

Quarterly Indicators

Provided by OneKey® MLS

Dutchess County

Q3-2025

The U.S. housing market showed modest improvement in the third quarter of 2025, despite ongoing affordability challenges and a limited supply of existing homes for sale. Mortgage rates began the summer in the mid-to-high 6% range and gradually declined, helping to boost existing-home sales in July before activity leveled off in August. Some economists believe a combination of lower rates and increased inventory could support additional sales gains in the months ahead.

- Single-Family Closed Sales were down 5.9 percent to 578.
- Condos Closed Sales were up 14.1 percent to 81.
- Co-ops Closed Sales were down 40.0 percent to 9.
- Single-Family Median Sales Price increased 1.0 percent to \$495,000.
- Condos Median Sales Price increased 9.6 percent to \$348,000.
- Co-ops Median Sales Price increased 4.2 percent to \$112,500.

Nationally, active listings grew by double digits year-over-year in the third quarter, with the number of homes on the market reaching its highest level since May 2020, according to the National Association of REALTORS®. Although home prices remain elevated in many areas, the pace of growth has slowed, and homes are taking longer to sell than they did a year ago. Buyers entering the market this fall may benefit from increased inventory, greater negotiating power, and a less competitive landscape.



Quarterly Snapshot

- 4.6% **- 0.3%** **- 1.1%**

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		717	800	+ 11.6%	2,133	2,205	+ 3.4%
Pending Sales		544	617	+ 13.4%	1,567	1,512	- 3.5%
Closed Sales		614	578	- 5.9%	1,495	1,402	- 6.2%
Days on Market		46	48	+ 4.3%	57	60	+ 5.3%
Median Pending Price		\$490,000	\$495,000	+ 1.0%	\$490,000	\$490,000	0.0%
Median Sales Price		\$490,000	\$495,000	+ 1.0%	\$475,000	\$490,000	+ 3.2%
Pct. of Orig. Price Received		99.8%	99.9%	+ 0.1%	98.9%	99.0%	+ 0.1%
Housing Affordability Index		93	91	- 2.2%	96	92	- 4.2%
Inventory of Homes for Sale		683	676	- 1.0%	--	--	--
Months Supply of Inventory		3.9	4.0	+ 2.6%	--	--	--

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		93	112	+ 20.4%	264	297	+ 12.5%
Pending Sales		77	84	+ 9.1%	225	233	+ 3.6%
Closed Sales		71	81	+ 14.1%	208	222	+ 6.7%
Days on Market		42	47	+ 11.9%	42	48	+ 14.3%
Median Pending Price		\$317,500	\$348,000	+ 9.6%	\$313,000	\$317,500	+ 1.4%
Median Sales Price		\$310,000	\$330,000	+ 6.5%	\$300,000	\$319,500	+ 6.5%
Pct. of Orig. Price Received		100.6%	99.4%	- 1.2%	100.4%	100.2%	- 0.2%
Housing Affordability Index		147	137	- 6.8%	152	141	- 7.2%
Inventory of Homes for Sale		56	62	+ 10.7%	--	--	--
Months Supply of Inventory		2.3	2.5	+ 8.7%	--	--	--

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.

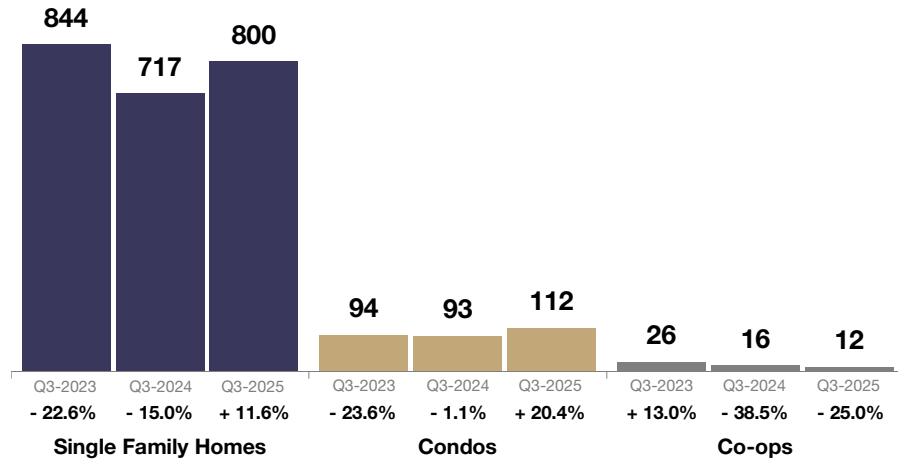


Key Metrics	Historical Sparkbars	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		16	12	- 25.0%	63	50	- 20.6%
Pending Sales		18	11	- 38.9%	42	23	- 45.2%
Closed Sales		15	9	- 40.0%	40	19	- 52.5%
Days on Market		66	142	+ 115.2%	64	124	+ 93.8%
Median Pending Price		\$108,000	\$112,500	+ 4.2%	\$113,050	\$124,000	+ 9.7%
Median Sales Price		\$106,000	\$110,000	+ 3.8%	\$112,500	\$110,000	- 2.2%
Pct. of Orig. Price Received		86.6%	89.5%	+ 3.3%	91.0%	90.1%	- 1.0%
Housing Affordability Index		430	410	- 4.7%	405	410	+ 1.2%
Inventory of Homes for Sale		21	20	- 4.8%	--	--	--
Months Supply of Inventory		4.9	7.3	+ 49.0%	--	--	--

