2Q 2026

Putnam County Market Report

Sale prices, time on market, what buyers paid and how many homes are for sale, April through June 2026, for houses, condos and co-ops.



Milton Coste

Licensed Real Estate Associate Broker
Keller Williams NYC

917.416.7433 · mcoste@kwnyc.com · miltoncoste.com

The quarter in plain English

The typical Putnam County home sold through OneKey MLS went for **$576,000** from April through June 2026, 1.5% less than a year earlier, according to the Hudson Gateway Association of REALTORS®.

- **Buyers paid more than the original asking price, about 101 cents for every dollar sellers first asked** (100.8% of the original asking price, on average).
- **Homes took an average of 54 days** from listing to an accepted offer.
- **256 homes were for sale** at the end of the quarter, about 2.9 months of supply (how long those listings would last at the recent pace of sales).

ALL PUTNAM COUNTY HOMES SOLD THROUGH ONEKEY MLS

	THIS QUARTER	A YEAR AGO	CHANGE
Median sale price half sold for more and half for less	**$576,000**	$585,000	−1.5%
Sales closed	**216**	194	+11.3%
Days on market average days from listing to an accepted offer	**54 days**	53 days	+1.9%
Share of original asking price paid average sale price as a share of the first asking price	**100.8%**	99.4%	+1.4%
Homes for sale active listings at the end of the quarter	**256**	271	−5.5%
Months of supply how long today's listings would last at the recent pace of sales	**2.9 months**	3.8 months	−23.7%

BY HOME TYPE

	MEDIAN PRICE	VS. A YEAR AGO	SALES	DAYS ON MARKET	SHARE OF ASKING
Single-family homes	**$598,200**	−1.3%	175	56 days	101.0%
Condos	**$425,000**	+23.9%	41	46 days	99.6%
Co-ops	Too few sales	n/a	0	n/a	n/a

Houses, condos and co-ops

SINGLE-FAMILY HOMES

	THIS QUARTER	A YEAR AGO	CHANGE
Median sale price	**$598,200**	$606,000	−1.3%
Sales closed	**175**	176	−0.6%
Days on market	**56 days**	53 days	+5.7%
Share of original asking price paid	**101.0%**	99.4%	+1.6%
Homes for sale	**238**	249	−4.4%
Months of supply	**3.3 months**	4.0 months	−17.5%

CONDOS

	THIS QUARTER	A YEAR AGO	CHANGE
Median sale price	**$425,000**	$343,000	+23.9%
Sales closed	**41**	18	+127.8%
Days on market	**46 days**	52 days	−11.5%
Share of original asking price paid	**99.6%**	99.8%	−0.2%
Homes for sale	**15**	21	−28.6%
Months of supply	**0.9 months**	2.3 months	−60.9%

Single-family homes here are the MLS category; multi-family houses are not included. Co-ops had fewer than 10 sales this quarter, so they are not broken out.

What do these terms mean?

WHAT IS A MEDIAN SALE PRICE?

The middle sale: half sold for more and half for less.

WHAT IS THE SHARE OF THE ORIGINAL ASKING PRICE PAID?

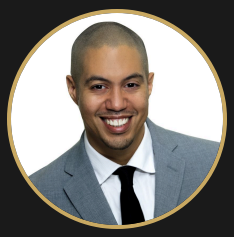
Each sale price divided by its first asking price, averaged across sales. 97% means buyers paid about $970,000 on a home first listed at $1,000,000.

WHAT DOES DAYS ON MARKET MEASURE?

The average number of days from listing to an accepted offer.

WHAT IS MONTHS OF SUPPLY?

The homes for sale at the end of the quarter divided by the average monthly number of new contracts over the past year: how long today's listings would last at that pace.



Milton Coste

Licensed Real Estate Associate Broker, REALTOR®
Keller Williams NYC
360 Madison Avenue, 9th Floor, New York, NY 10017
Direct 917.416.7433 · Office 212.301.1140
mcoste@kwnyc.com · miltoncoste.com
English and Spanish

Scan for next quarter's report

ABOUT THE DATA

All figures: figures published by the Hudson Gateway Association of REALTORS® (HGAR) in its Putnam County quarterly report for 2Q 2026, compiled from OneKey® MLS data as of July 8, 2026. Information is deemed reliable but not guaranteed. Report prepared by Milton Coste on October 9, 2026.

Milton Coste is a Licensed Real Estate Associate Broker with Keller Williams NYC, 360 Madison Avenue, 9th Floor, New York, NY 10017. NY License #10301213304. Equal Housing Opportunity. This is not an offer to buy or sell any property, and it is not a guarantee of future prices.