

Quarterly Indicators

Provided by OneKey® MLS



Putnam County

Q1-2026

The U.S. housing market showed mixed performance in the first quarter of 2026. Existing-home sales declined in January before rising modestly in February, as lower mortgage rates and slower home price appreciation helped improve affordability and draw some buyers back to the market. Wage growth continued to outpace price increases, and fewer homes sold above asking price compared with a year earlier, suggesting a gradual shift in market dynamics.

- Single-Family Closed Sales were up 2.1 percent to 147.
- Condos Closed Sales were up 111.1 percent to 38.
- There were no recorded Co-Op sales this quarter.

- Single-Family Median Sales Price increased 5.3 percent to \$580,000.
- Condos Median Sales Price increased 9.2 percent to \$402,500.
- A Median Sales Price could not be calculated this quarter.

Inventory rose year-over-year nationwide, with the strongest gains concentrated in the South and West, according to Realtor.com data. Homes also took longer to sell than a year earlier, averaging about 70 days on the market. Conditions are improving for buyers in many areas, though overall supply remains tight by historical standards, and affordability continues to be a key concern.

Quarterly Snapshot

+ 14.2% **- 17.4%** **+ 7.6%**

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		211	160	- 24.2%	211	160	- 24.2%
Pending Sales		135	132	- 2.2%	135	132	- 2.2%
Closed Sales		144	147	+ 2.1%	144	147	+ 2.1%
Days on Market		69	57	- 17.4%	69	57	- 17.4%
Median Pending Price		\$595,000	\$575,000	- 3.4%	\$595,000	\$575,000	- 3.4%
Median Sales Price		\$551,000	\$580,000	+ 5.3%	\$551,000	\$580,000	+ 5.3%
Pct. of Orig. Price Received		98.6%	99.4%	+ 0.8%	98.6%	99.4%	+ 0.8%
Housing Affordability Index		98	98	0.0%	98	98	0.0%
Inventory of Homes for Sale		171	123	- 28.1%	--	--	--
Months Supply of Inventory		2.9	1.7	- 41.4%	--	--	--

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		27	42	+ 55.6%	27	42	+ 55.6%
Pending Sales		16	31	+ 93.8%	16	31	+ 93.8%
Closed Sales		18	38	+ 111.1%	18	38	+ 111.1%
Days on Market		53	43	- 18.9%	53	43	- 18.9%
Median Pending Price		\$394,653	\$440,000	+ 11.5%	\$394,653	\$440,000	+ 11.5%
Median Sales Price		\$368,750	\$402,500	+ 9.2%	\$368,750	\$402,500	+ 9.2%
Pct. of Orig. Price Received		101.2%	98.3%	- 2.9%	101.2%	98.3%	- 2.9%
Housing Affordability Index		146	141	- 3.4%	146	141	- 3.4%
Inventory of Homes for Sale		19	32	+ 68.4%	--	--	--
Months Supply of Inventory		2.3	2.2	- 4.3%	--	--	--

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.

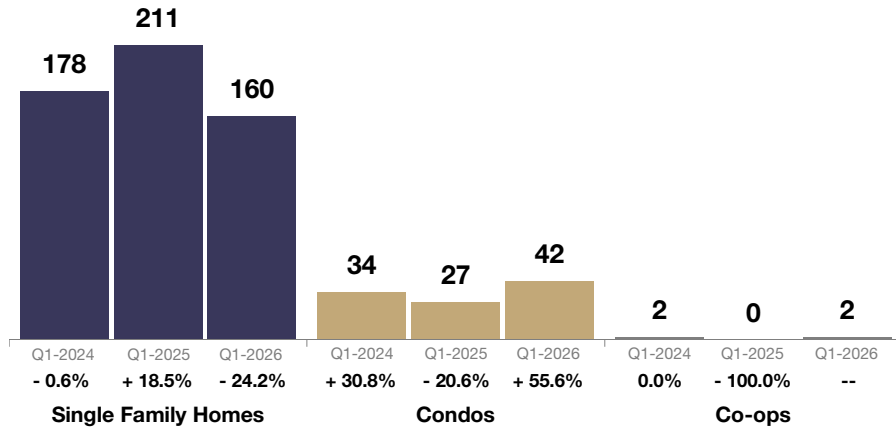


Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		0	2	--	0	2	--
Pending Sales		0	0	0.0%	0	0	0.0%
Closed Sales		0	0	0.0%	0	0	0.0%
Days on Market		--	--	--	--	--	--
Median Pending Price		--	--	--	--	--	--
Median Sales Price		--	--	--	--	--	--
Pct. of Orig. Price Received		--	--	--	--	--	--
Housing Affordability Index		--	--	--	--	--	--
Inventory of Homes for Sale		0	2	--	--	--	--
Months Supply of Inventory		--	2.0	--	--	--	--

