

Quarterly Indicators

Provided by OneKey® MLS

Dutchess County

Q2-2025

U.S. sales of existing homes were cooler than usual in the second quarter of 2025, as economic uncertainty and persistent affordability challenges continued to suppress market activity. Average 30-year mortgage rates fluctuated between 6.5% and 7% during the spring, while home prices continued to rise in many areas—diminishing purchasing power and prompting many prospective homebuyers to remain on the sidelines until affordability improves.

- Single-Family Closed Sales were down 8.4 percent to 414.
- Condos Closed Sales were up 7.8 percent to 83.
- Co-ops Closed Sales were down 50.0 percent to 7.
- Single-Family Median Sales Price decreased 0.1 percent to \$490,000.
- Condos Median Sales Price decreased 4.6 percent to \$310,000.
- Co-ops Median Sales Price increased 19.7 percent to \$140,000.

Nationally, inventory has increased significantly compared to the same period last year. According to Realtor.com, the number of homes for sale recently surpassed 1 million units for the first time since winter 2019, giving buyers a wider selection of properties to choose from. Homes are now taking nearly a week longer to sell on average than they did a year ago, and price reductions are becoming more common as sellers adjust their expectations and the market shifts toward a more balanced state.



Quarterly Snapshot

- 7.2% **- 2.8%** **+ 2.0%**

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

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Single Family Homes Market Overview

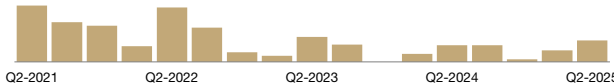
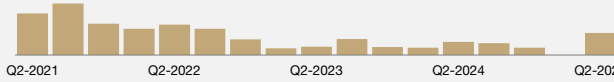
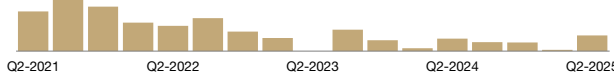
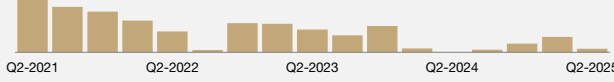

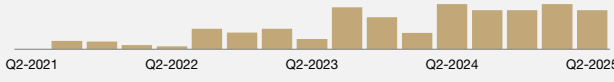
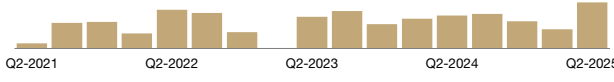
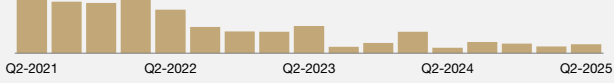
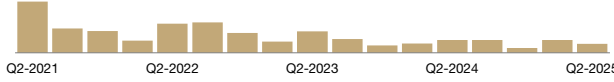
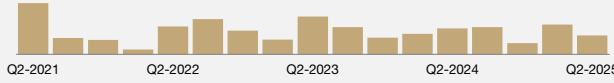
Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		881	884	+ 0.3%	1,416	1,385	- 2.2%
Pending Sales		570	522	- 8.4%	1,025	895	- 12.7%
Closed Sales		452	414	- 8.4%	880	821	- 6.7%
Days on Market		61	61	0.0%	65	68	+ 4.6%
Median Pending Price		\$499,950	\$488,000	- 2.4%	\$489,000	\$489,000	0.0%
Median Sales Price		\$490,500	\$490,000	- 0.1%	\$460,000	\$485,000	+ 5.4%
Pct. of Orig. Price Received		99.3%	99.2%	- 0.1%	98.4%	98.4%	0.0%
Housing Affordability Index		88	90	+ 2.3%	94	91	- 3.2%
Inventory of Homes for Sale		665	651	- 2.1%	--	--	--
Months Supply of Inventory		3.7	4.0	+ 8.1%	--	--	--

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.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		93	101	+ 8.6%	171	185	+ 8.2%
Pending Sales		79	94	+ 19.0%	148	151	+ 2.0%
Closed Sales		77	83	+ 7.8%	137	140	+ 2.2%
Days on Market		40	43	+ 7.5%	42	48	+ 14.3%
Median Pending Price		\$310,000	\$305,550	- 1.4%	\$310,500	\$306,000	- 1.4%
Median Sales Price		\$325,000	\$310,000	- 4.6%	\$293,000	\$316,250	+ 7.9%
Pct. of Orig. Price Received		100.4%	101.8%	+ 1.4%	100.3%	100.6%	+ 0.3%
Housing Affordability Index		133	142	+ 6.8%	148	139	- 6.1%
Inventory of Homes for Sale		56	48	- 14.3%	--	--	--
Months Supply of Inventory		2.2	1.9	- 13.6%	--	--	--

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.

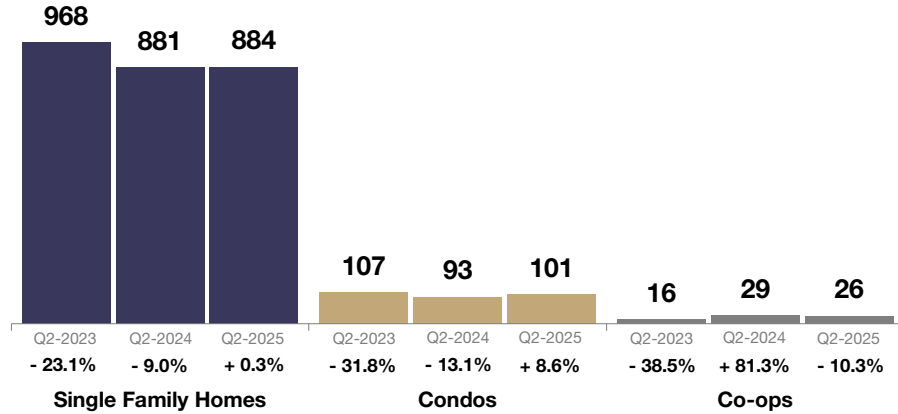


Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		29	26	- 10.3%	47	38	- 19.1%
Pending Sales		10	9	- 10.0%	24	12	- 50.0%
Closed Sales		14	7	- 50.0%	25	10	- 60.0%
Days on Market		51	108	+ 111.8%	64	108	+ 68.8%
Median Pending Price		\$129,500	\$140,000	+ 8.1%	\$129,500	\$140,000	+ 8.1%
Median Sales Price		\$117,000	\$140,000	+ 19.7%	\$119,000	\$106,500	- 10.5%
Pct. of Orig. Price Received		92.5%	92.8%	+ 0.3%	93.7%	90.6%	- 3.3%
Housing Affordability Index		369	314	- 14.9%	363	413	+ 13.8%
Inventory of Homes for Sale		27	28	+ 3.7%	--	--	--
Months Supply of Inventory		6.4	8.6	+ 34.4%	--	--	--