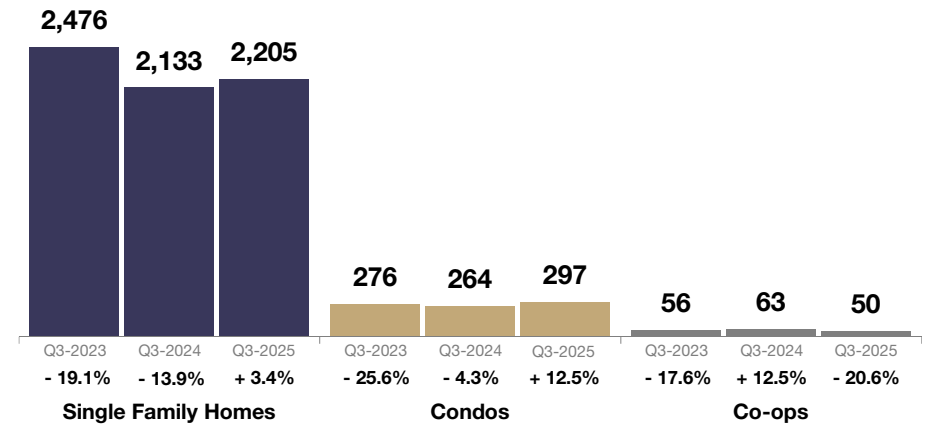
New Listings

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

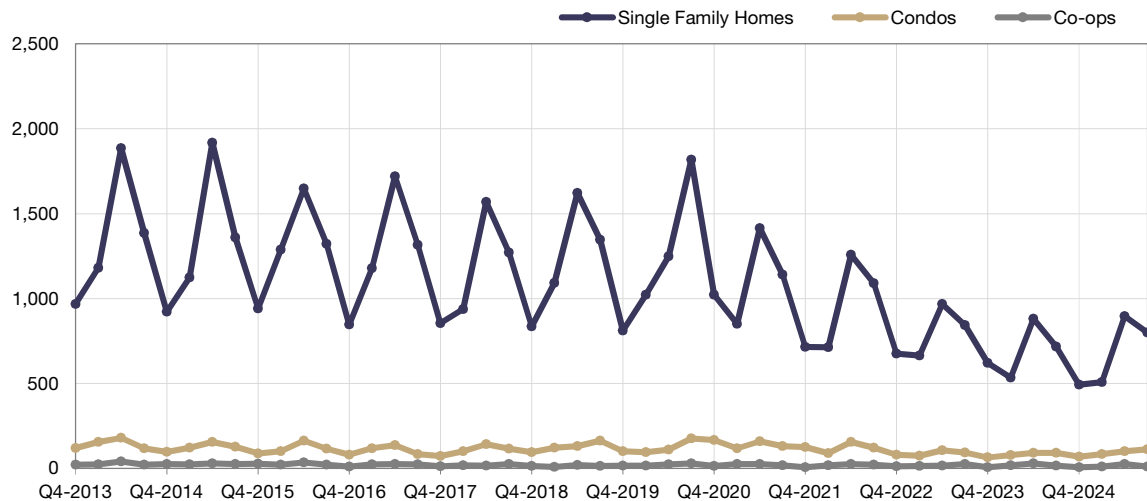
Q3-2025



Year to Date



Historical New Listings by Quarter



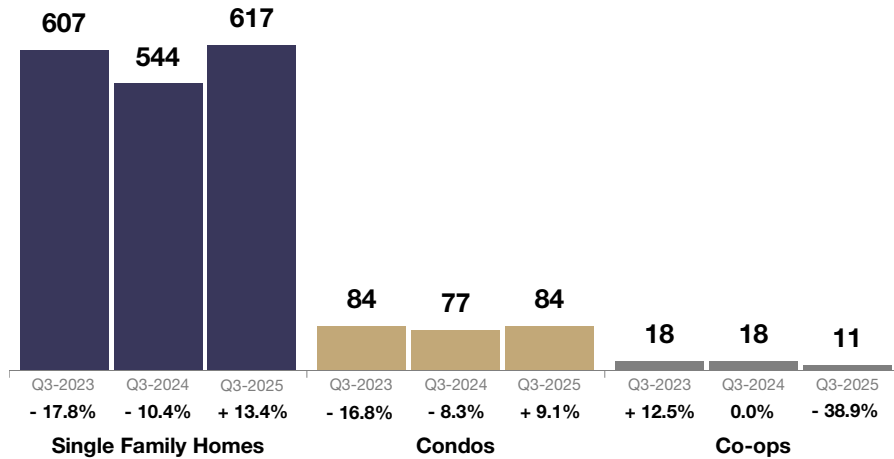
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	717	93	16
Q4-2024	493	69	7
Q1-2025	508	84	12
Q2-2025	897	101	26
Q3-2025	800	112	12

