

Quarterly Indicators

Provided by OneKey® MLS

Putnam County

Q2-2026

The U.S. housing market remained slower than normal in the second quarter of 2026. Rising housing costs, tight inventory conditions, and ongoing economic uncertainty contributed to subdued market activity during what is traditionally the busiest time of the year. Inflation reached a three-year high in May, adding to broader affordability pressures as home prices continued to rise nationally. The median existing-home price climbed to nearly \$430,000, a record high for the month, according to the National Association of REALTORS®.

- Single-Family Closed Sales were down 0.6 percent to 175.
- Condos Closed Sales were up 127.8 percent to 41.
- There were no recorded Co-Op sales this quarter.
- Single-Family Median Sales Price decreased 1.3 percent to \$598,200.
- Condos Median Sales Price increased 23.9 percent to \$425,000.
- A Median Sales Price could not be calculated this quarter.

Although inventory is up year-over-year nationwide, a shortage of affordable homes for sale remains, particularly at the entry level, where demand is strong. According to Realtor.com, the median listing price is 34.4% higher than in 2019, while the median asking rent is nearly 18% higher, pushing homeownership further out of reach for many first-time buyers. Despite these challenges, buyer demand showed signs of resilience, as pending home sales rose in May to their highest level since November 2025.



Quarterly Snapshot

+ 11.3% **- 5.5%** **- 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

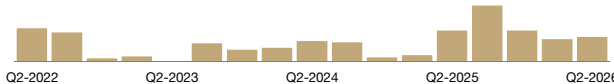
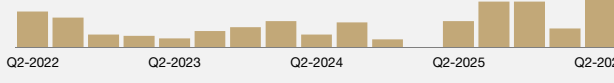
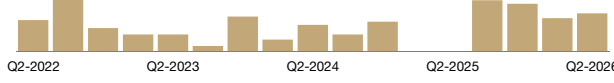
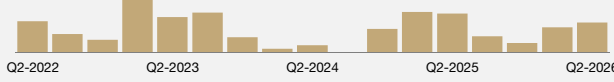
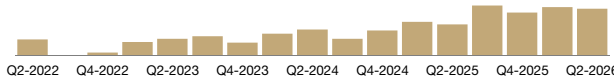
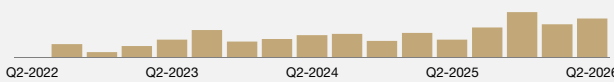
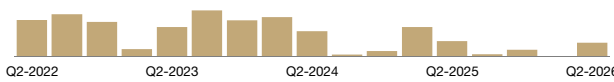
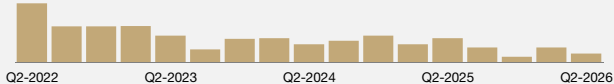
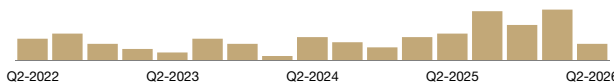
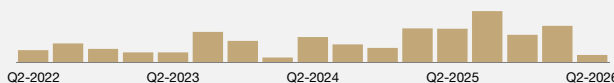
Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		372	418	+ 12.4%	583	586	+ 0.5%
Pending Sales		246	260	+ 5.7%	381	388	+ 1.8%
Closed Sales		176	175	- 0.6%	320	322	+ 0.6%
Days on Market		53	56	+ 5.7%	61	56	- 8.2%
Median Pending Price		\$610,000	\$640,000	+ 4.9%	\$605,000	\$610,000	+ 0.8%
Median Sales Price		\$606,000	\$598,200	- 1.3%	\$590,000	\$594,100	+ 0.7%
Pct. of Orig. Price Received		99.4%	101.0%	+ 1.6%	99.0%	100.3%	+ 1.3%
Housing Affordability Index		88	93	+ 5.7%	91	93	+ 2.2%
Inventory of Homes for Sale		249	238	- 4.4%	--	--	--
Months Supply of Inventory		4.0	3.3	- 17.5%	--	--	--

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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		50	44	- 12.0%	77	86	+ 11.7%
Pending Sales		37	58	+ 56.8%	53	89	+ 67.9%
Closed Sales		18	41	+ 127.8%	36	79	+ 119.4%
Days on Market		52	46	- 11.5%	52	44	- 15.4%
Median Pending Price		\$387,000	\$435,000	+ 12.4%	\$387,000	\$440,000	+ 13.7%
Median Sales Price		\$343,000	\$425,000	+ 23.9%	\$360,000	\$425,000	+ 18.1%
Pct. of Orig. Price Received		99.8%	99.6%	- 0.2%	100.5%	99.0%	- 1.5%
Housing Affordability Index		156	131	- 16.0%	149	131	- 12.1%
Inventory of Homes for Sale		21	15	- 28.6%	--	--	--
Months Supply of Inventory		2.3	0.9	- 60.9%	--	--	--

Co-ops Market Overview

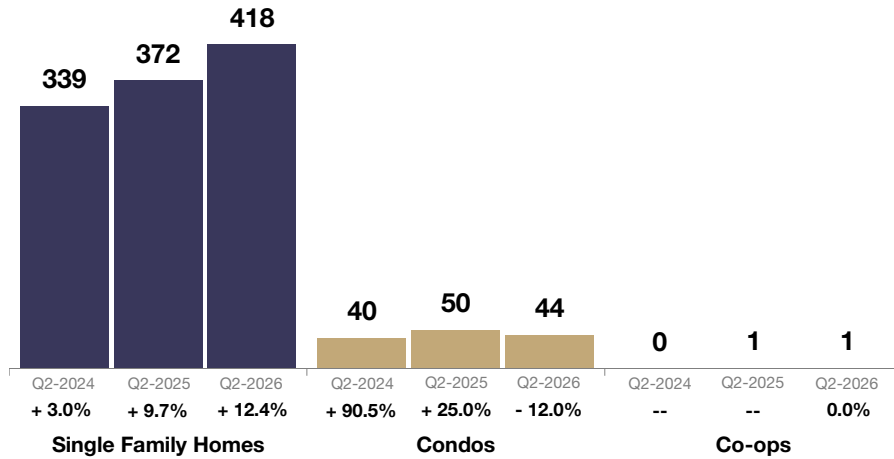
Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1	1	0.0%	1	3	+ 200.0%
Pending Sales		0	0	--	0	0	--
Closed Sales		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		1	3	+ 200.0%	--	--	--
Months Supply of Inventory		--	3.0	--	--	--	--