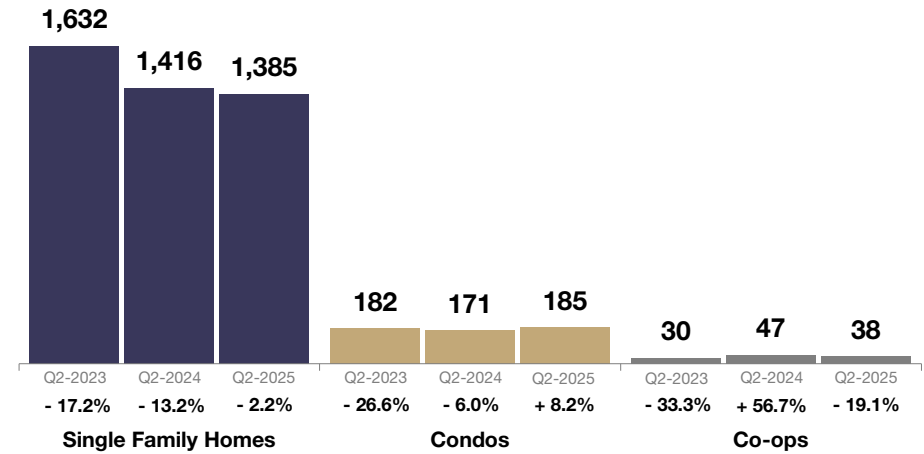
New Listings

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

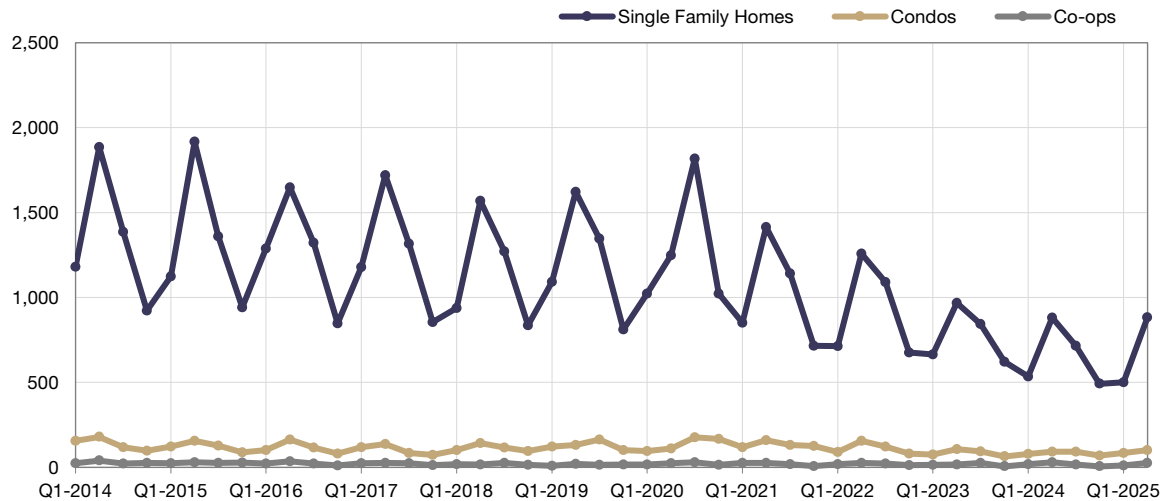
Q2-2025



Year to Date



Historical New Listings by Quarter



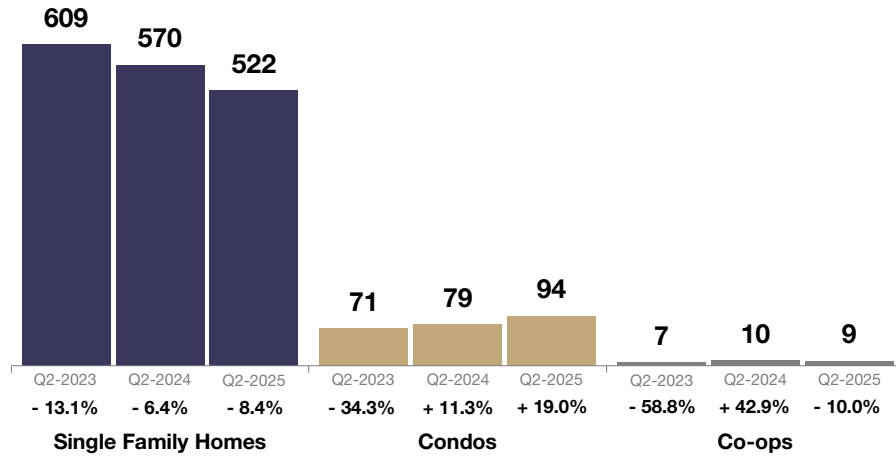
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	501	84	12
Q2-2025	884	101	26