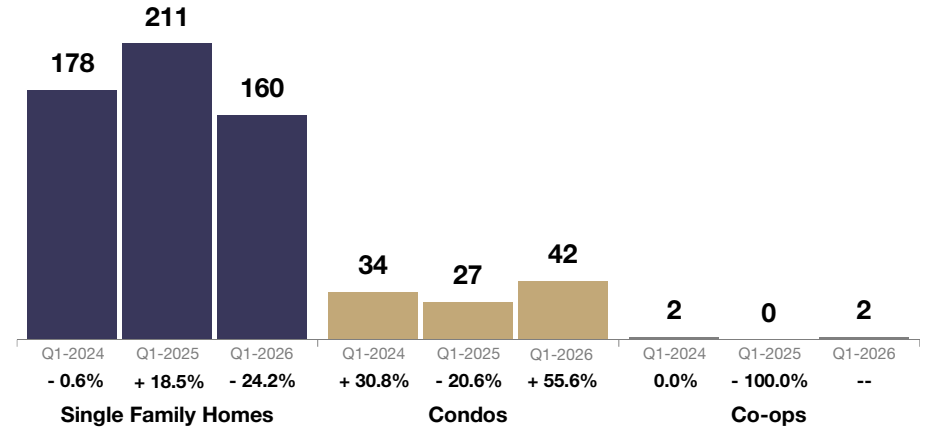
New Listings

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

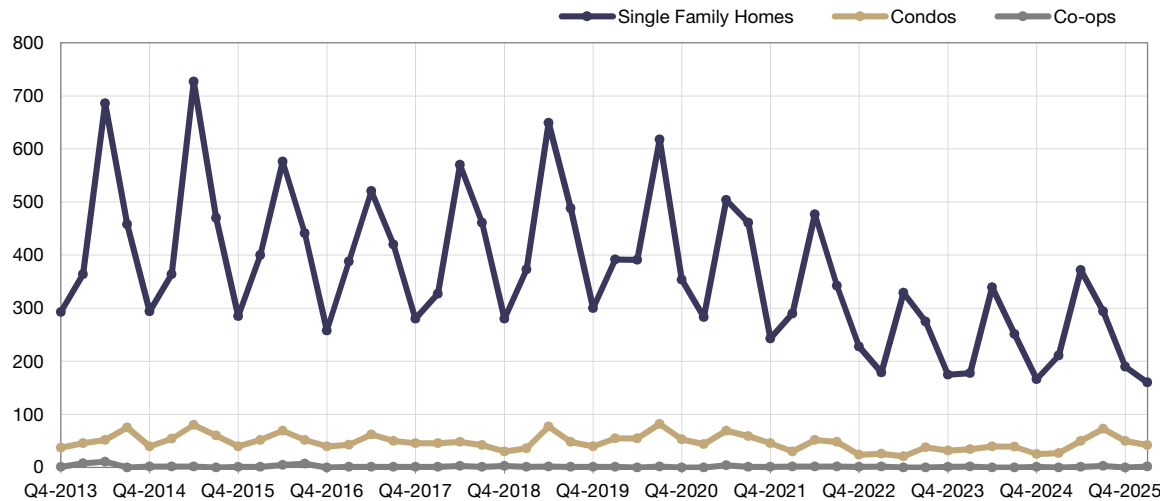
Q1-2026



Year to Date



Historical New Listings by Quarter



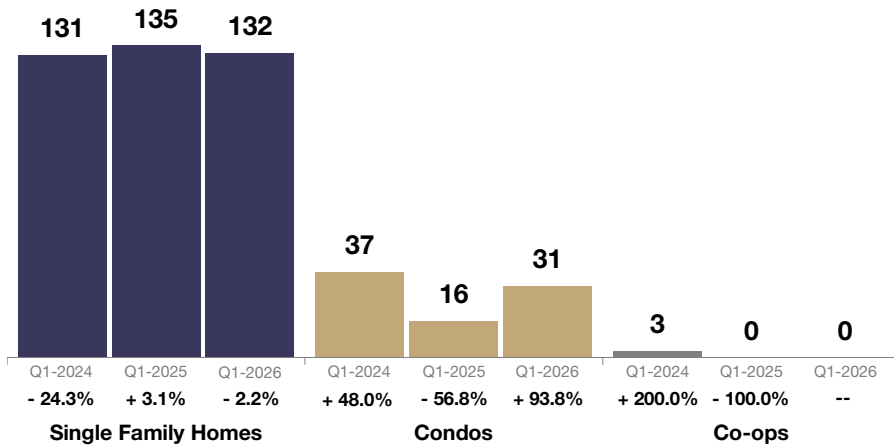
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	211	27	0
Q2-2025	372	50	1
Q3-2025	294	73	3
Q4-2025	190	50	0
Q1-2026	160	42	2