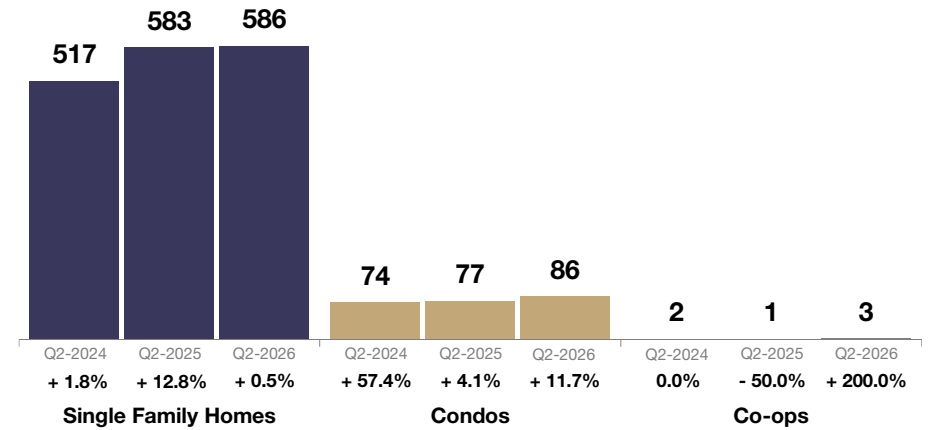
New Listings

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

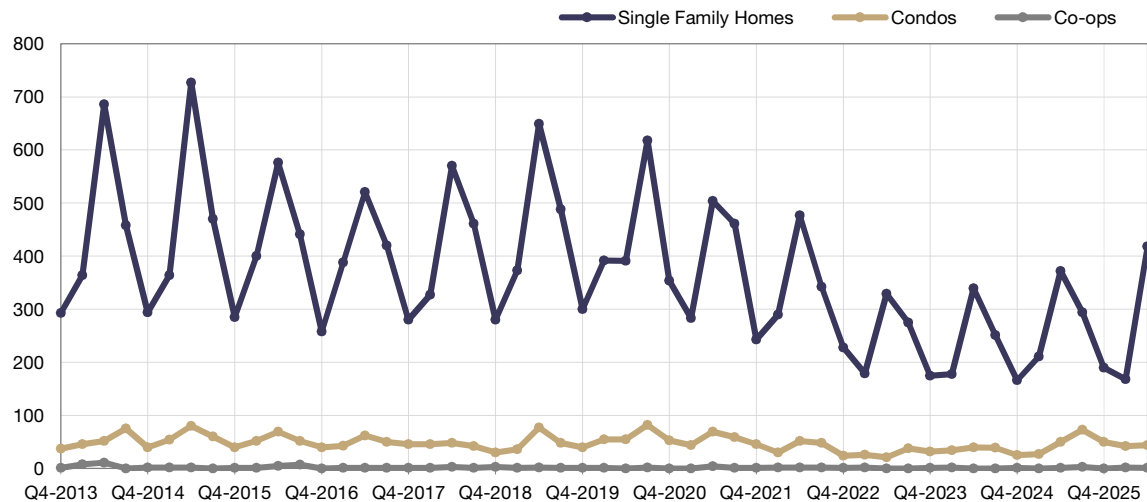
Q2-2026



Year to Date



Historical New Listings by Quarter



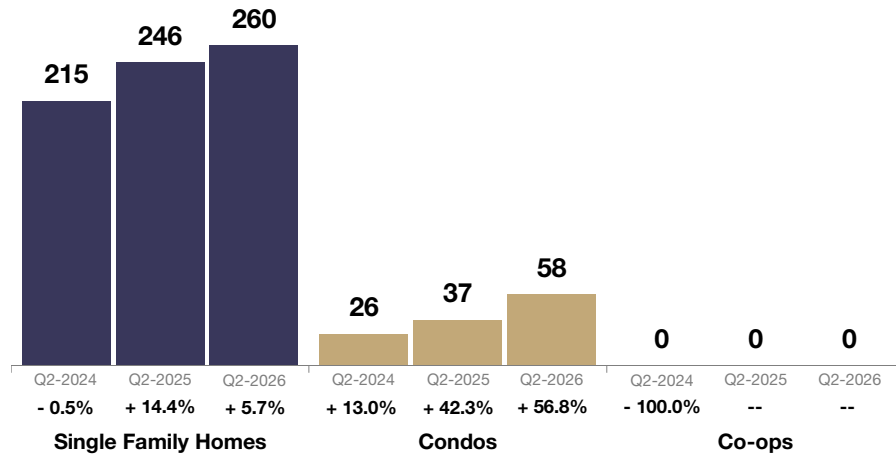
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	168	42	2
Q2-2026	418	44	1

