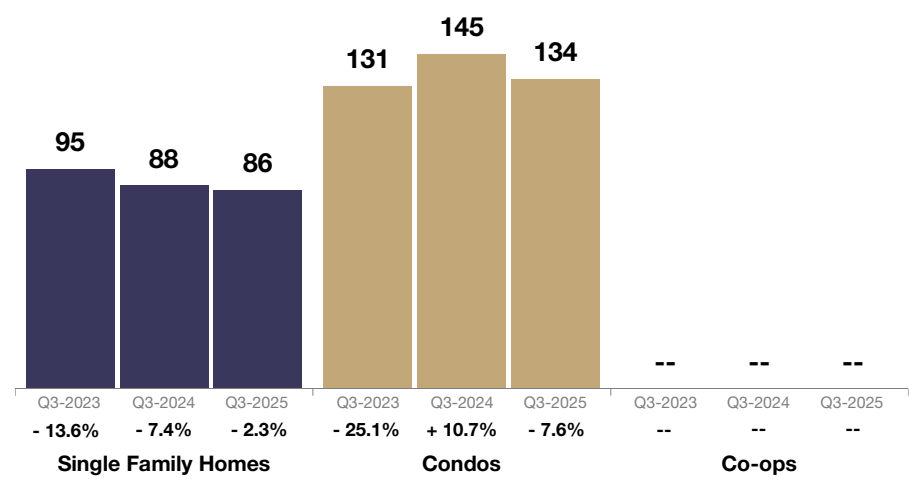
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	96.8%	101.6%	99.7%
Q1-2023	96.5%	99.0%	--
Q2-2023	99.0%	101.2%	100.0%
Q3-2023	102.0%	102.8%	87.9%
Q4-2023	99.9%	101.8%	--
Q1-2024	98.1%	102.1%	--
Q2-2024	101.2%	100.7%	92.0%
Q3-2024	100.8%	98.4%	--
Q4-2024	99.3%	98.8%	--
Q1-2025	98.6%	101.2%	--
Q2-2025	99.4%	99.8%	--
Q3-2025	100.6%	98.5%	--

Housing Affordability Index

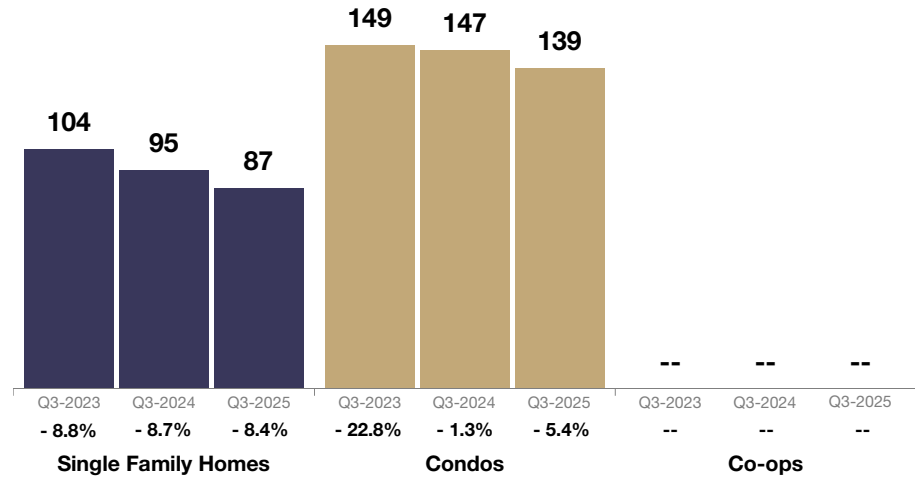
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