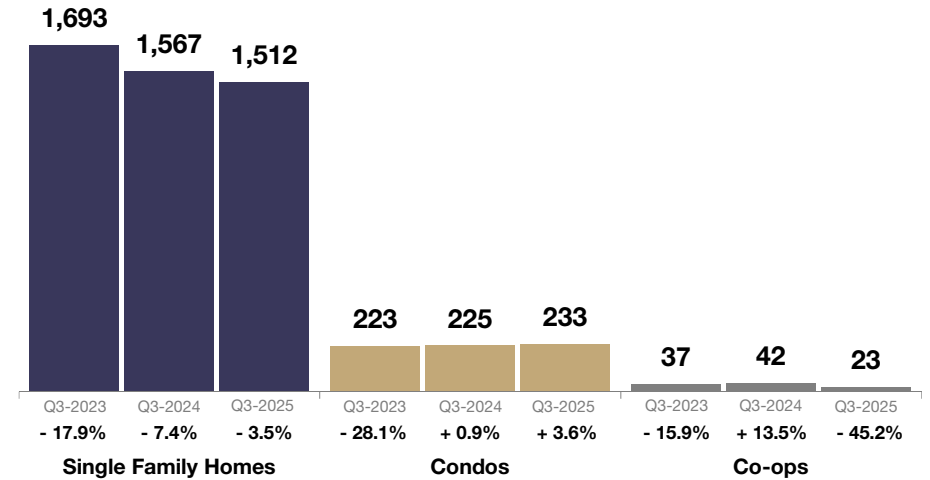
Pending Sales

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

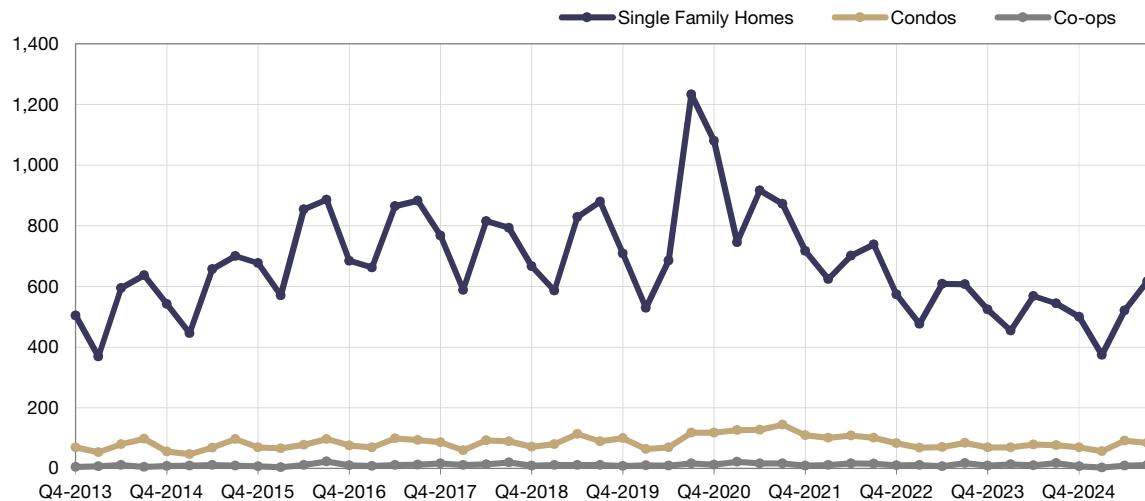
Q3-2025



Year to Date



Historical Pending Sales by Quarter



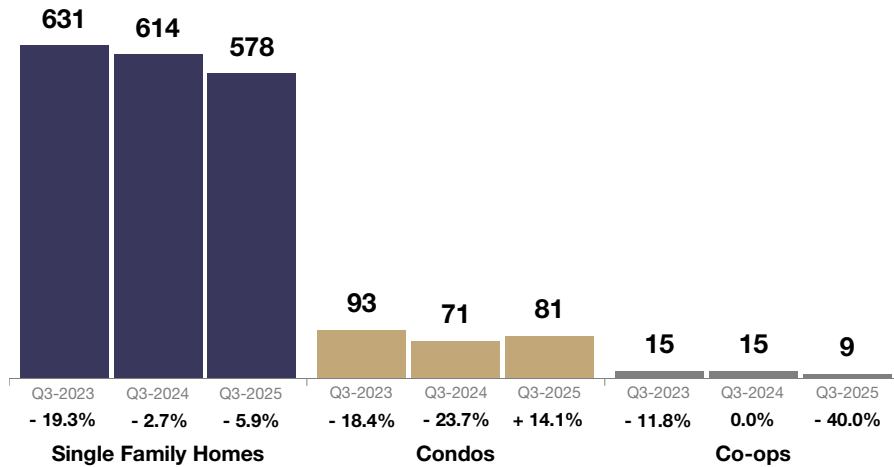
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	568	79	10
Q3-2024	544	77	18
Q4-2024	500	69	7
Q1-2025	374	57	3
Q2-2025	521	92	9
Q3-2025	617	84	11

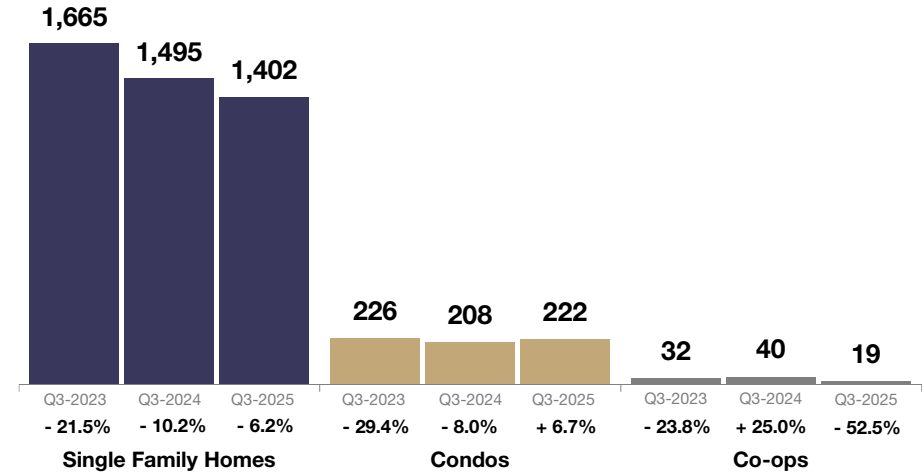
Closed Sales

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

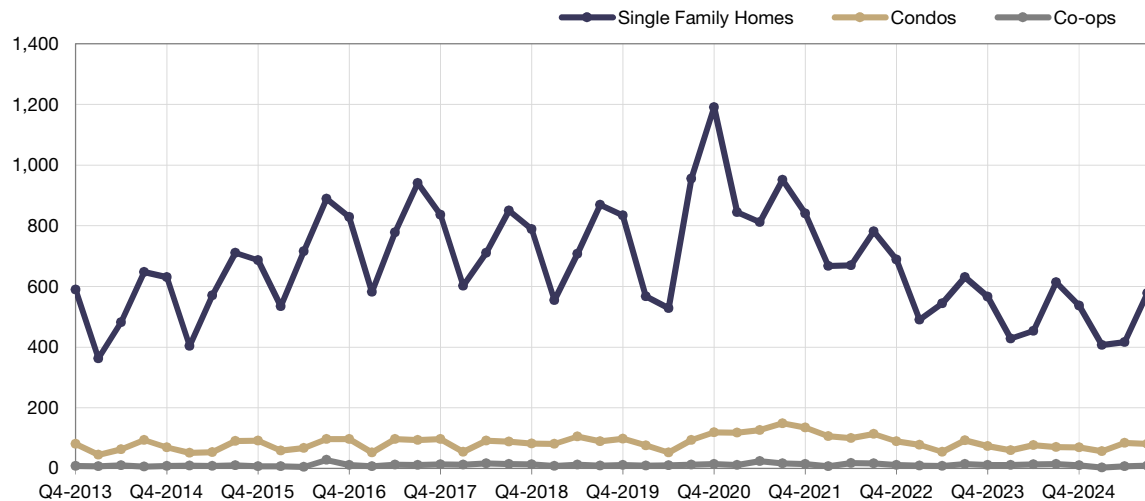
Q3-2025



Year to Date



Historical Closed Sales by Quarter



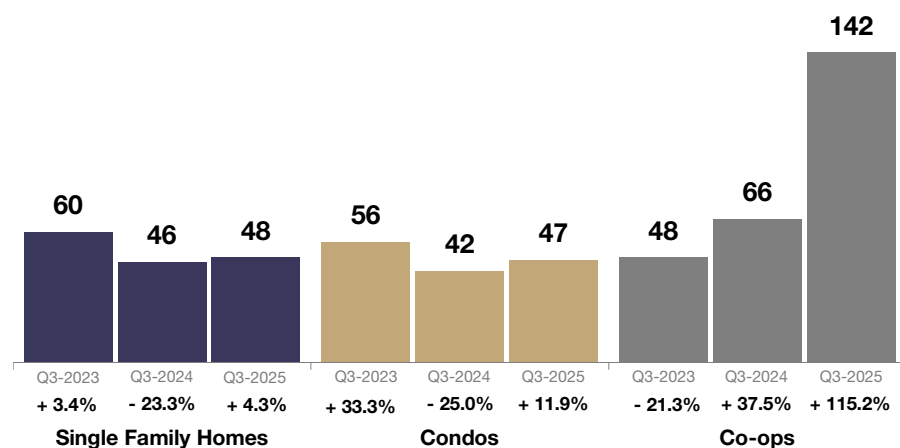
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	453	77	14
Q3-2024	614	71	15
Q4-2024	537	70	10
Q1-2025	407	57	3
Q2-2025	417	84	7
Q3-2025	578	81	9

