Quarterly Indicators

Provided by OneKey® MLS

Dutchess County

Q1-2025

The U.S. housing market was in a state of flux in the first quarter of 2025. Sales of existing homes hit a 10-month high in January before dropping in February, only to rise again in March. Home prices are increasing in most parts of the country, and mortgage rates have stayed between 6.5% and 7%, leading many homebuyers to postpone their purchase in hopes that rates will fall later this year.

- Single-Family Closed Sales were down 5.1 percent to 406.
- Condos Closed Sales were down 6.7 percent to 56.
- Co-ops Closed Sales were down 72.7 percent to 3.

- Single-Family Median Sales Price increased 12.2 percent to $485,000.
- Condos Median Sales Price increased 26.7 percent to $322,500.
- Co-ops Median Sales Price decreased 31.6 percent to $93,000.

Inventory has continued to grow nationwide, with the total number of homes for sale up considerably from the same period last year. Buyer demand has softened, and properties are spending more time on the market as a result, forcing some sellers to slash prices as they adjust to changing market conditions. Although housing costs are up nationally, price growth is moderating, and with inventory at its highest level in years, buyers may face less competition and have more options in the months ahead.

Quarterly Snapshot

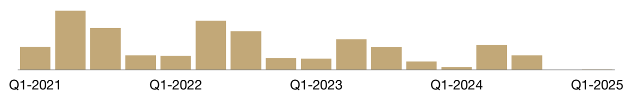
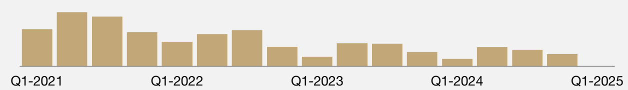
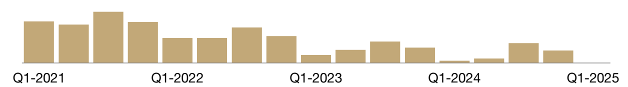
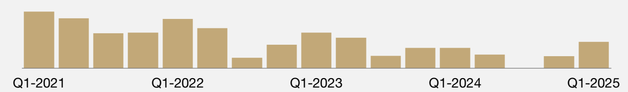
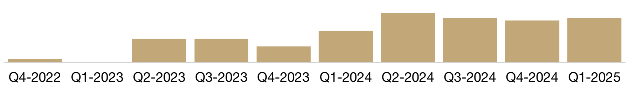
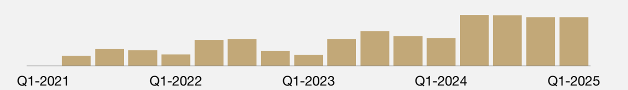
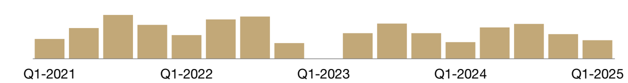
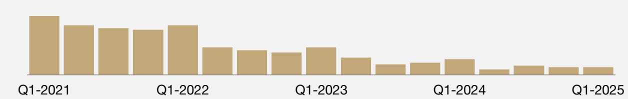
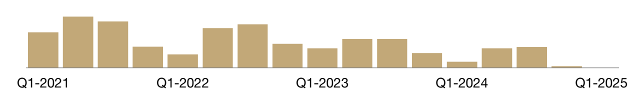
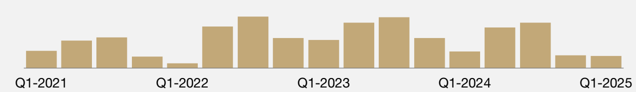
- 6.8%	- 12.8%	+ 14.4%
One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties

Residential real estate activity in Dutchess County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

Single Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

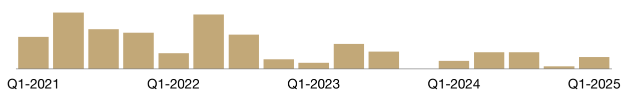
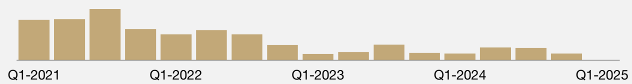
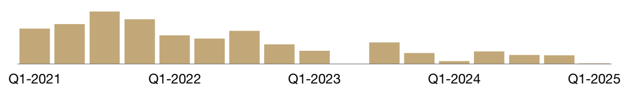
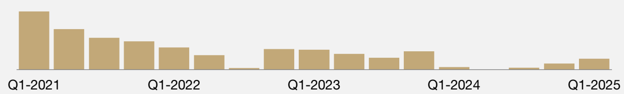
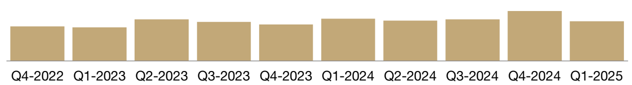
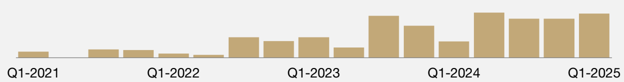
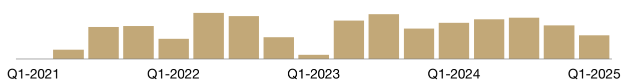
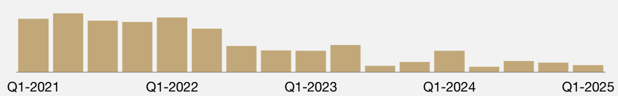
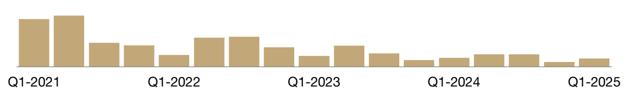
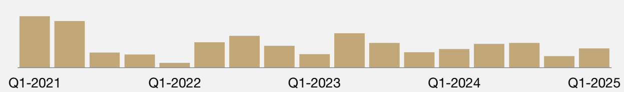
Dutchess County

Key Metrics	Historical Sparkbars	Q1-2024	Q1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		535	**497**	- 7.1%	535	**497**	- 7.1%
Pending Sales		455	**385**	- 15.4%	455	**385**	- 15.4%
Closed Sales		428	**406**	- 5.1%	428	**406**	- 5.1%
Days on Market		69	**75**	+ 8.7%	69	**75**	+ 8.7%
Median Pending Price		$465,000	**$489,000**	+ 5.2%	$465,000	**$489,000**	+ 5.2%
Median Sales Price		$432,200	**$485,000**	+ 12.2%	$432,200	**$485,000**	+ 12.2%
Pct. of Orig. Price Received		97.4%	**97.6%**	+ 0.2%	97.4%	**97.6%**	+ 0.2%
Housing Affordability Index		102	**91**	- 10.8%	102	**91**	- 10.8%
Inventory of Homes for Sale		500	**427**	- 14.6%	--	**--**	--
Months Supply of Inventory		2.7	**2.6**	- 3.7%	--	**--**	--

Condos Market Overview

Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

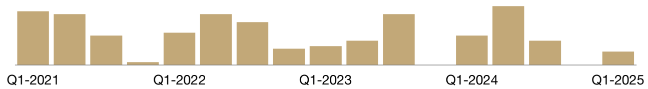
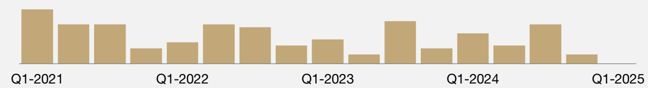
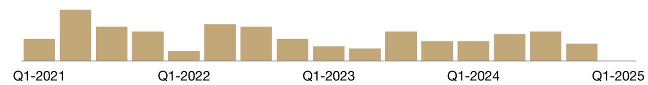
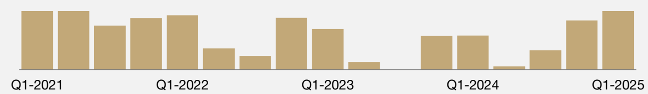
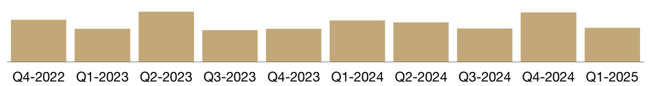
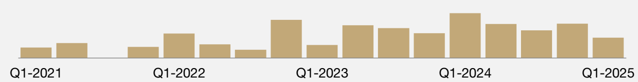
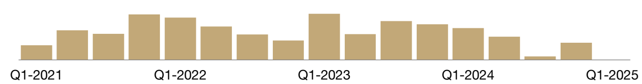
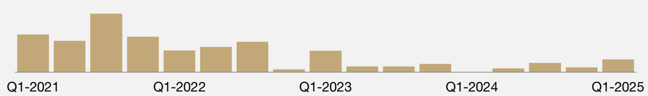
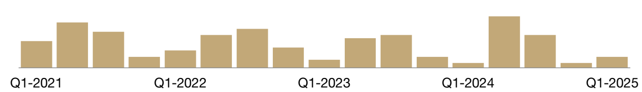
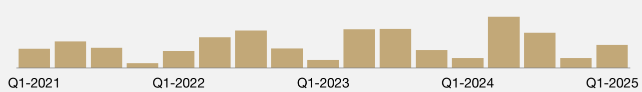
Dutchess County