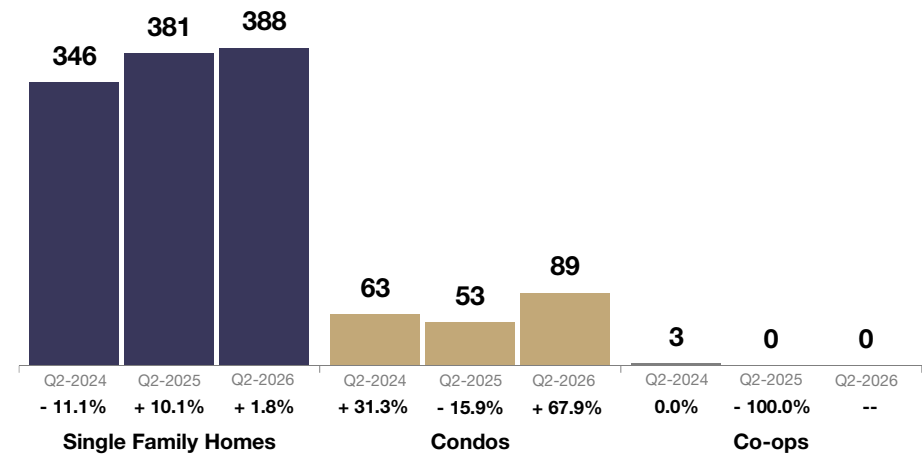
Pending Sales

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

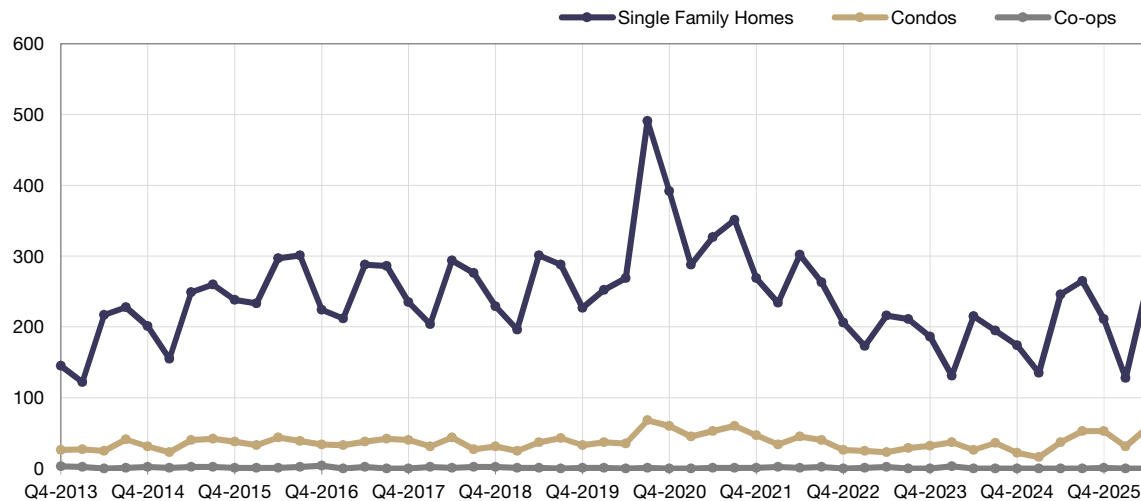
Q2-2026



Year to Date



Historical Pending Sales by Quarter



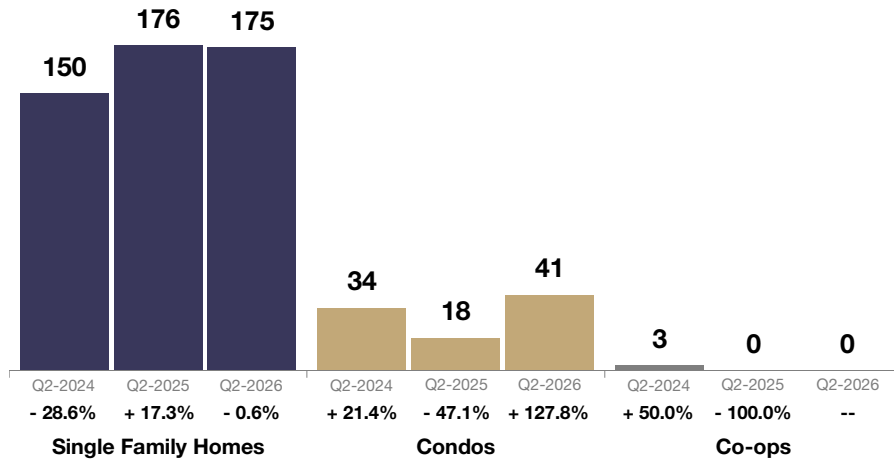
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	128	31	0
Q2-2026	260	58	0

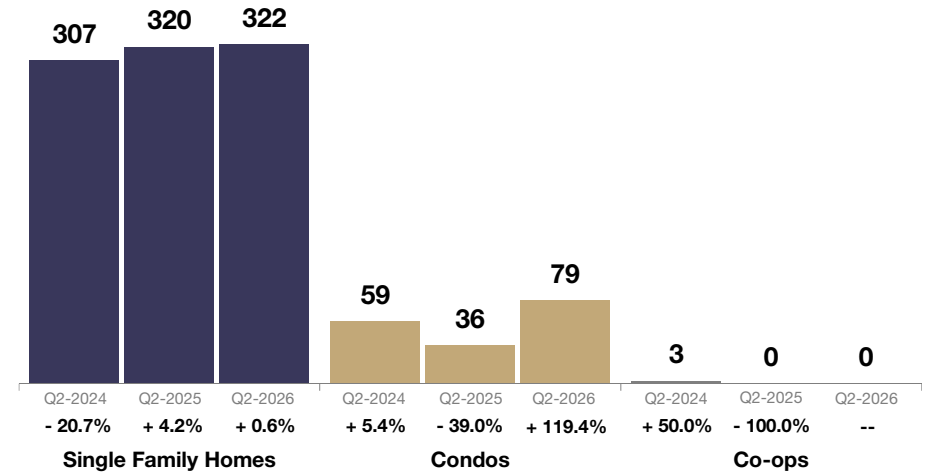
Closed Sales

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

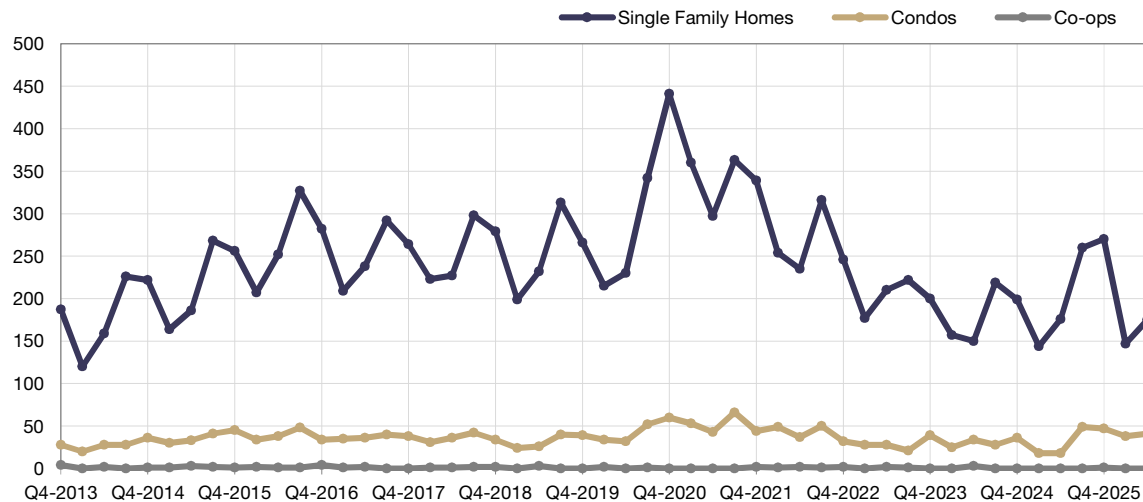
Q2-2026



Year to Date



Historical Closed Sales by Quarter



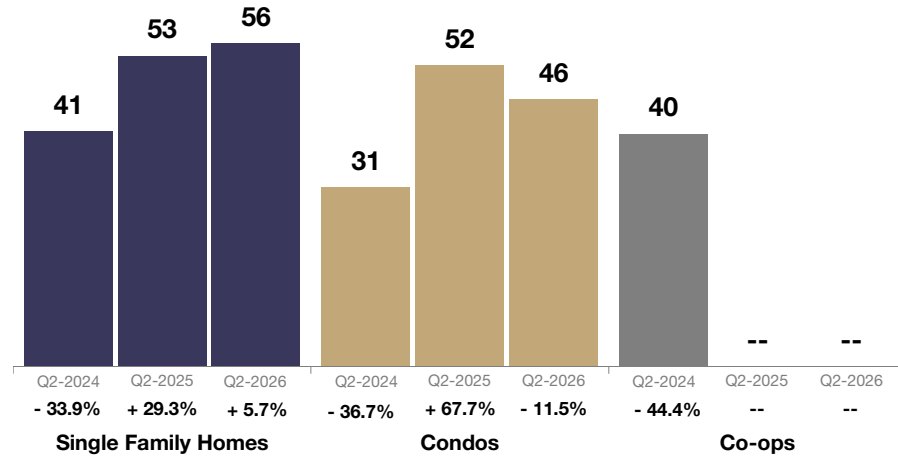
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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
Q2-2026	175	41	0