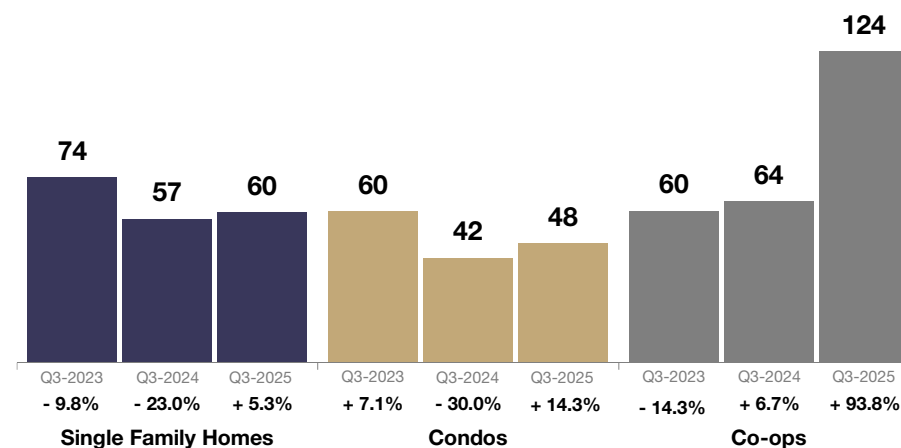
Days on Market Until Sale

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

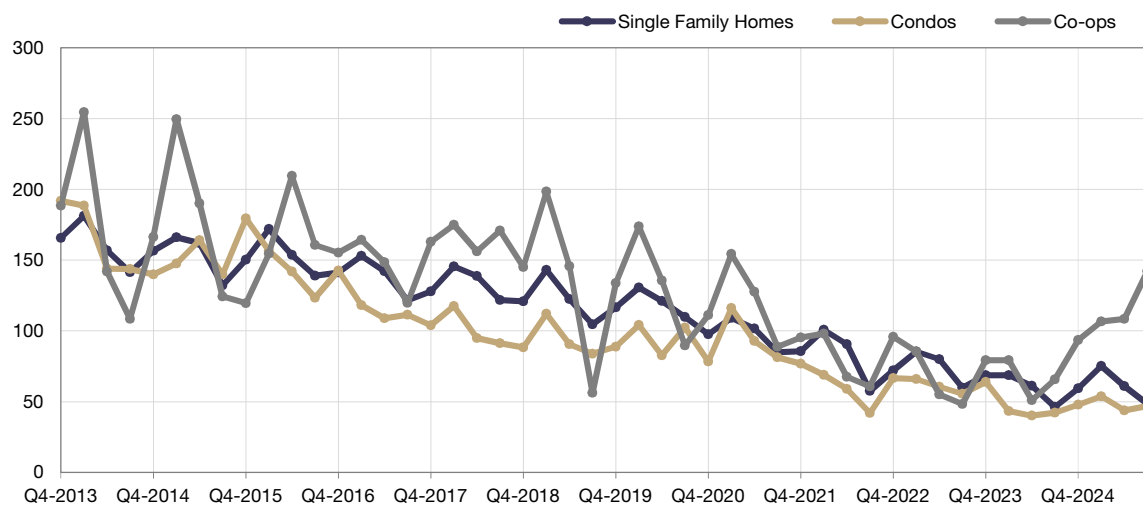
Q3-2025



Year to Date



Historical Days on Market Until Sale by Quarter



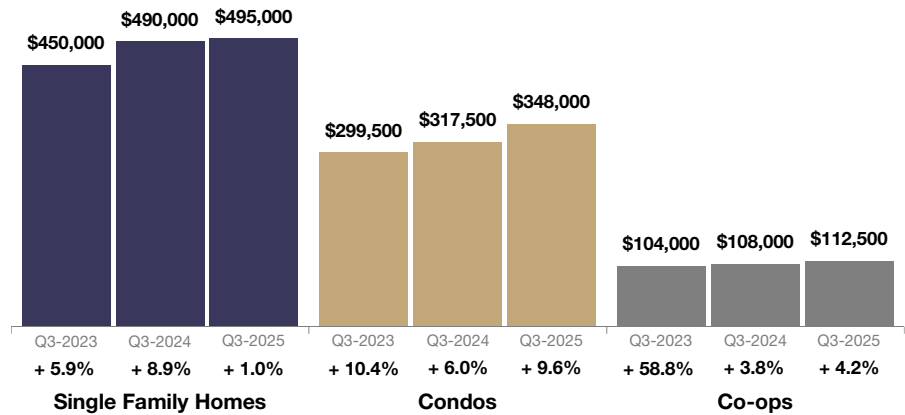
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

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

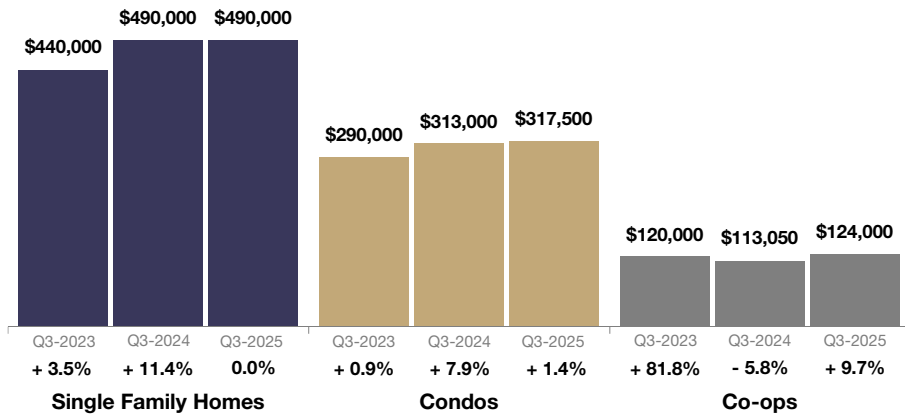
Median Pending Price

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.

