

Dutchess County

Single-Family Homes	August			Last 12 Months		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Key Metrics						
New Listings	231	225	- 2.6%	2,802	2,649	- 5.5%
Closed Sales	220	196	- 10.9%	2,088	1,920	- 8.0%
Days on Market Until Sale	46	53	+ 15.2%	62	60	- 3.2%
Median Sales Price*	\$510,000	\$525,000	+ 2.9%	\$460,000	\$490,000	+ 6.5%
Percent of Original List Price Received*	99.7%	99.2%	- 0.5%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	624	622	- 0.3%	634	574	- 9.5%

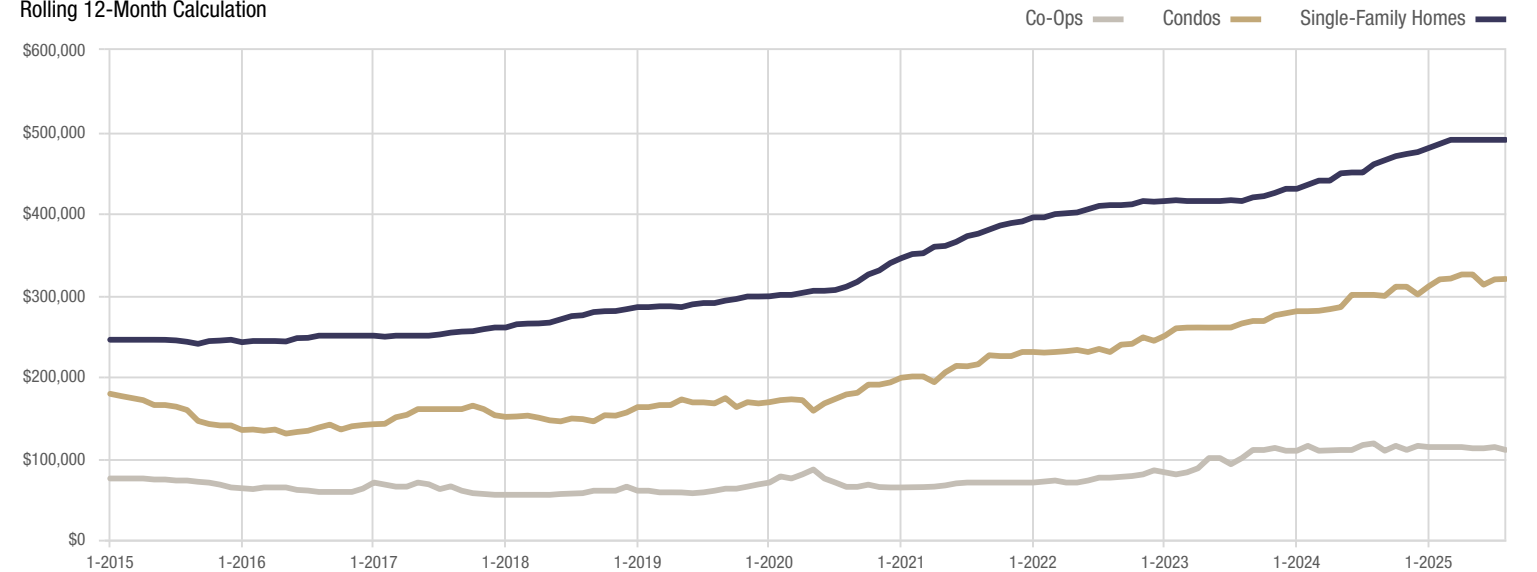
Condos	August			Last 12 Months		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Key Metrics						
New Listings	29	35	+ 20.7%	324	359	+ 10.8%
Closed Sales	24	21	- 12.5%	291	282	- 3.1%
Days on Market Until Sale	34	59	+ 73.5%	49	49	0.0%
Median Sales Price*	\$330,000	\$340,000	+ 3.0%	\$300,000	\$319,500	+ 6.5%
Percent of Original List Price Received*	103.2%	100.0%	- 3.1%	100.2%	100.1%	- 0.1%
Inventory of Homes for Sale	45	56	+ 24.4%	49	56	+ 14.3%

Co-Ops	August			Last 12 Months		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Key Metrics						
New Listings	7	3	- 57.1%	75	53	- 29.3%
Closed Sales	6	1	- 83.3%	48	33	- 31.3%
Days on Market Until Sale	51	38	- 25.5%	62	101	+ 62.9%
Median Sales Price*	\$145,000	\$110,000	- 24.1%	\$118,000	\$110,000	- 6.8%
Percent of Original List Price Received*	94.0%	123.6%	+ 31.5%	94.6%	89.6%	- 5.3%
Inventory of Homes for Sale	27	26	- 3.7%	18	18	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.

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.