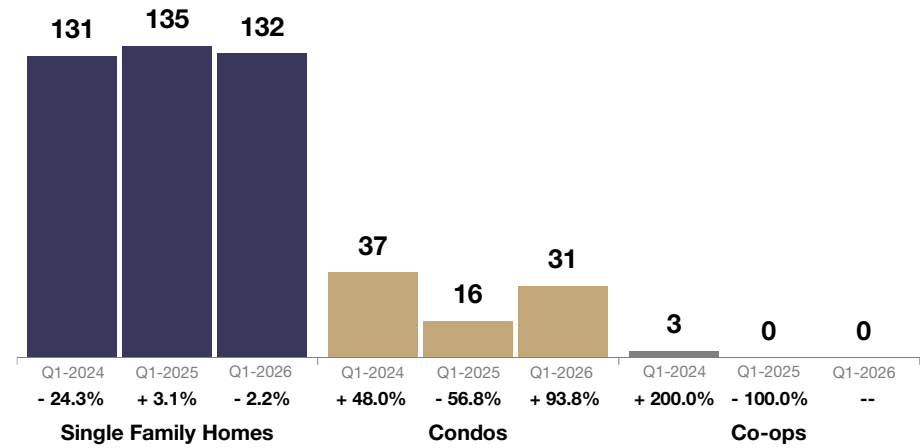
Pending Sales

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

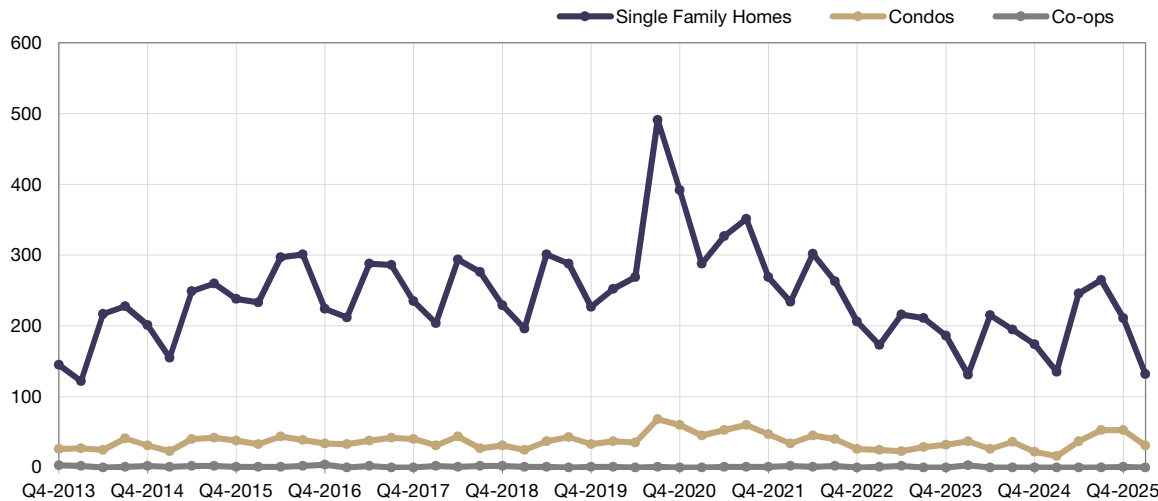
Q1-2026



Year to Date



Historical Pending Sales by Quarter



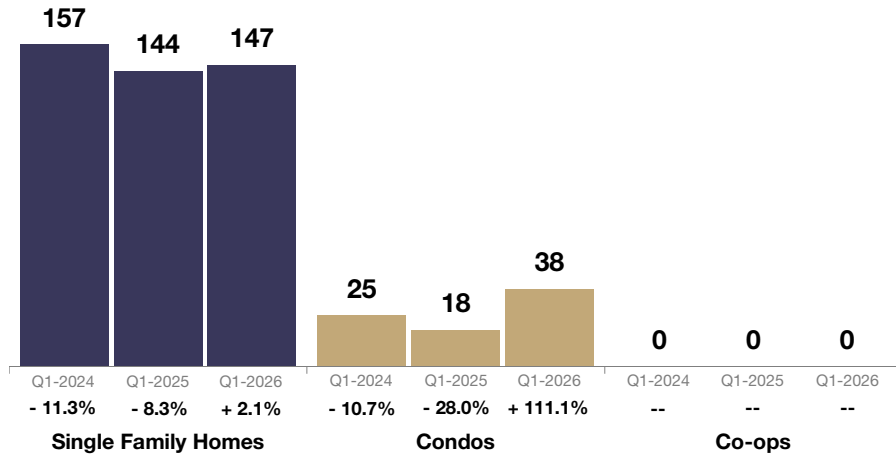
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	135	16	0
Q2-2025	246	37	0
Q3-2025	265	53	0
Q4-2025	211	53	1
Q1-2026	132	31	0

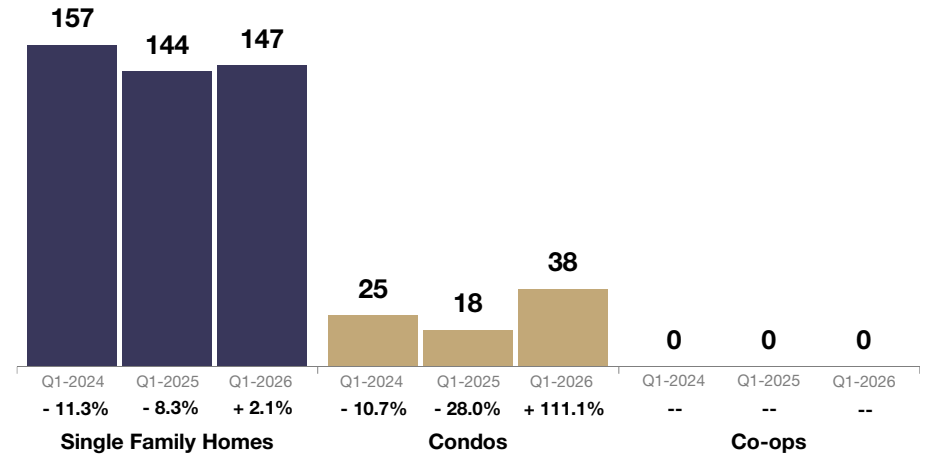
Closed Sales

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

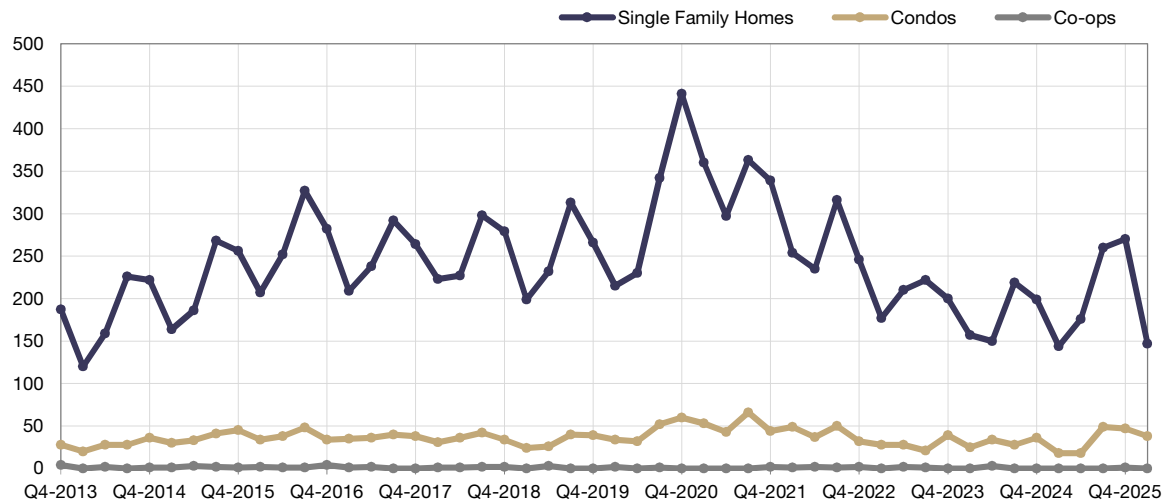
Q1-2026



Year to Date



Historical Closed Sales by Quarter



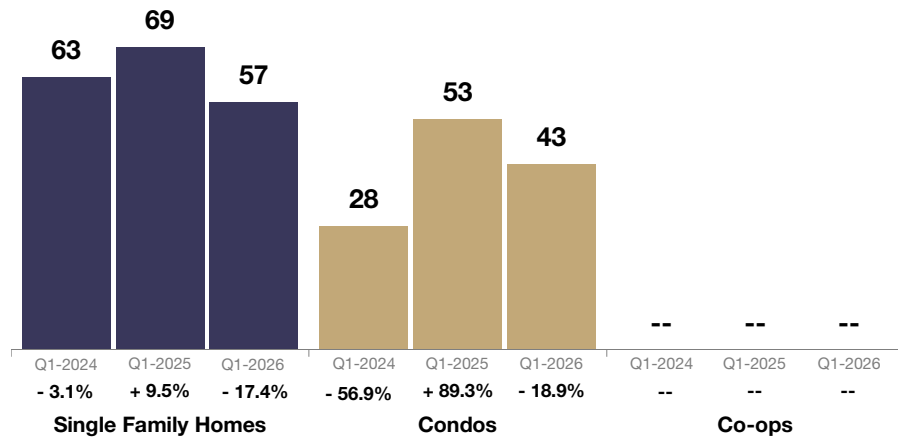
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	210	28	2
Q3-2023	222	21	1
Q4-2023	200	39	0
Q1-2024	157	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
Q4-2025	270	47	1
Q1-2026	147	38	0