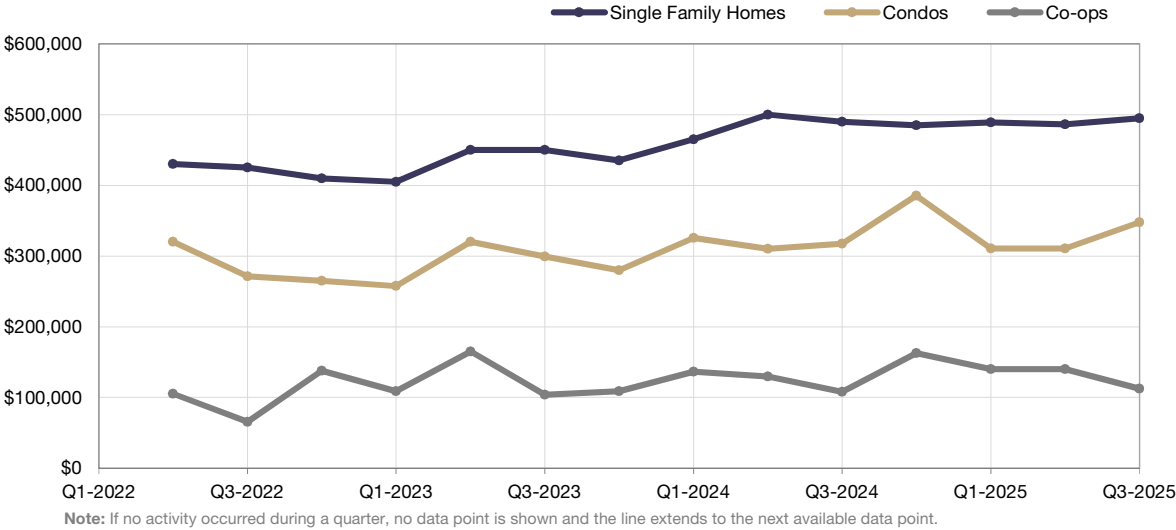
Q3-2025



Year to Date



Historical Median Pending Price by Quarter

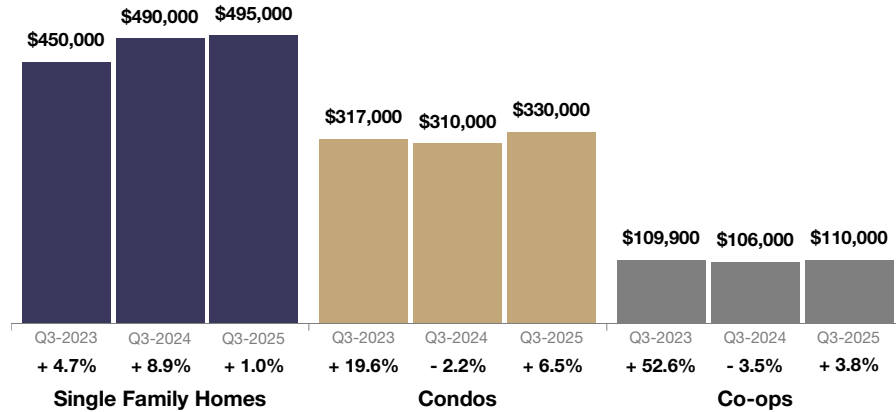


Quarter	Single Family Homes	Condos	Co-ops
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Q1-2023	\$405,000	\$257,500	\$109,000
Q2-2023	\$450,000	\$320,000	\$165,000
Q3-2023	\$450,000	\$299,500	\$104,000
Q4-2023	\$435,000	\$279,950	\$109,000
Q1-2024	\$465,000	\$325,500	\$136,500
Q2-2024	\$499,999	\$310,000	\$129,500
Q3-2024	\$490,000	\$317,500	\$108,000
Q4-2024	\$485,000	\$385,450	\$162,500
Q1-2025	\$489,000	\$310,500	\$140,000
Q2-2025	\$486,500	\$310,500	\$140,000
Q3-2025	\$495,000	\$348,000	\$112,500

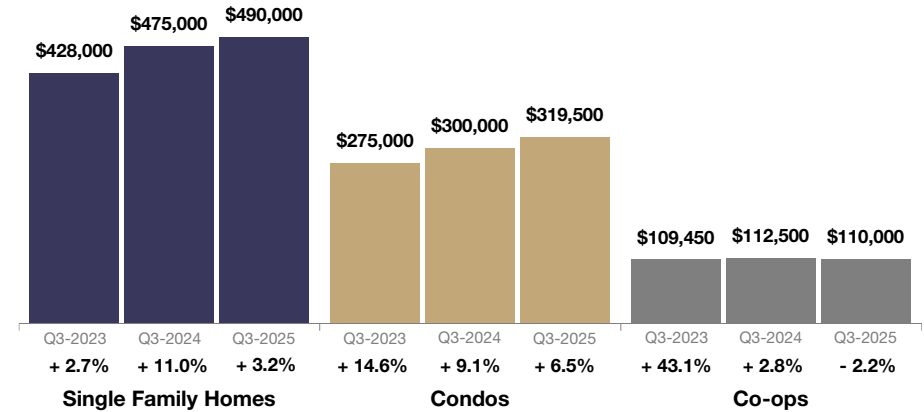
Median Sales Price

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

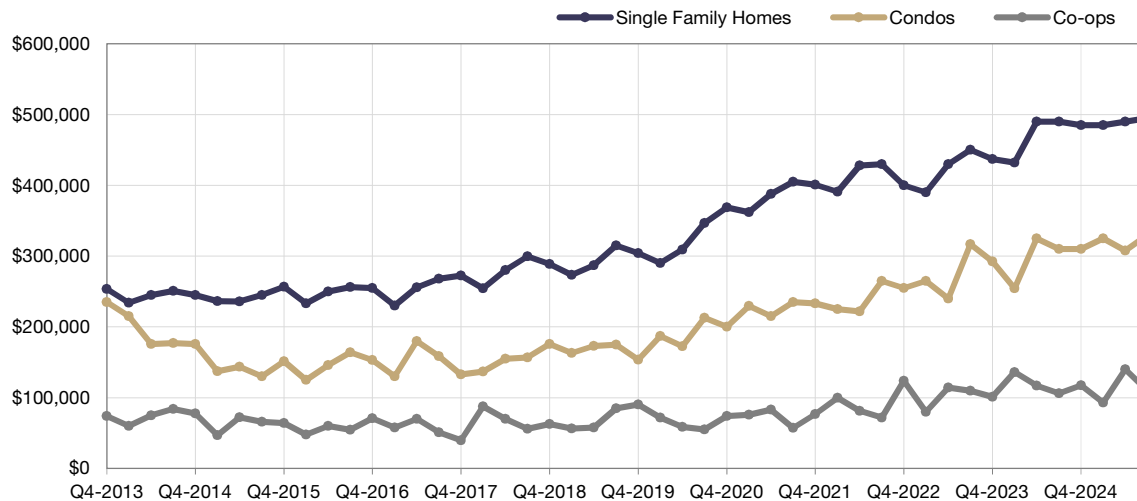
Q3-2025



Year to Date



Historical Median Sales Price by Quarter



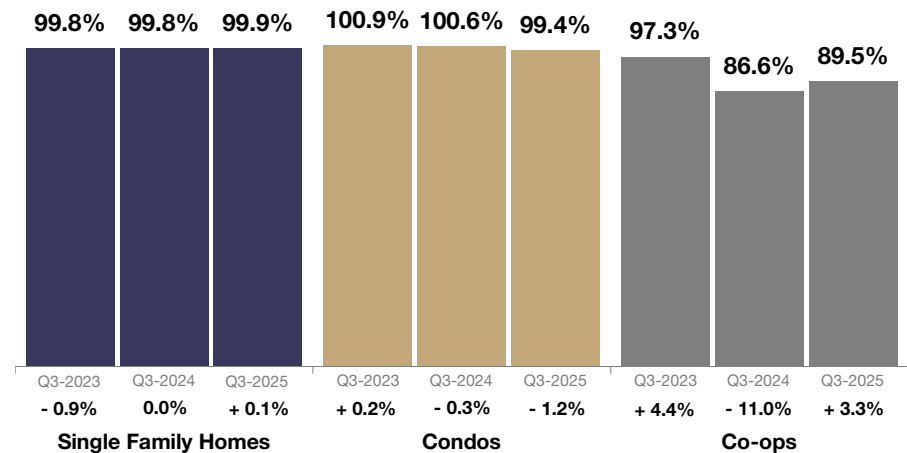
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	\$490,000	\$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	\$330,000	\$110,000

