

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.

Single Family Homes Market Overview	2
Condos Market Overview	3
Co-ops Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Days on Market Until Sale	8
Median Pending Price	9
Median Sales Price	10
Percent of Original List Price Received	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15



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
	Q4-2021	Q4-2022	Q4-2023	Q4-2024	Q4-2025	Q4-2024	Q4-2025		YTD 2024	YTD 2025	
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
	Q4-2021	Q4-2022	Q4-2023	Q4-2024	Q4-2025	Q4-2024	Q4-2025		YTD 2024	YTD 2025	
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.



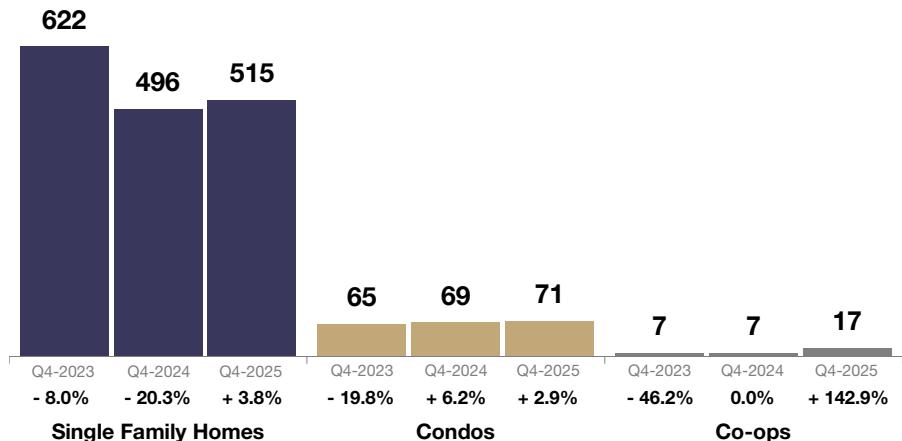
Key Metrics	Historical Sparkbars					Q4-2024	Q4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	Q4-2021	Q4-2022	Q4-2023	Q4-2024	Q4-2025	Q4-2024	Q4-2025		YTD 2024	YTD 2025	
New Listings		7	17	+ 142.9%	70	67	- 4.3%				
Pending Sales		7	13	+ 85.7%	49	36	- 26.5%				
Closed Sales		10	13	+ 30.0%	50	32	- 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

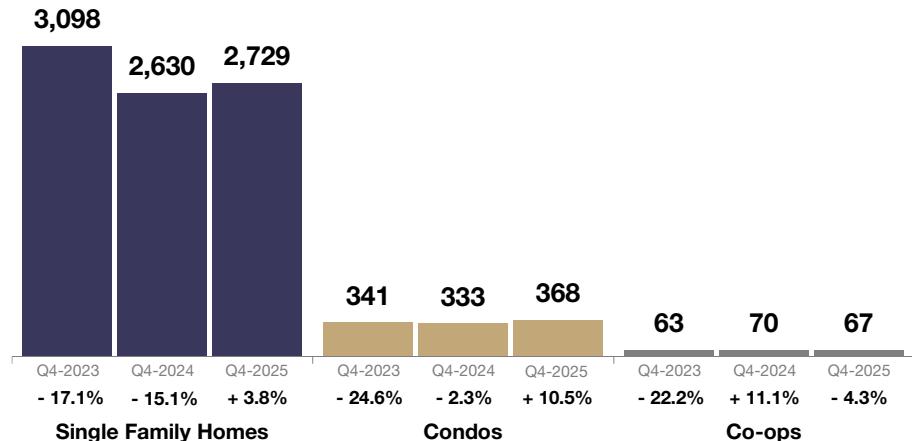
A count of the properties that have been newly listed on the market in a given quarter.

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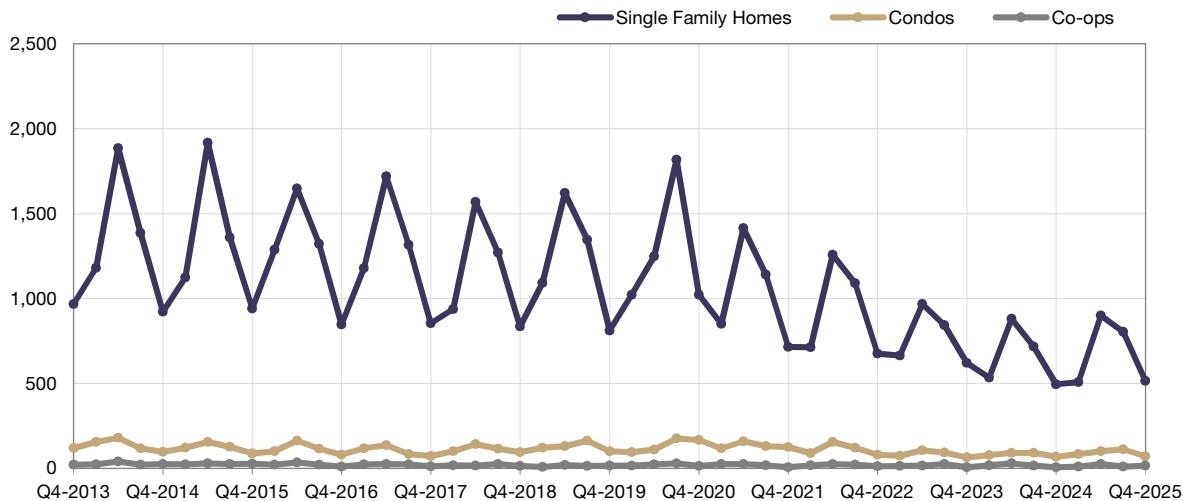
Q4-2025



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.