Key Metrics	Historical Sparkbars	Q1-2024	Q1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		78	**85**	+ 9.0%	78	**85**	+ 9.0%
Pending Sales		69	**58**	- 15.9%	69	**58**	- 15.9%
Closed Sales		60	**56**	- 6.7%	60	**56**	- 6.7%
Days on Market		43	**54**	+ 25.6%	43	**54**	+ 25.6%
Median Pending Price		$325,500	**$306,000**	- 6.0%	$325,500	**$306,000**	- 6.0%
Median Sales Price		$254,500	**$322,500**	+ 26.7%	$254,500	**$322,500**	+ 26.7%
Pct. of Orig. Price Received		100.1%	**98.8%**	- 1.3%	100.1%	**98.8%**	- 1.3%
Housing Affordability Index		173	**137**	- 20.8%	173	**137**	- 20.8%
Inventory of Homes for Sale		49	**48**	- 2.0%	--	**--**	--
Months Supply of Inventory		2.0	**2.0**	0.0%	--	**--**	--

Co-ops Market Overview

Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

OneKey MLS
Dutchess County

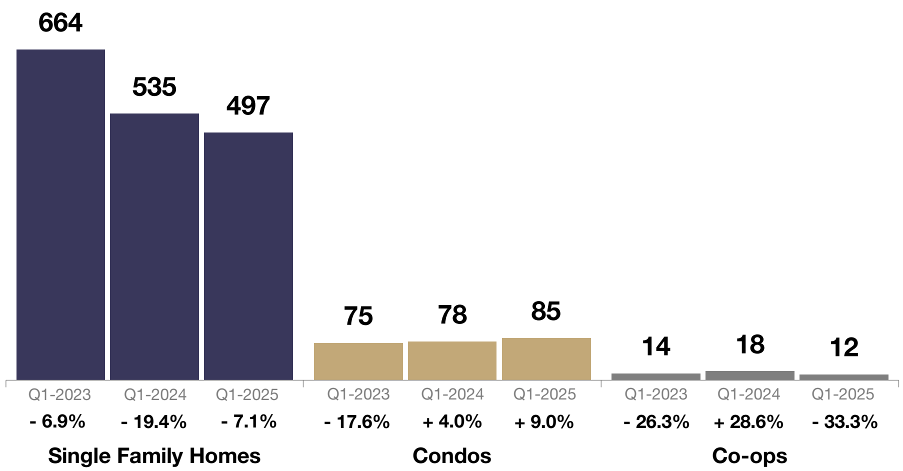
Key Metrics	Historical Sparkbars	Q1-2024	Q1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		18	**12**	- 33.3%	18	**12**	- 33.3%
Pending Sales		14	**4**	- 71.4%	14	**4**	- 71.4%
Closed Sales		11	**3**	- 72.7%	11	**3**	- 72.7%
Days on Market		79	**107**	+ 35.4%	79	**107**	+ 35.4%
Median Pending Price		$136,500	**$112,250**	- 17.8%	$136,500	**$112,250**	- 17.8%
Median Sales Price		$136,000	**$93,000**	- 31.6%	$136,000	**$93,000**	- 31.6%
Pct. of Orig. Price Received		95.1%	**85.6%**	- 10.0%	95.1%	**85.6%**	- 10.0%
Housing Affordability Index		324	**474**	+ 46.3%	324	**474**	+ 46.3%
Inventory of Homes for Sale		12	**14**	+ 16.7%	--	**--**	--
Months Supply of Inventory		3.0	**4.1**	+ 36.7%	--	**--**	--

New Listings

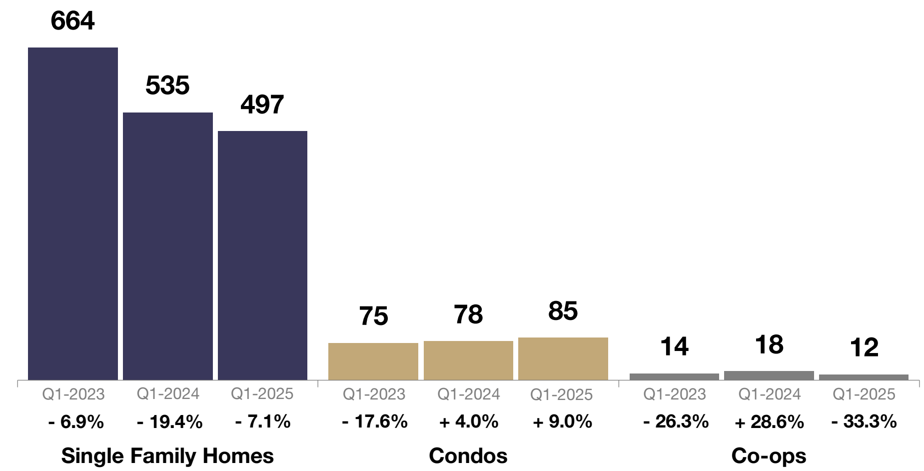
A count of the properties that have been newly listed on the market in a given quarter.

Dutchess County

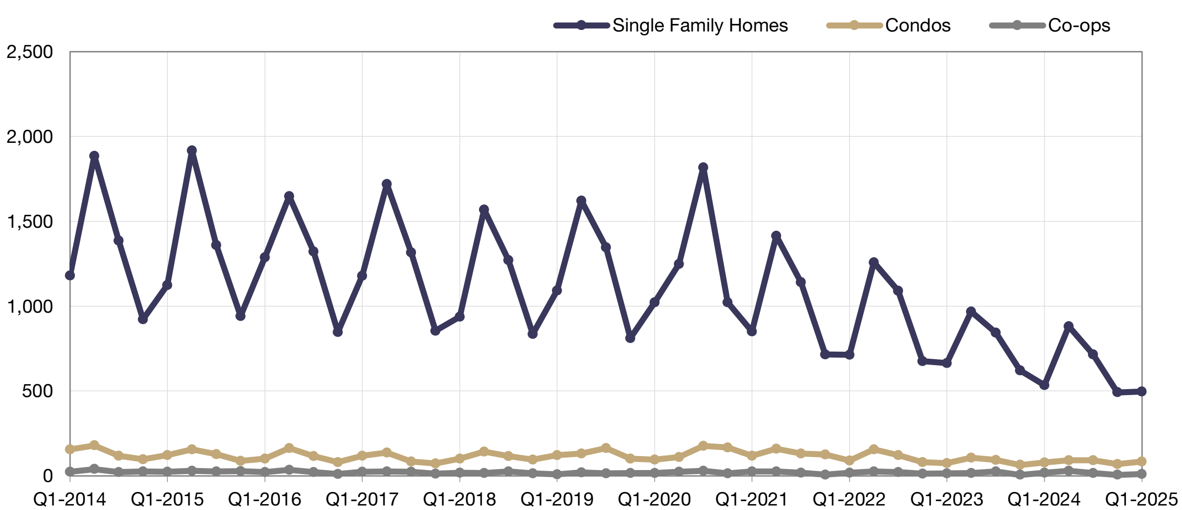
Q1-2025



Year to Date



Historical New Listings by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

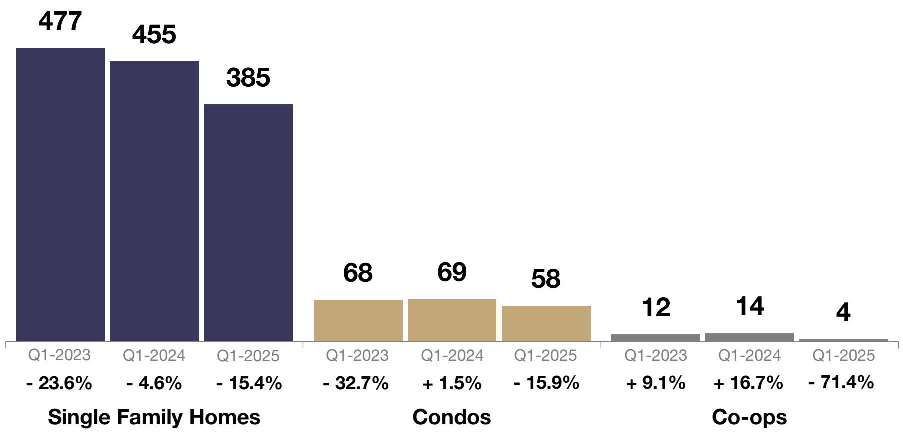
Quarter	Single Family Homes	Condos	Co-ops
Q2-2022	1,258	157	26
Q3-2022	1,091	123	23
Q4-2022	676	81	13
Q1-2023	664	75	14
Q2-2023	968	107	16
Q3-2023	844	94	26
Q4-2023	622	65	7
Q1-2024	535	78	18
Q2-2024	881	93	29
Q3-2024	716	93	16
Q4-2024	493	69	7
Q1-2025	**497**	**85**	**12**