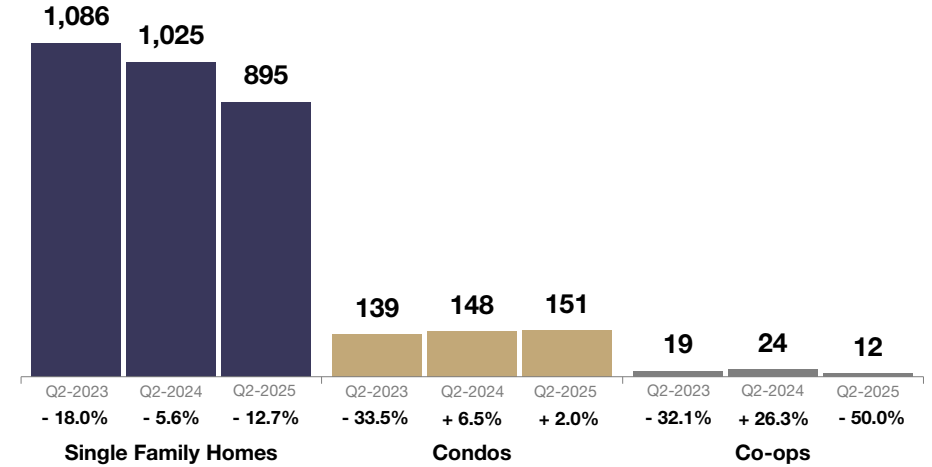
Pending Sales

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

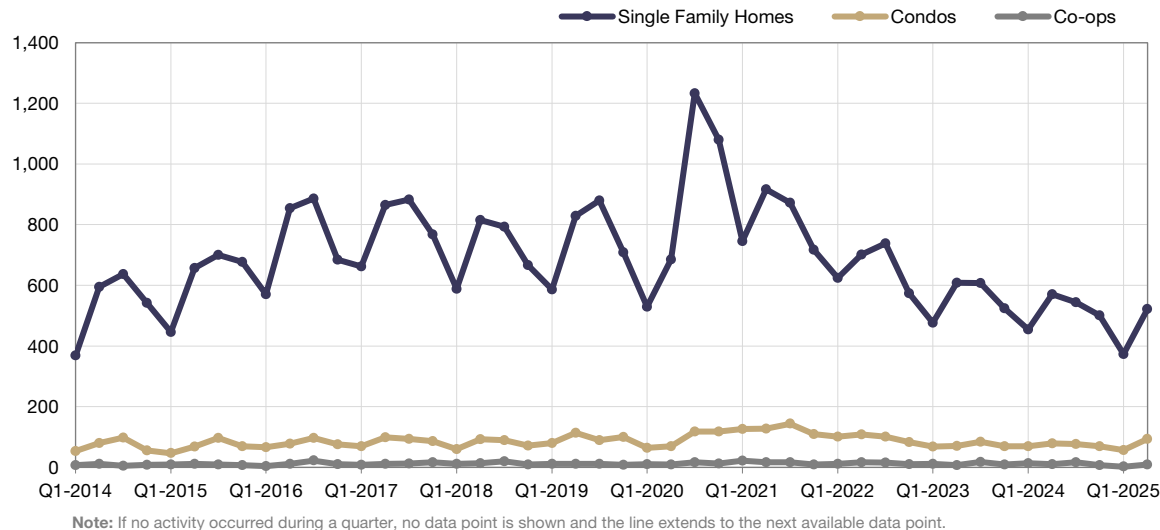
Q2-2025



Year to Date



Historical Pending Sales by Quarter

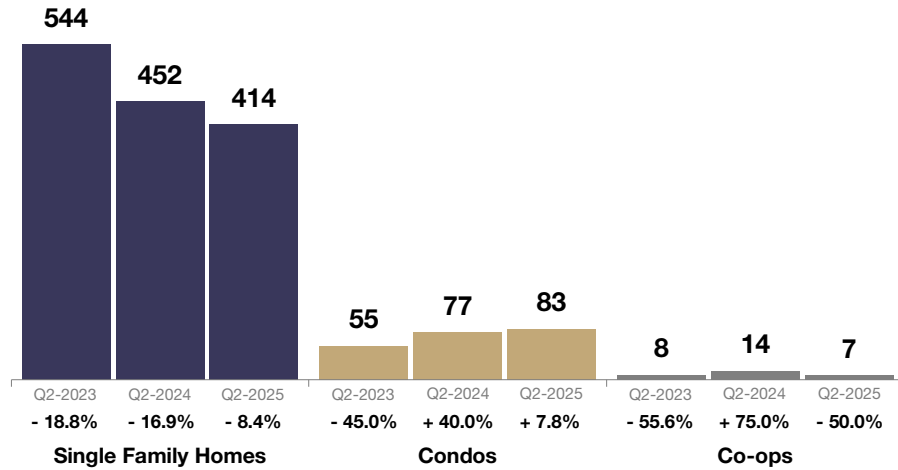


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	738	101	16
Q4-2022	574	83	10
Q1-2023	477	68	12
Q2-2023	609	71	7
Q3-2023	607	84	18
Q4-2023	524	70	9
Q1-2024	455	69	14
Q2-2024	570	79	10
Q3-2024	544	77	17
Q4-2024	501	69	7
Q1-2025	373	57	3
Q2-2025	522	94	9

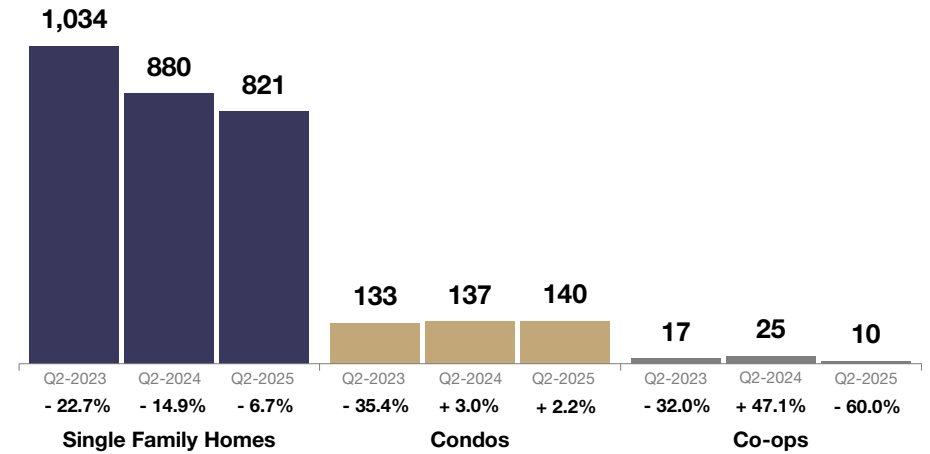
Closed Sales

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

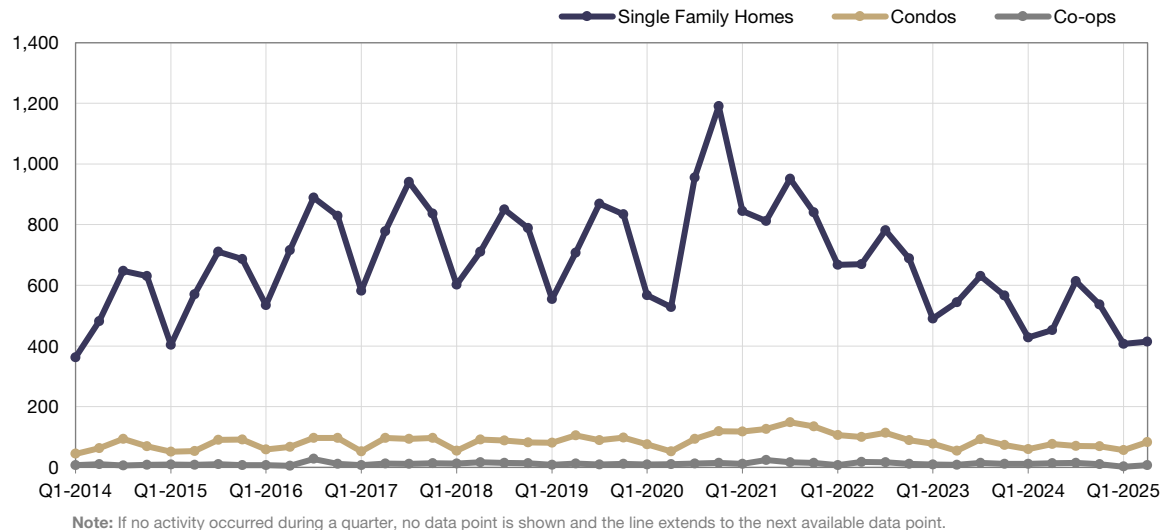
Q2-2025



Year to Date



Historical Closed Sales by Quarter

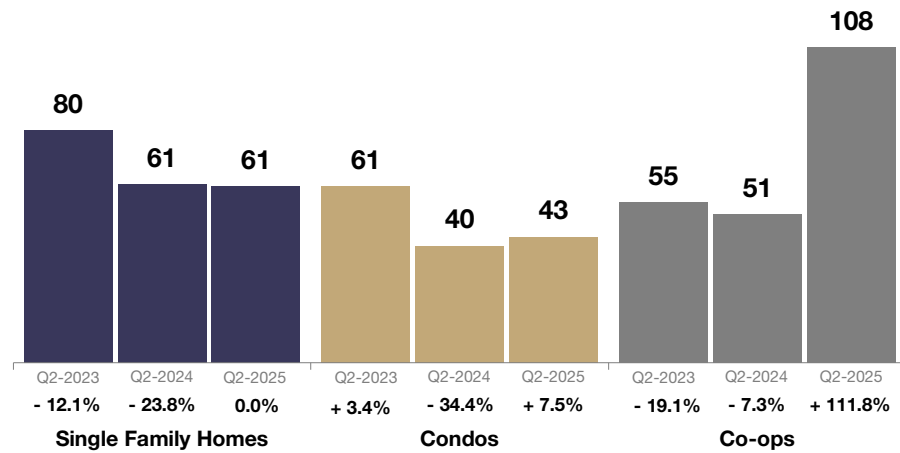


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	782	114	17
Q4-2022	689	90	12
Q1-2023	490	78	9
Q2-2023	544	55	8
Q3-2023	631	93	15
Q4-2023	566	74	11
Q1-2024	428	60	11
Q2-2024	452	77	14
Q3-2024	614	71	15
Q4-2024	537	70	10
Q1-2025	407	57	3
Q2-2025	414	83	7

