

Quarterly Indicators

Provided by OneKey® MLS

Dutchess County

Q4-2025

The U.S. housing market showed early signs of stabilization in the fourth quarter of 2025. Average 30-year mortgage rates have trended downward since the summer, settling into the low 6% range and remaining there for the quarter, improving affordability enough to draw some buyers back into the market. Monthly existing-home sales rose in October and November, according to the National Association of REALTORS® (NAR), suggesting that momentum may be starting to build.

- Single-Family Closed Sales were up 9.1 percent to 586.
- Condos Closed Sales were up 4.3 percent to 73.
- Co-ops Closed Sales were up 30.0 percent to 13.
- Single-Family Median Sales Price increased 3.1 percent to \$500,000.
- Condos Median Sales Price increased 11.3 percent to \$345,000.
- Co-ops Median Sales Price increased 6.4 percent to \$125,000.

Inventory edged higher nationwide, giving buyers more options than a year ago, though supply remains below long-term norms. Home prices have continued to rise on a year-over-year basis, but the pace of appreciation has moderated in recent months. The rapid price gains seen during the pandemic have eased as the market transitions toward a slower, more sustainable rhythm. Together, these trends point to a housing market that is gradually moving toward balance.



Quarterly Snapshot

+ 8.9% **- 0.4%** **+ 4.1%**

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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		496	515	+ 3.8%	2,630	2,729	+ 3.8%
Pending Sales		503	568	+ 12.9%	2,066	2,073	+ 0.3%
Closed Sales		537	586	+ 9.1%	2,032	1,991	- 2.0%
Days on Market		59	56	- 5.1%	58	59	+ 1.7%
Median Pending Price		\$485,000	\$495,000	+ 2.1%	\$488,500	\$492,500	+ 0.8%
Median Sales Price		\$485,000	\$500,000	+ 3.1%	\$475,000	\$494,925	+ 4.2%
Pct. of Orig. Price Received		98.5%	98.3%	- 0.2%	98.8%	98.8%	0.0%
Housing Affordability Index		91	93	+ 2.2%	93	94	+ 1.1%
Inventory of Homes for Sale		456	430	- 5.7%	--	--	--
Months Supply of Inventory		2.6	2.5	- 3.8%	--	--	--

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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		69	71	+ 2.9%	333	368	+ 10.5%
Pending Sales		69	67	- 2.9%	294	300	+ 2.0%
Closed Sales		70	73	+ 4.3%	278	298	+ 7.2%
Days on Market		48	44	- 8.3%	43	47	+ 9.3%
Median Pending Price		\$385,450	\$307,500	- 20.2%	\$323,500	\$317,500	- 1.9%
Median Sales Price		\$310,000	\$345,000	+ 11.3%	\$300,500	\$325,000	+ 8.2%
Pct. of Orig. Price Received		99.8%	98.9%	- 0.9%	100.2%	99.9%	- 0.3%
Housing Affordability Index		143	134	- 6.3%	147	143	- 2.7%
Inventory of Homes for Sale		40	57	+ 42.5%	--	--	--
Months Supply of Inventory		1.6	2.3	+ 43.8%	--	--	--

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.

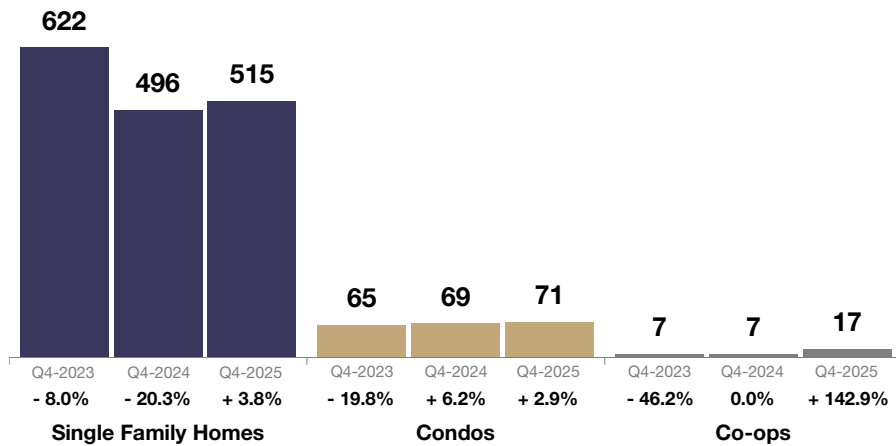


Key Metrics	Historical Sparkbars	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		7	17	+ 142.9%	70	67	- 4.3%
Pending Sales		7	13	+ 85.7%	49	36	- 26.5%
Closed Sales		10	13	+ 30.0%	50	32	- 36.0%
Days on Market		94	70	- 25.5%	70	102	+ 45.7%
Median Pending Price		\$162,500	\$115,000	- 29.2%	\$115,000	\$115,000	0.0%
Median Sales Price		\$117,500	\$125,000	+ 6.4%	\$115,000	\$117,500	+ 2.2%
Pct. of Orig. Price Received		90.7%	99.3%	+ 9.5%	90.9%	94.0%	+ 3.4%
Housing Affordability Index		377	371	- 1.6%	385	395	+ 2.6%
Inventory of Homes for Sale		12	19	+ 58.3%	--	--	--
Months Supply of Inventory		2.9	5.8	+ 100.0%	--	--	--

