

Local Market Update – January 2026

Provided by OneKey® MLS



Dutchess County

Single-Family Homes		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		168	144	- 14.3%	2,630	2,707	+ 2.9%
Closed Sales		166	180	+ 8.4%	2,050	2,009	- 2.0%
Days on Market Until Sale		75	55	- 26.7%	59	57	- 3.4%
Median Sales Price*		\$461,795	\$507,500	+ 9.9%	\$480,000	\$499,850	+ 4.1%
Percent of Original List Price Received*		98.0%	97.8%	- 0.2%	98.8%	98.8%	0.0%
Inventory of Homes for Sale		463	400	- 13.6%	584	596	+ 2.1%

Condos		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		29	24	- 17.2%	342	363	+ 6.1%
Closed Sales		17	23	+ 35.3%	281	304	+ 8.2%
Days on Market Until Sale		49	61	+ 24.5%	43	48	+ 11.6%
Median Sales Price*		\$399,900	\$275,000	- 31.2%	\$310,500	\$317,750	+ 2.3%
Percent of Original List Price Received*		100.6%	98.7%	- 1.9%	100.3%	99.8%	- 0.5%
Inventory of Homes for Sale		53	49	- 7.5%	51	60	+ 17.6%

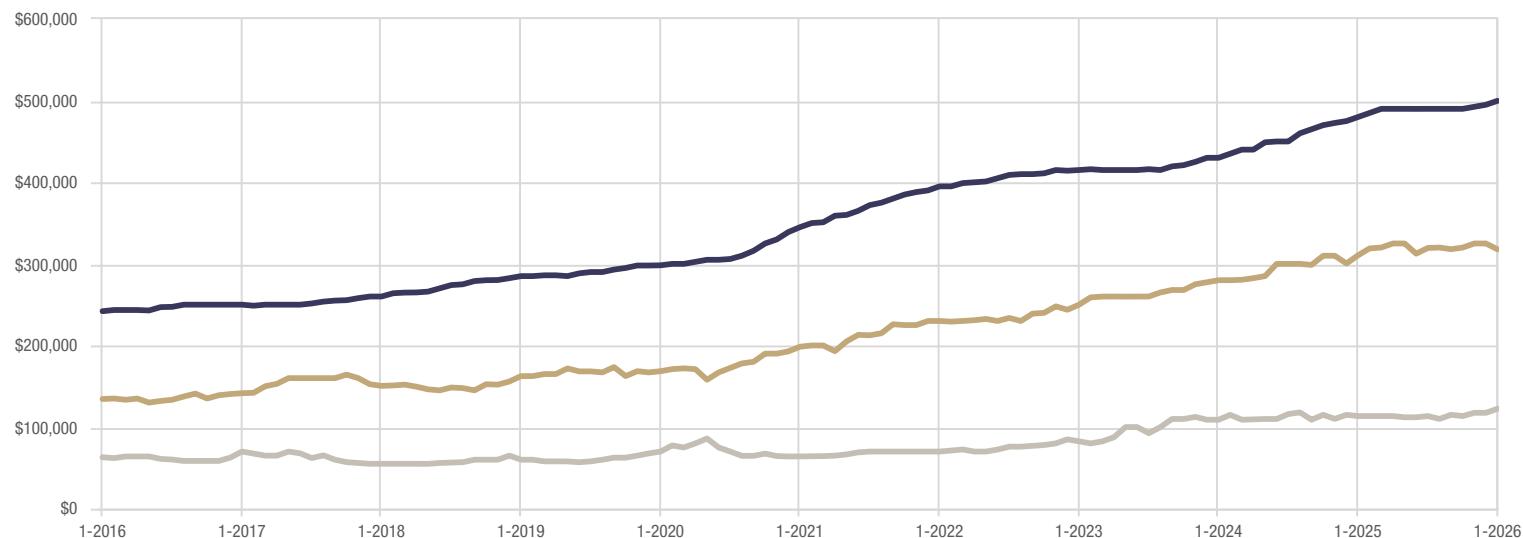
Co-Ops		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		2	2	0.0%	68	67	- 1.5%
Closed Sales		2	2	0.0%	50	32	- 36.0%
Days on Market Until Sale		137	174	+ 27.0%	70	104	+ 48.6%
Median Sales Price*		\$73,500	\$124,000	+ 68.7%	\$113,500	\$122,500	+ 7.9%
Percent of Original List Price Received*		85.2%	86.7%	+ 1.8%	90.6%	94.1%	+ 3.9%
Inventory of Homes for Sale		9	19	+ 111.1%	18	20	+ 11.1%

* 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.