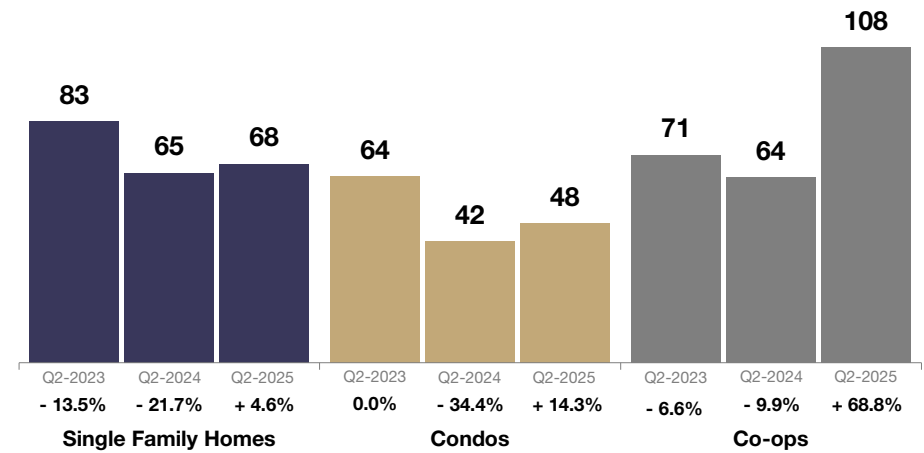
Days on Market Until Sale

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

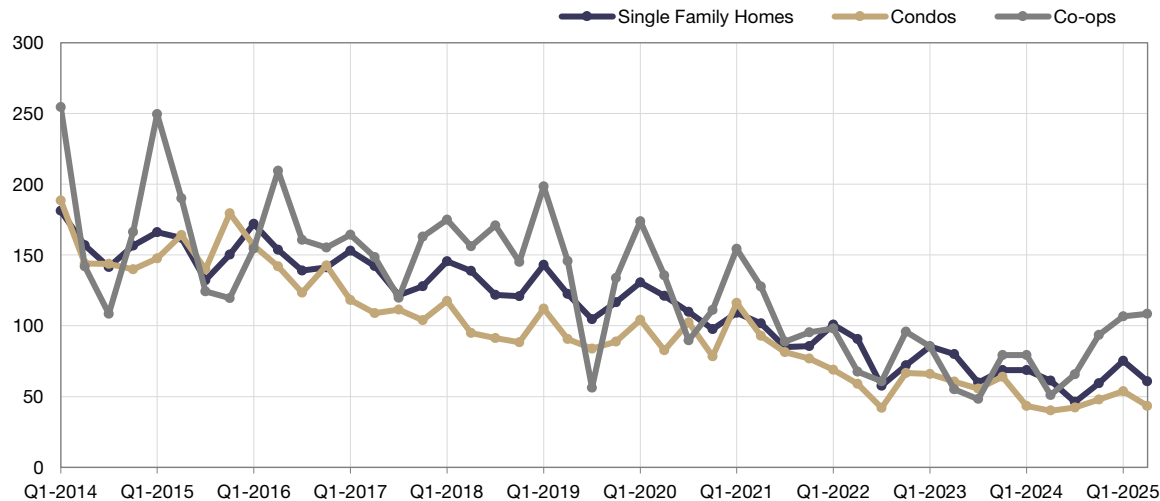
Q2-2025



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.

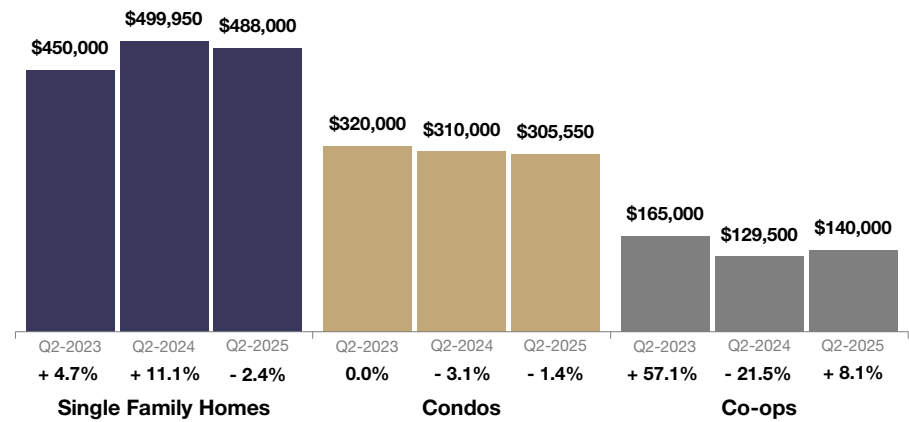
Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	58	42	61
Q4-2022	72	67	96
Q1-2023	85	66	85
Q2-2023	80	61	55
Q3-2023	60	56	48
Q4-2023	69	64	79
Q1-2024	69	43	79
Q2-2024	61	40	51
Q3-2024	46	42	66
Q4-2024	59	48	94
Q1-2025	75	54	107
Q2-2025	61	43	108

Median Pending Price

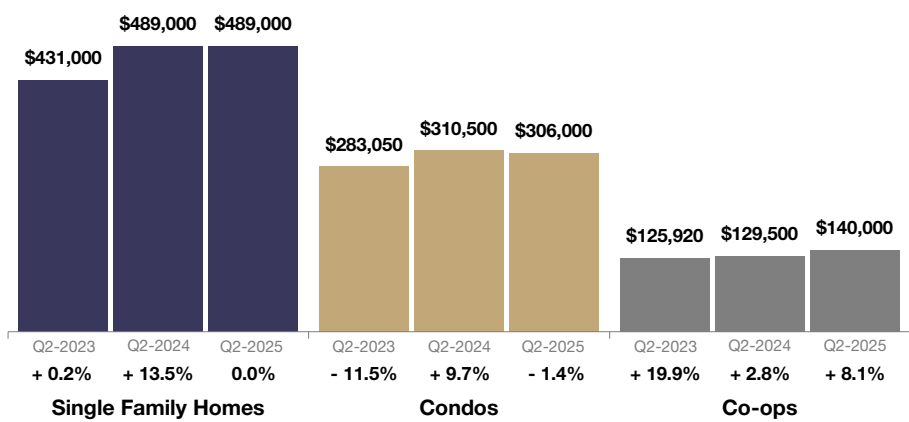
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