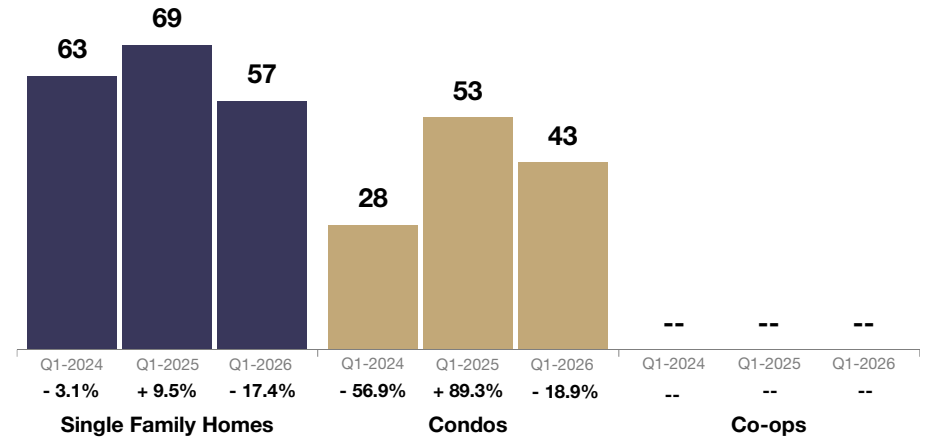
Days on Market Until Sale

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

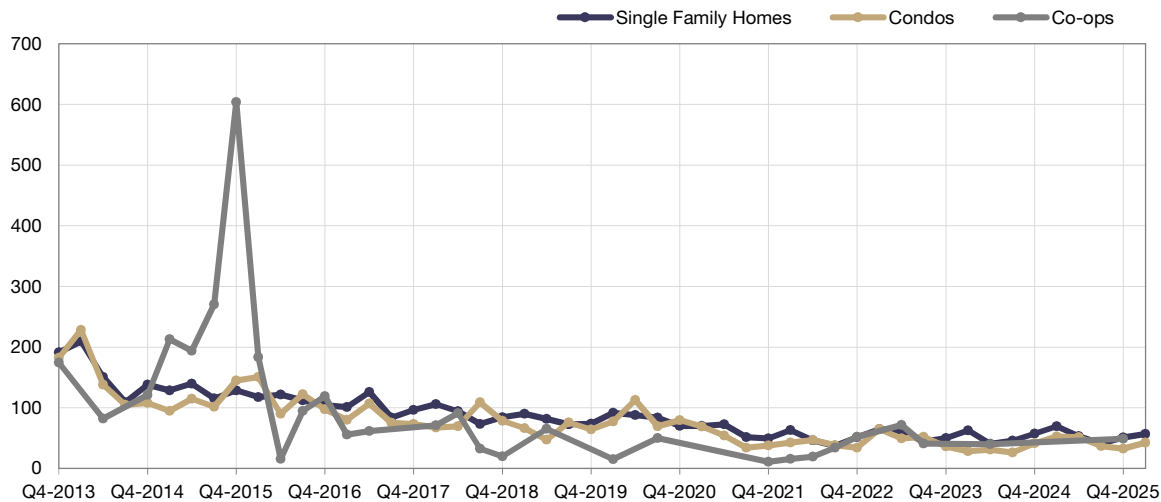
Q1-2026



Year to Date



Historical Days on Market Until Sale by Quarter



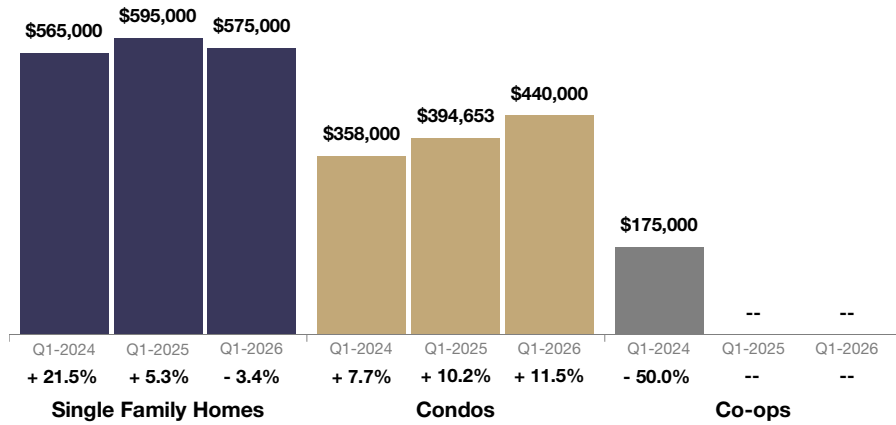
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	--
Q4-2025	51	32	49
Q1-2026	57	43	--

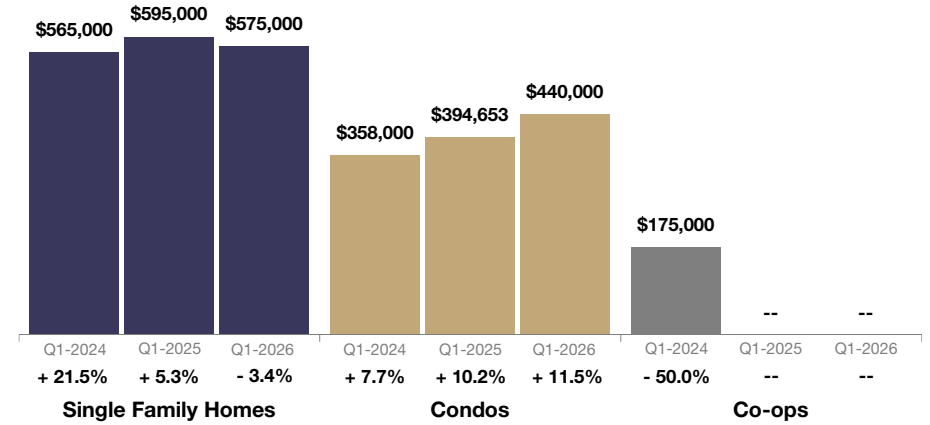
Median Pending Price

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.

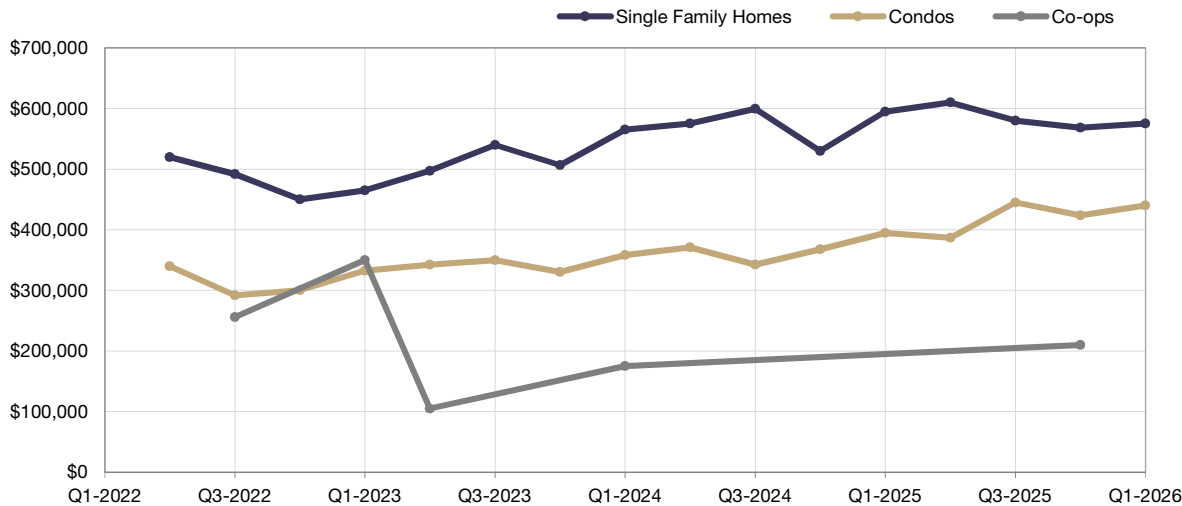
Q1-2026



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.

