

Putnam

Windham County

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	11	14	+ 27.3%	75	95	+ 26.7%
Pending Sales	6	20	+ 233.3%	57	80	+ 40.4%
Closed Sales	7	14	+ 100.0%	57	70	+ 22.8%
Days on Market Until Sale	33	31	- 6.1%	23	30	+ 30.4%
Median Sales Price*	\$345,000	\$360,750	+ 4.6%	\$345,000	\$372,000	+ 7.8%
Average Sales Price*	\$448,143	\$374,736	- 16.4%	\$378,116	\$411,023	+ 8.7%
Percent of List Price Received*	101.1%	101.4%	+ 0.3%	100.8%	100.8%	0.0%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	2.2	1.4	- 36.4%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	3	+ 50.0%	16	19	+ 18.8%
Pending Sales	3	2	- 33.3%	12	14	+ 16.7%
Closed Sales	3	2	- 33.3%	13	15	+ 15.4%
Days on Market Until Sale	16	20	+ 25.0%	29	37	+ 27.6%
Median Sales Price*	\$255,000	\$318,000	+ 24.7%	\$315,000	\$285,000	- 9.5%
Average Sales Price*	\$268,333	\$318,000	+ 18.5%	\$301,012	\$285,100	- 5.3%
Percent of List Price Received*	99.8%	99.0%	- 0.8%	100.1%	97.8%	- 2.3%
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	2.1	3.5	+ 66.7%	—	—	—

* 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.