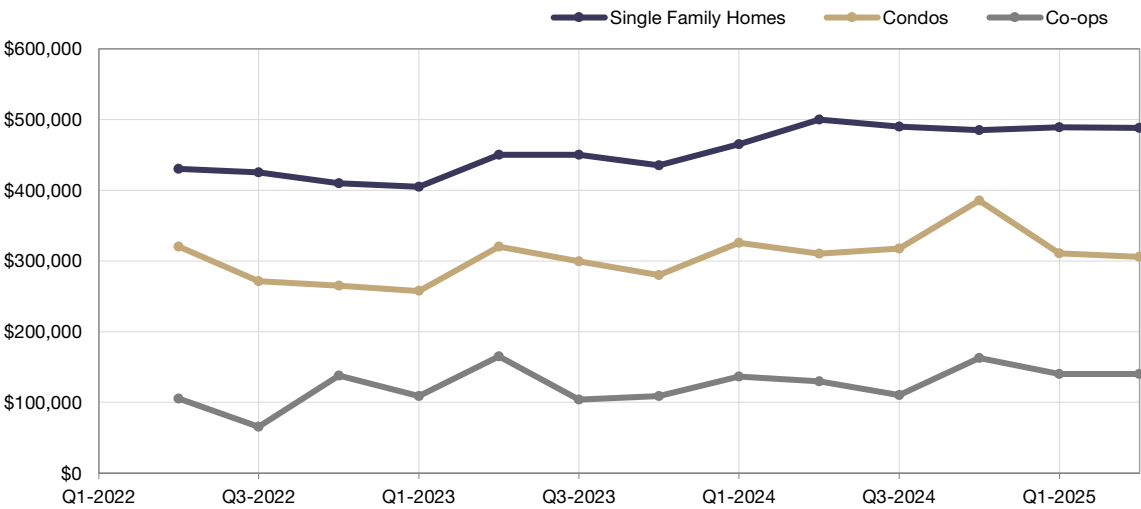
Q2-2025



Year to Date



Historical Median Pending Price by Quarter

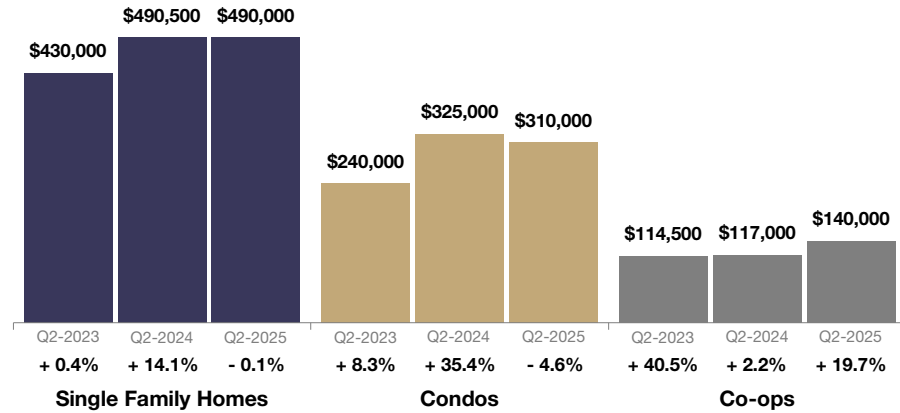


Quarter	Single Family Homes	Condos	Co-ops
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Q4-2022	\$410,000	\$265,000	\$138,000
Q1-2023	\$405,000	\$257,500	\$109,000
Q2-2023	\$450,000	\$320,000	\$165,000
Q3-2023	\$450,000	\$299,500	\$104,000
Q4-2023	\$435,000	\$279,950	\$109,000
Q1-2024	\$465,000	\$325,500	\$136,500
Q2-2024	\$499,950	\$310,000	\$129,500
Q3-2024	\$490,000	\$317,500	\$110,000
Q4-2024	\$485,000	\$385,450	\$162,500
Q1-2025	\$489,000	\$310,500	\$140,000
Q2-2025	\$488,000	\$305,550	\$140,000

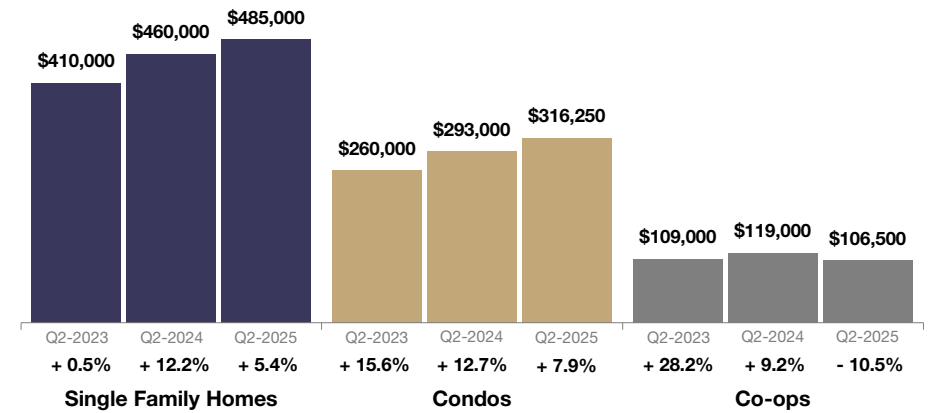
Median Sales Price

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

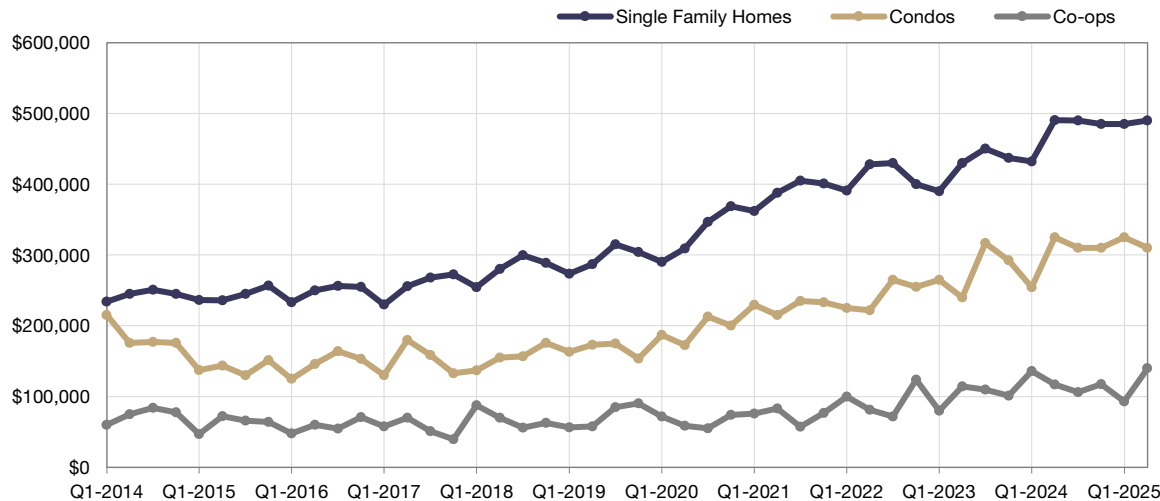
Q2-2025



Year to Date



Historical Median Sales Price by Quarter

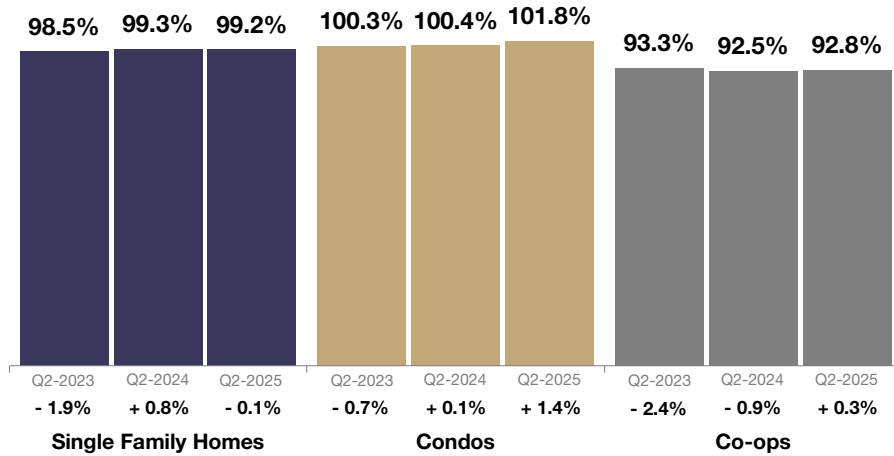


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	\$430,000	\$265,000	\$72,000
Q4-2022	\$400,000	\$255,000	\$124,000
Q1-2023	\$390,000	\$265,000	\$80,000
Q2-2023	\$430,000	\$240,000	\$114,500
Q3-2023	\$450,000	\$317,000	\$109,900
Q4-2023	\$437,000	\$292,500	\$101,000
Q1-2024	\$432,200	\$254,500	\$136,000
Q2-2024	\$490,500	\$325,000	\$117,000
Q3-2024	\$490,000	\$310,000	\$106,000
Q4-2024	\$485,000	\$310,000	\$117,500
Q1-2025	\$485,000	\$325,000	\$93,000
Q2-2025	\$490,000	\$310,000	\$140,000