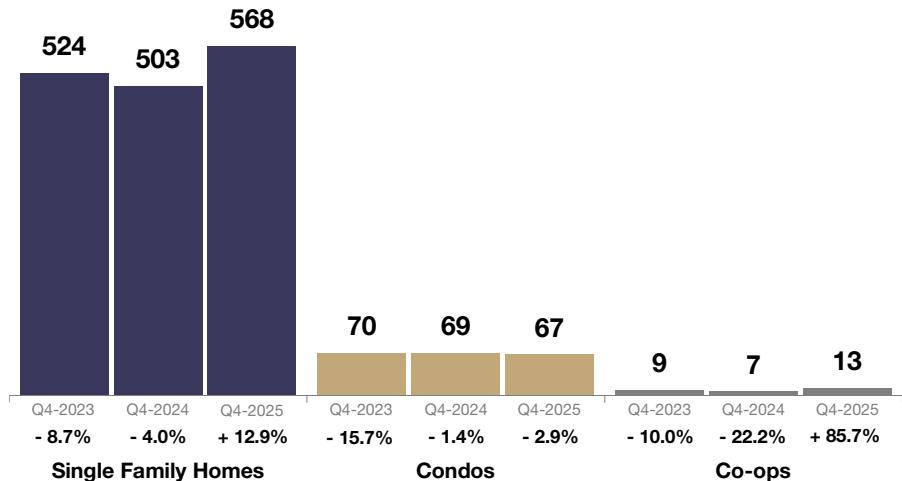
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	664	75	14
Q2-2023	968	107	16
Q3-2023	844	94	26
Q4-2023	622	65	7
Q1-2024	535	78	18
Q2-2024	881	93	29
Q3-2024	718	93	16
Q4-2024	496	69	7
Q1-2025	509	84	12
Q2-2025	901	101	26
Q3-2025	804	112	12
Q4-2025	515	71	17

Pending Sales

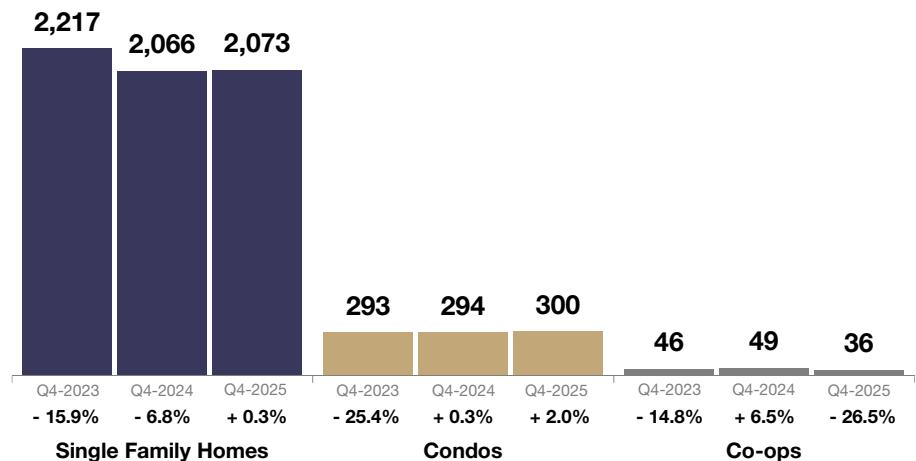
A count of the properties on which offers have been accepted in a given quarter.

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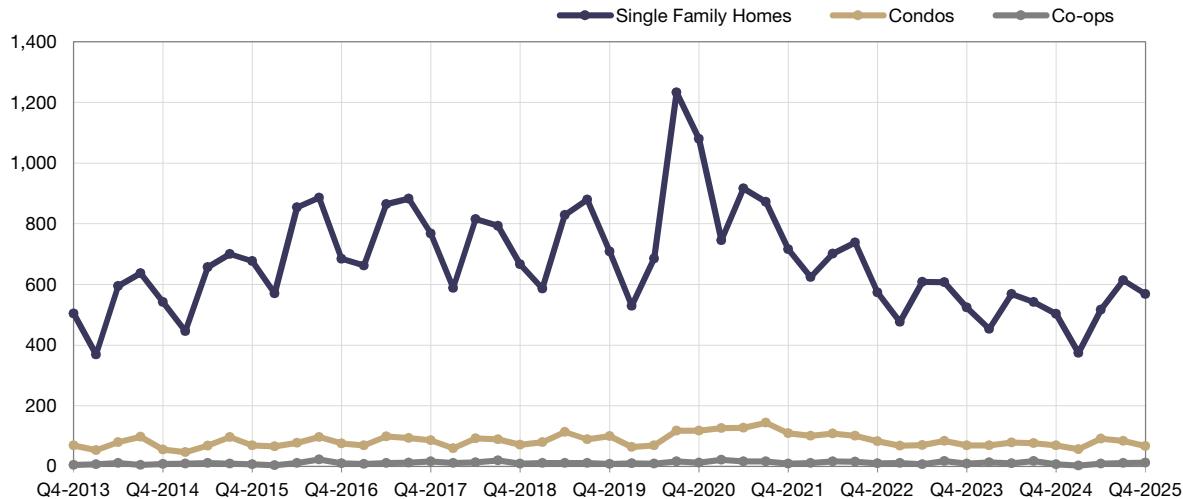
Q4-2025



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.

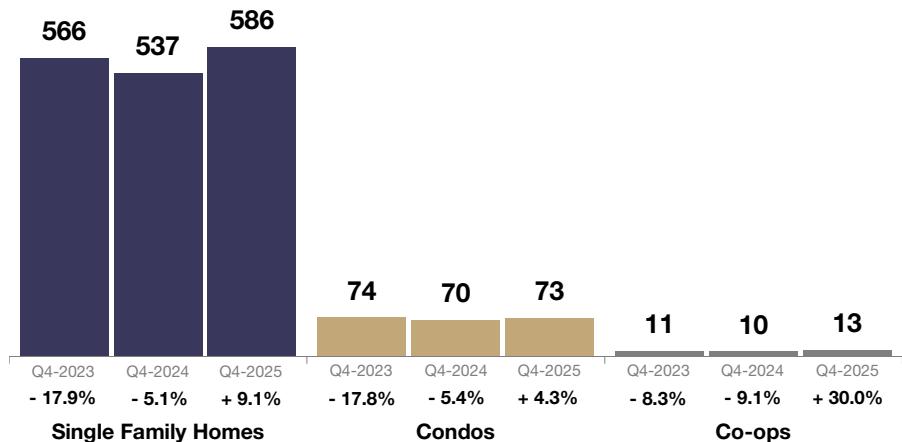
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	477	68	12
Q2-2023	609	71	7
Q3-2023	607	84	18
Q4-2023	524	70	9
Q1-2024	453	69	14
Q2-2024	568	79	10
Q3-2024	542	77	18
Q4-2024	503	69	7
Q1-2025	374	57	3
Q2-2025	517	92	9
Q3-2025	614	84	11
Q4-2025	568	67	13