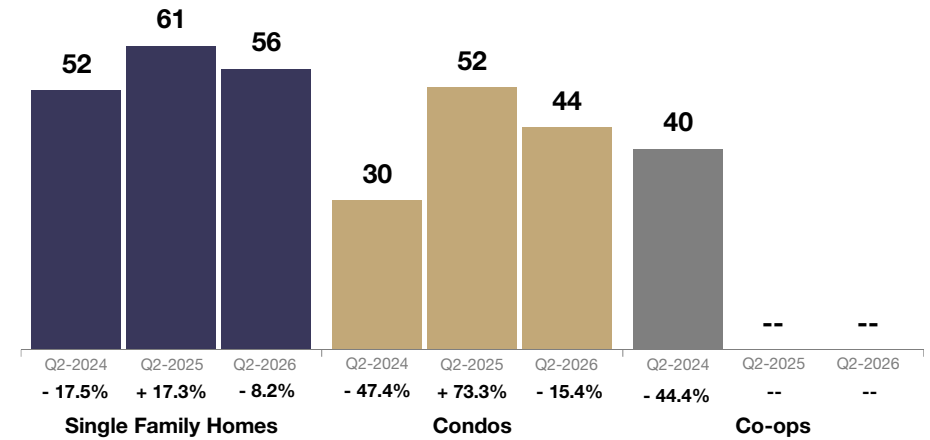
Days on Market Until Sale

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

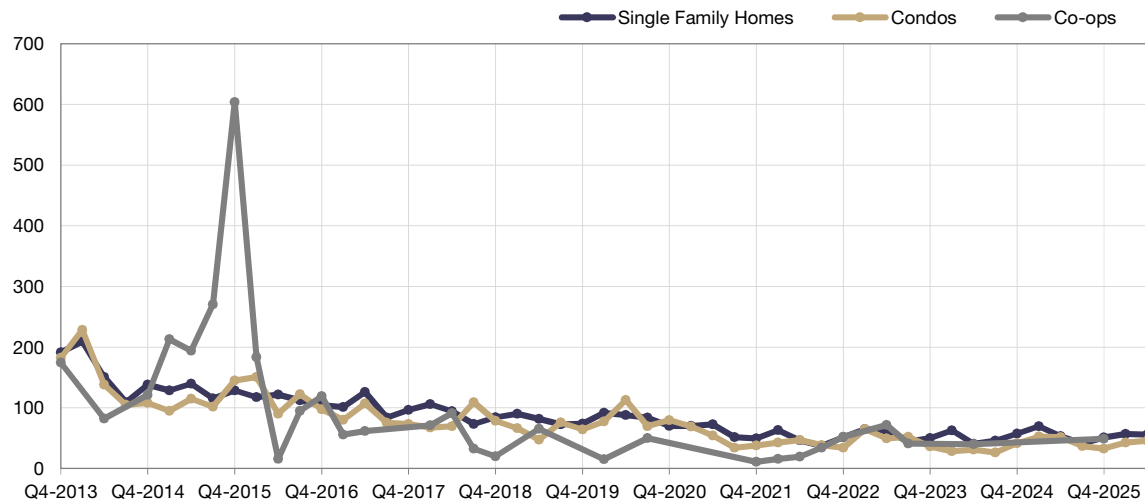
Q2-2026



Year to Date



Historical Days on Market Until Sale by Quarter

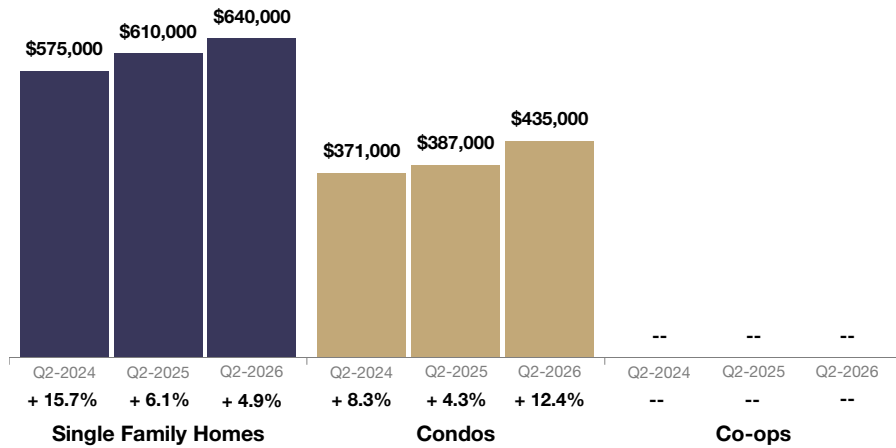


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	44	52	41
Q4-2023	50	36	--
Q1-2024	63	28	--
Q2-2024	41	31	40
Q3-2024	46	26	--
Q4-2024	57	42	--
Q1-2025	69	53	--
Q2-2025	53	52	--
Q3-2025	42	37	--
Q4-2025	51	32	49
Q1-2026	57	43	--
Q2-2026	56	46	--

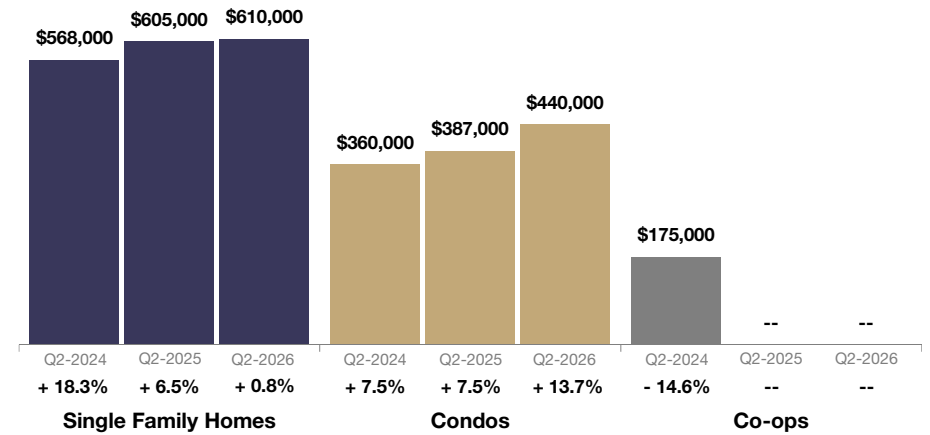
Median Pending Price

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.