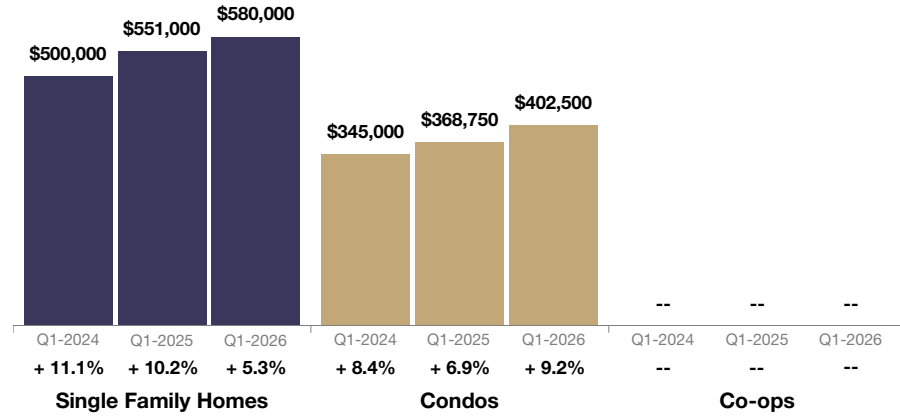
Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q3-2023	\$540,000	\$350,000	--
Q4-2023	\$506,500	\$330,000	--
Q1-2024	\$565,000	\$358,000	\$175,000
Q2-2024	\$575,000	\$371,000	--
Q3-2024	\$599,500	\$342,500	--
Q4-2024	\$530,000	\$367,500	--
Q1-2025	\$595,000	\$394,653	--
Q2-2025	\$610,000	\$387,000	--
Q3-2025	\$580,000	\$445,000	--
Q4-2025	\$568,400	\$423,500	\$210,000
Q1-2026	\$575,000	\$440,000	--

Median Sales Price

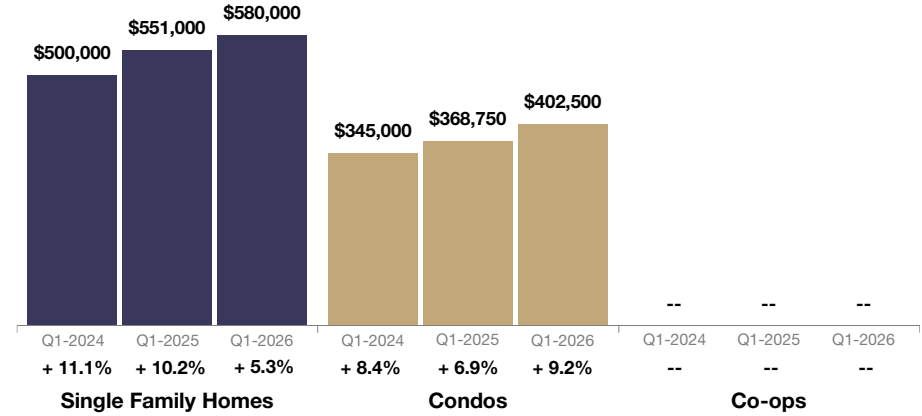
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