Closed Sales

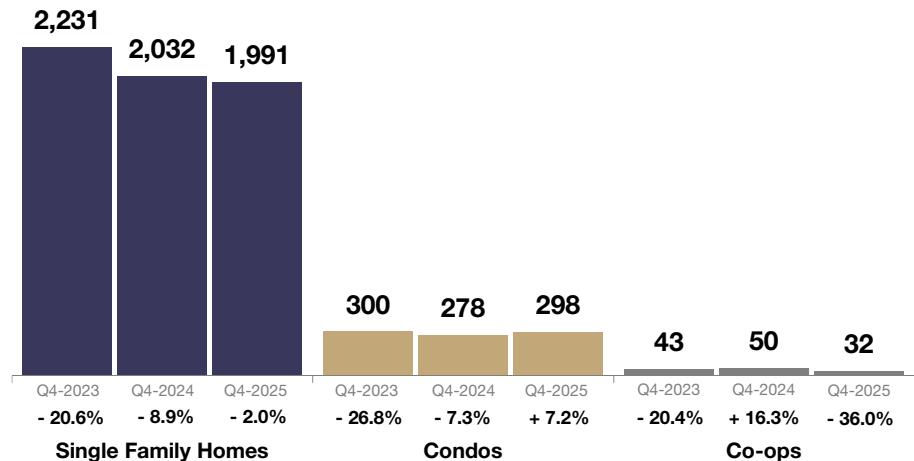
A count of the actual sales that closed in a given quarter.

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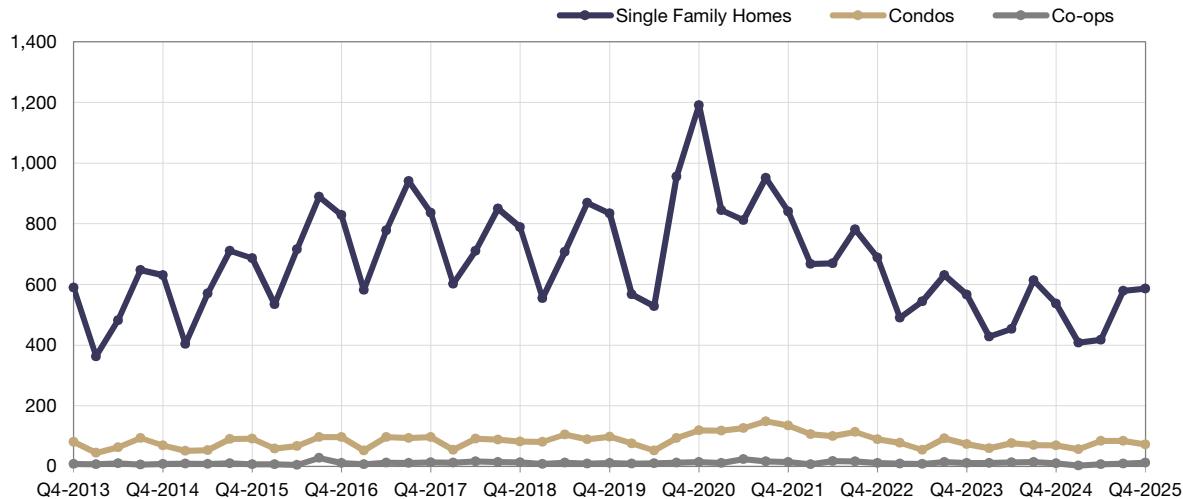
Q4-2025



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
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

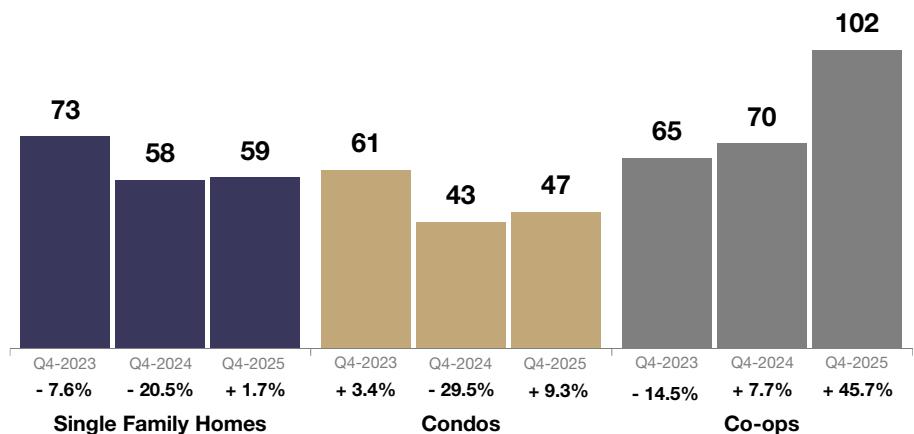
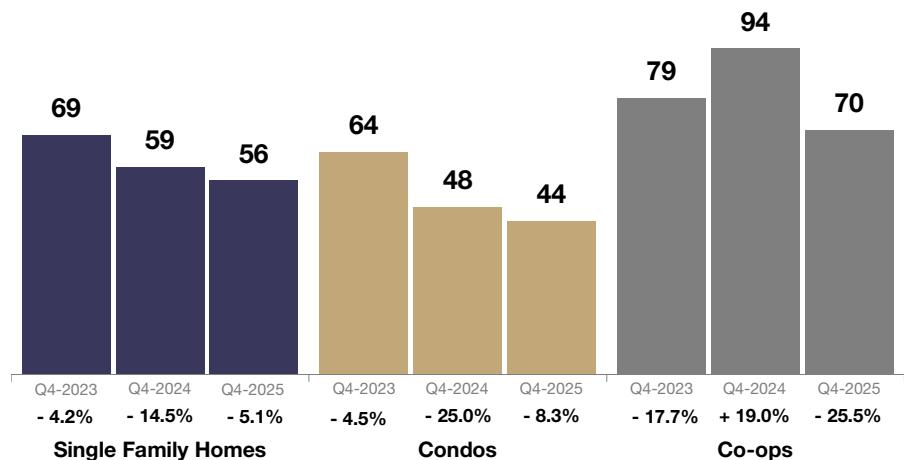
Days on Market Until Sale