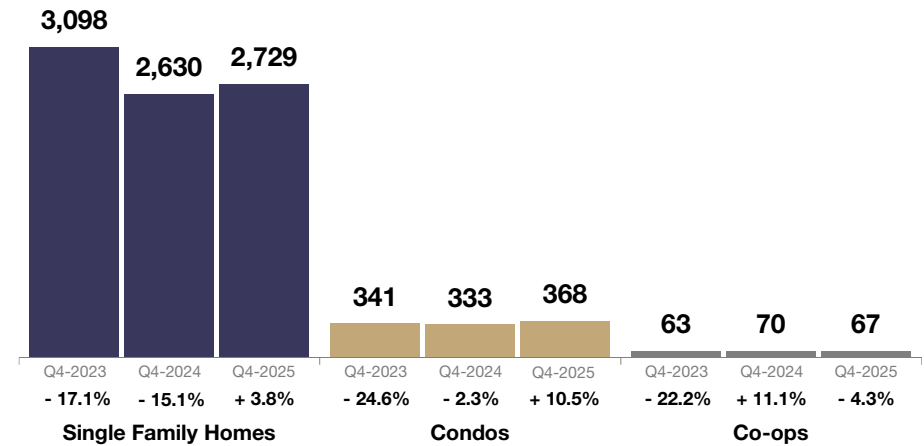
New Listings

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

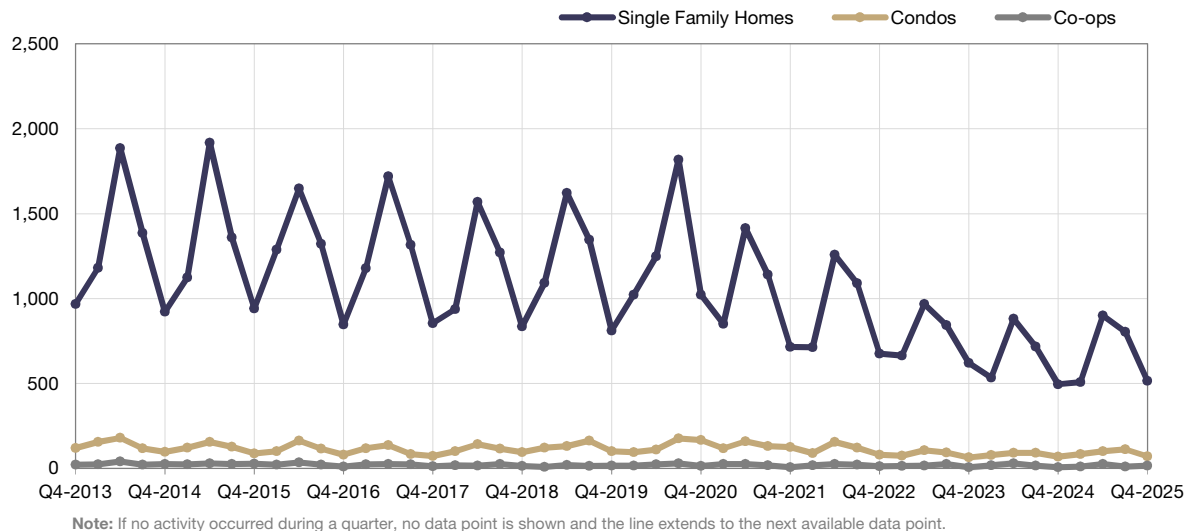
Q4-2025



Year to Date



Historical New Listings by Quarter

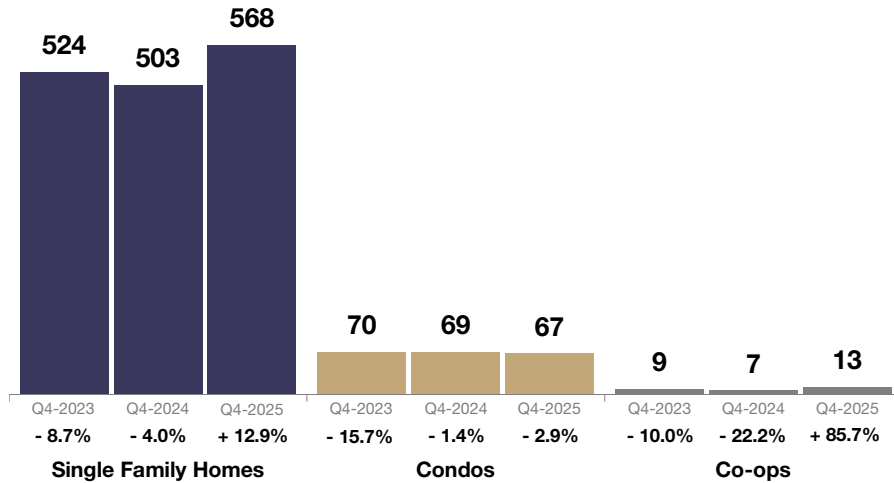


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	664	75	14
Q2-2023	968	107	16
Q3-2023	844	94	26
Q4-2023	622	65	7
Q1-2024	535	78	18
Q2-2024	881	93	29
Q3-2024	718	93	16
Q4-2024	496	69	7
Q1-2025	509	84	12
Q2-2025	901	101	26
Q3-2025	804	112	12
Q4-2025	515	71	17