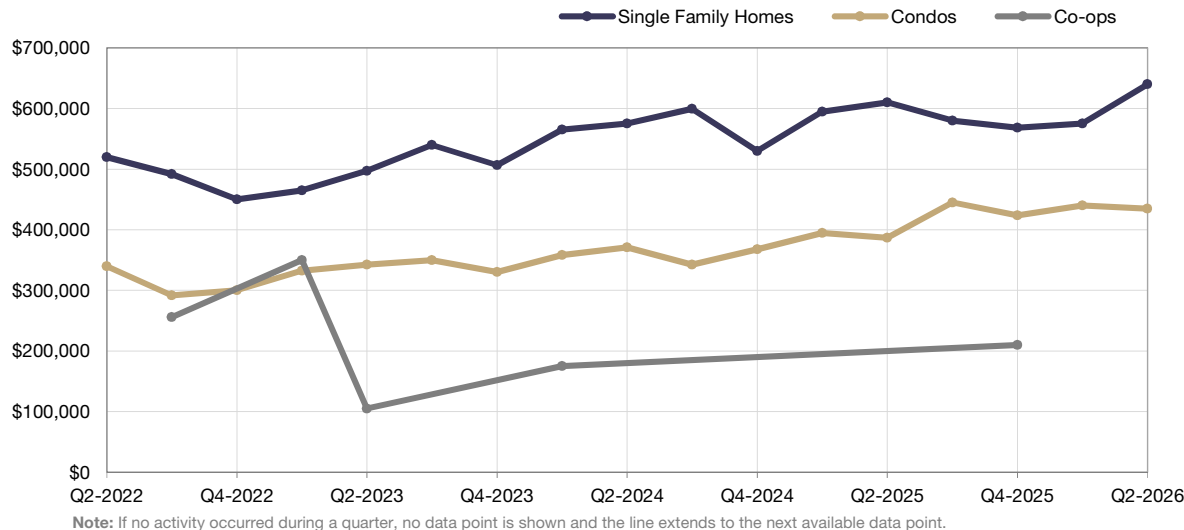
Q2-2026



Year to Date



Historical Median Pending Price by Quarter

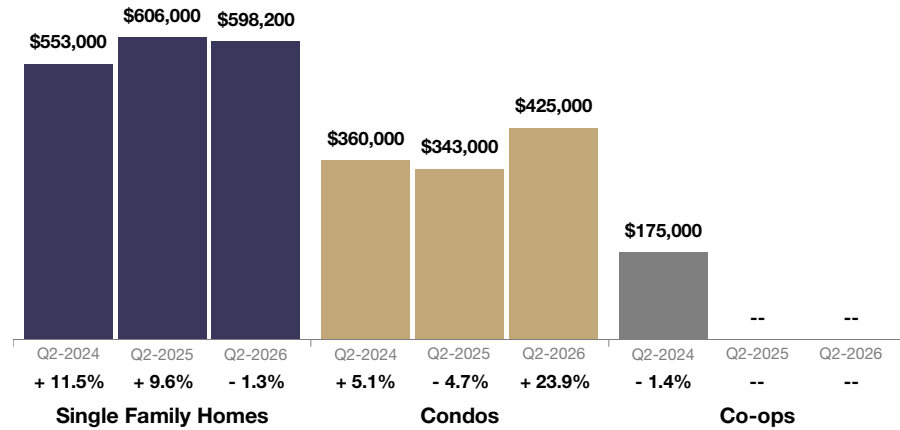


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	\$540,000	\$350,000	--
Q4-2023	\$506,500	\$330,000	--
Q1-2024	\$565,000	\$358,000	\$175,000
Q2-2024	\$575,000	\$371,000	--
Q3-2024	\$599,500	\$342,500	--
Q4-2024	\$530,000	\$367,500	--
Q1-2025	\$595,000	\$394,653	--
Q2-2025	\$610,000	\$387,000	--
Q3-2025	\$580,000	\$445,000	--
Q4-2025	\$568,400	\$423,500	\$210,000
Q1-2026	\$575,000	\$440,000	--
Q2-2026	\$640,000	\$435,000	--

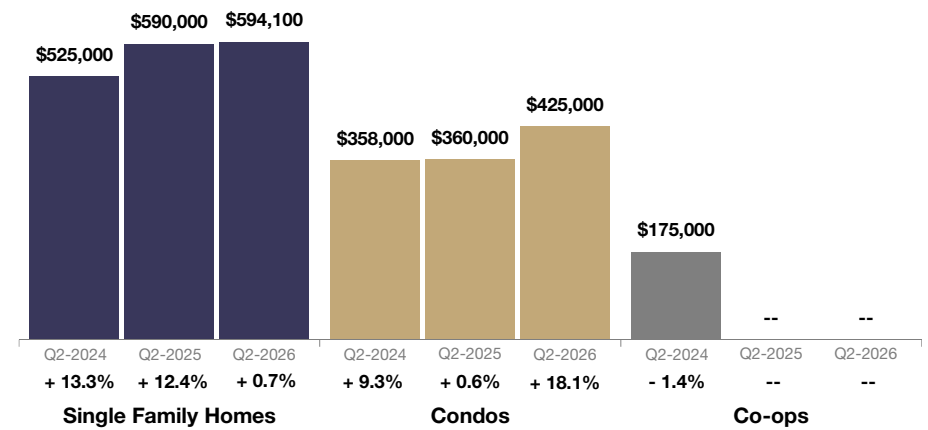
Median Sales Price

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

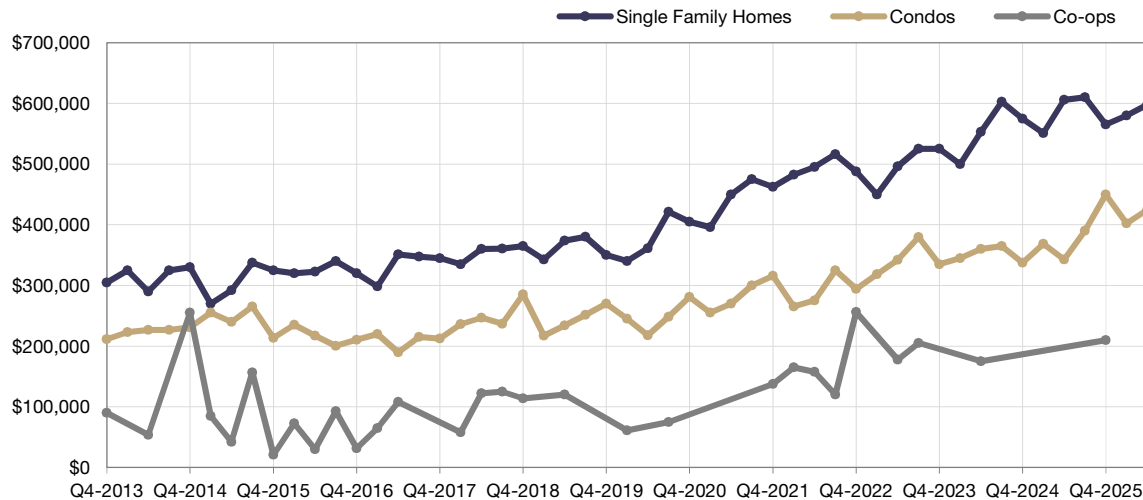
Q2-2026



Year to Date



Historical Median Sales Price by Quarter

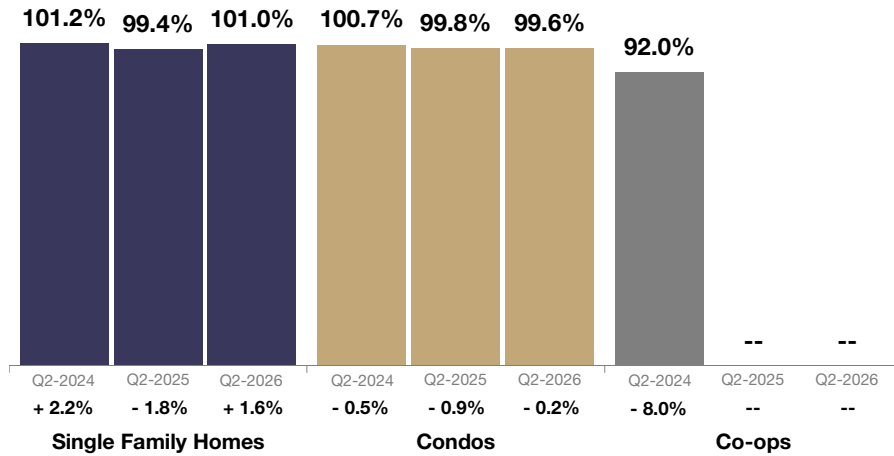


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	\$525,000	\$379,900	\$205,000
Q4-2023	\$525,000	\$335,000	--
Q1-2024	\$500,000	\$345,000	--
Q2-2024	\$553,000	\$360,000	\$175,000
Q3-2024	\$602,500	\$365,000	--
Q4-2024	\$575,000	\$337,500	--
Q1-2025	\$551,000	\$368,750	--
Q2-2025	\$606,000	\$343,000	--
Q3-2025	\$610,000	\$390,000	--
Q4-2025	\$565,500	\$449,900	\$210,000
Q1-2026	\$580,000	\$402,500	--
Q2-2026	\$598,200	\$425,000	--