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

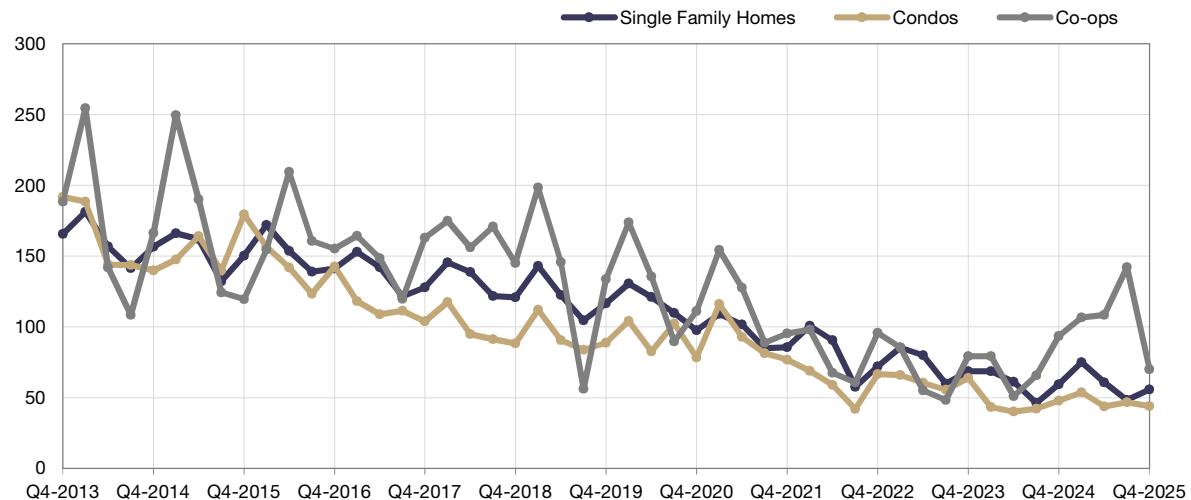
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Q4-2025

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

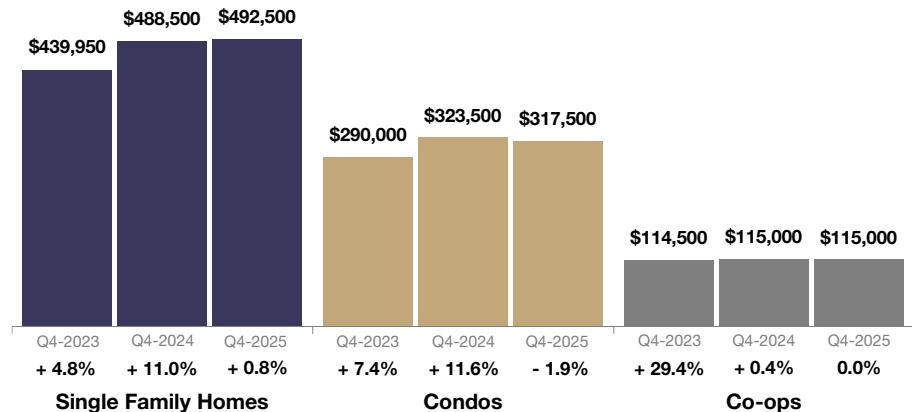
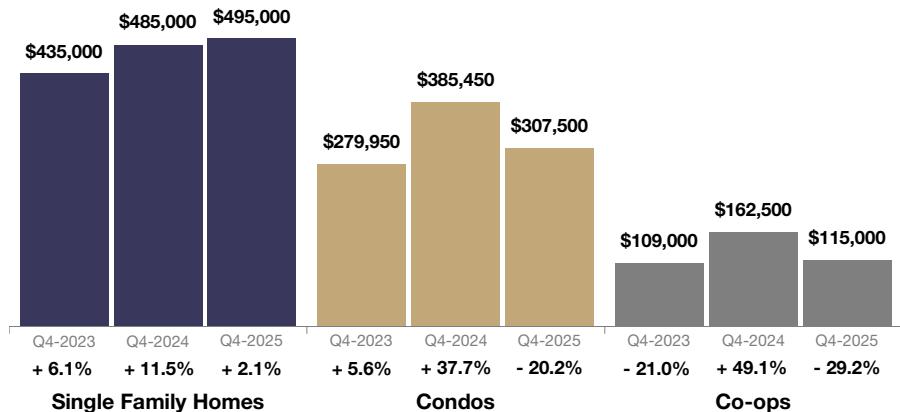
Median Pending Price

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.

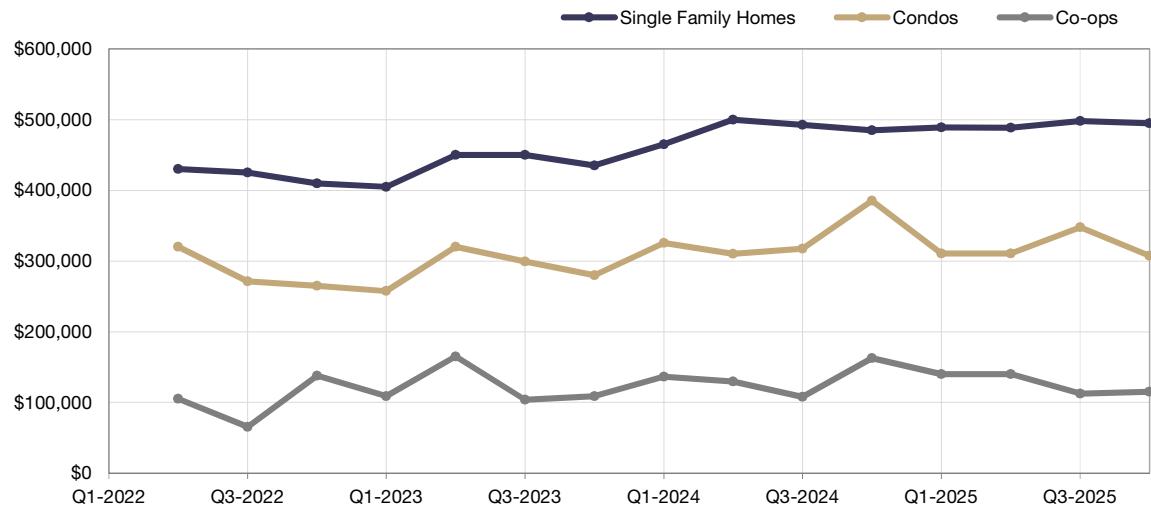
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Q4-2025