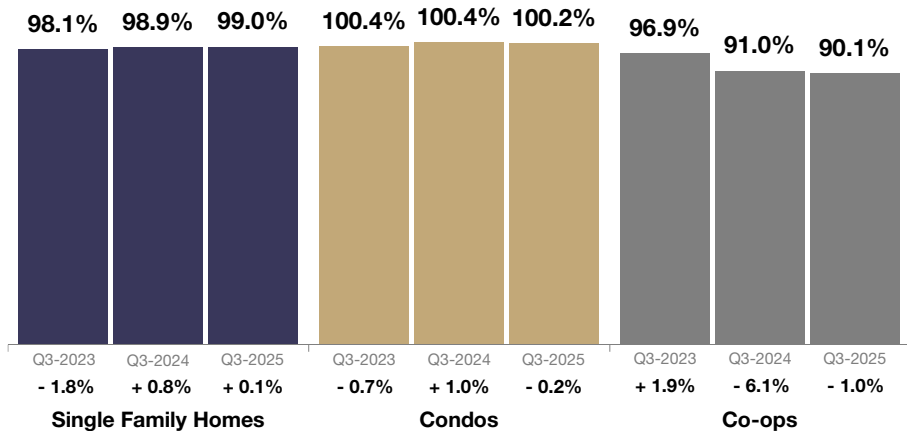
Percent of Original List Price Received

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.

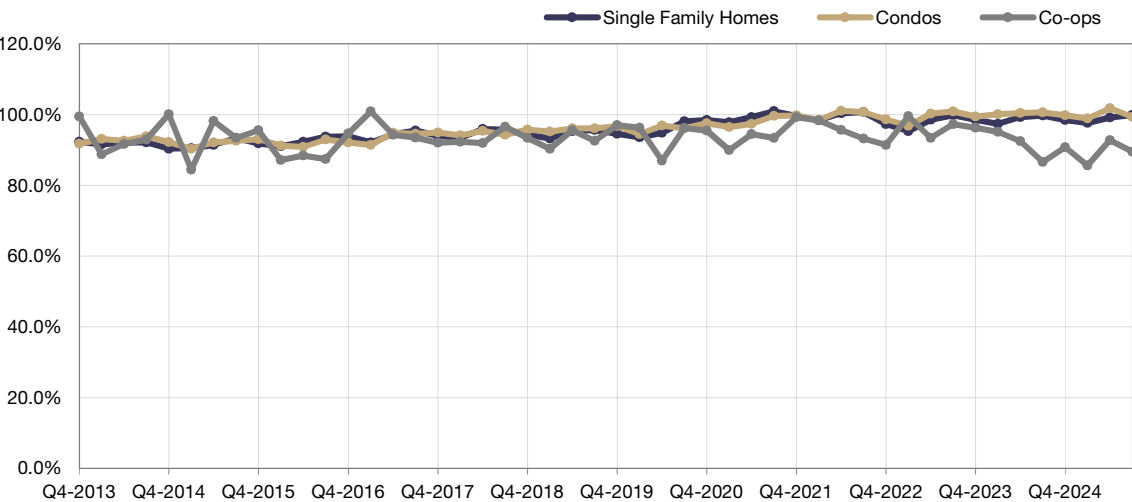
Q3-2025



Year to Date



Historical Percent of Original List Price Received by Quarter



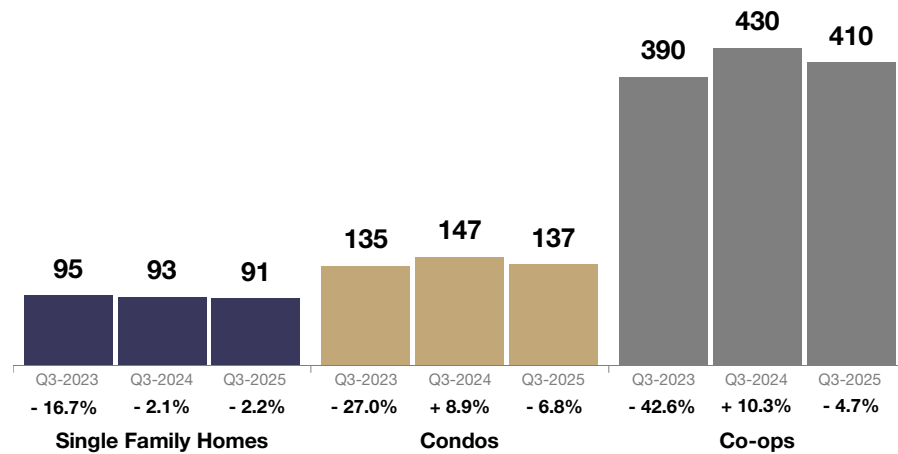
Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	97.3%	98.6%	91.4%
Q1-2023	95.3%	96.8%	99.5%
Q2-2023	98.5%	100.3%	93.3%
Q3-2023	99.8%	100.9%	97.3%
Q4-2023	98.5%	99.5%	96.3%
Q1-2024	97.4%	100.1%	95.1%
Q2-2024	99.3%	100.4%	92.5%
Q3-2024	99.8%	100.6%	86.6%
Q4-2024	98.5%	99.8%	90.7%
Q1-2025	97.6%	98.9%	85.6%
Q2-2025	99.2%	101.8%	92.8%
Q3-2025	99.9%	99.4%	89.5%

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

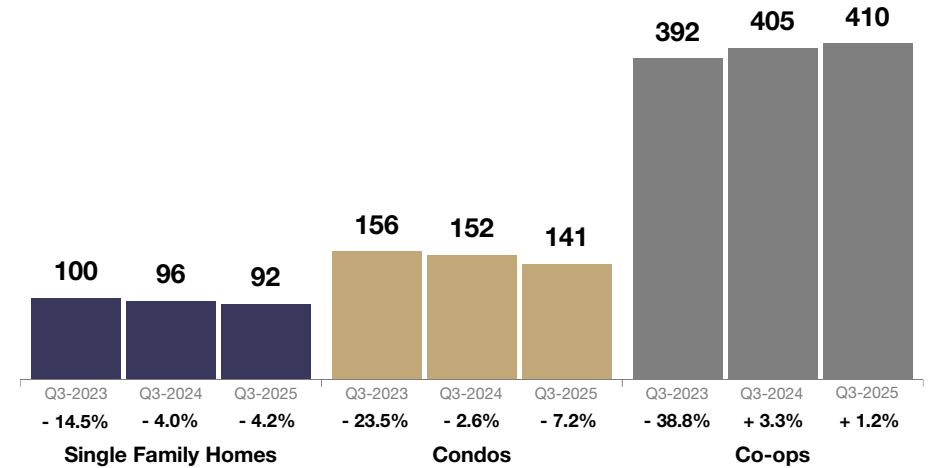
Housing Affordability Index

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.