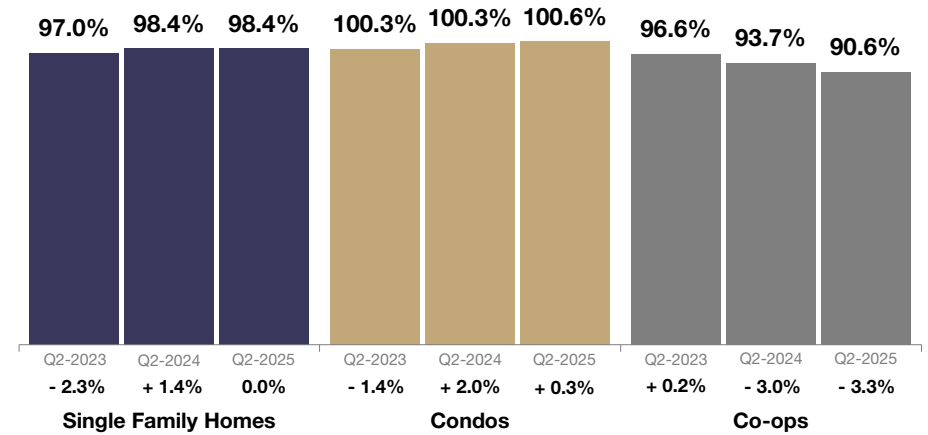
Percent of Original List Price Received

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 month, not accounting for seller concessions.

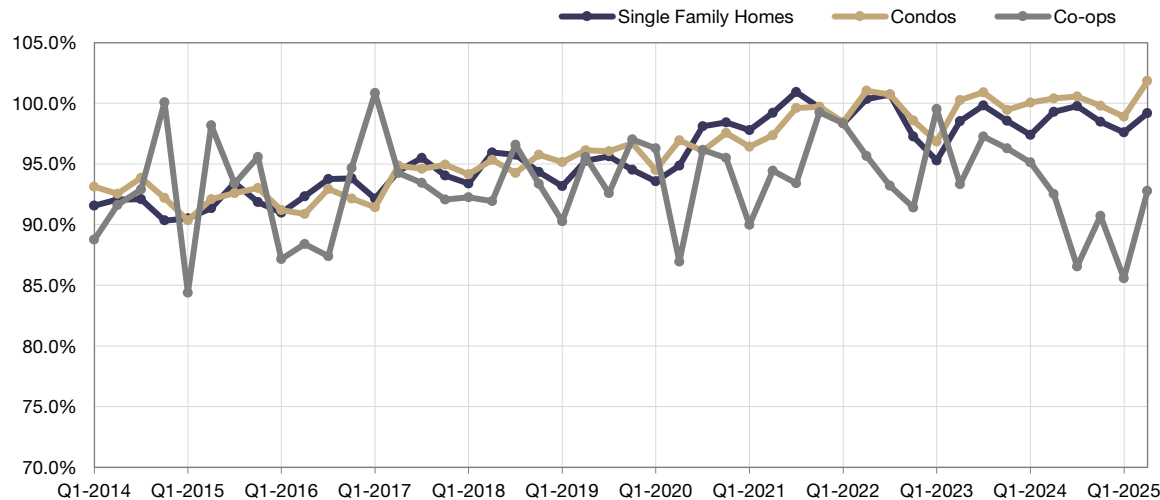
Q2-2025



Year to Date



Historical Percent of Original List Price Received by Quarter

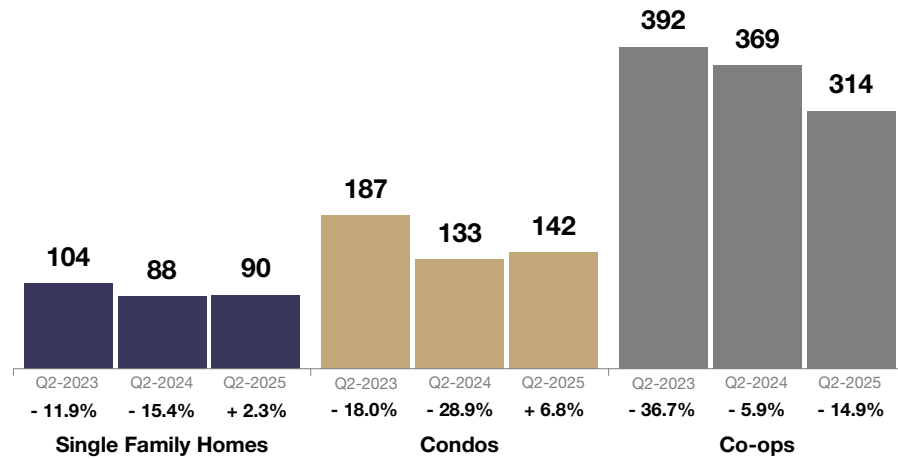


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	100.7%	100.7%	93.2%
Q4-2022	97.3%	98.6%	91.4%
Q1-2023	95.3%	96.8%	99.5%
Q2-2023	98.5%	100.3%	93.3%
Q3-2023	99.8%	100.9%	97.3%
Q4-2023	98.5%	99.5%	96.3%
Q1-2024	97.4%	100.1%	95.1%
Q2-2024	99.3%	100.4%	92.5%
Q3-2024	99.8%	100.6%	86.6%
Q4-2024	98.5%	99.8%	90.7%
Q1-2025	97.6%	98.9%	85.6%
Q2-2025	99.2%	101.8%	92.8%

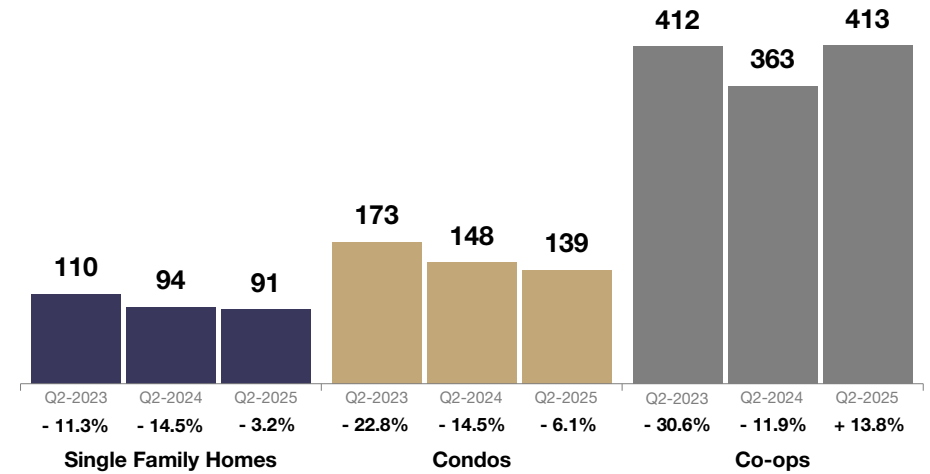
Housing Affordability Index

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.