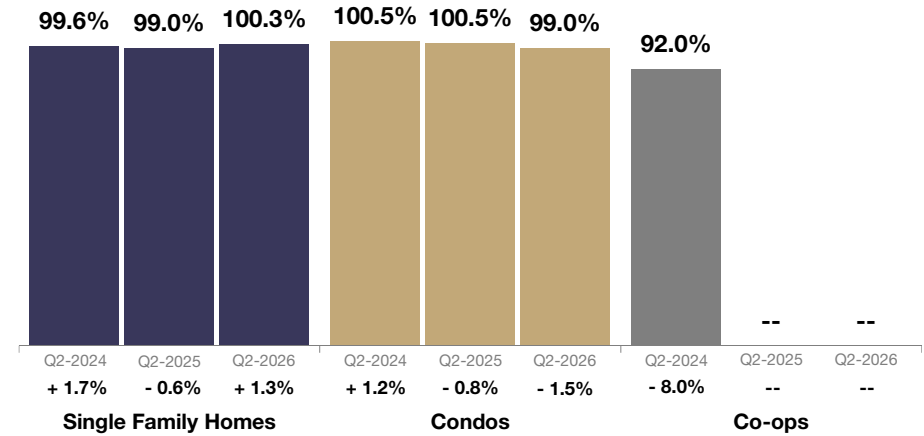
Percent of Original List Price Received

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.

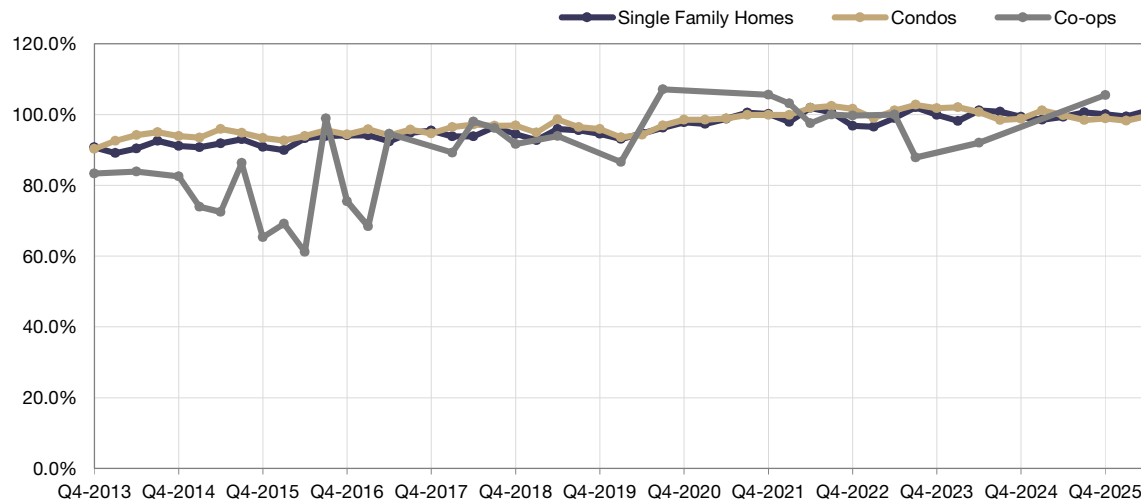
Q2-2026



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.

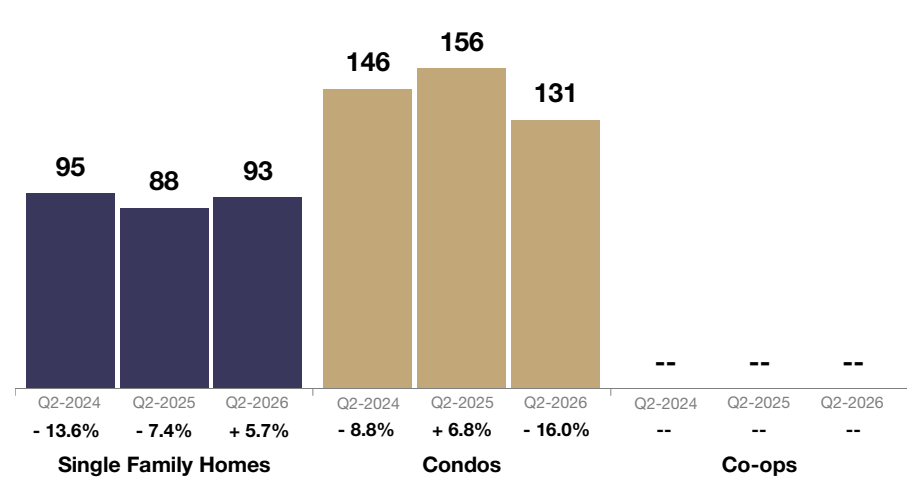
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	102.0%	102.8%	87.9%
Q4-2023	99.9%	101.8%	--
Q1-2024	98.2%	102.1%	--
Q2-2024	101.2%	100.7%	92.0%
Q3-2024	100.8%	98.4%	--
Q4-2024	99.3%	98.8%	--
Q1-2025	98.6%	101.2%	--
Q2-2025	99.4%	99.8%	--
Q3-2025	100.6%	98.5%	--
Q4-2025	100.1%	98.9%	105.5%
Q1-2026	99.4%	98.3%	--
Q2-2026	101.0%	99.6%	--

Housing Affordability Index

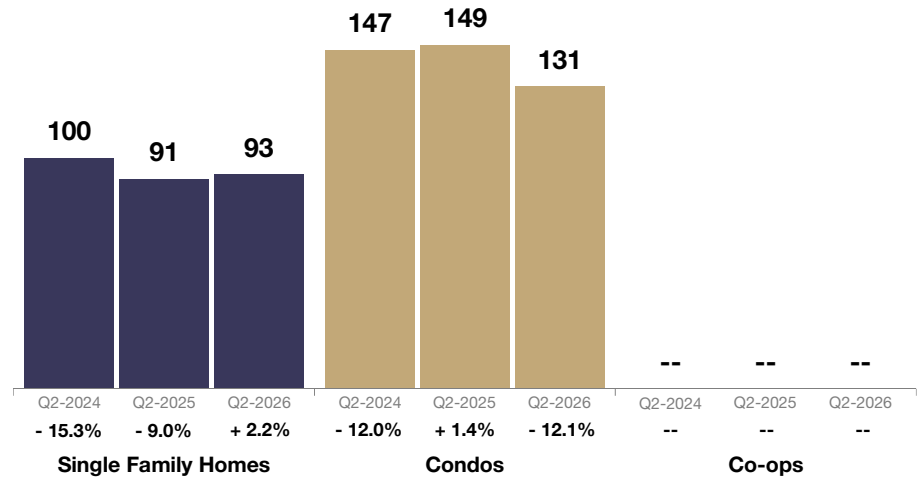
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



