

## Dutchess County

Single-Family Homes Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	125	134	+ 7.2%	2,595	2,717	+ 4.7%
Closed Sales	121	135	+ 11.6%	2,029	2,025	- 0.2%
Days on Market Until Sale	79	67	- 15.2%	59	56	- 5.1%
Median Sales Price*	\$510,000	\$455,000	- 10.8%	\$485,000	\$495,000	+ 2.1%
Percent of Original List Price Received*	96.8%	97.3%	+ 0.5%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	433	396	- 8.5%	578	596	+ 3.1%

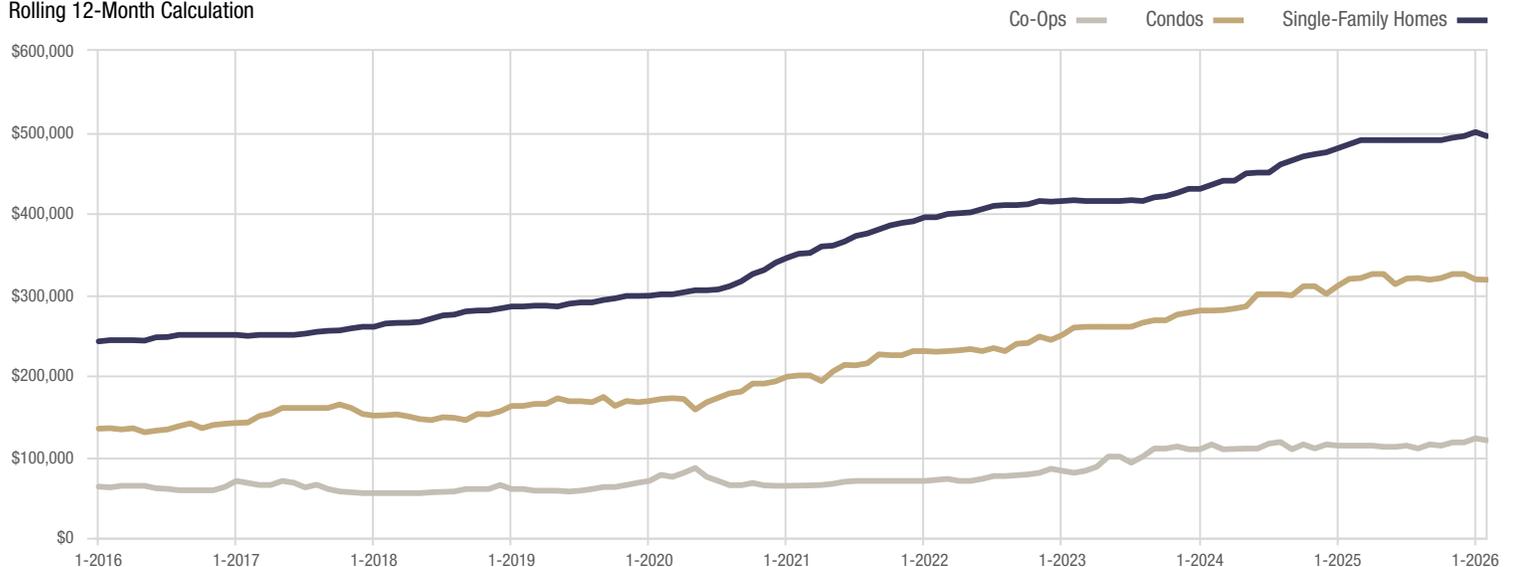
Condos Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	23	21	- 8.7%	338	361	+ 6.8%
Closed Sales	15	18	+ 20.0%	267	309	+ 15.7%
Days on Market Until Sale	56	68	+ 21.4%	44	48	+ 9.1%
Median Sales Price*	\$310,000	\$300,000	- 3.2%	\$319,000	\$318,000	- 0.3%
Percent of Original List Price Received*	97.0%	97.8%	+ 0.8%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	52	45	- 13.5%	51	60	+ 17.6%

Co-Ops Key Metrics	February			Last 12 Months		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
New Listings	4	5	+ 25.0%	68	68	0.0%
Closed Sales	1	3	+ 200.0%	48	34	- 29.2%
Days on Market Until Sale	46	66	+ 43.5%	68	103	+ 51.5%
Median Sales Price*	\$120,000	\$113,000	- 5.8%	\$113,500	\$120,000	+ 5.7%
Percent of Original List Price Received*	86.3%	96.1%	+ 11.4%	90.0%	94.5%	+ 5.0%
Inventory of Homes for Sale	12	19	+ 58.3%	18	21	+ 16.7%

\* 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



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.