

Local Market Update – December 2025

Provided by OneKey® MLS



Dutchess County

Single-Family Homes		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		99	93	- 6.1%	2,630	2,729	+ 3.8%
Closed Sales		209	195	- 6.7%	2,032	1,991	- 2.0%
Days on Market Until Sale		74	63	- 14.9%	58	59	+ 1.7%
Median Sales Price*		\$499,000	\$510,000	+ 2.2%	\$475,000	\$494,925	+ 4.2%
Percent of Original List Price Received*		97.6%	98.1%	+ 0.5%	98.8%	98.8%	0.0%
Inventory of Homes for Sale		456	430	- 5.7%	589	597	+ 1.4%

Condos		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		8	16	+ 100.0%	333	368	+ 10.5%
Closed Sales		16	22	+ 37.5%	278	298	+ 7.2%
Days on Market Until Sale		67	40	- 40.3%	43	47	+ 9.3%
Median Sales Price*		\$288,750	\$266,000	- 7.9%	\$300,500	\$325,000	+ 8.2%
Percent of Original List Price Received*		97.7%	98.2%	+ 0.5%	100.2%	99.9%	- 0.3%
Inventory of Homes for Sale		40	57	+ 42.5%	50	61	+ 22.0%

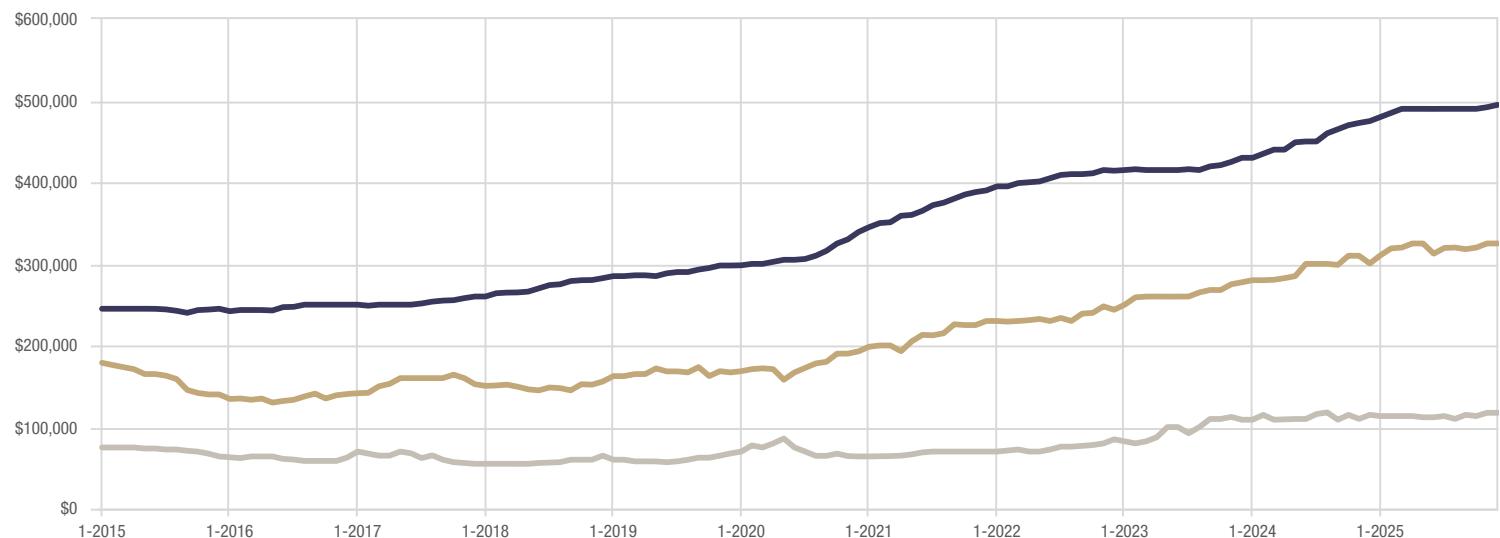
Co-Ops		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		2	6	+ 200.0%	70	67	- 4.3%
Closed Sales		4	4	0.0%	50	32	- 36.0%
Days on Market Until Sale		127	122	- 3.9%	70	102	+ 45.7%
Median Sales Price*		\$206,000	\$127,500	- 38.1%	\$115,000	\$117,500	+ 2.2%
Percent of Original List Price Received*		92.8%	91.5%	- 1.4%	90.9%	94.0%	+ 3.4%
Inventory of Homes for Sale		12	19	+ 58.3%	18	19	+ 5.6%

* 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

Co-Ops Condos Single-Family Homes



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.