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

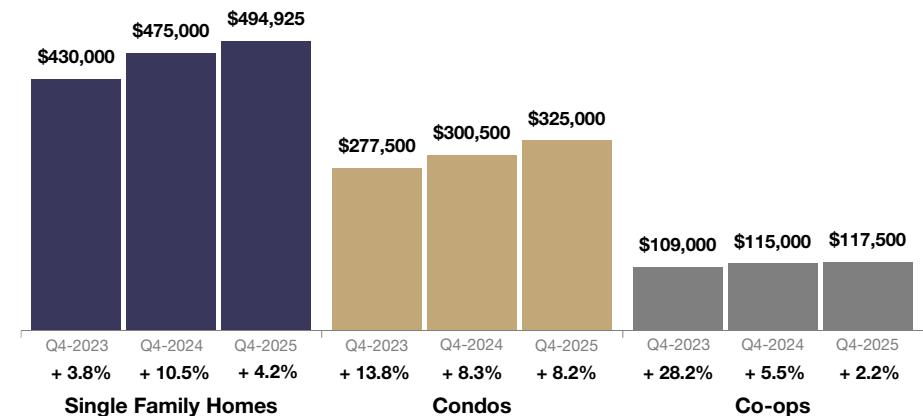
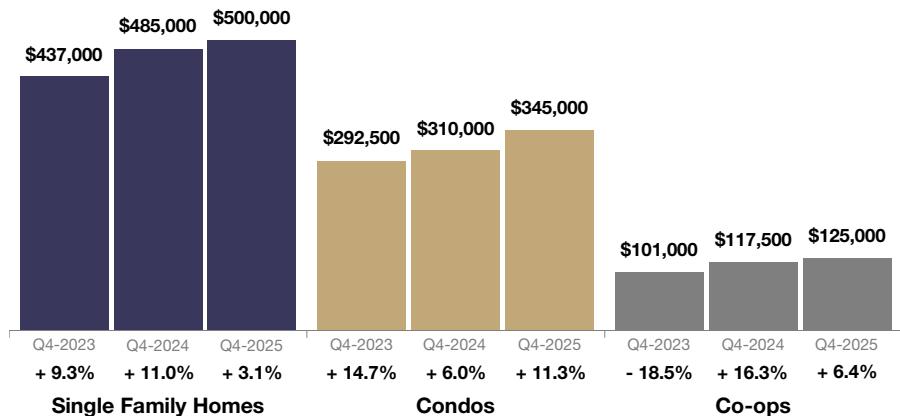
Median Sales Price

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

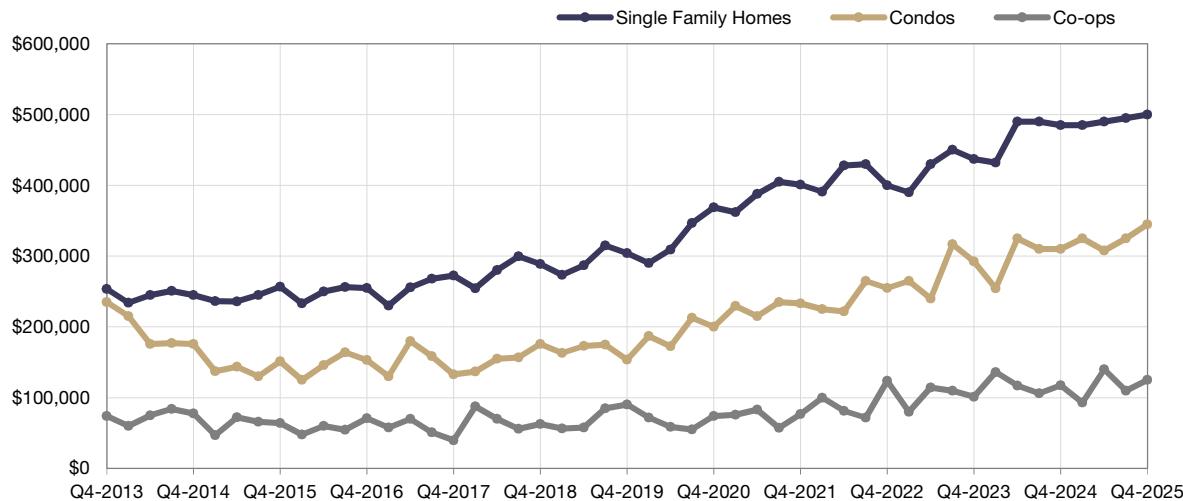
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Q4-2025

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.