Pending Sales

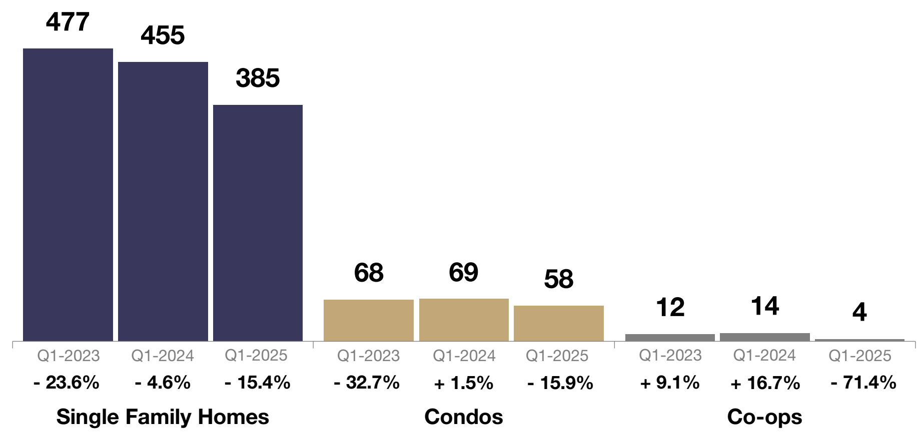
A count of the properties on which offers have been accepted in a given quarter.

Dutchess County

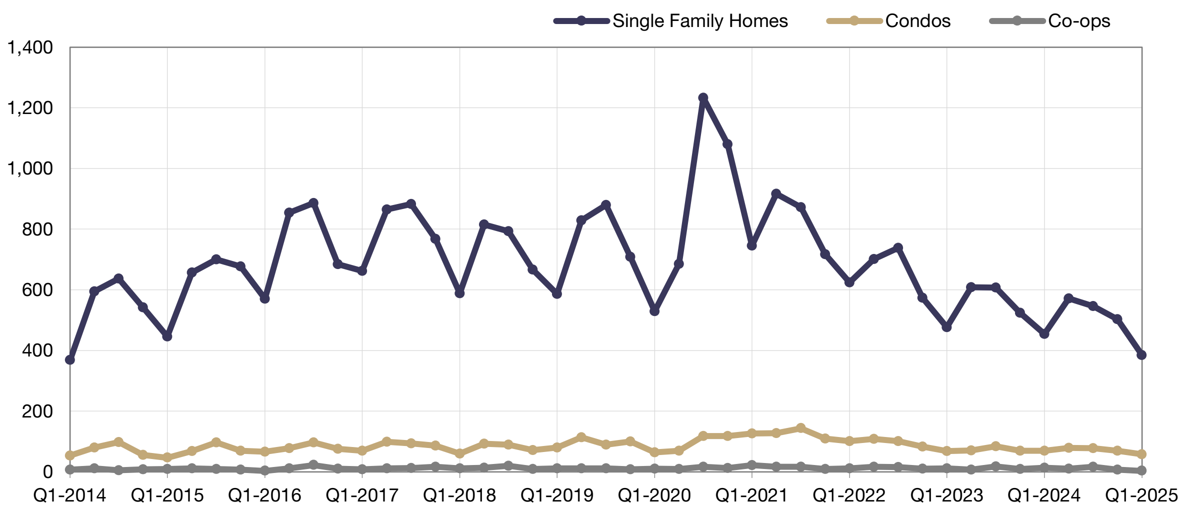
Q1-2025



Year to Date



Historical Pending Sales by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

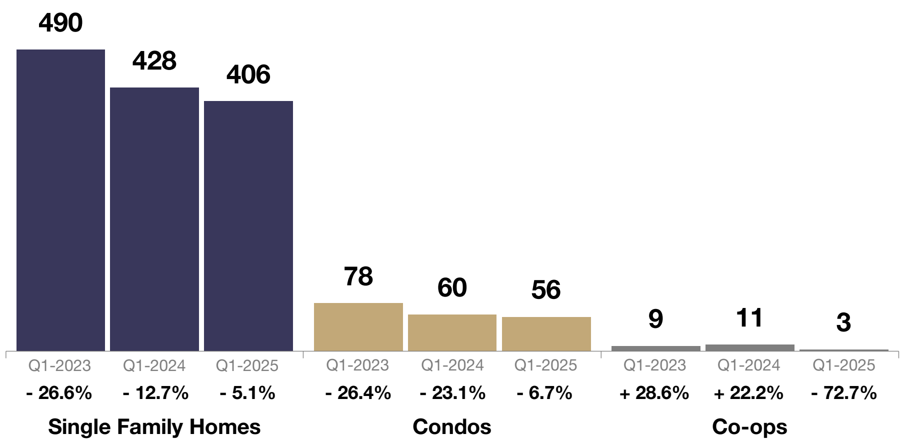
Quarter	Single Family Homes	Condos	Co-ops
Q2-2022	701	108	17
Q3-2022	738	101	16
Q4-2022	574	83	10
Q1-2023	477	68	12
Q2-2023	609	71	7
Q3-2023	607	84	18
Q4-2023	524	70	9
Q1-2024	455	69	14
Q2-2024	572	79	10
Q3-2024	546	78	17
Q4-2024	503	69	7
Q1-2025	**385**	**58**	**4**

Closed Sales

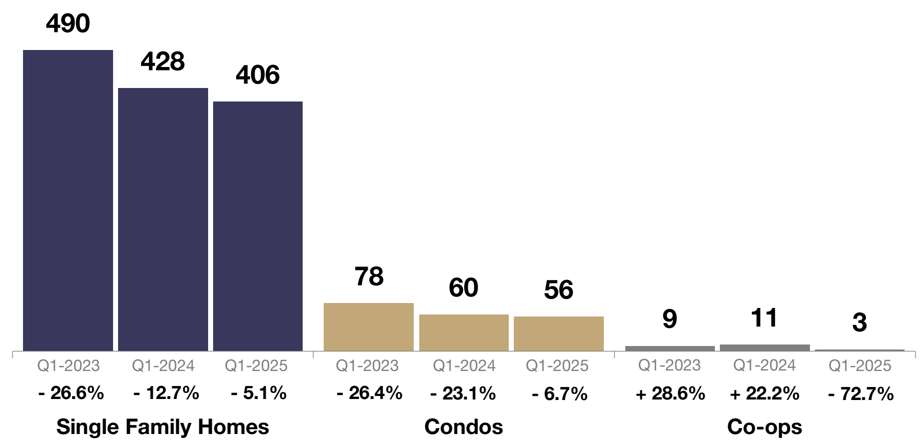
A count of the actual sales that closed in a given quarter.