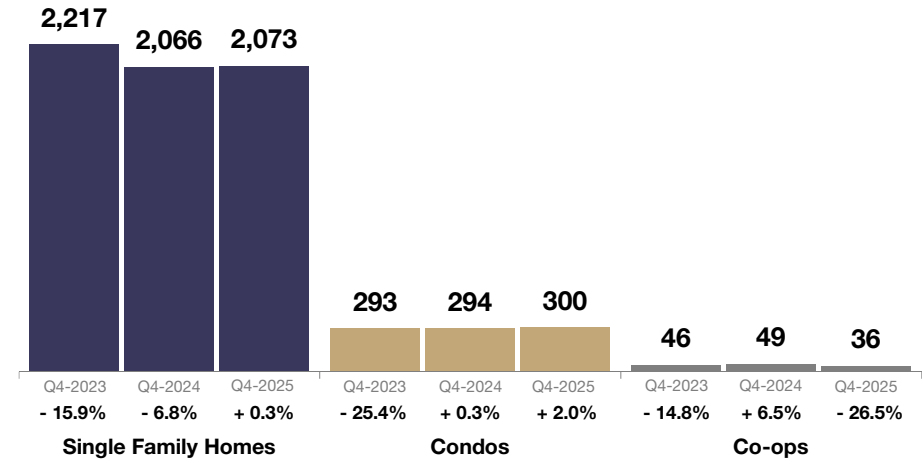
Pending Sales

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

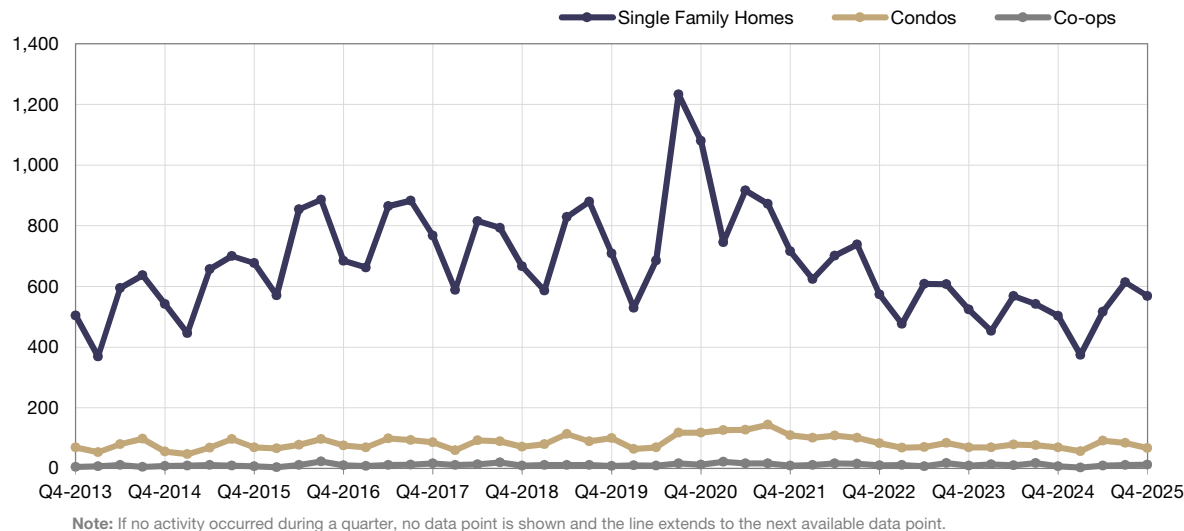
Q4-2025



Year to Date



Historical Pending Sales by Quarter

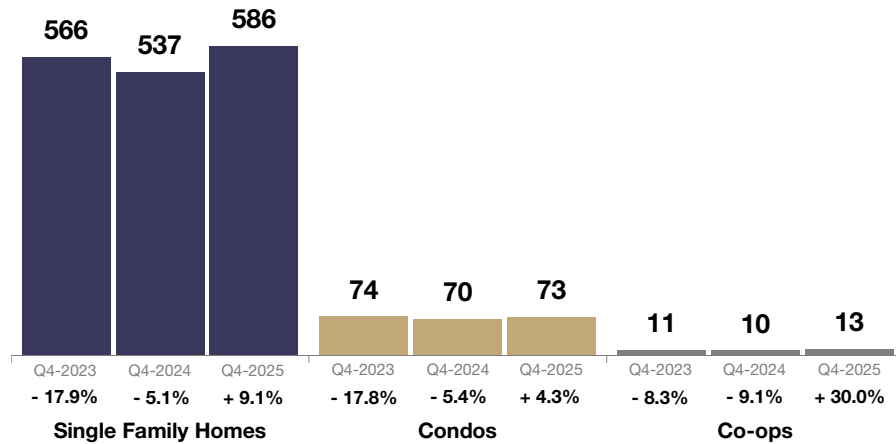


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	477	68	12
Q2-2023	609	71	7
Q3-2023	607	84	18
Q4-2023	524	70	9
Q1-2024	453	69	14
Q2-2024	568	79	10
Q3-2024	542	77	18
Q4-2024	503	69	7
Q1-2025	374	57	3
Q2-2025	517	92	9
Q3-2025	614	84	11
Q4-2025	568	67	13

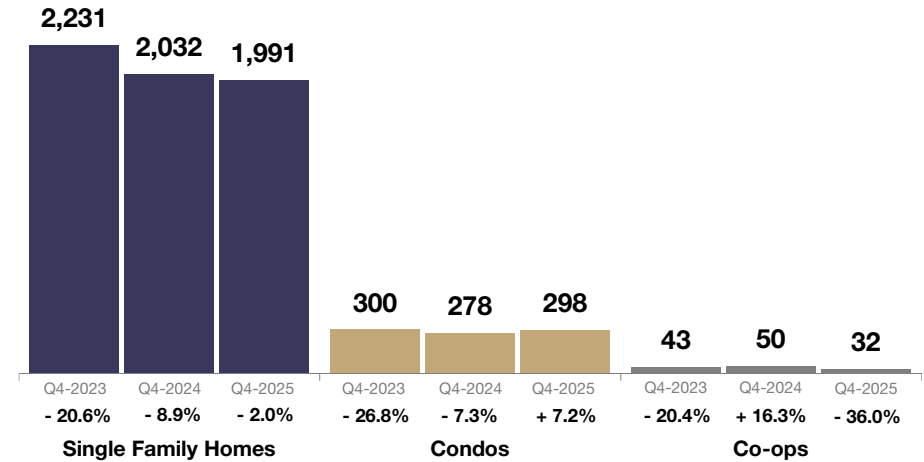
Closed Sales

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

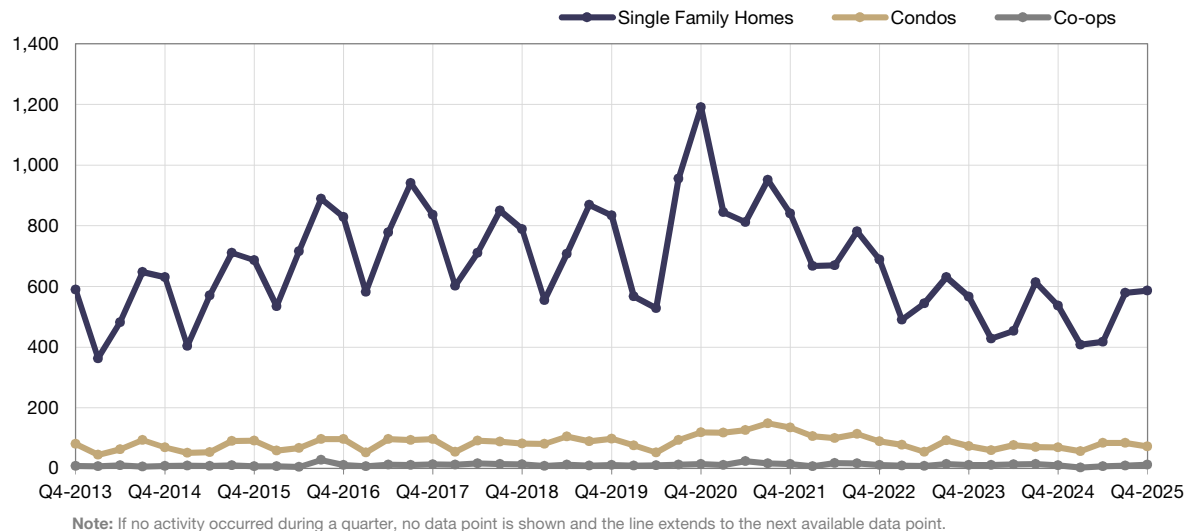
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Year to Date



Historical Closed Sales by Quarter

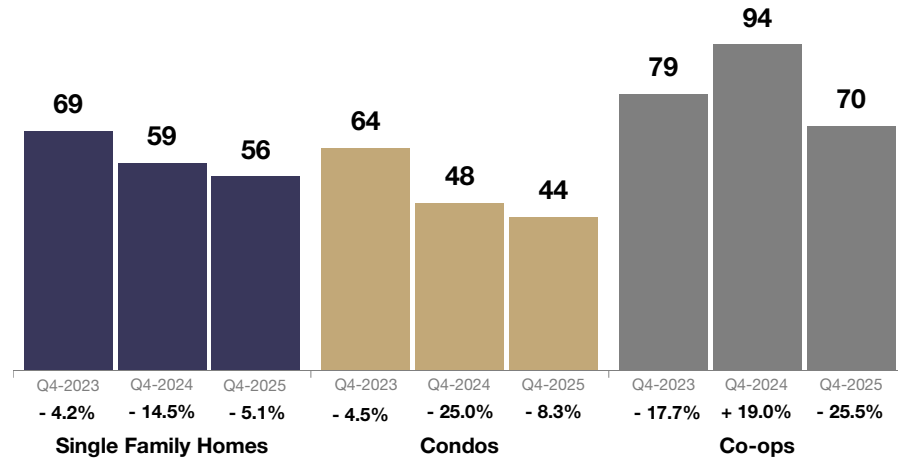


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	490	78	9
Q2-2023	544	55	8
Q3-2023	631	93	15
Q4-2023	566	74	11
Q1-2024	428	60	11
Q2-2024	453	77	14
Q3-2024	614	71	15
Q4-2024	537	70	10
Q1-2025	408	57	3
Q2-2025	418	84	7
Q3-2025	579	84	9
Q4-2025	586	73	13