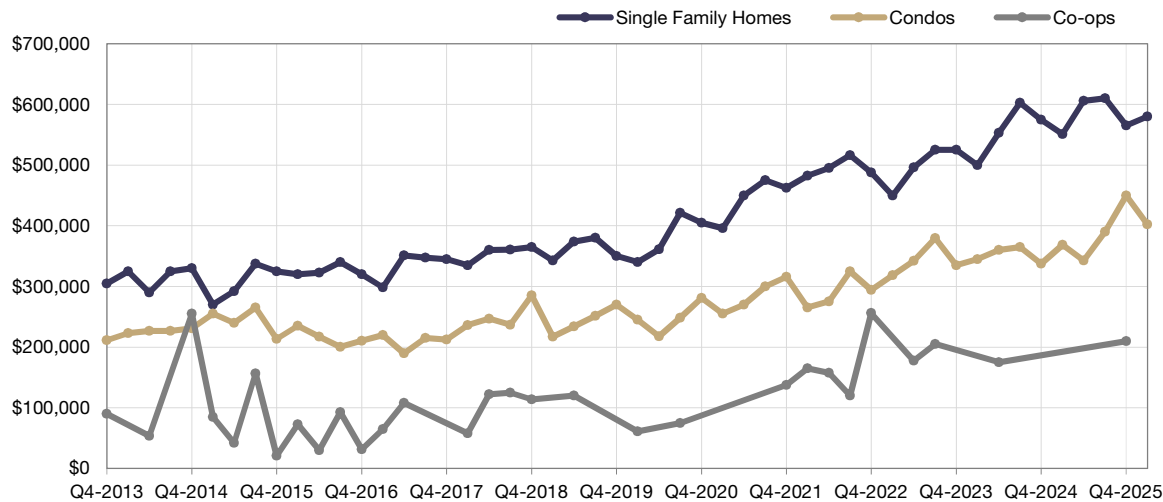
Q1-2026



Year to Date



Historical Median Sales Price by Quarter



Q4-2013 Q4-2014 Q4-2015 Q4-2016 Q4-2017 Q4-2018 Q4-2019 Q4-2020 Q4-2021 Q4-2022 Q4-2023 Q4-2024 Q4-2025

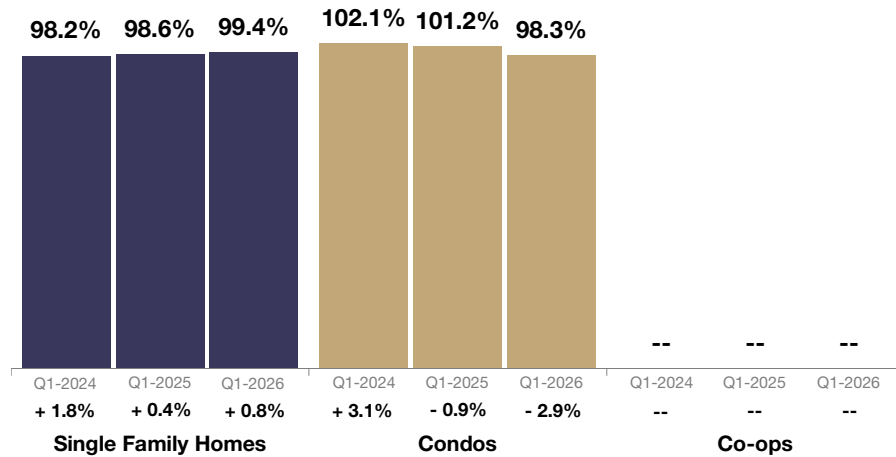
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	--
Q4-2025	\$565,500	\$449,900	\$210,000
Q1-2026	\$580,000	\$402,500	--

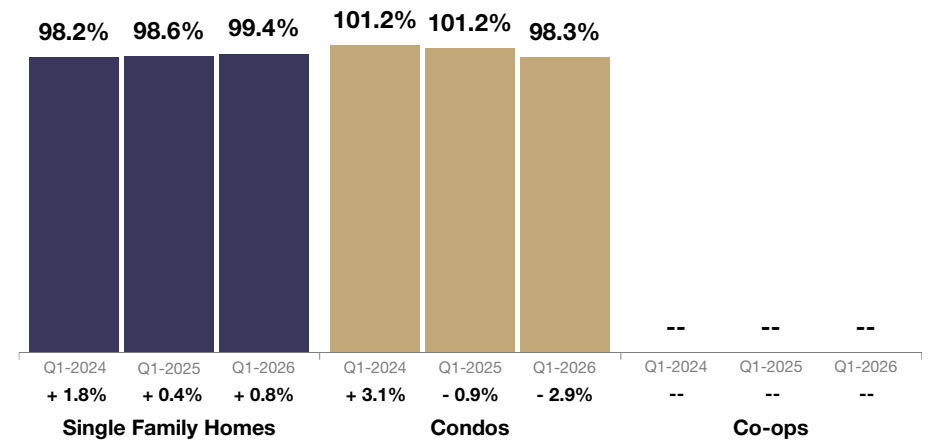
Percent of Original List Price Received

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.

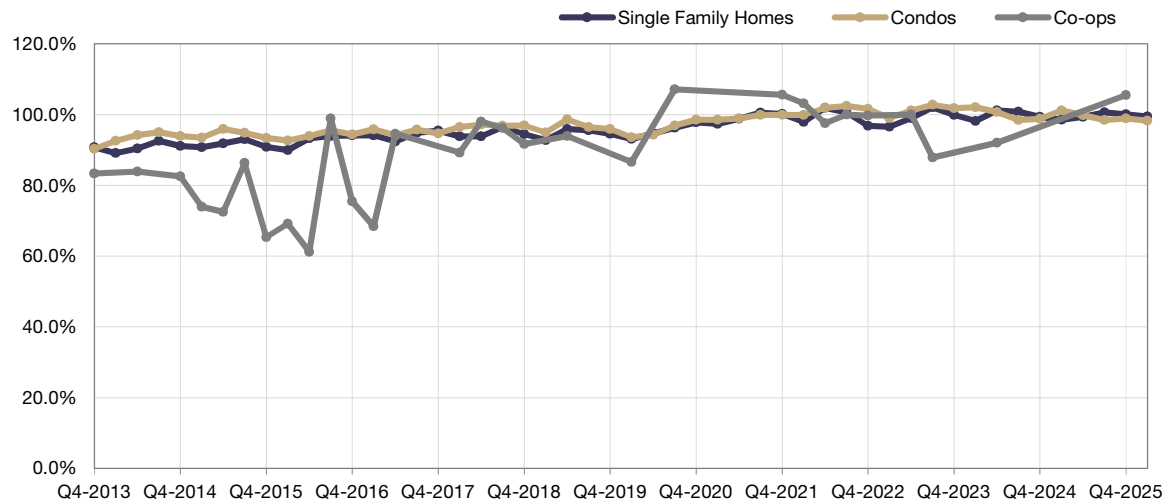
Q1-2026



Year to Date



Historical Percent of Original List Price Received by Quarter



Q4-2013 Q4-2014 Q4-2015 Q4-2016 Q4-2017 Q4-2018 Q4-2019 Q4-2020 Q4-2021 Q4-2022 Q4-2023 Q4-2024 Q4-2025

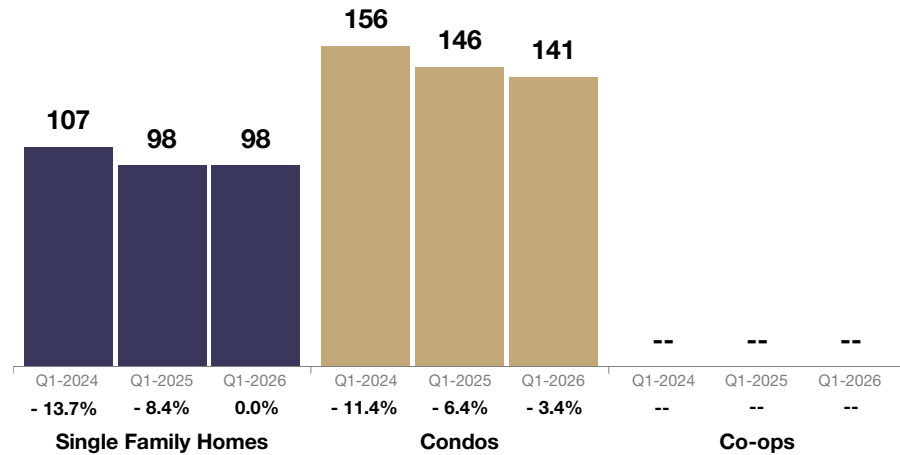
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	99.0%	101.2%	100.0%
Q3-2023	102.0%	102.8%	87.9%
Q4-2023	99.9%	101.8%	--
Q1-2024	98.2%	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%	--
Q4-2025	100.1%	98.9%	105.5%
Q1-2026	99.4%	98.3%	--