Dutchess County

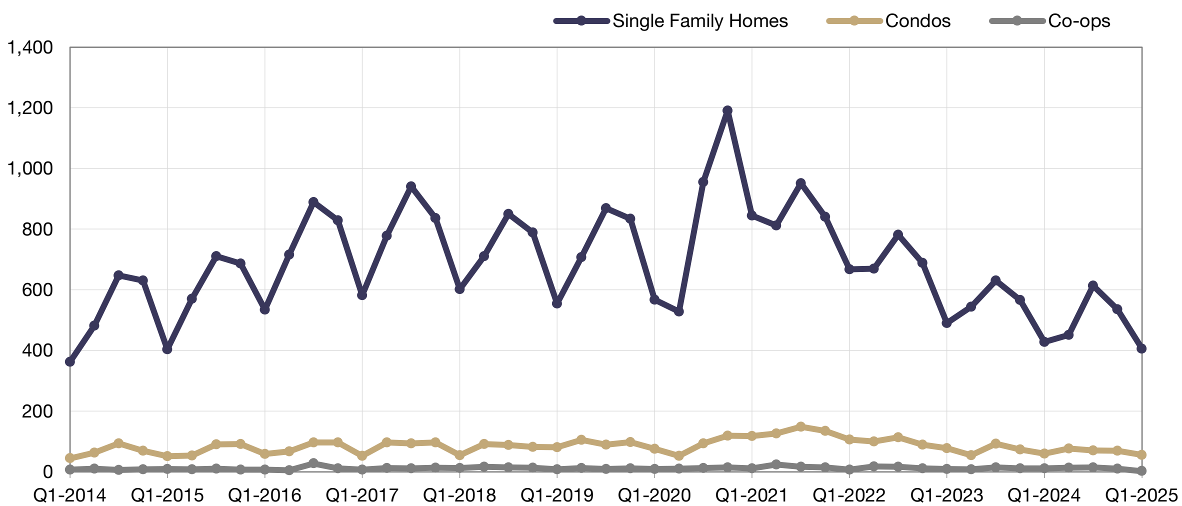
Q1-2025



Year to Date



Historical Closed Sales by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

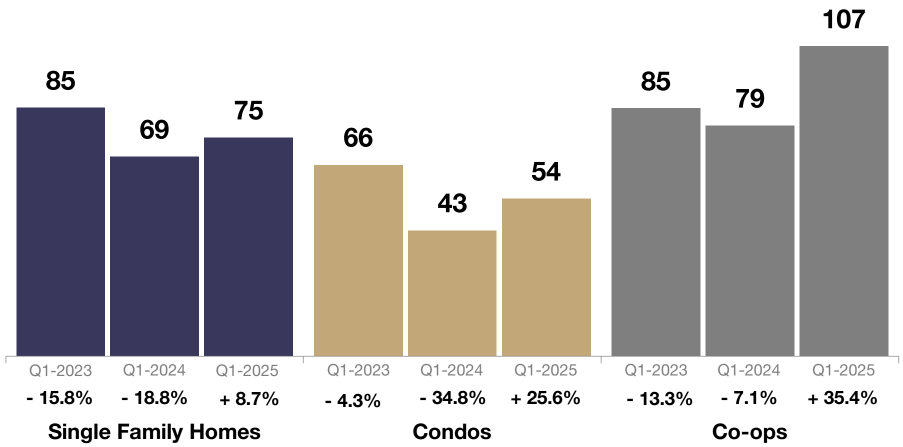
Quarter	Single Family Homes	Condos	Co-ops
Q2-2022	670	100	18
Q3-2022	782	114	17
Q4-2022	689	90	12
Q1-2023	490	78	9
Q2-2023	544	55	8
Q3-2023	631	93	15
Q4-2023	566	74	11
Q1-2024	428	60	11
Q2-2024	451	77	14
Q3-2024	614	71	15
Q4-2024	536	70	10
Q1-2025	**406**	**56**	**3**

Days on Market Until Sale

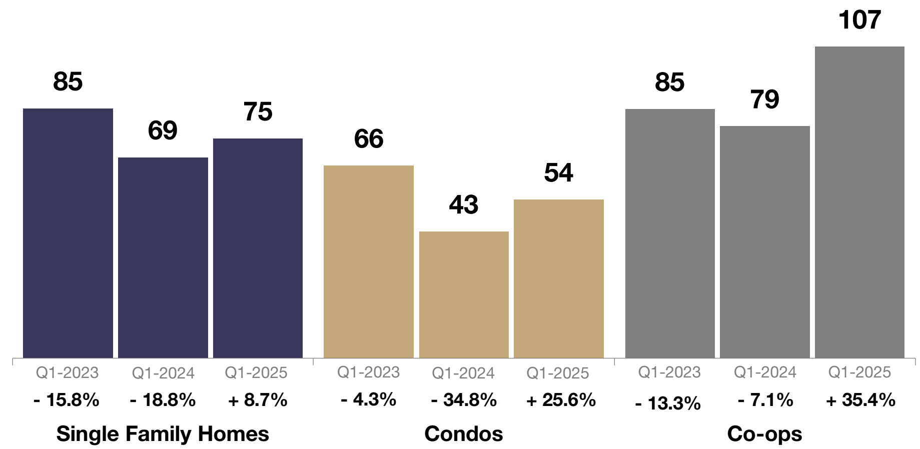
Average number of days between when a property is listed and when an offer is accepted in a given quarter.

Dutchess County

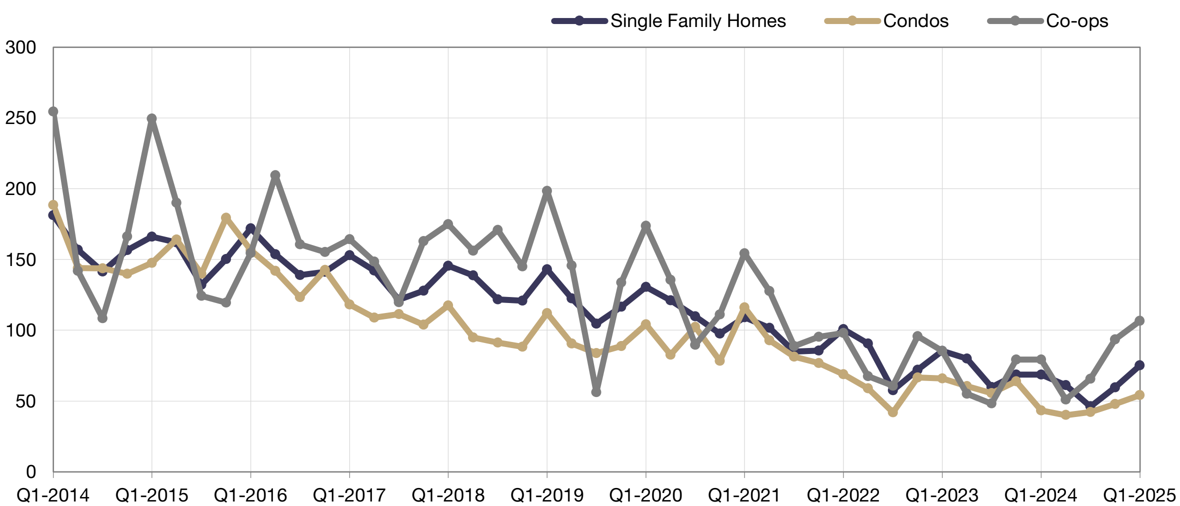
Q1-2025



Year to Date



Historical Days on Market Until Sale by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

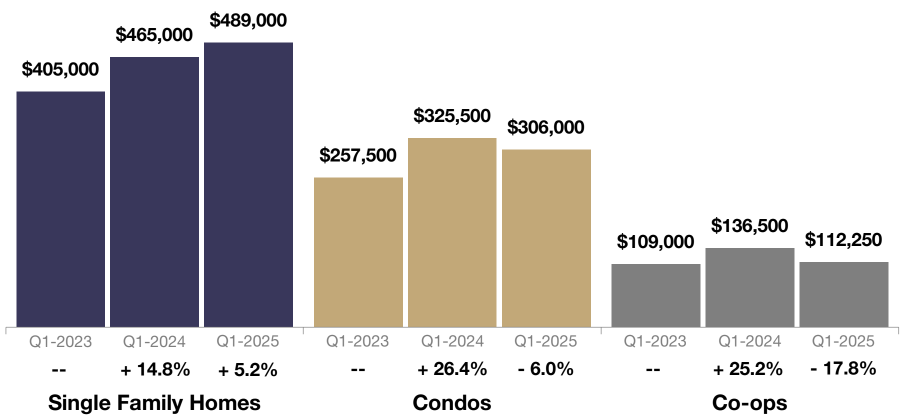
Quarter	Single Family Homes	Condos	Co-ops
Q2-2022	91	59	68
Q3-2022	58	42	61
Q4-2022	72	67	96
Q1-2023	85	66	85
Q2-2023	80	61	55
Q3-2023	60	56	48
Q4-2023	69	64	79
Q1-2024	69	43	79
Q2-2024	61	40	51
Q3-2024	46	42	66
Q4-2024	60	48	94
Q1-2025	**75**	**54**	**107**