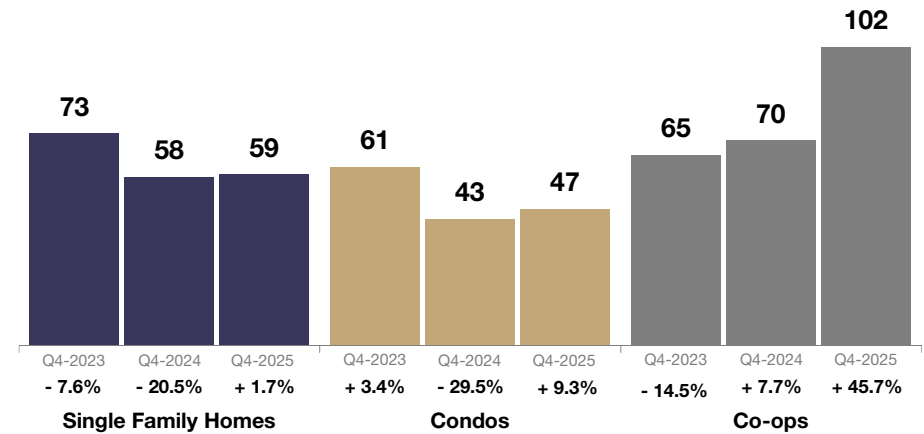
Days on Market Until Sale

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

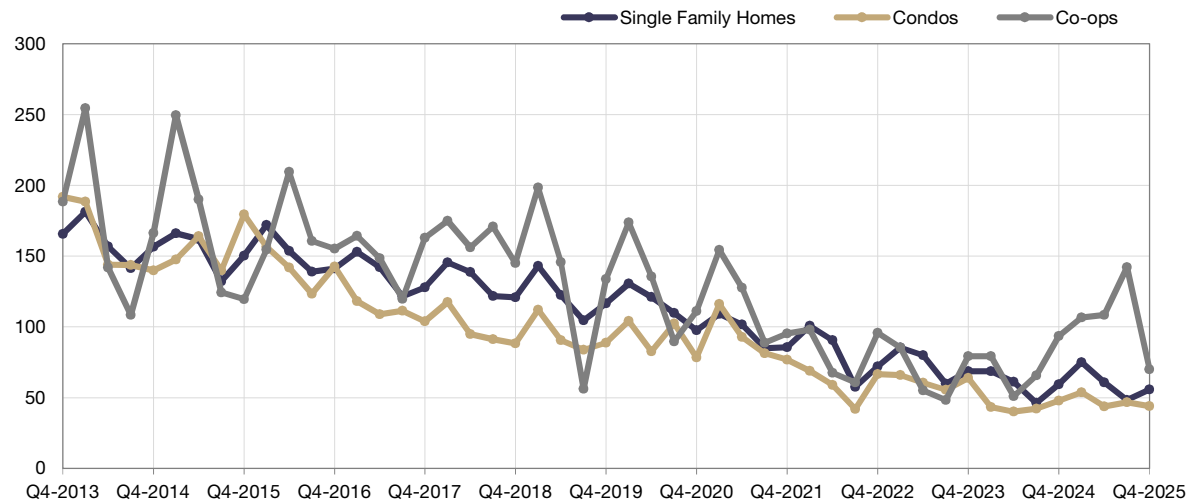
Q4-2025



Year to Date



Historical Days on Market Until Sale by Quarter



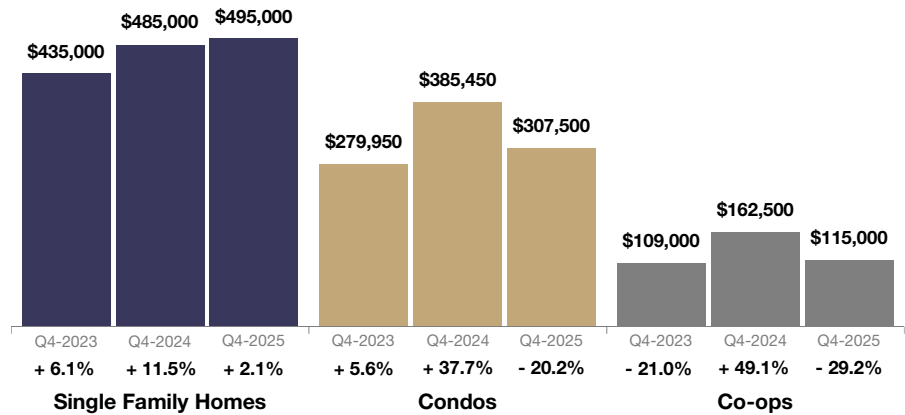
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	44	108
Q3-2025	48	47	142
Q4-2025	56	44	70

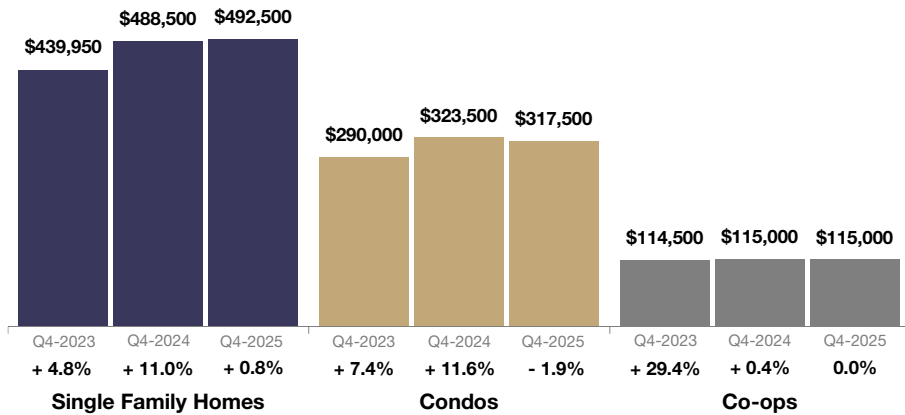
Median Pending Price

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.