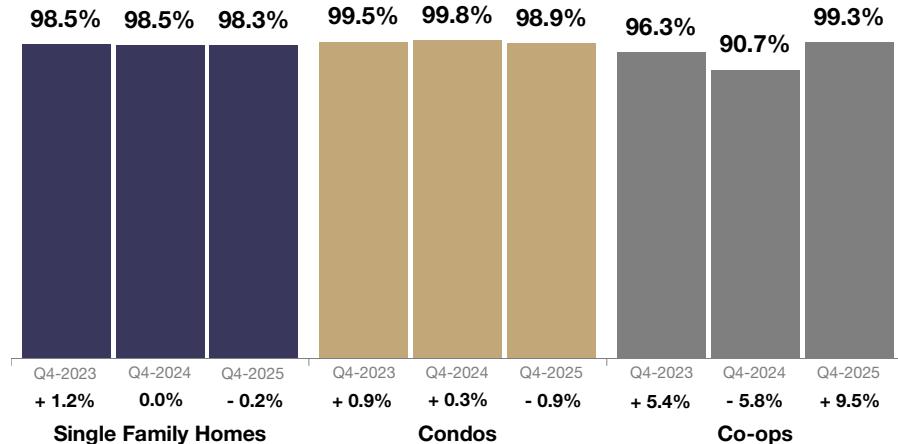
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	\$390,000	\$265,000	\$80,000
Q2-2023	\$430,000	\$240,000	\$114,500
Q3-2023	\$450,000	\$317,000	\$109,900
Q4-2023	\$437,000	\$292,500	\$101,000
Q1-2024	\$432,200	\$254,500	\$136,000
Q2-2024	\$490,000	\$325,000	\$117,000
Q3-2024	\$490,000	\$310,000	\$106,000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

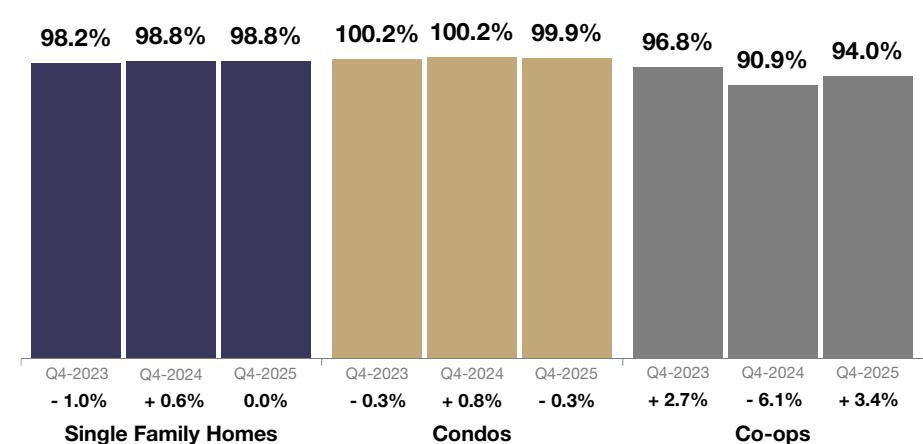
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



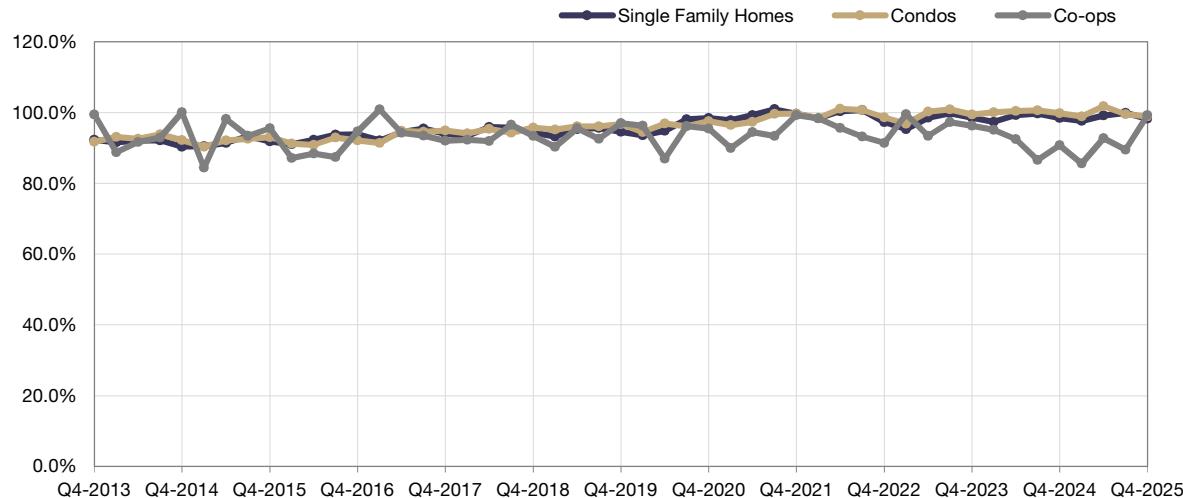
Q4-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



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	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%

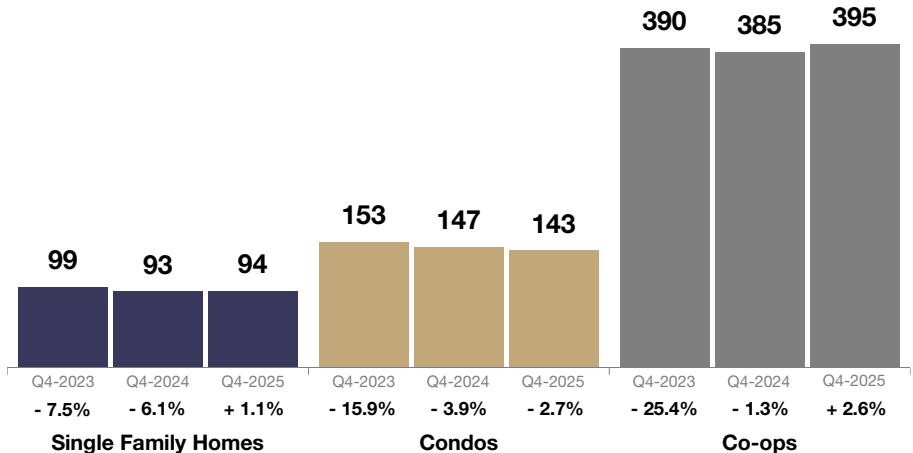
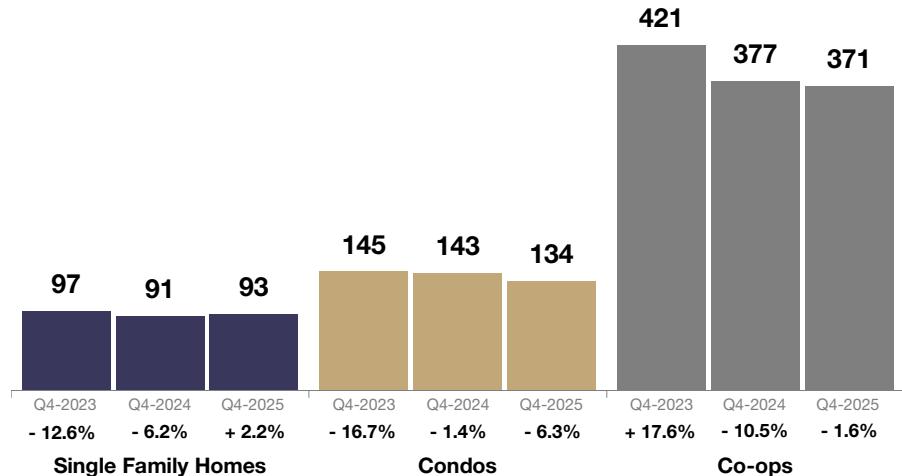
Housing Affordability Index