Median Pending Price

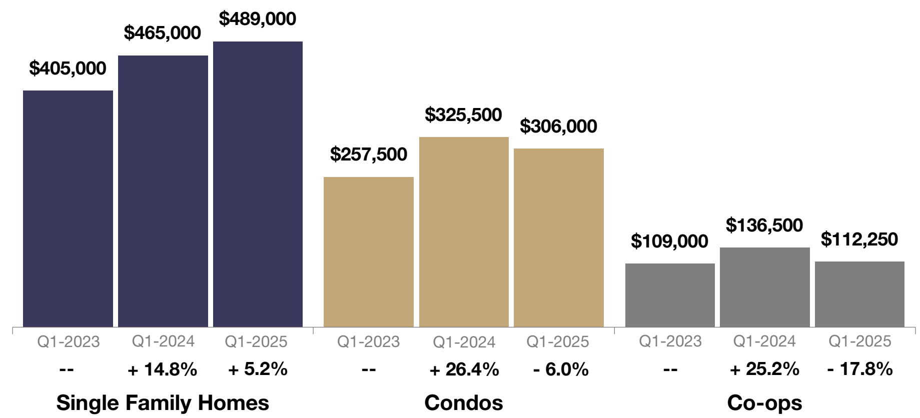
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

Dutchess County

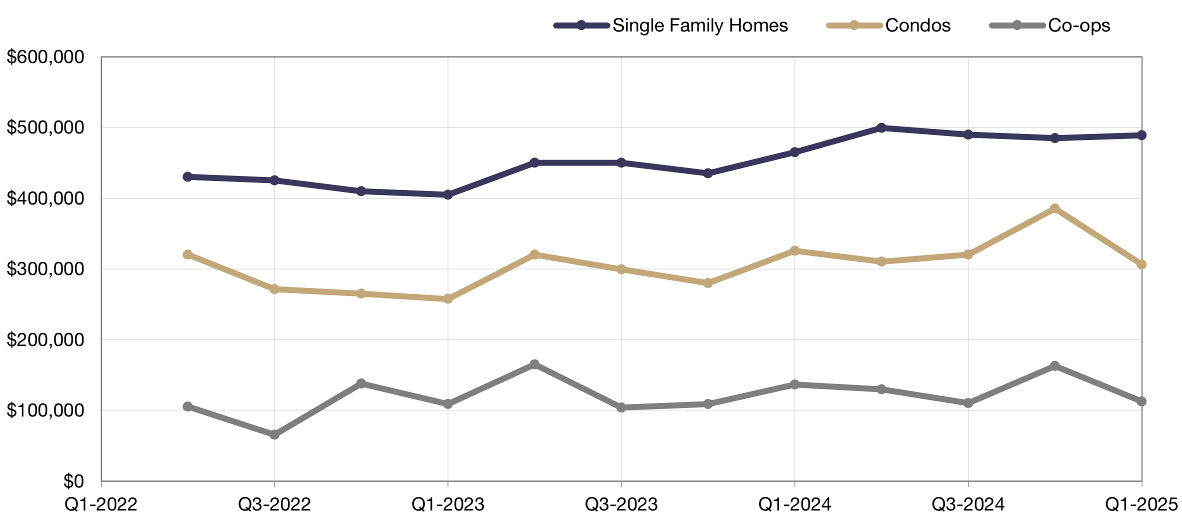
Q1-2025



Year to Date



Historical Median Pending Price by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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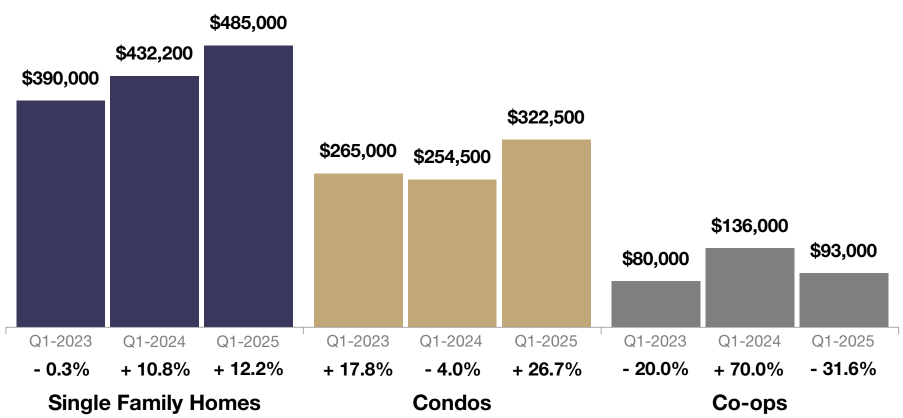
Q3-2022	$425,000	$271,250	$65,500
Q4-2022	$410,000	$265,000	$138,000
Q1-2023	$405,000	$257,500	$109,000
Q2-2023	$450,000	$320,000	$165,000
Q3-2023	$450,000	$299,500	$104,000
Q4-2023	$435,000	$279,950	$109,000
Q1-2024	$465,000	$325,500	$136,500
Q2-2024	$499,450	$310,000	$129,500
Q3-2024	$490,000	$320,000	$110,000
Q4-2024	$485,000	$385,450	$162,500
Q1-2025	**$489,000**	**$306,000**	**$112,250**

Median Sales Price

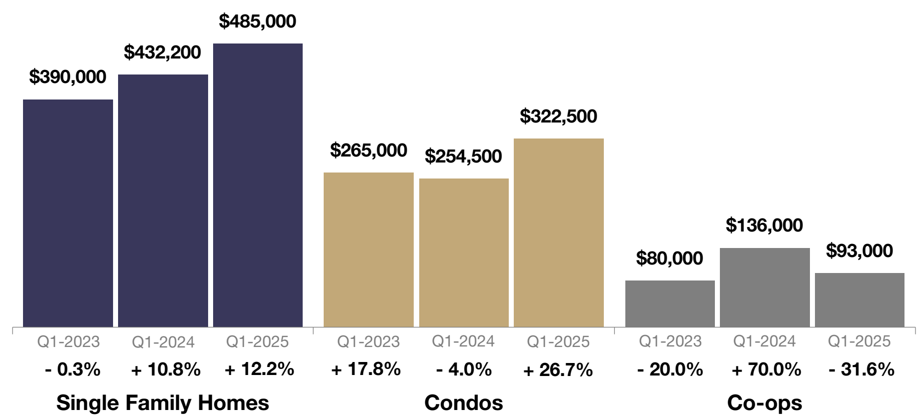
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

Dutchess County

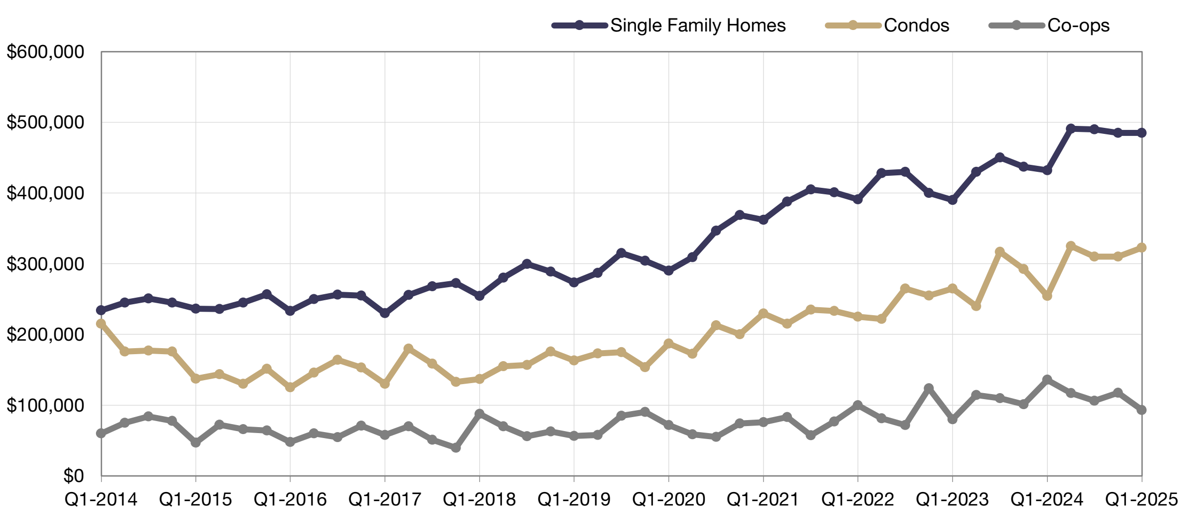
Q1-2025



Year to Date



Historical Median Sales Price by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