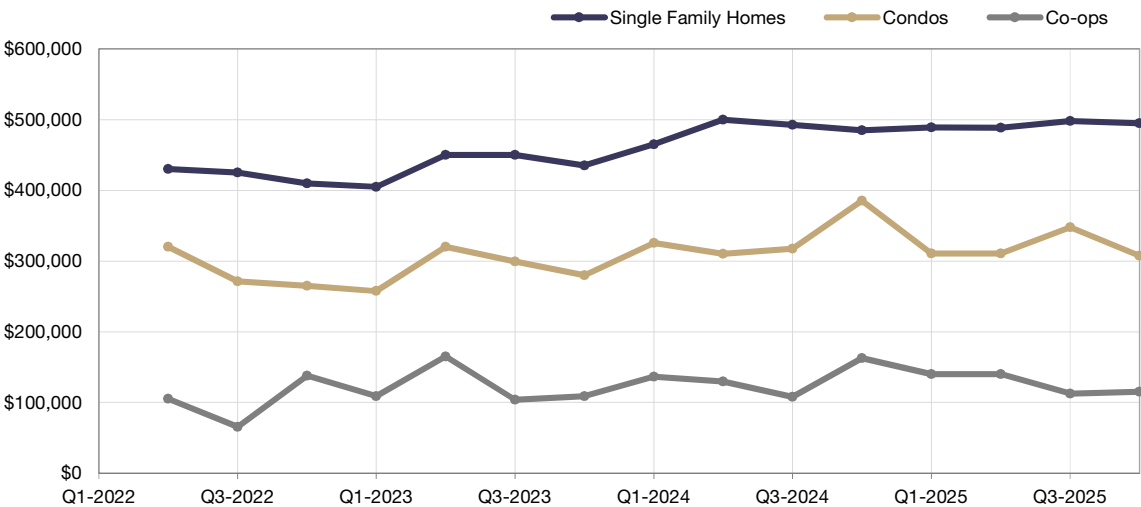
Q4-2025



Year to Date



Historical Median Pending Price by Quarter



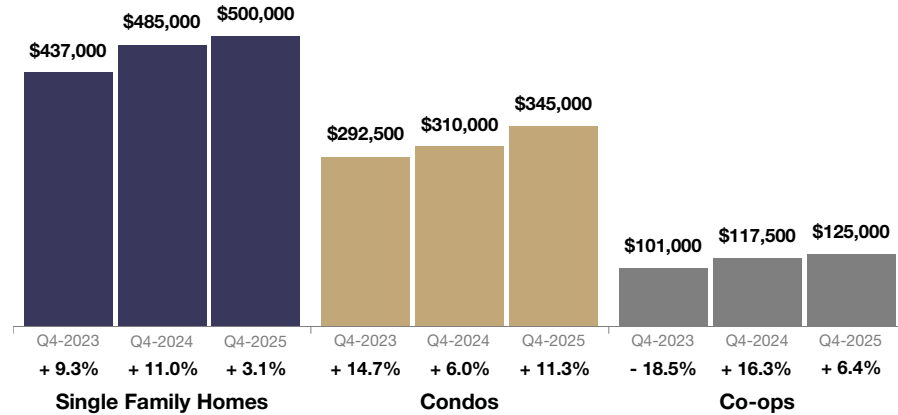
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
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	\$499,999	\$310,000	\$129,500
Q3-2024	\$492,500	\$317,500	\$108,000
Q4-2024	\$485,000	\$385,450	\$162,500
Q1-2025	\$489,000	\$310,500	\$140,000
Q2-2025	\$488,500	\$310,500	\$140,000
Q3-2025	\$498,000	\$348,000	\$112,500
Q4-2025	\$495,000	\$307,500	\$115,000

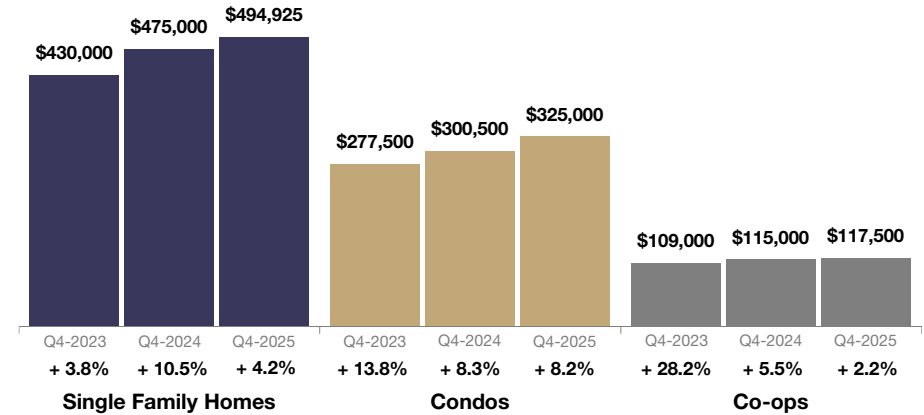
Median Sales Price

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

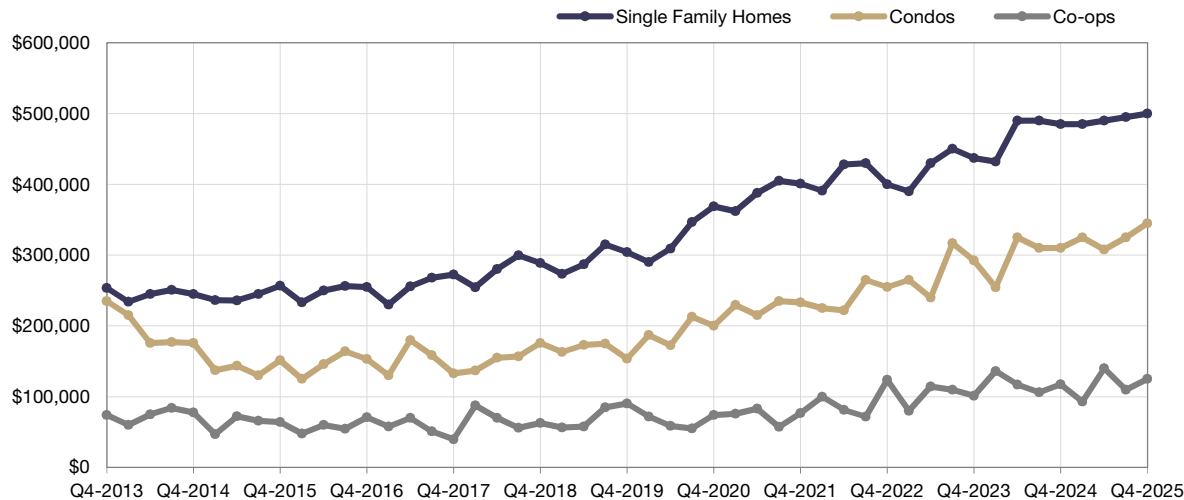
Q4-2025



Year to Date



Historical Median Sales Price by Quarter

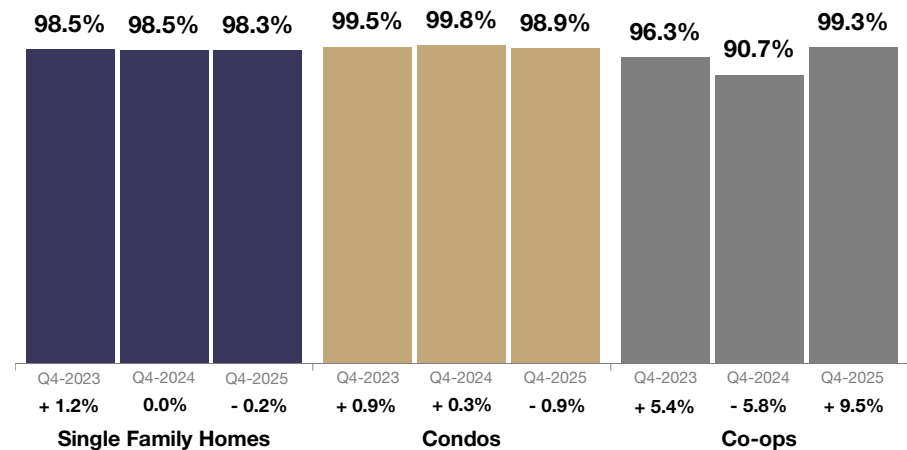


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	\$390,000	\$265,000	\$80,000
Q2-2023	\$430,000	\$240,000	\$114,500
Q3-2023	\$450,000	\$317,000	\$109,900
Q4-2023	\$437,000	\$292,500	\$101,000
Q1-2024	\$432,200	\$254,500	\$136,000
Q2-2024	\$490,000	\$325,000	\$117,000
Q3-2024	\$490,000	\$310,000	\$106,000
Q4-2024	\$485,000	\$310,000	\$117,500
Q1-2025	\$485,000	\$325,000	\$93,000
Q2-2025	\$490,000	\$308,000	\$140,000
Q3-2025	\$495,000	\$325,000	\$110,000
Q4-2025	\$500,000	\$345,000	\$125,000