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.

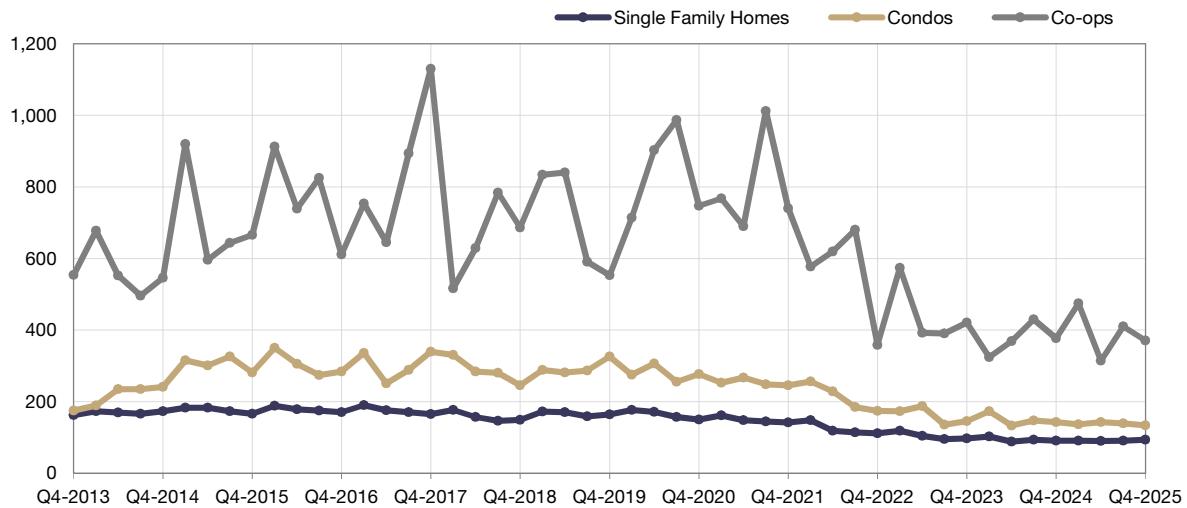
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Year to Date



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.

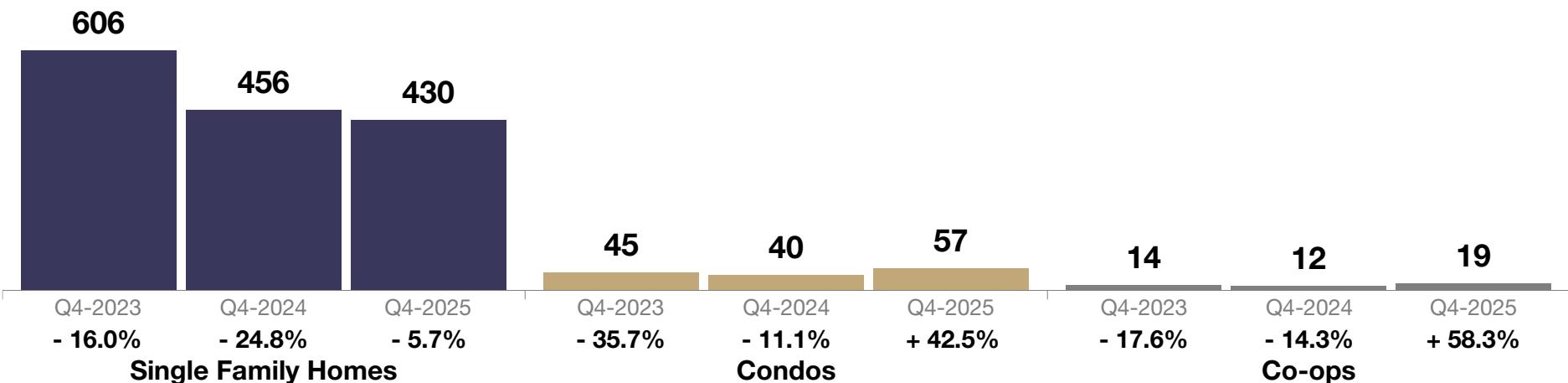
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	118	173	574
Q2-2023	104	187	392
Q3-2023	95	135	390
Q4-2023	97	145	421
Q1-2024	102	173	324
Q2-2024	88	133	369
Q3-2024	93	147	430
Q4-2024	91	143	377
Q1-2025	91	136	474
Q2-2025	90	143	314
Q3-2025	91	139	410
Q4-2025	93	134	371