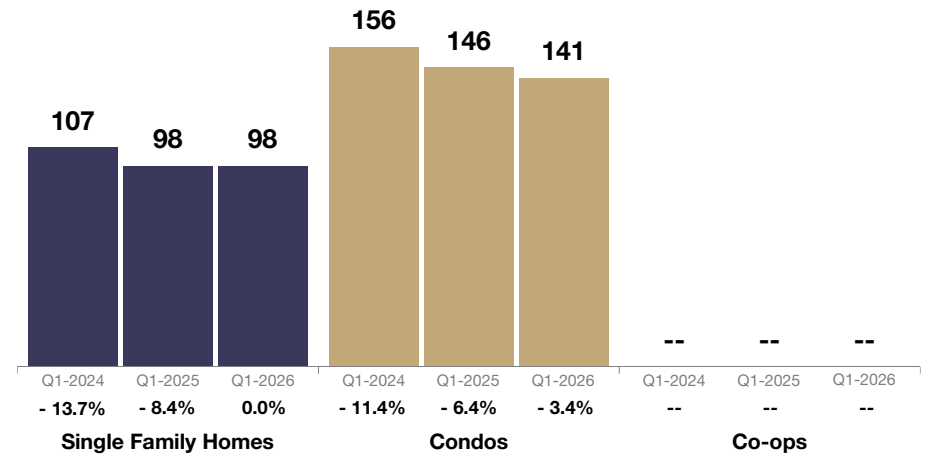
Housing Affordability Index

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.

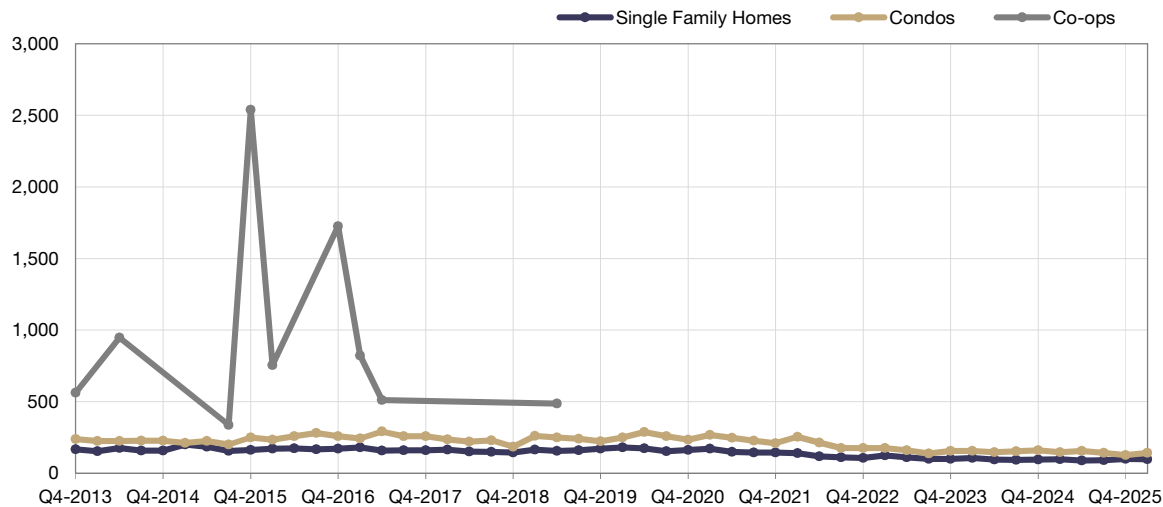
Q1-2026



Year to Date



Historical Housing Affordability Index by Quarter



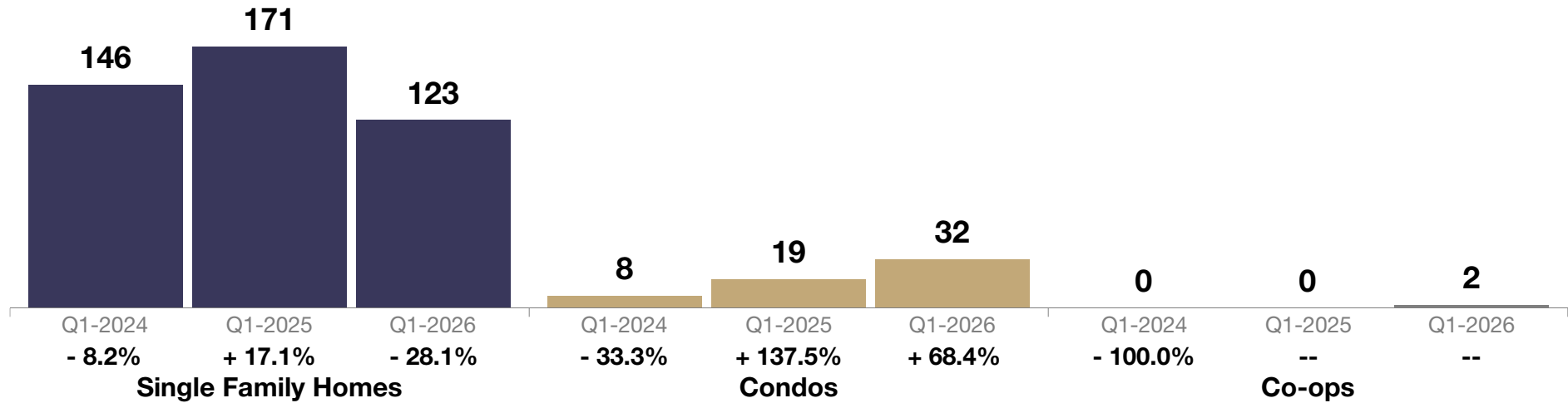
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	110	160	--
Q3-2023	100	138	--
Q4-2023	99	155	--
Q1-2024	107	156	--
Q2-2024	95	146	--
Q3-2024	92	152	--
Q4-2024	94	160	--
Q1-2025	98	146	--
Q2-2025	88	156	--
Q3-2025	90	141	--
Q4-2025	100	126	--
Q1-2026	98	141	--