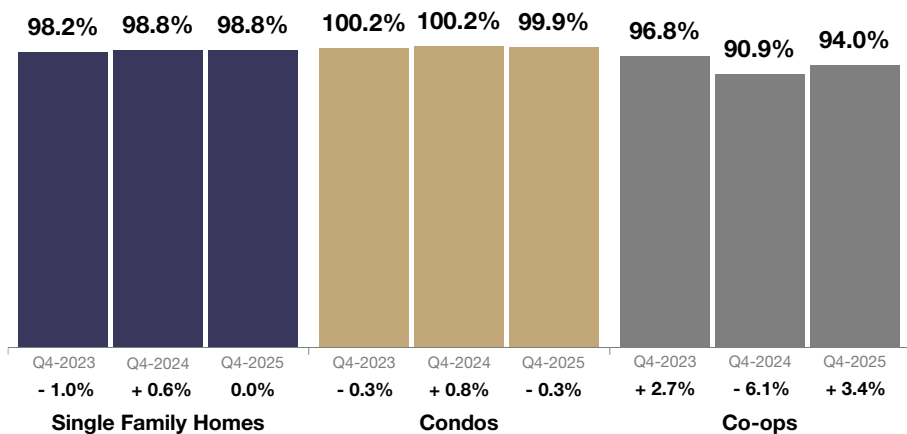
Percent of Original List Price Received

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.

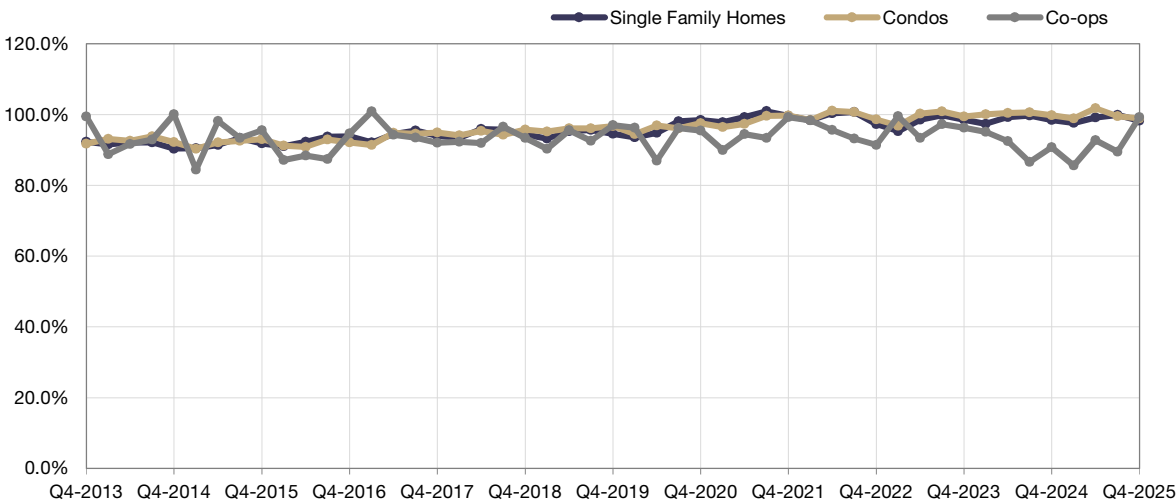
Q4-2025



Year to Date



Historical Percent of Original List Price Received by Quarter

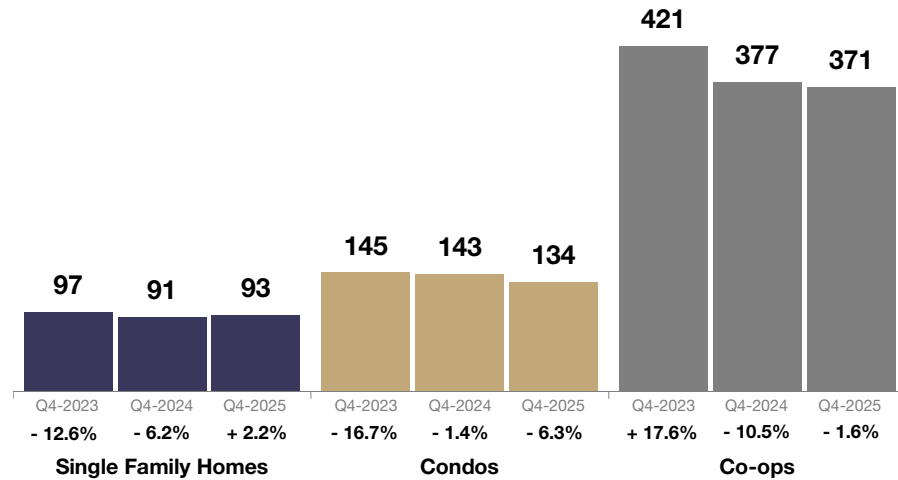


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	95.3%	96.8%	99.5%
Q2-2023	98.5%	100.3%	93.3%
Q3-2023	99.8%	100.9%	97.3%
Q4-2023	98.5%	99.5%	96.3%
Q1-2024	97.4%	100.1%	95.1%
Q2-2024	99.3%	100.4%	92.5%
Q3-2024	99.8%	100.6%	86.6%
Q4-2024	98.5%	99.8%	90.7%
Q1-2025	97.6%	98.9%	85.6%
Q2-2025	99.2%	101.8%	92.8%
Q3-2025	99.9%	99.5%	89.5%
Q4-2025	98.3%	98.9%	99.3%

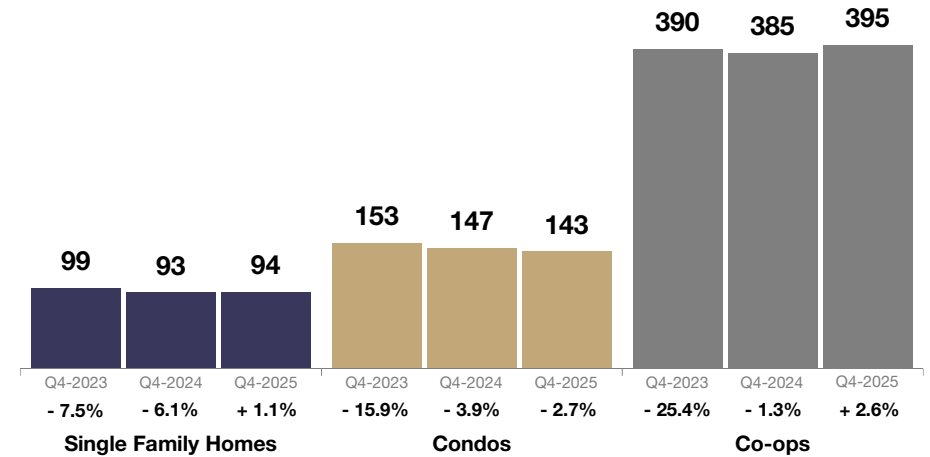
Housing Affordability Index

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.