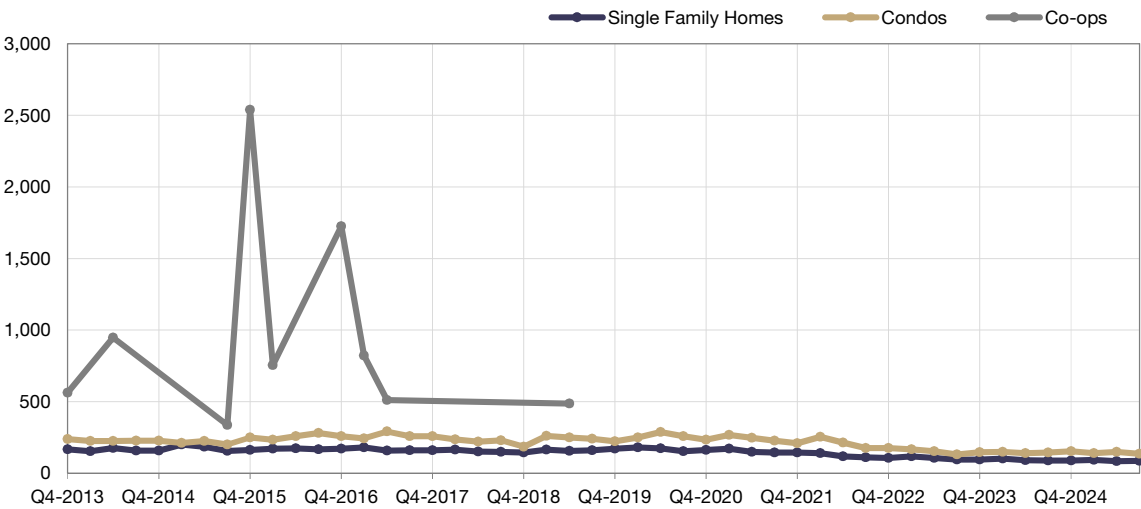
Q3-2025



Year to Date



Historical Housing Affordability Index by Quarter



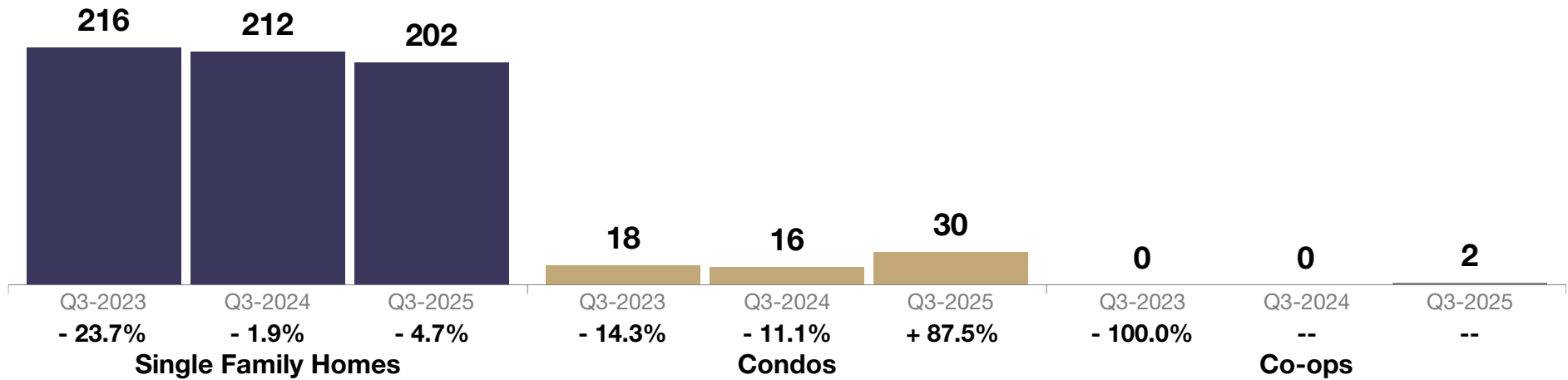
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	106	175	--
Q1-2023	118	167	--
Q2-2023	105	152	--
Q3-2023	95	131	--
Q4-2023	94	147	--
Q1-2024	102	148	--
Q2-2024	91	139	--
Q3-2024	88	145	--
Q4-2024	89	152	--
Q1-2025	93	139	--
Q2-2025	84	149	--
Q3-2025	86	134	--

