

Dutchess County

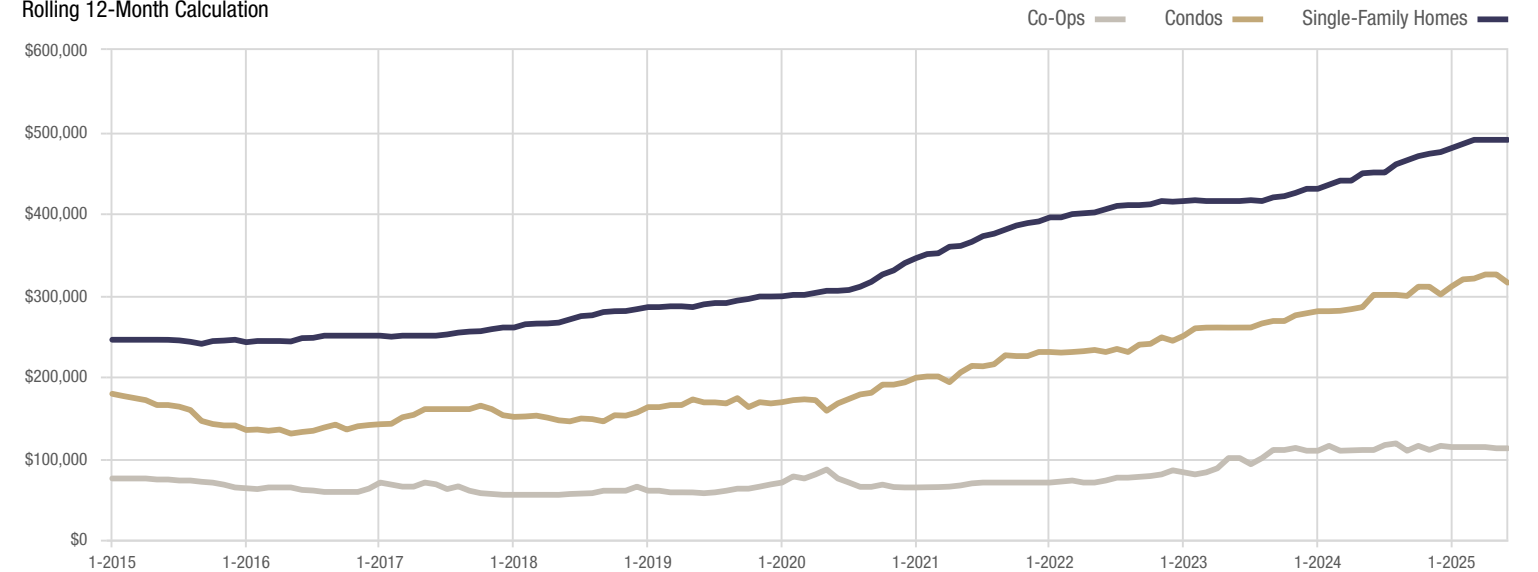
Single-Family Homes			June			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings			267	284	+ 6.4%	2,882	2,594	- 10.0%
Closed Sales			170	136	- 20.0%	2,077	1,972	- 5.1%
Days on Market Until Sale			50	54	+ 8.0%	64	59	- 7.8%
Median Sales Price*			\$500,000	\$496,875	- 0.6%	\$450,000	\$490,000	+ 8.9%
Percent of Original List Price Received*			100.8%	100.7%	- 0.1%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale			665	651	- 2.1%	652	564	- 13.5%

Condos			June			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings			36	25	- 30.6%	330	347	+ 5.2%
Closed Sales			39	23	- 41.0%	304	281	- 7.6%
Days on Market Until Sale			45	38	- 15.6%	51	46	- 9.8%
Median Sales Price*			\$396,000	\$285,000	- 28.0%	\$300,000	\$315,000	+ 5.0%
Percent of Original List Price Received*			101.5%	100.4%	- 1.1%	100.3%	100.4%	+ 0.1%
Inventory of Homes for Sale			56	48	- 14.3%	52	55	+ 5.8%

Co-Ops			June			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings			10	11	+ 10.0%	80	61	- 23.8%
Closed Sales			4	2	- 50.0%	51	35	- 31.4%
Days on Market Until Sale			32	59	+ 84.4%	62	86	+ 38.7%
Median Sales Price*			\$127,500	\$177,500	+ 39.2%	\$109,900	\$112,000	+ 1.9%
Percent of Original List Price Received*			97.6%	94.1%	- 3.6%	95.3%	88.9%	- 6.7%
Inventory of Homes for Sale			27	28	+ 3.7%	17	18	+ 5.9%

* 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.

Historical Median Sales Price by Property Type
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.