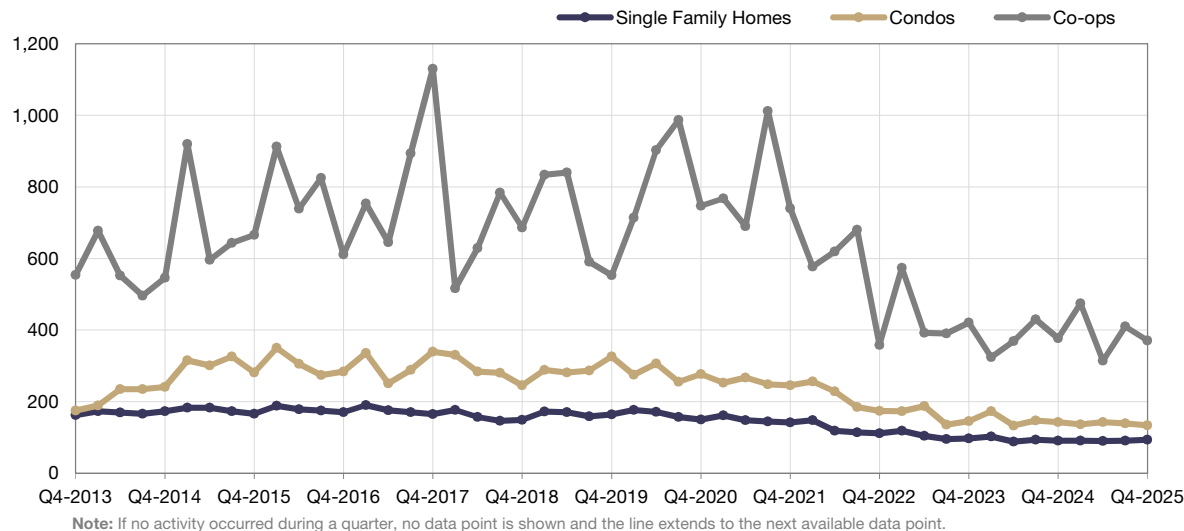
Q4-2025



Year to Date



Historical Housing Affordability Index by Quarter

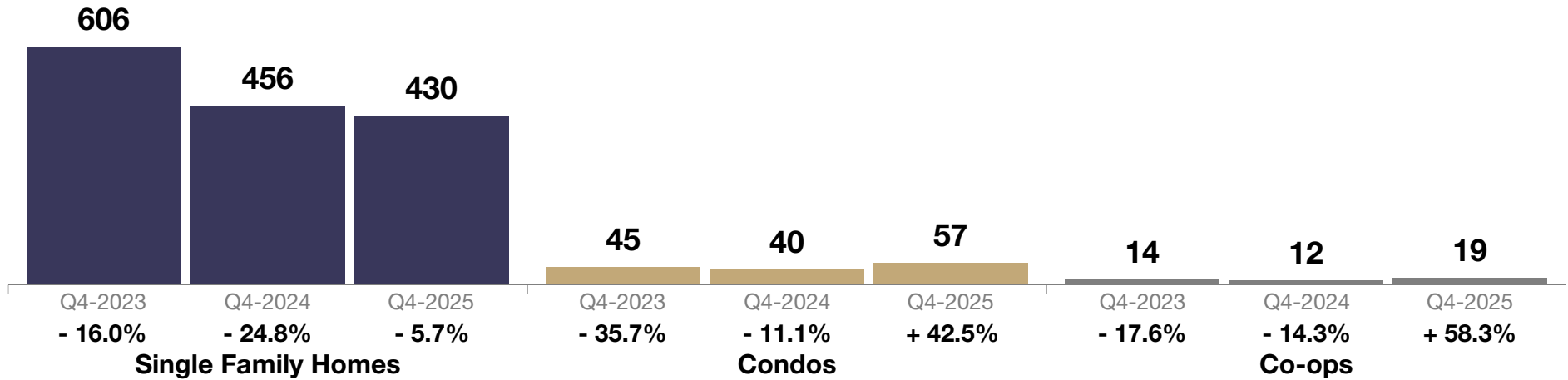


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	118	173	574
Q2-2023	104	187	392
Q3-2023	95	135	390
Q4-2023	97	145	421
Q1-2024	102	173	324
Q2-2024	88	133	369
Q3-2024	93	147	430
Q4-2024	91	143	377
Q1-2025	91	136	474
Q2-2025	90	143	314
Q3-2025	91	139	410
Q4-2025	93	134	371