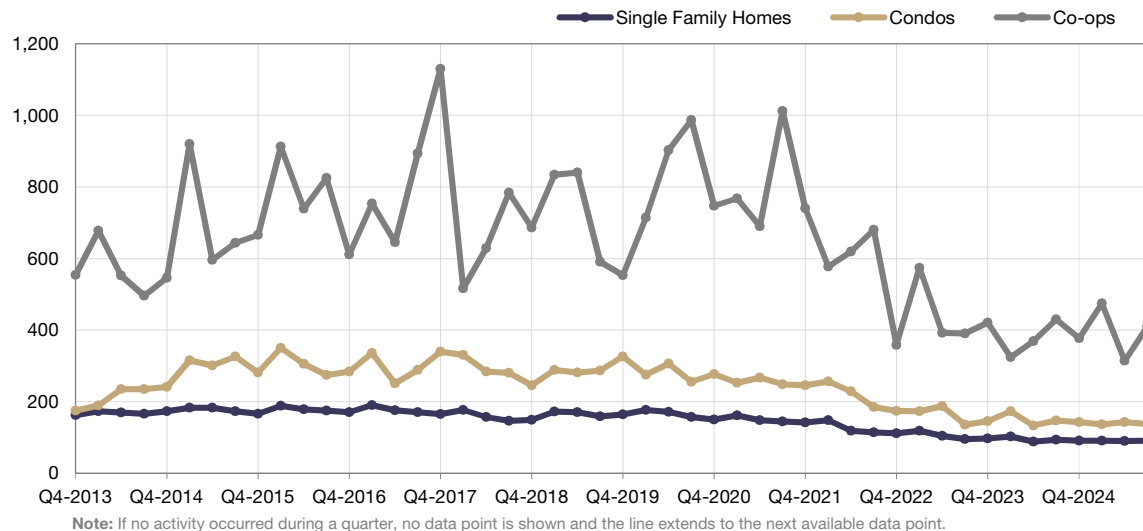
Q3-2025



Year to Date



Historical Housing Affordability Index by Quarter

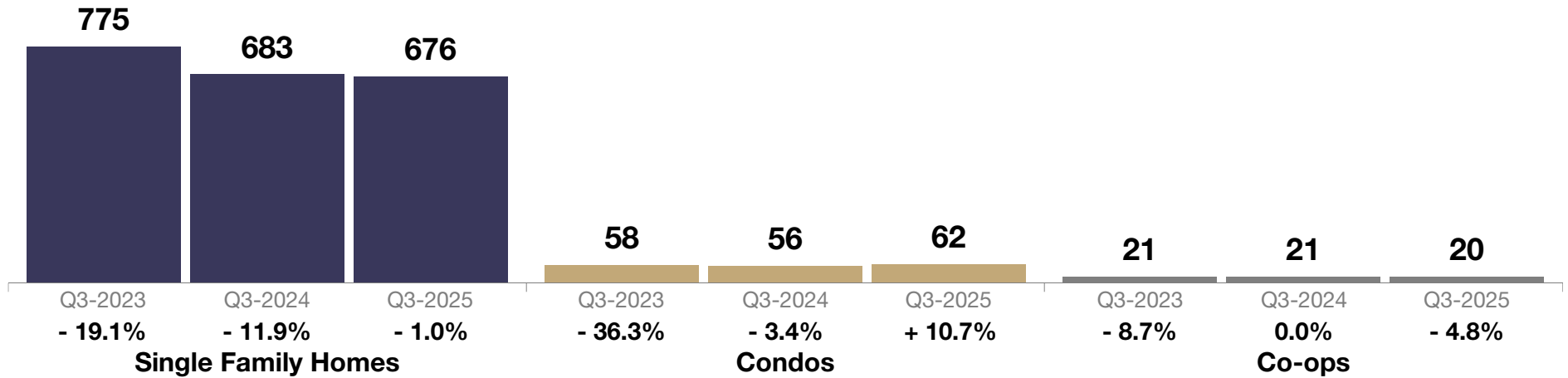


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	111	174	358
Q1-2023	118	173	574
Q2-2023	104	187	392
Q3-2023	95	135	390
Q4-2023	97	145	421
Q1-2024	102	173	324
Q2-2024	88	133	369
Q3-2024	93	147	430
Q4-2024	91	143	377
Q1-2025	91	136	474
Q2-2025	90	143	314
Q3-2025	91	137	410