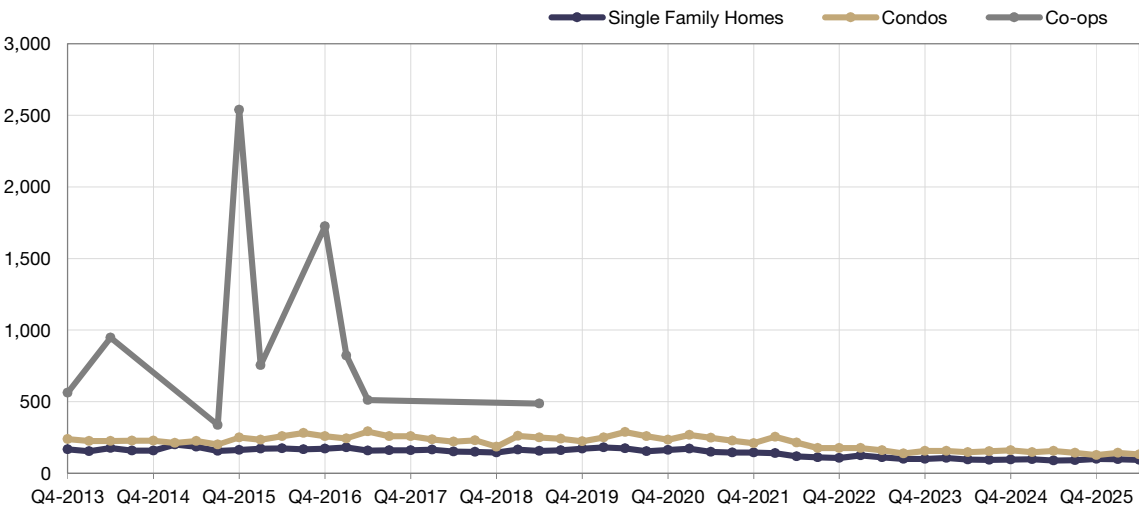
Q2-2026



Year to Date



Historical Housing Affordability Index by Quarter

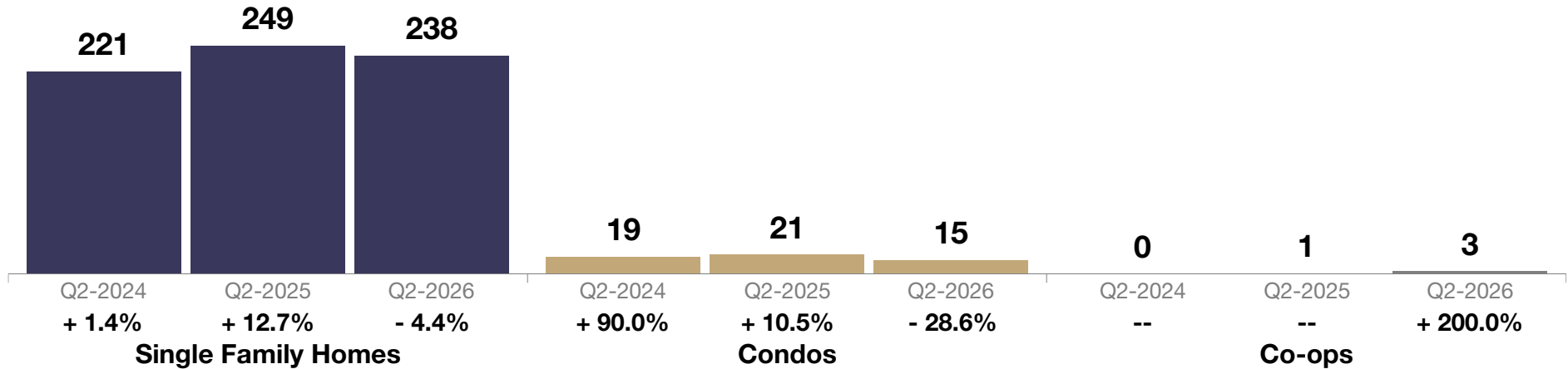


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	100	138	--
Q4-2023	99	155	--
Q1-2024	107	156	--
Q2-2024	95	146	--
Q3-2024	92	152	--
Q4-2024	94	160	--
Q1-2025	98	146	--
Q2-2025	88	156	--
Q3-2025	90	141	--
Q4-2025	100	126	--
Q1-2026	98	141	--
Q2-2026	93	131	--