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

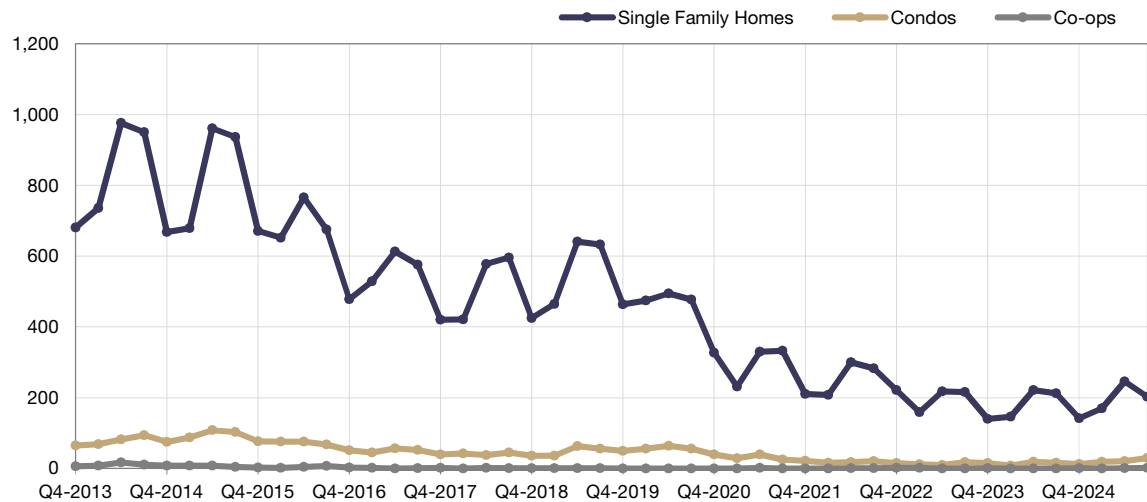
Inventory of Homes for Sale

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

Q3-2025



Historical Inventory of Homes for Sale by Quarter



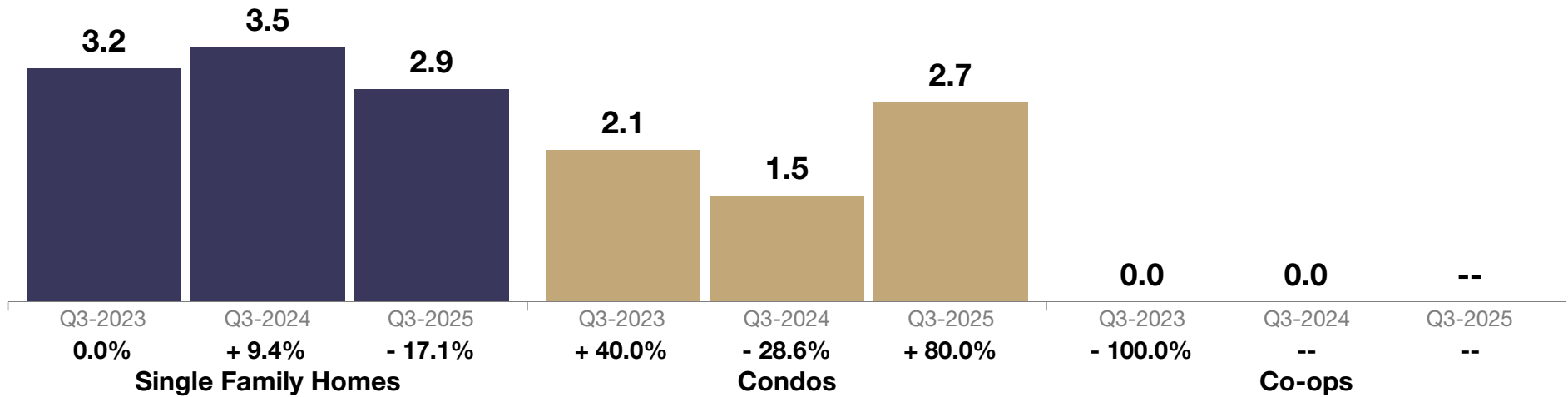
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	246	21	1
Q3-2025	202	30	2