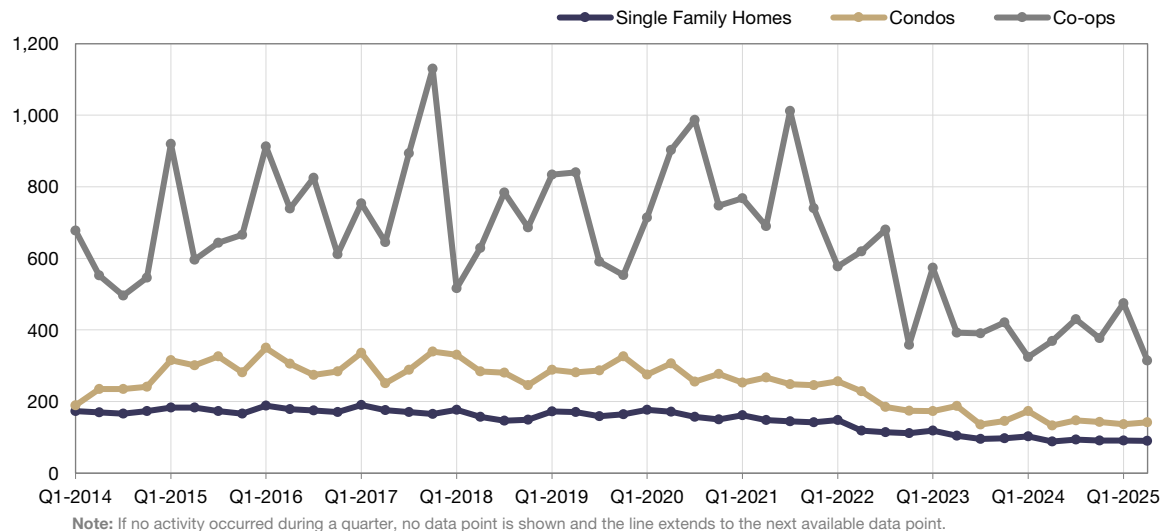
Q2-2025



Year to Date



Historical Housing Affordability Index by Quarter

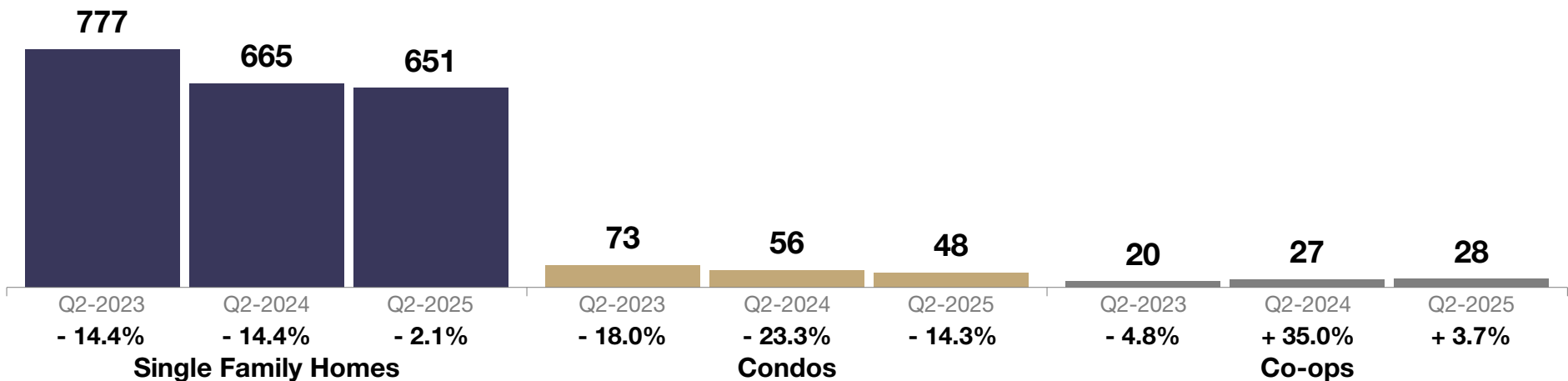


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	114	185	680
Q4-2022	111	174	358
Q1-2023	118	173	574
Q2-2023	104	187	392
Q3-2023	95	135	390
Q4-2023	97	145	421
Q1-2024	102	173	324
Q2-2024	88	133	369
Q3-2024	93	147	430
Q4-2024	91	143	377
Q1-2025	91	136	474
Q2-2025	90	142	314

