

Putnam

Windham County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	7	8	+ 14.3%	64	81	+ 26.6%
Pending Sales	5	12	+ 140.0%	51	61	+ 19.6%
Closed Sales	7	12	+ 71.4%	50	57	+ 14.0%
Days on Market Until Sale	15	29	+ 93.3%	22	30	+ 36.4%
Median Sales Price*	\$380,000	\$375,000	- 1.3%	\$347,500	\$375,000	+ 7.9%
Average Sales Price*	\$365,321	\$452,325	+ 23.8%	\$368,313	\$419,084	+ 13.8%
Percent of List Price Received*	100.3%	99.5%	- 0.8%	100.7%	100.5%	- 0.2%
Inventory of Homes for Sale	12	19	+ 58.3%	—	—	—
Months Supply of Inventory	1.9	2.6	+ 36.8%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1	1	0.0%	14	16	+ 14.3%
Pending Sales	1	0	- 100.0%	9	12	+ 33.3%
Closed Sales	0	2	—	10	13	+ 30.0%
Days on Market Until Sale	—	40	—	33	39	+ 18.2%
Median Sales Price*	—	\$270,000	—	\$317,500	\$285,000	- 10.2%
Average Sales Price*	—	\$270,000	—	\$310,815	\$280,038	- 9.9%
Percent of List Price Received*	—	96.6%	—	100.2%	97.6%	- 2.6%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

* 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.