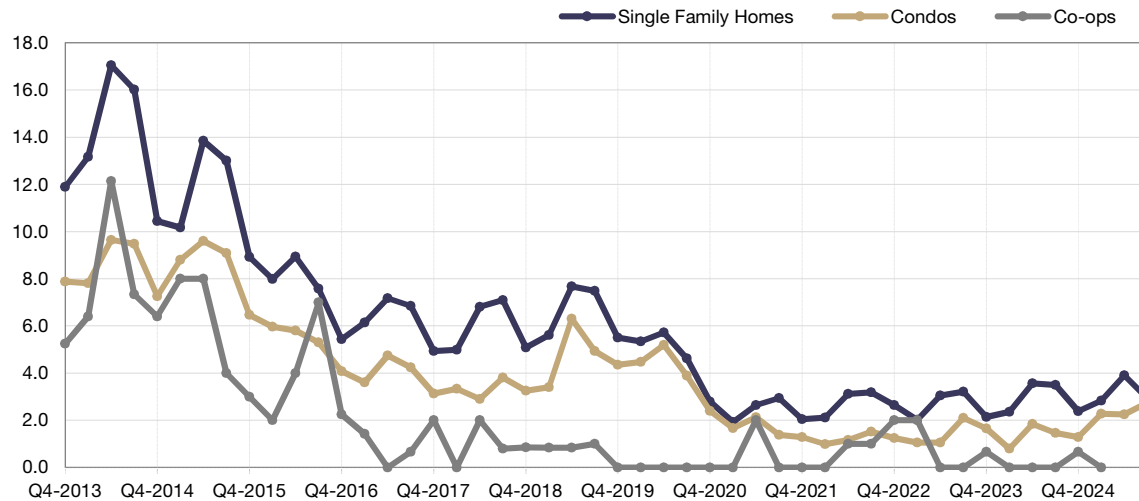
Months Supply of Inventory

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.

Q3-2025



Historical Months Supply of Inventory by Quarter

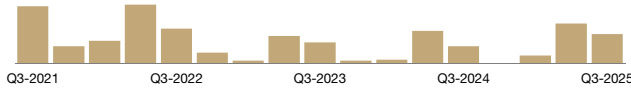
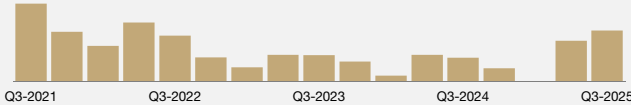
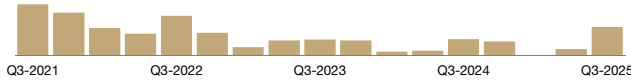
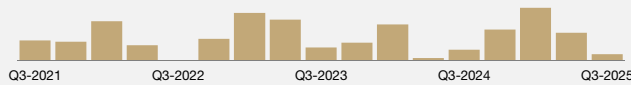
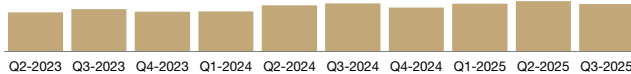
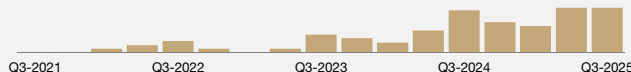
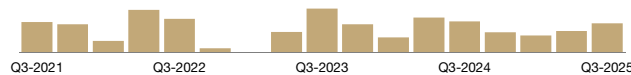
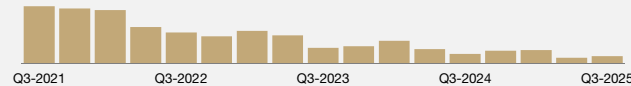
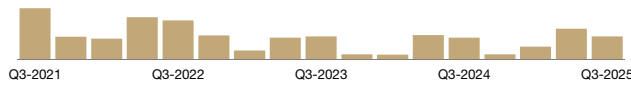
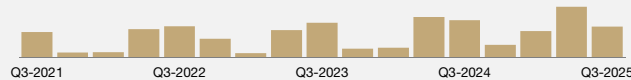


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	3.9	2.3	--
Q3-2025	2.9	2.7	--

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		290	361	+ 24.5%	883	1,020	+ 15.5%
Pending Sales		231	322	+ 39.4%	643	762	+ 18.5%
Closed Sales		247	309	+ 25.1%	615	665	+ 8.1%
Days on Market		43	41	- 4.7%	46	51	+ 10.9%
Median Pending Price		\$572,500	\$565,000	- 1.3%	\$549,000	\$580,000	+ 5.6%
Median Sales Price		\$576,500	\$585,000	+ 1.5%	\$520,000	\$575,000	+ 10.6%
Pct. of Orig. Price Received		100.5%	100.3%	- 0.2%	100.1%	99.7%	- 0.4%
Housing Affordability Index		92	89	- 3.3%	102	91	- 10.8%
Inventory of Homes for Sale		228	234	+ 2.6%	--	--	--
Months Supply of Inventory		3.2	2.9	- 9.4%	--	--	--