Inventory of Homes for Sale

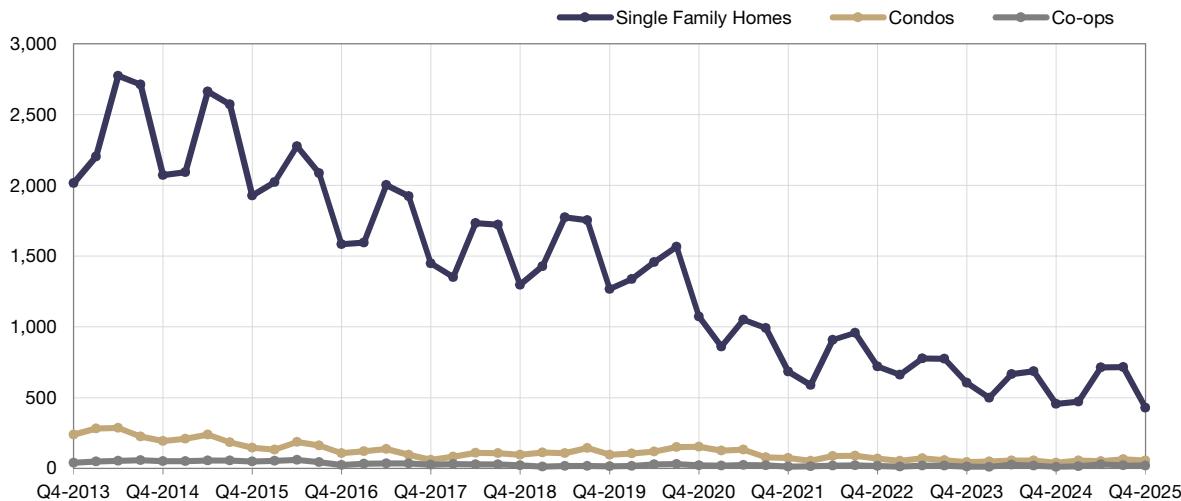
The number of properties available for sale in active status at the end of a given quarter.

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Q4-2025



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.

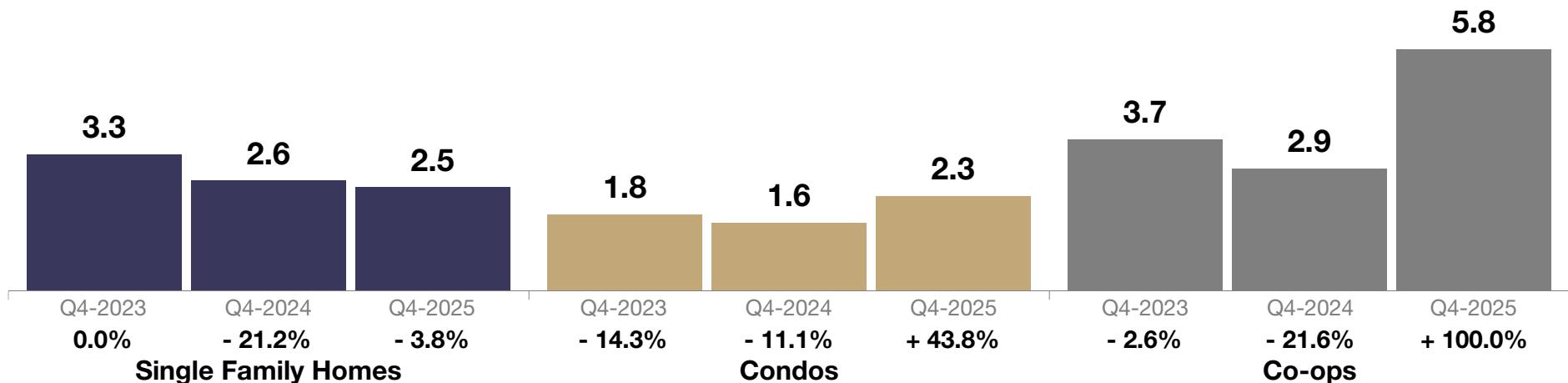
Quarter	Single Family Homes	Condos	Co-ops
Q1-2023	663	53	13
Q2-2023	778	73	20
Q3-2023	776	58	21
Q4-2023	606	45	14
Q1-2024	500	49	12
Q2-2024	667	56	27
Q3-2024	686	56	21
Q4-2024	456	40	12
Q1-2025	473	56	16
Q2-2025	715	51	28
Q3-2025	716	66	23
Q4-2025	430	57	19

Months Supply of Inventory

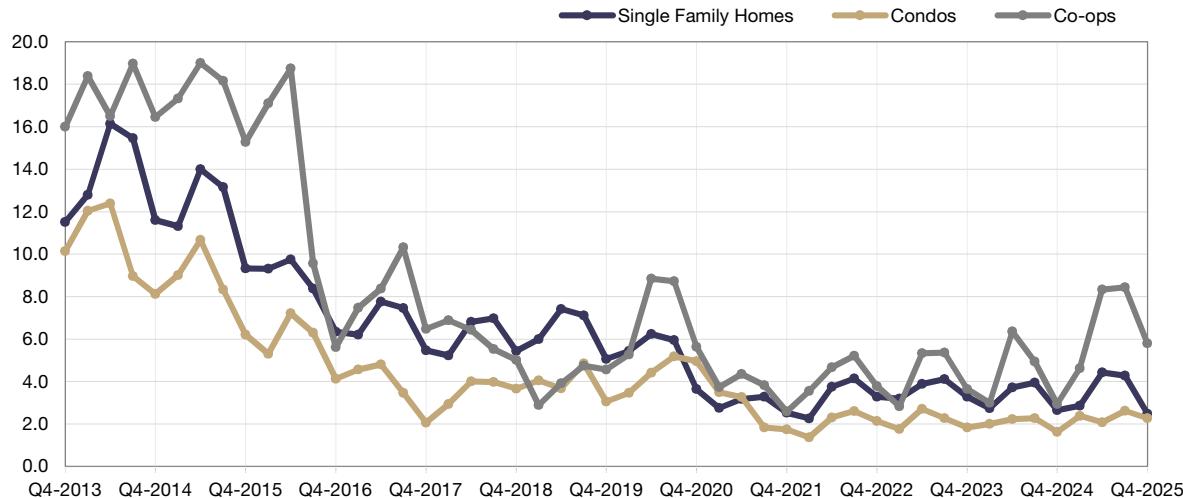
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

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Q4-2025



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
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

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
	Q4-2021	Q4-2022	Q4-2023	Q4-2024	Q4-2025	Q4-2024	Q4-2025		YTD 2024	YTD 2025	
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%	--	--	--