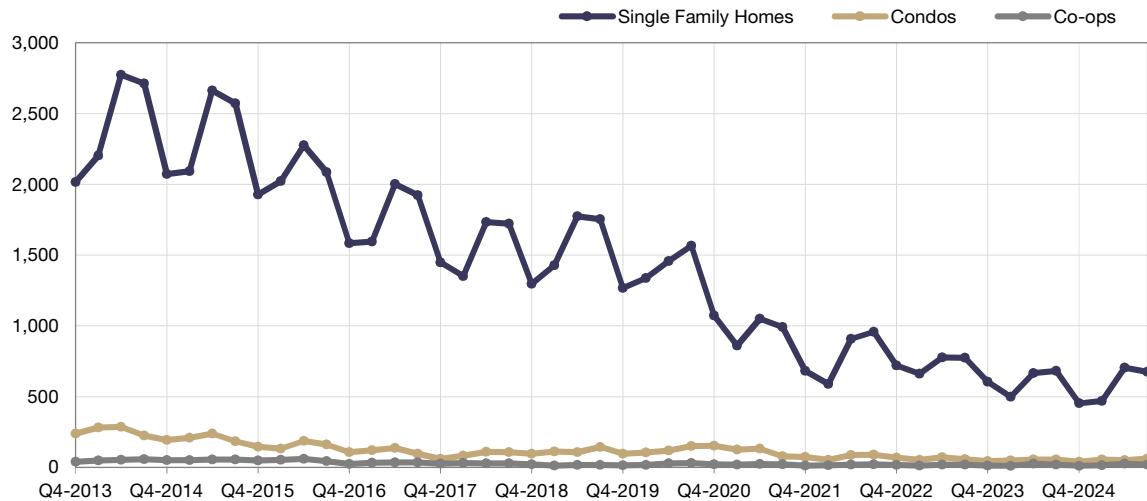
Inventory of Homes for Sale

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

Q3-2025



Historical Inventory of Homes for Sale by Quarter

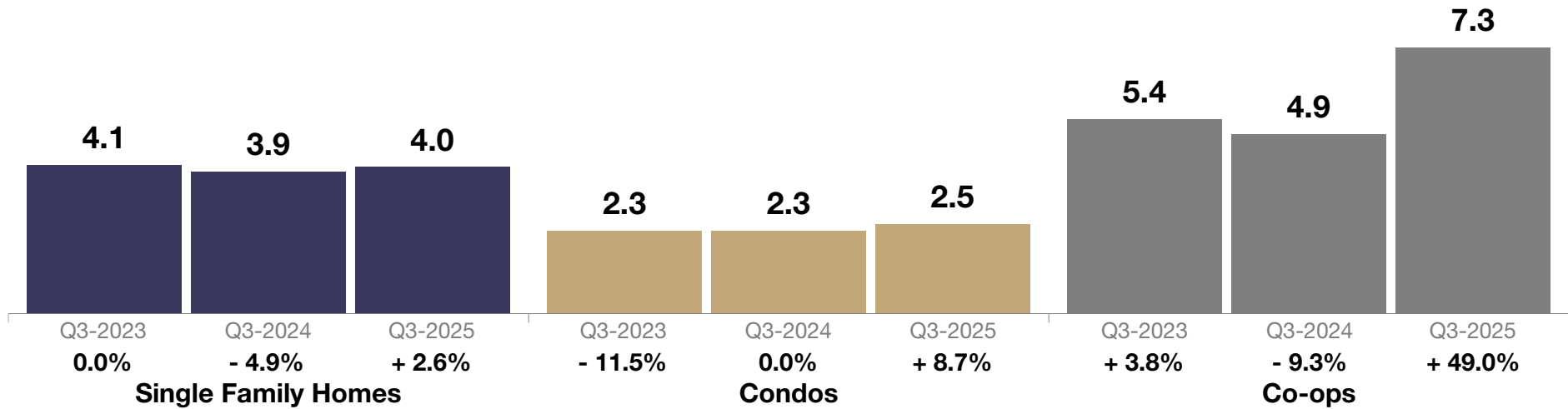


Quarter	Single Family Homes	Condos	Co-ops
Q4-2022	720	70	17
Q1-2023	662	53	13
Q2-2023	777	73	20
Q3-2023	775	58	21
Q4-2023	605	45	14
Q1-2024	499	49	12
Q2-2024	666	56	27
Q3-2024	683	56	21
Q4-2024	453	40	12
Q1-2025	470	56	16
Q2-2025	705	51	27
Q3-2025	676	62	20

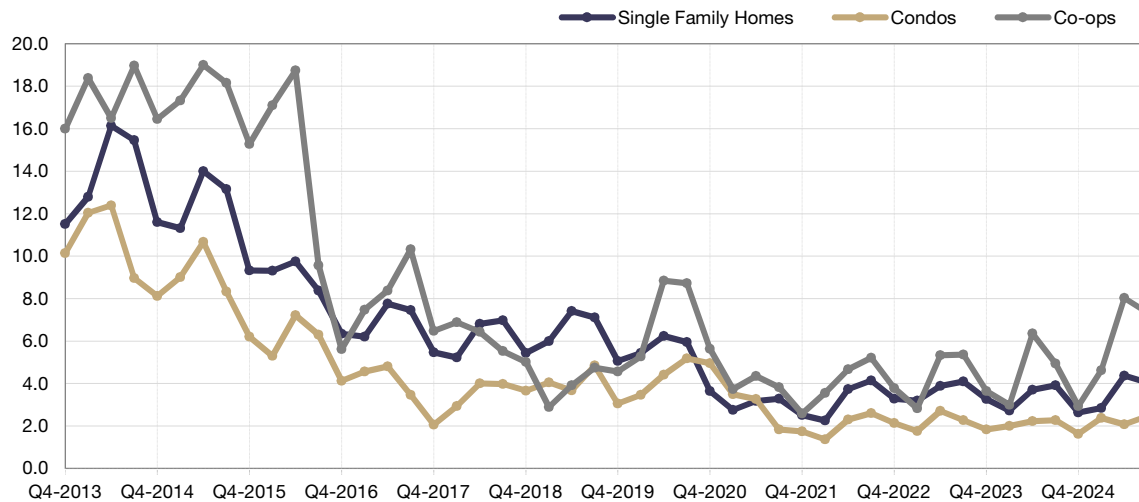
Months Supply of Inventory

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.

Q3-2025



Historical Months Supply of Inventory by Quarter

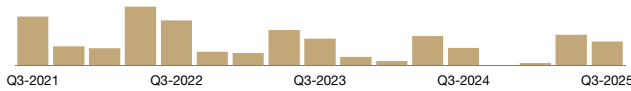
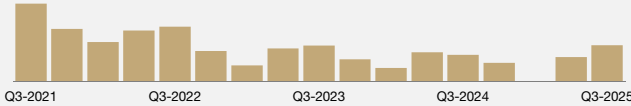
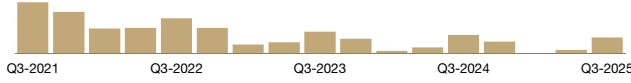
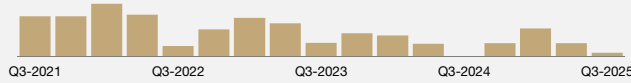
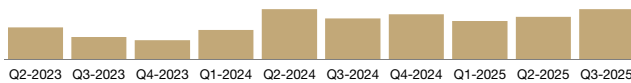
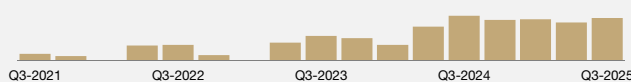
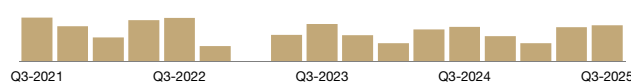
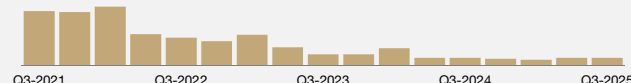
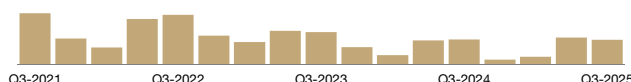
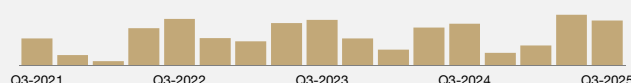


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	4.9
Q4-2024	2.6	1.6	2.9
Q1-2025	2.8	2.4	4.6
Q2-2025	4.4	2.1	8.0
Q3-2025	4.0	2.5	7.3

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	Q3-2024	Q3-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		826	924	+ 11.9%	2,460	2,552	+ 3.7%
Pending Sales		639	712	+ 11.4%	1,834	1,768	- 3.6%
Closed Sales		700	668	- 4.6%	1,743	1,643	- 5.7%
Days on Market		46	49	+ 6.5%	56	59	+ 5.4%
Median Pending Price		\$461,750	\$480,000	+ 4.0%	\$465,000	\$470,000	+ 1.1%
Median Sales Price		\$475,000	\$470,000	- 1.1%	\$450,000	\$469,450	+ 4.3%
Pct. of Orig. Price Received		99.6%	99.7%	+ 0.1%	98.9%	99.1%	+ 0.2%
Housing Affordability Index		96	96	0.0%	101	96	- 5.0%
Inventory of Homes for Sale		760	758	- 0.3%	--	--	--
Months Supply of Inventory		3.7	3.9	+ 5.4%	--	--	--