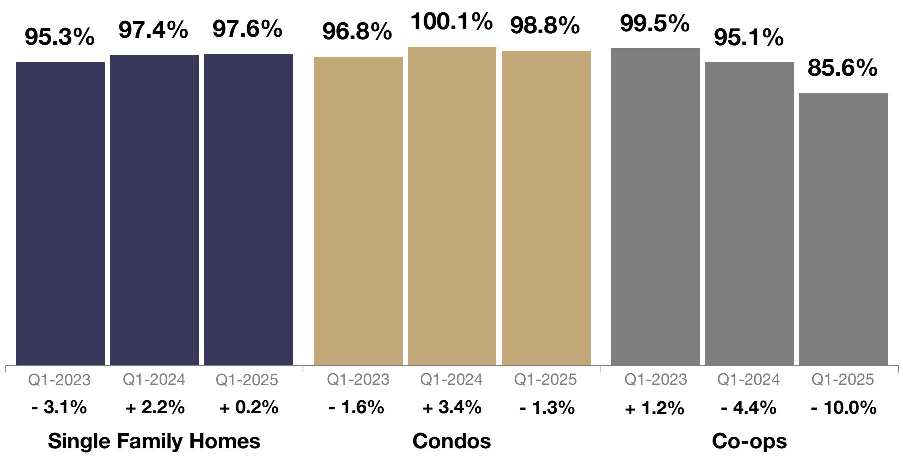
Quarter	Single Family Homes	Condos	Co-ops
Q2-2022	$428,250	$221,693	$81,500
Q3-2022	$430,000	$265,000	$72,000
Q4-2022	$400,000	$255,000	$124,000
Q1-2023	$390,000	$265,000	$80,000
Q2-2023	$430,000	$240,000	$114,500
Q3-2023	$450,000	$317,000	$109,900
Q4-2023	$437,000	$292,500	$101,000
Q1-2024	$432,200	$254,500	$136,000
Q2-2024	$491,000	$325,000	$117,000
Q3-2024	$490,000	$310,000	$106,000
Q4-2024	$485,000	$310,000	$117,500
Q1-2025	**$485,000**	**$322,500**	**$93,000**

Percent of Original List Price Received

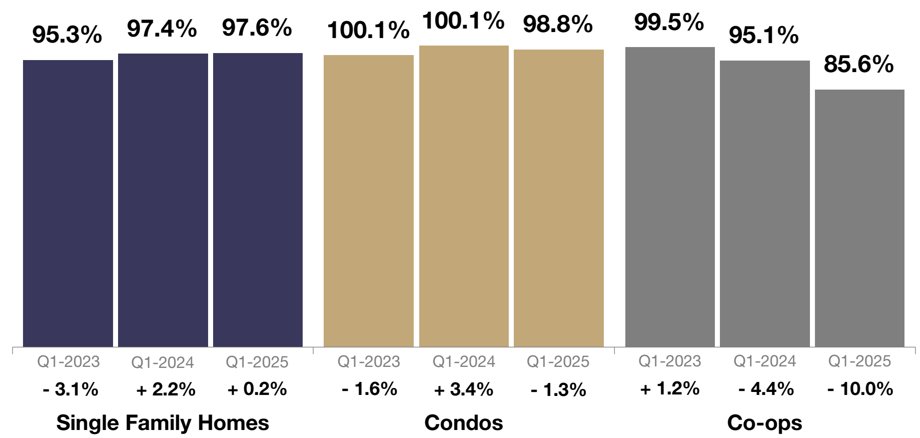
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given quarter, not accounting for seller concessions.

OneKey MLS
Dutchess County

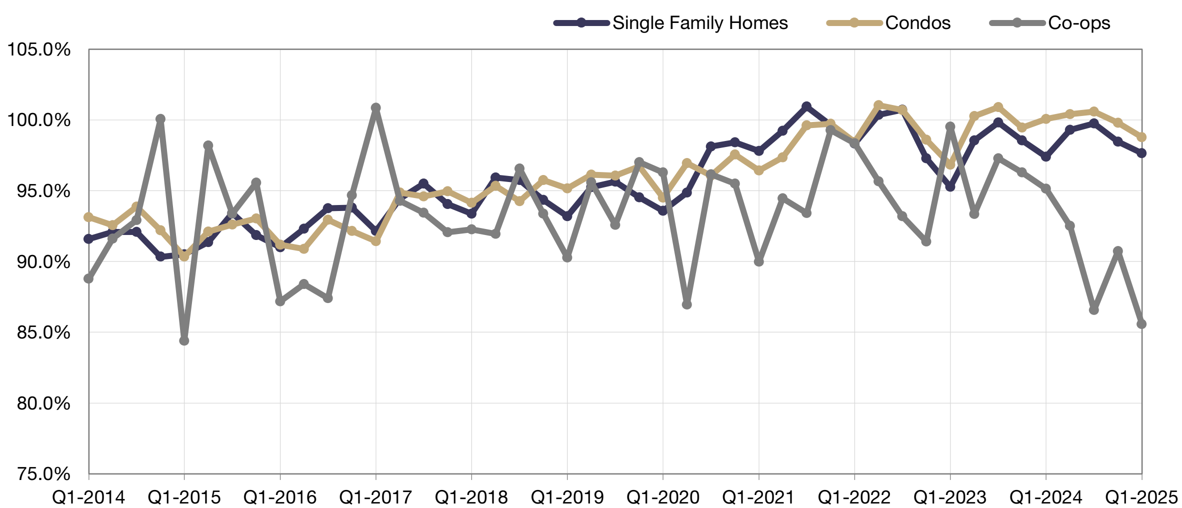
Q1-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

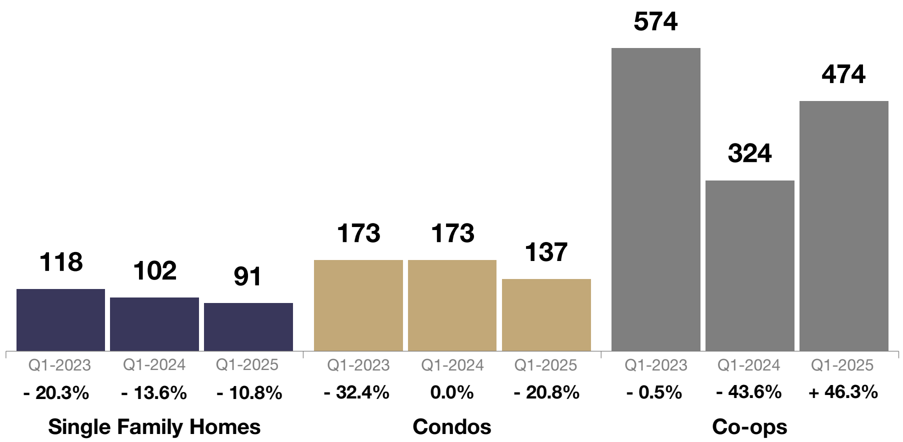
Quarter	Single Family Homes	Condos	Co-ops
Q2-2022	100.4%	101.0%	95.6%
Q3-2022	100.7%	100.7%	93.2%
Q4-2022	97.3%	98.6%	91.4%
Q1-2023	95.3%	96.8%	99.5%
Q2-2023	98.5%	100.3%	93.3%
Q3-2023	99.8%	100.9%	97.3%
Q4-2023	98.5%	99.5%	96.3%
Q1-2024	97.4%	100.1%	95.1%
Q2-2024	99.3%	100.4%	92.5%
Q3-2024	99.8%	100.6%	86.6%
Q4-2024	98.4%	99.8%	90.7%
Q1-2025	**97.6%**	**98.8%**	**85.6%**