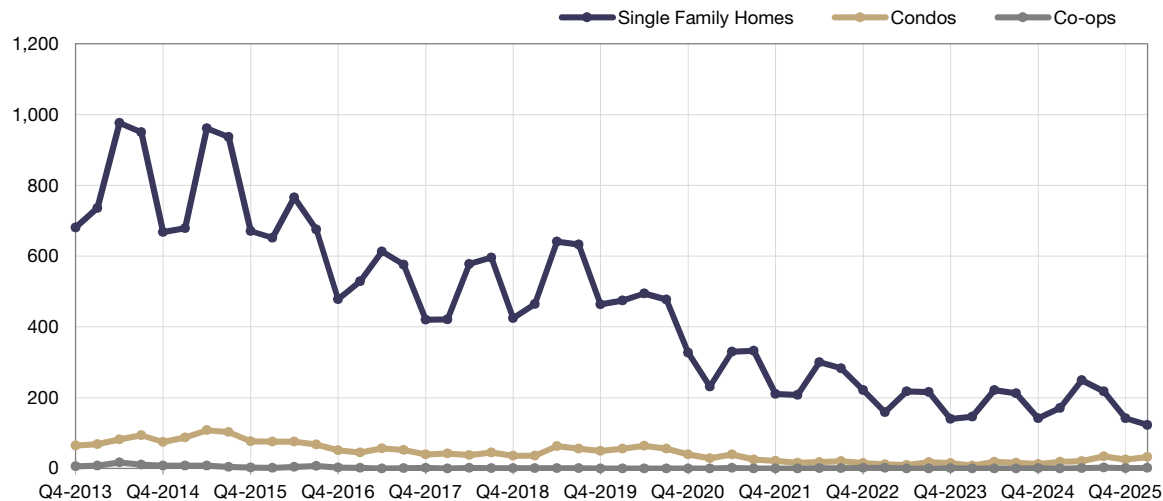
Inventory of Homes for Sale

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

Q1-2026



Historical Inventory of Homes for Sale by Quarter



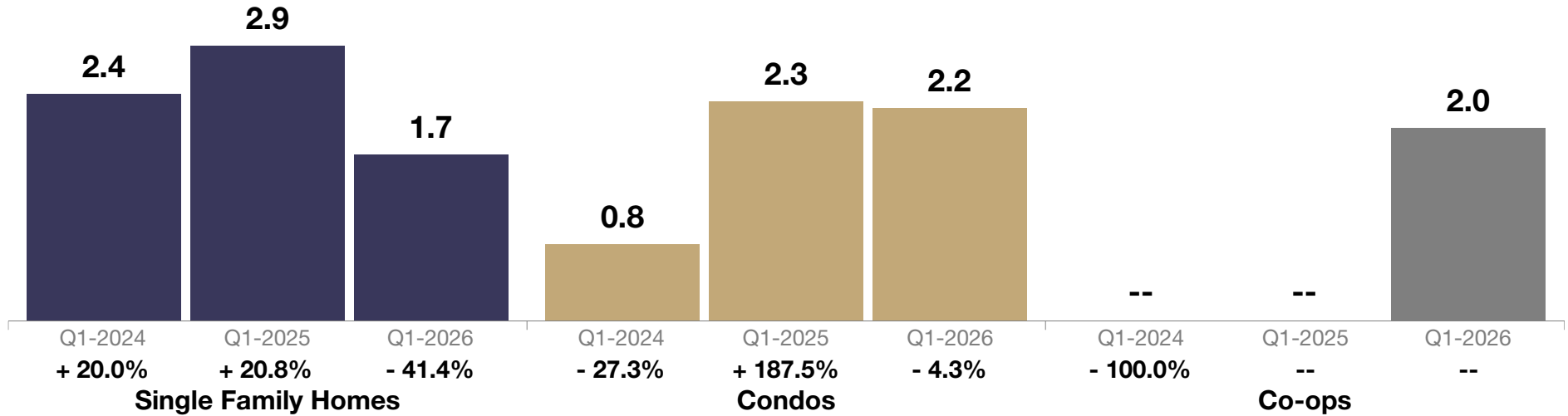
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	171	19	0
Q2-2025	249	21	1
Q3-2025	218	34	3
Q4-2025	142	25	1
Q1-2026	123	32	2

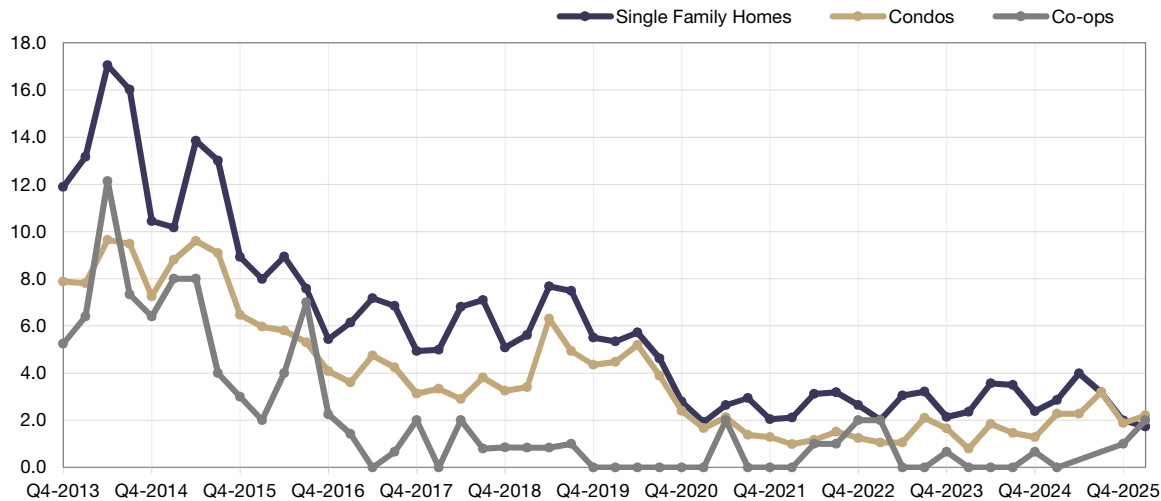
Months Supply of Inventory

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.

Q1-2026



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
Q2-2023	3.0	1.1	--
Q3-2023	3.2	2.1	--
Q4-2023	2.1	1.7	0.7
Q1-2024	2.4	0.8	--
Q2-2024	3.6	1.8	--
Q3-2024	3.5	1.5	--
Q4-2024	2.4	1.3	0.7
Q1-2025	2.9	2.3	--
Q2-2025	4.0	2.3	--
Q3-2025	3.2	3.2	--
Q4-2025	2.0	1.9	1.0
Q1-2026	1.7	2.2	2.0

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		238	204	- 14.3%	238	204	- 14.3%
Pending Sales		151	163	+ 7.9%	151	163	+ 7.9%
Closed Sales		162	185	+ 14.2%	162	185	+ 14.2%
Days on Market		68	54	- 20.6%	68	54	- 20.6%
Median Pending Price		\$565,000	\$560,000	- 0.9%	\$565,000	\$560,000	- 0.9%
Median Sales Price		\$525,000	\$565,000	+ 7.6%	\$525,000	\$565,000	+ 7.6%
Pct. of Orig. Price Received		98.9%	99.2%	+ 0.3%	98.9%	99.2%	+ 0.3%
Housing Affordability Index		102	100	- 2.0%	102	100	- 2.0%
Inventory of Homes for Sale		190	157	- 17.4%	--	--	--
Months Supply of Inventory		2.8	1.8	- 35.7%	--	--	--