

Local Market Update for Quarter 1 – 2016

A Research Tool Provided by the Hudson Gateway Association of REALTORS®



Putnam County

Single-Family Homes

Key Metrics	Quarter 1			Last 12 Months		
	2015	2016	Percent Change	Thru 3-2015	Thru 3-2016	Percent Change
New Listings	359	406	+ 13.1%	1,800	1,902	+ 5.7%
Closed Sales	166	213	+ 28.3%	801	943	+ 17.7%
Days on Market Until Sale	128	118	- 7.8%	129	122	- 5.4%
Median Sales Price*	\$270,000	\$300,000	+ 11.1%	\$300,000	\$320,000	+ 6.7%
Percent of Original List Price Received*	90.9%	90.0%	- 1.0%	91.3%	91.6%	+ 0.3%
Inventory of Homes for Sale	689	627	- 9.0%	--	--	--

Condos

Key Metrics	Quarter 1			Last 12 Months		
	2015	2016	Percent Change	Thru 3-2015	Thru 3-2016	Percent Change
New Listings	53	50	- 5.7%	213	229	+ 7.5%
Closed Sales	28	34	+ 21.4%	117	152	+ 29.9%
Days on Market Until Sale	95	151	+ 58.9%	112	128	+ 14.3%
Median Sales Price*	\$255,000	\$235,000	- 7.8%	\$230,300	\$238,750	+ 3.7%
Percent of Original List Price Received*	93.5%	92.7%	- 0.9%	94.0%	94.2%	+ 0.2%
Inventory of Homes for Sale	87	72	- 17.2%	--	--	--

Co-Ops

Key Metrics	Quarter 1			Last 12 Months		
	2015	2016	Percent Change	Thru 3-2015	Thru 3-2016	Percent Change
New Listings	2	1	- 50.0%	15	4	- 73.3%
Closed Sales	1	2	+ 100.0%	4	8	+ 100.0%
Days on Market Until Sale	213	184	- 13.6%	125	262	+ 109.6%
Median Sales Price*	\$85,000	\$72,673	- 14.5%	\$71,500	\$59,923	- 16.2%
Percent of Original List Price Received*	73.9%	69.2%	- 6.4%	81.0%	74.2%	- 8.4%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Percent changes are calculated using rounded figures, and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type Last 12 Months

