

Dutchess County

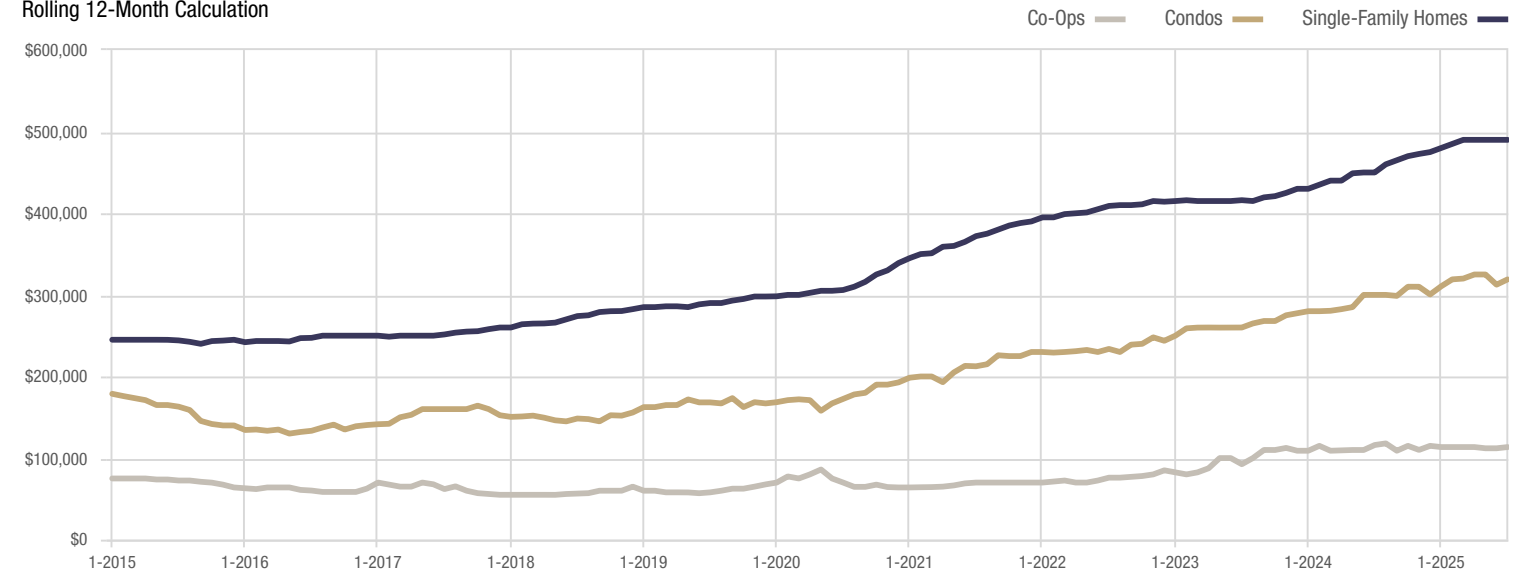
Single-Family Homes			July			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			236	283	+ 19.9%	2,866	2,641	- 7.9%
Closed Sales			215	184	- 14.4%	2,101	1,943	- 7.5%
Days on Market Until Sale			47	44	- 6.4%	63	59	- 6.3%
Median Sales Price*			\$482,500	\$500,500	+ 3.7%	\$450,000	\$490,000	+ 8.9%
Percent of Original List Price Received*			100.6%	102.0%	+ 1.4%	98.9%	98.9%	0.0%
Inventory of Homes for Sale			646	646	0.0%	643	569	- 11.5%

Condos			July			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			29	35	+ 20.7%	329	353	+ 7.3%
Closed Sales			21	24	+ 14.3%	296	285	- 3.7%
Days on Market Until Sale			39	43	+ 10.3%	51	47	- 7.8%
Median Sales Price*			\$287,000	\$365,000	+ 27.2%	\$300,000	\$319,000	+ 6.3%
Percent of Original List Price Received*			99.7%	99.4%	- 0.3%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale			56	58	+ 3.6%	51	55	+ 7.8%

Co-Ops			July			Last 12 Months		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			7	3	- 57.1%	76	57	- 25.0%
Closed Sales			2	5	+ 150.0%	46	38	- 17.4%
Days on Market Until Sale			39	137	+ 251.3%	63	95	+ 50.8%
Median Sales Price*			\$80,500	\$140,000	+ 73.9%	\$116,000	\$113,500	- 2.2%
Percent of Original List Price Received*			87.4%	92.1%	+ 5.4%	94.8%	89.4%	- 5.7%
Inventory of Homes for Sale			25	27	+ 8.0%	17	19	+ 11.8%

* 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.