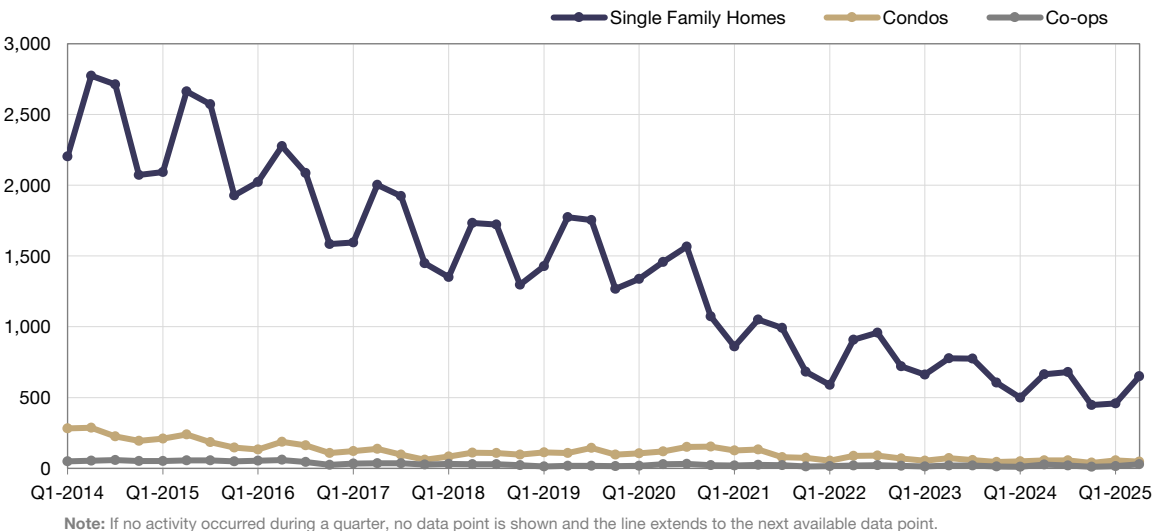
Inventory of Homes for Sale

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

Q2-2025



Historical Inventory of Homes for Sale by Quarter

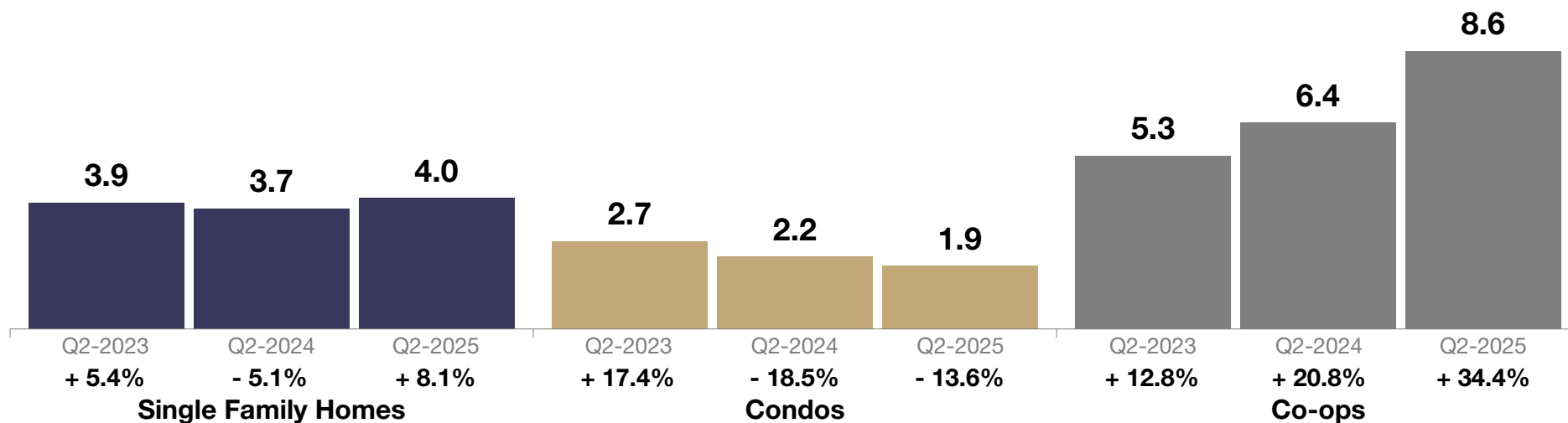


Quarter	Single Family Homes	Condos	Co-ops
Q3-2022	958	91	23
Q4-2022	720	70	17
Q1-2023	662	53	13
Q2-2023	777	73	20
Q3-2023	775	58	21
Q4-2023	605	45	14
Q1-2024	500	49	12
Q2-2024	665	56	27
Q3-2024	680	56	21
Q4-2024	448	40	12
Q1-2025	458	56	16
Q2-2025	651	48	28

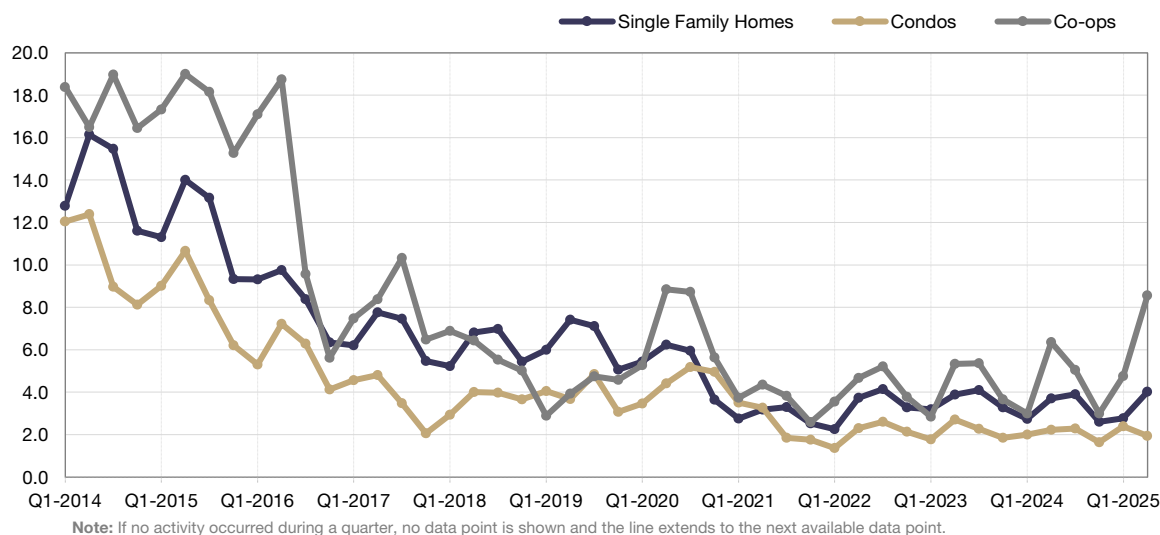
Months Supply of Inventory

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.

Q2-2025



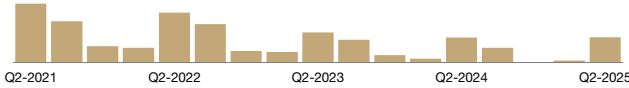
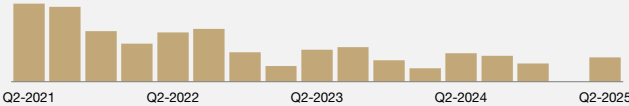
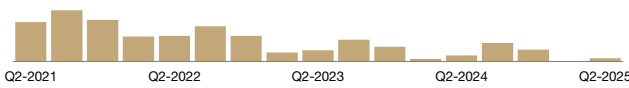
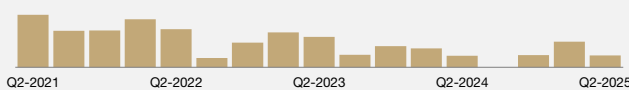
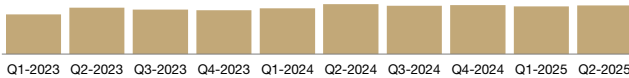
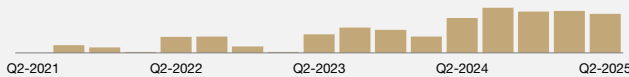
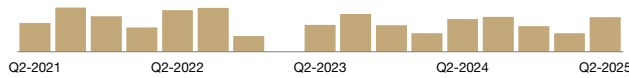
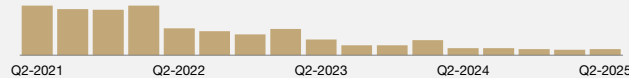
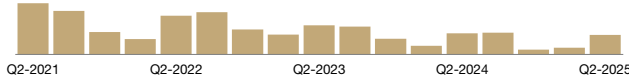
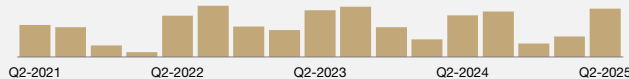
Historical Months Supply of Inventory by Quarter



Quarter	Single Family Homes	Condos	Co-ops
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	1.6	3.0
Q1-2025	2.8	2.4	4.8
Q2-2025	4.0	1.9	8.6

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.

Key Metrics	Historical Sparkbars	Q2-2024	Q2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,003	1,011	+ 0.8%	1,634	1,608	- 1.6%
Pending Sales		659	625	- 5.2%	1,197	1,058	- 11.6%
Closed Sales		543	504	- 7.2%	1,042	971	- 6.8%
Days on Market		58	58	0.0%	62	65	+ 4.8%
Median Pending Price		\$479,500	\$465,000	- 3.0%	\$465,000	\$465,000	0.0%
Median Sales Price		\$452,000	\$461,250	+ 2.0%	\$434,450	\$465,000	+ 7.0%
Pct. of Orig. Price Received		99.3%	99.5%	+ 0.2%	98.5%	98.6%	+ 0.1%
Housing Affordability Index		96	95	- 1.0%	100	95	- 5.0%
Inventory of Homes for Sale		748	727	- 2.8%	--	--	--
Months Supply of Inventory		3.6	3.8	+ 5.6%	--	--	--