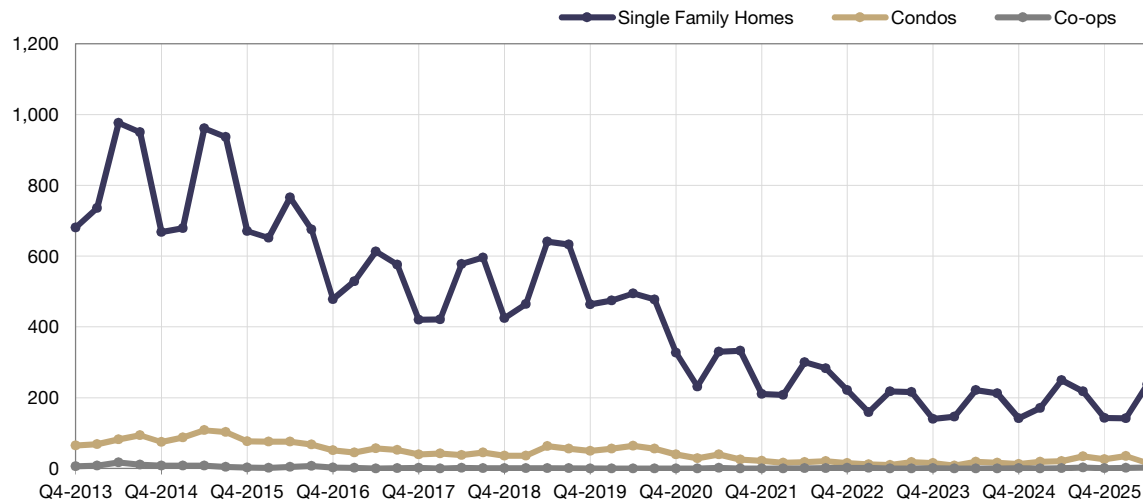
Inventory of Homes for Sale

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

Q2-2026



Historical Inventory of Homes for Sale by Quarter



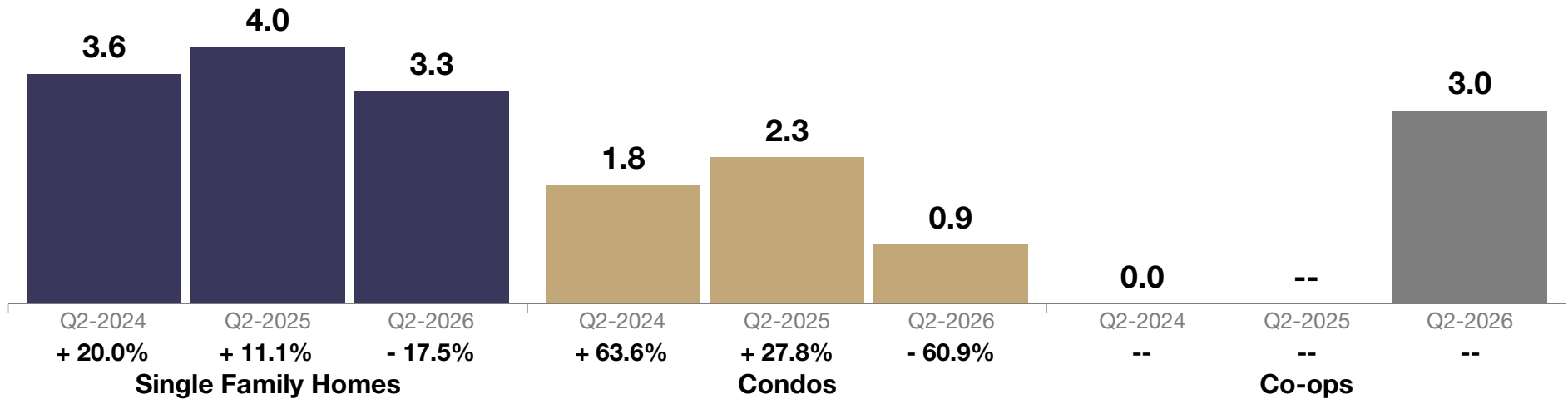
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	216	18	0
Q4-2023	140	15	1
Q1-2024	146	8	0
Q2-2024	221	19	0
Q3-2024	212	16	0
Q4-2024	142	13	1
Q1-2025	171	19	0
Q2-2025	249	21	1
Q3-2025	218	34	3
Q4-2025	143	26	1
Q1-2026	142	35	2
Q2-2026	238	15	3

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

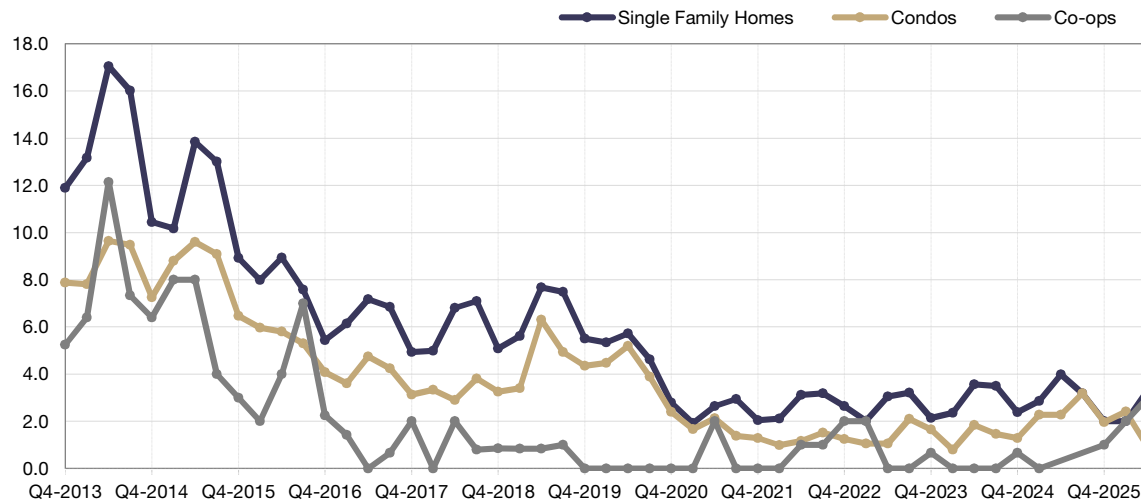
Months Supply of Inventory

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.

Q2-2026



Historical Months Supply of Inventory by Quarter

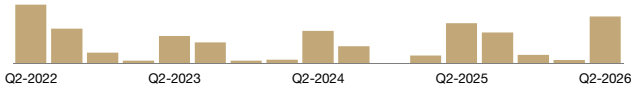
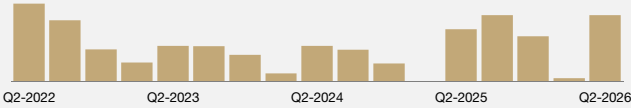
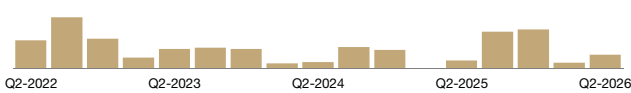
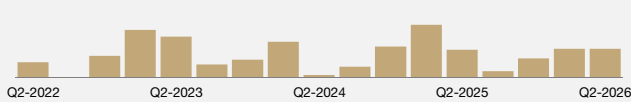
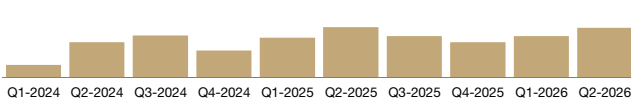
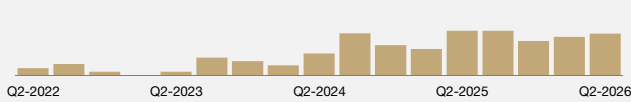
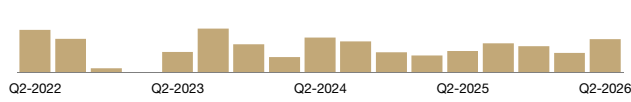
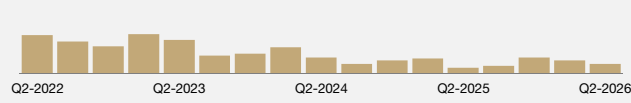
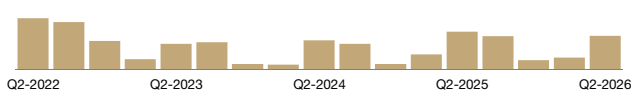
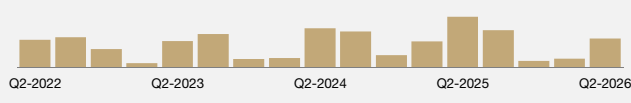


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	3.2	2.1	0.0
Q4-2023	2.1	1.7	0.7
Q1-2024	2.4	0.8	0.0
Q2-2024	3.6	1.8	0.0
Q3-2024	3.5	1.5	0.0
Q4-2024	2.4	1.3	0.7
Q1-2025	2.9	2.3	0.0
Q2-2025	4.0	2.3	--
Q3-2025	3.2	3.2	--
Q4-2025	2.0	2.0	1.0
Q1-2026	2.0	2.4	2.0
Q2-2026	3.3	0.9	3.0

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

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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		423	463	+ 9.5%	661	675	+ 2.1%
Pending Sales		283	318	+ 12.4%	434	477	+ 9.9%
Closed Sales		194	216	+ 11.3%	356	401	+ 12.6%
Days on Market		53	54	+ 1.9%	60	54	- 10.0%
Median Pending Price		\$600,000	\$597,500	- 0.4%	\$593,750	\$585,000	- 1.5%
Median Sales Price		\$585,000	\$576,000	- 1.5%	\$550,000	\$575,000	+ 4.5%
Pct. of Orig. Price Received		99.4%	100.8%	+ 1.4%	99.2%	100.0%	+ 0.8%
Housing Affordability Index		92	96	+ 4.3%	97	96	- 1.0%
Inventory of Homes for Sale		271	256	- 5.5%	--	--	--
Months Supply of Inventory		3.8	2.9	- 23.7%	--	--	--