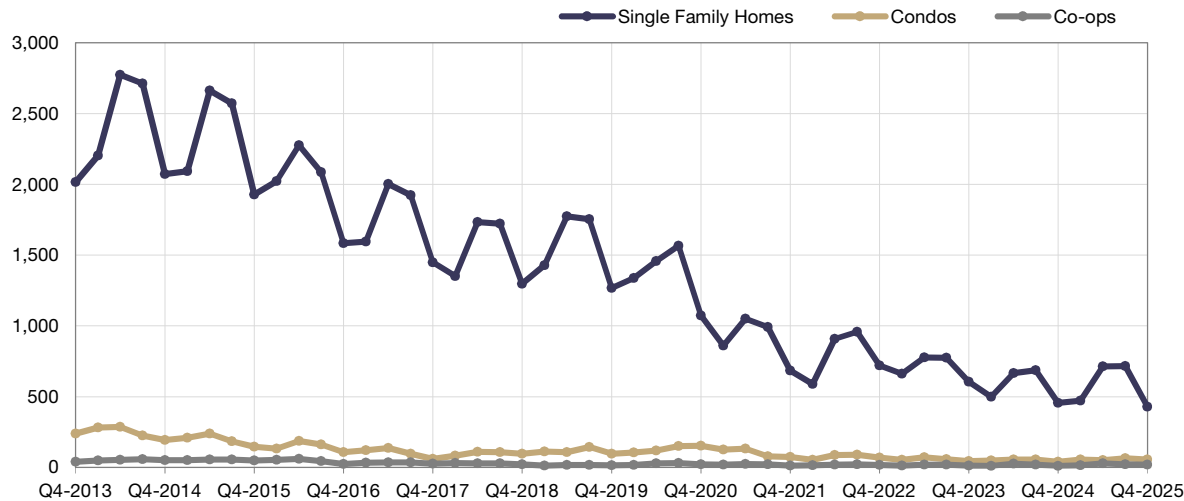
Inventory of Homes for Sale

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

Q4-2025



Historical Inventory of Homes for Sale by Quarter



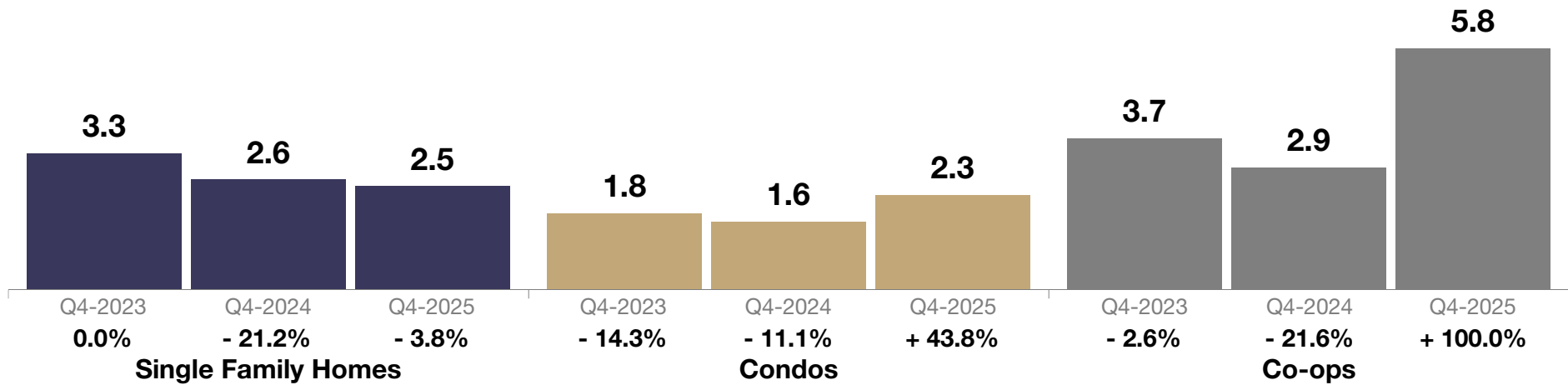
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	663	53	13
Q2-2023	778	73	20
Q3-2023	776	58	21
Q4-2023	606	45	14
Q1-2024	500	49	12
Q2-2024	667	56	27
Q3-2024	686	56	21
Q4-2024	456	40	12
Q1-2025	473	56	16
Q2-2025	715	51	28
Q3-2025	716	66	23
Q4-2025	430	57	19

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

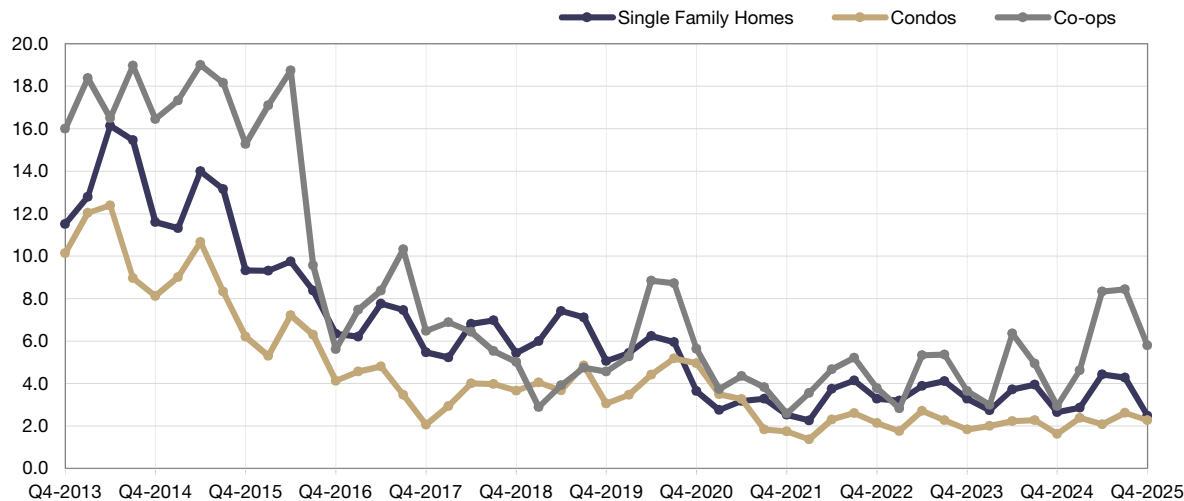
Months Supply of Inventory

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.

Q4-2025



Historical Months Supply of Inventory by Quarter

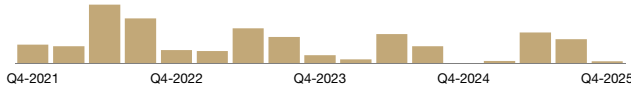
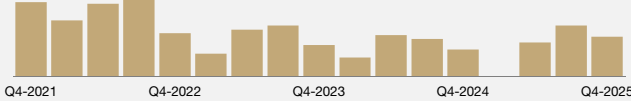
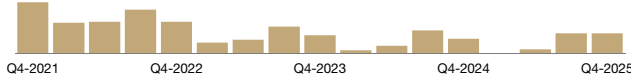
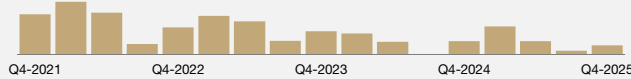
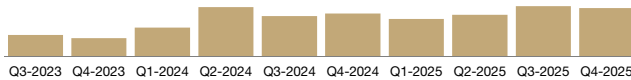
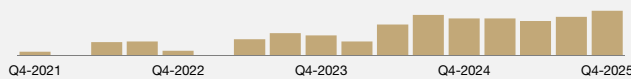
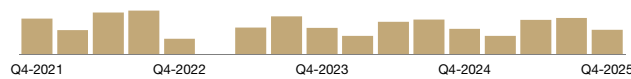
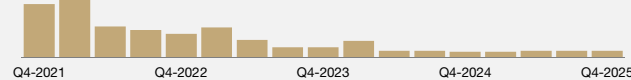
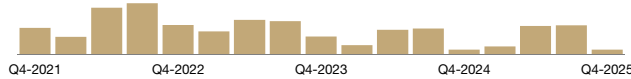
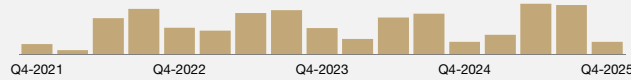


Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	3.2	1.8	2.8
Q2-2023	3.9	2.7	5.3
Q3-2023	4.1	2.3	5.4
Q4-2023	3.3	1.8	3.7
Q1-2024	2.7	2.0	3.0
Q2-2024	3.7	2.2	6.4
Q3-2024	3.9	2.3	4.9
Q4-2024	2.6	1.6	2.9
Q1-2025	2.9	2.4	4.6
Q2-2025	4.4	2.1	8.3
Q3-2025	4.3	2.6	8.4
Q4-2025	2.5	2.3	5.8

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

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	Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		572	603	+ 5.4%	3,033	3,164	+ 4.3%
Pending Sales		579	648	+ 11.9%	2,409	2,409	0.0%
Closed Sales		617	672	+ 8.9%	2,360	2,321	- 1.7%
Days on Market		59	55	- 6.8%	56	58	+ 3.6%
Median Pending Price		\$467,250	\$478,225	+ 2.3%	\$465,000	\$473,500	+ 1.8%
Median Sales Price		\$466,000	\$485,000	+ 4.1%	\$453,350	\$473,000	+ 4.3%
Pct. of Orig. Price Received		98.5%	98.4%	- 0.1%	98.8%	98.9%	+ 0.1%
Housing Affordability Index		95	96	+ 1.1%	98	98	0.0%
Inventory of Homes for Sale		508	506	- 0.4%	--	--	--
Months Supply of Inventory		2.5	2.5	0.0%	--	--	--