Housing Affordability Index

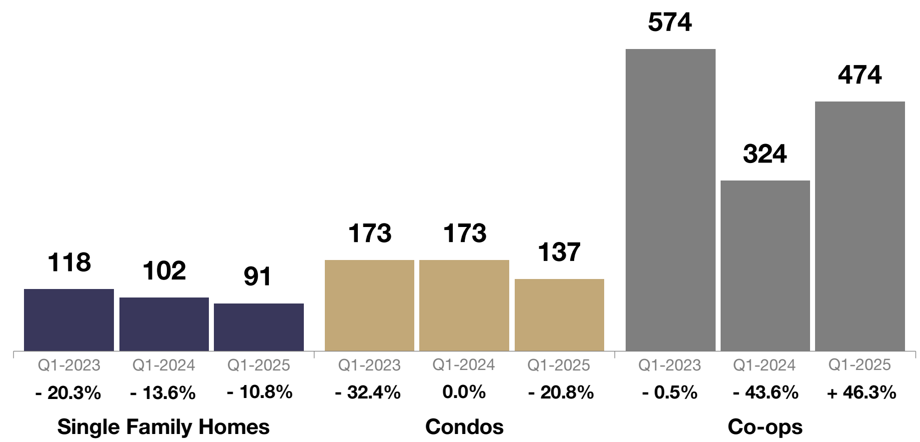
OneKey MLS
Dutchess County

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

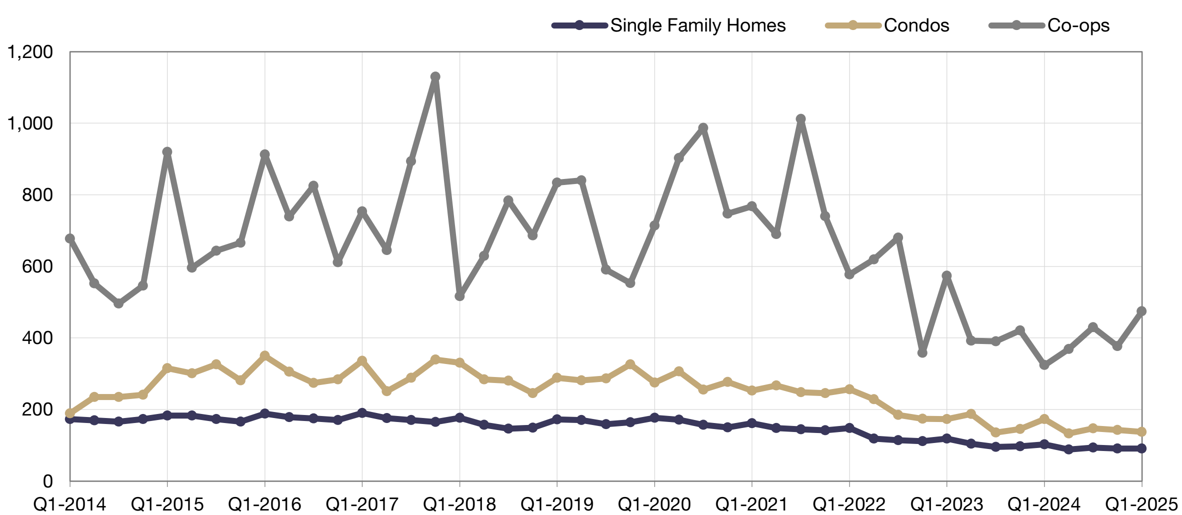
Q1-2025



Year to Date



Historical Housing Affordability Index by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

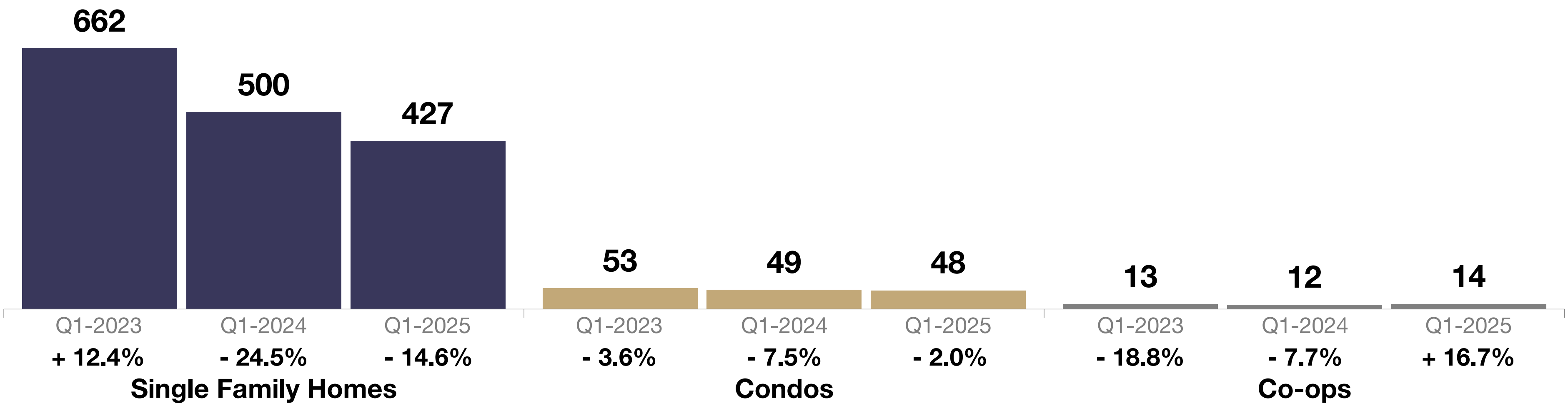
Quarter	Single Family Homes	Condos	Co-ops
Q2-2022	118	228	619
Q3-2022	114	185	680
Q4-2022	111	174	358
Q1-2023	118	173	574
Q2-2023	104	187	392
Q3-2023	95	135	390
Q4-2023	97	145	421
Q1-2024	102	173	324
Q2-2024	88	133	369
Q3-2024	93	147	430
Q4-2024	91	143	377
Q1-2025	**91**	**137**	**474**

Inventory of Homes for Sale

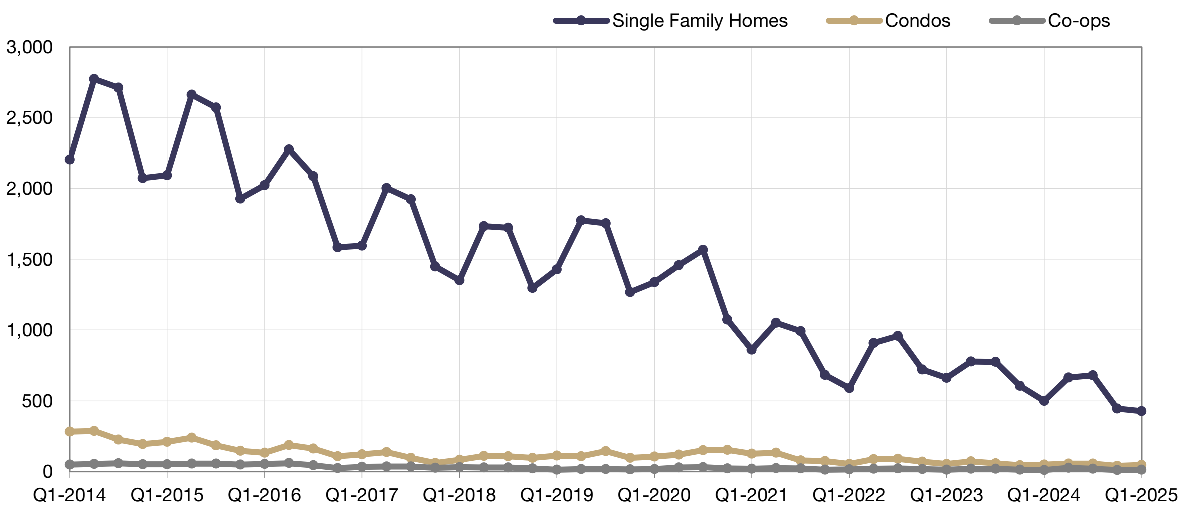
The number of properties available for sale in active status at the end of a given quarter.

Dutchess County

Q1-2025



Historical Inventory of Homes for Sale by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

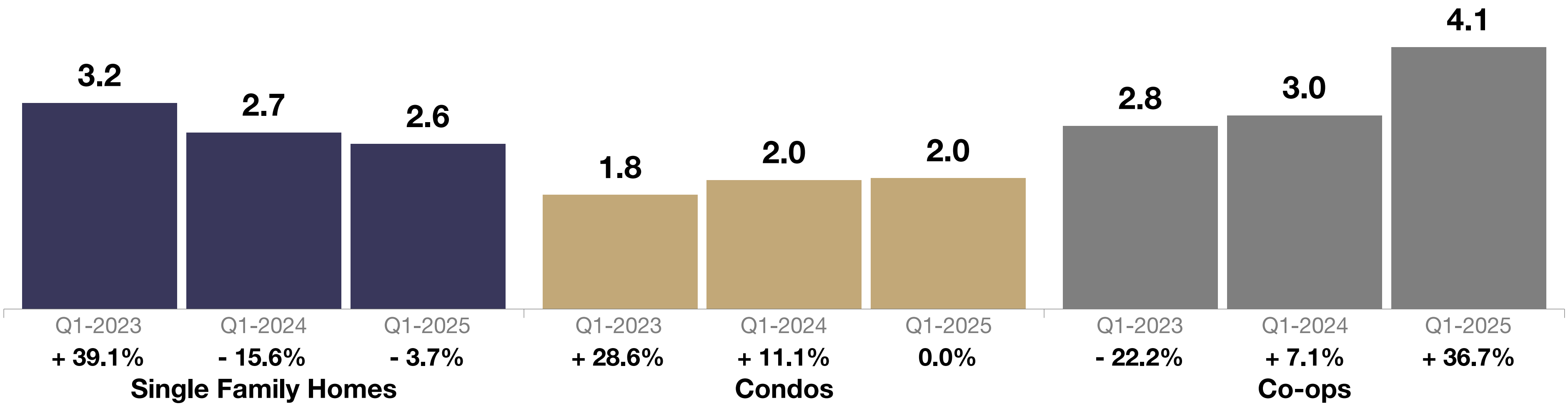
Quarter	Single Family Homes	Condos	Co-ops
Q2-2022	908	89	21
Q3-2022	958	91	23
Q4-2022	720	70	17
Q1-2023	662	53	13
Q2-2023	777	73	20
Q3-2023	775	58	21
Q4-2023	605	45	14
Q1-2024	500	49	12
Q2-2024	664	56	27
Q3-2024	679	56	21
Q4-2024	446	41	12
Q1-2025	**427**	**48**	**14**

Months Supply of Inventory

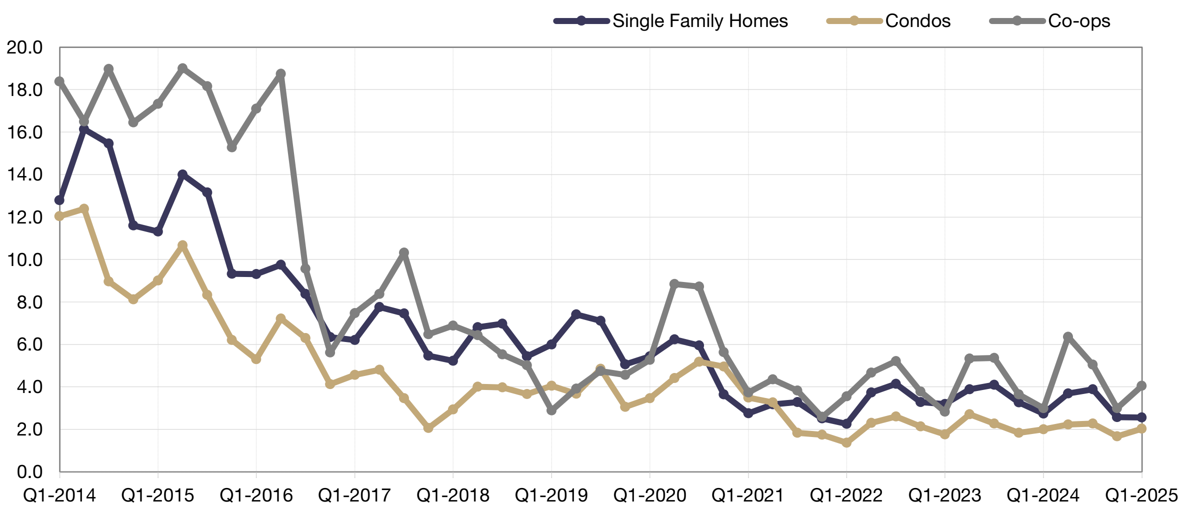
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

OneKey MLS
Dutchess County

Q1-2025



Historical Months Supply of Inventory by Quarter



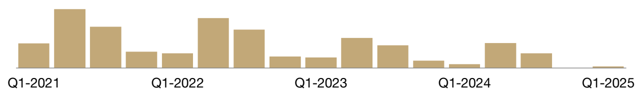
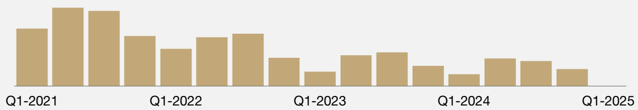
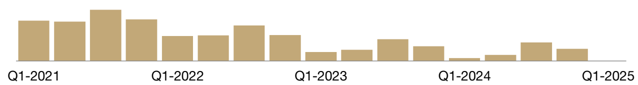
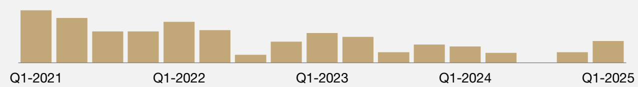
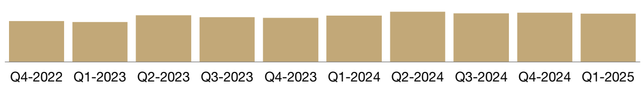
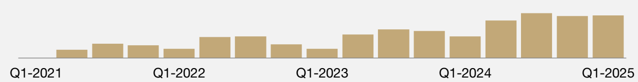
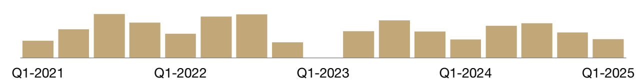
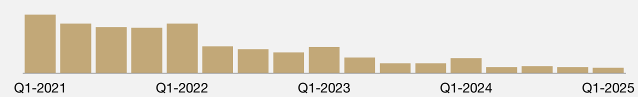
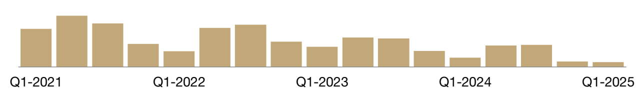
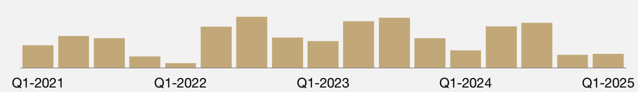
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2022	3.7	2.3	4.7
Q3-2022	4.1	2.6	5.2
Q4-2022	3.3	2.1	3.8
Q1-2023	3.2	1.8	2.8
Q2-2023	3.9	2.7	5.3
Q3-2023	4.1	2.3	5.4
Q4-2023	3.3	1.8	3.7
Q1-2024	2.7	2.0	3.0
Q2-2024	3.7	2.2	6.4
Q3-2024	3.9	2.3	5.0
Q4-2024	2.6	1.7	3.0
Q1-2025	**2.6**	**2.0**	**4.1**

Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.

OneKey MLS
Dutchess County

Key Metrics	Historical Sparkbars	Q1-2024	Q1-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		631	**594**	- 5.9%	631	**594**	- 5.9%
Pending Sales		538	**447**	- 16.9%	538	**447**	- 16.9%
Closed Sales		499	**465**	- 6.8%	499	**465**	- 6.8%
Days on Market		66	**73**	+ 10.6%	66	**73**	+ 10.6%
Median Pending Price		$440,019	**$458,500**	+ 4.2%	$440,019	**$458,500**	+ 4.2%
Median Sales Price		$410,000	**$469,000**	+ 14.4%	$410,000	**$469,000**	+ 14.4%
Pct. of Orig. Price Received		97.7%	**97.7%**	0.0%	97.7%	**97.7%**	0.0%
Housing Affordability Index		107	**94**	- 12.1%	107	**94**	- 12.1%
Inventory of Homes for Sale		561	**489**	- 12.8%	--	**--**	--
Months Supply of Inventory		2.7	**2.5**	- 7.4%	--	**--**	--