

Quarterly Indicators

Provided by OneKey® MLS



Dutchess County

Q1-2026

The U.S. housing market showed mixed performance in the first quarter of 2026. Existing-home sales declined in January before rising modestly in February, as lower mortgage rates and slower home price appreciation helped improve affordability and draw some buyers back to the market. Wage growth continued to outpace price increases, and fewer homes sold above asking price compared with a year earlier, suggesting a gradual shift in market dynamics.

- Single-Family Closed Sales were up 11.0 percent to 453.
- Condos Closed Sales were up 5.3 percent to 60.
- Co-ops Closed Sales were up 200.0 percent to 9.

- Single-Family Median Sales Price increased 2.1 percent to \$495,000.
- Condos Median Sales Price decreased 5.0 percent to \$308,750.
- Co-ops Median Sales Price increased 21.5 percent to \$113,000.

Inventory rose year-over-year nationwide, with the strongest gains concentrated in the South and West, according to Realtor.com data. Homes also took longer to sell than a year earlier, averaging about 70 days on the market. Conditions are improving for buyers in many areas, though overall supply remains tight by historical standards, and affordability continues to be a key concern.

Quarterly Snapshot

+ 11.5% **- 1.1%** **+ 1.9%**

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		509	509	0.0%	509	509	0.0%
Pending Sales		374	365	- 2.4%	374	365	- 2.4%
Closed Sales		408	453	+ 11.0%	408	453	+ 11.0%
Days on Market		75	65	- 13.3%	75	65	- 13.3%
Median Pending Price		\$489,000	\$500,000	+ 2.2%	\$489,000	\$500,000	+ 2.2%
Median Sales Price		\$485,000	\$495,000	+ 2.1%	\$485,000	\$495,000	+ 2.1%
Pct. of Orig. Price Received		97.6%	97.2%	- 0.4%	97.6%	97.2%	- 0.4%
Housing Affordability Index		94	97	+ 3.2%	94	97	+ 3.2%
Inventory of Homes for Sale		473	465	- 1.7%	--	--	--
Months Supply of Inventory		2.9	2.7	- 6.9%	--	--	--

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		84	79	- 6.0%	84	79	- 6.0%
Pending Sales		57	63	+ 10.5%	57	63	+ 10.5%
Closed Sales		57	60	+ 5.3%	57	60	+ 5.3%
Days on Market		54	66	+ 22.2%	54	66	+ 22.2%
Median Pending Price		\$310,500	\$319,050	+ 2.8%	\$310,500	\$319,050	+ 2.8%
Median Sales Price		\$325,000	\$308,750	- 5.0%	\$325,000	\$308,750	- 5.0%
Pct. of Orig. Price Received		98.9%	97.6%	- 1.3%	98.9%	97.6%	- 1.3%
Housing Affordability Index		140	156	+ 11.4%	140	156	+ 11.4%
Inventory of Homes for Sale		56	52	- 7.1%	--	--	--
Months Supply of Inventory		2.4	2.0	- 16.7%	--	--	--

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.

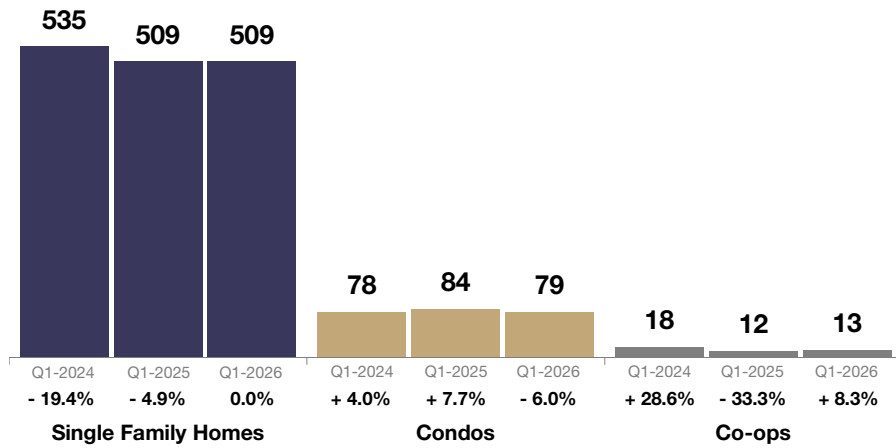


Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		12	13	+ 8.3%	12	13	+ 8.3%
Pending Sales		3	9	+ 200.0%	3	9	+ 200.0%
Closed Sales		3	9	+ 200.0%	3	9	+ 200.0%
Days on Market		107	107	0.0%	107	107	0.0%
Median Pending Price		\$140,000	\$130,500	- 6.8%	\$140,000	\$130,500	- 6.8%
Median Sales Price		\$93,000	\$113,000	+ 21.5%	\$93,000	\$113,000	+ 21.5%
Pct. of Orig. Price Received		85.6%	90.3%	+ 5.5%	85.6%	90.3%	+ 5.5%
Housing Affordability Index		489	425	- 13.1%	489	425	- 13.1%
Inventory of Homes for Sale		16	22	+ 37.5%	--	--	--
Months Supply of Inventory		4.6	6.4	+ 39.1%	--	--	--

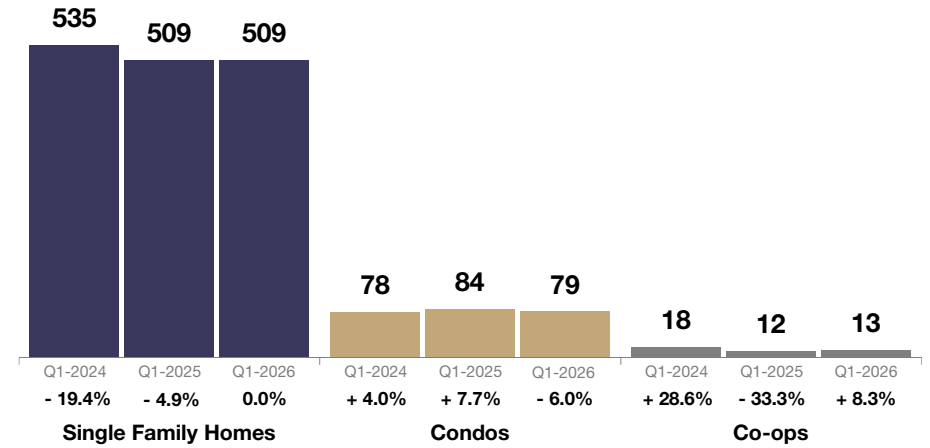
New Listings

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

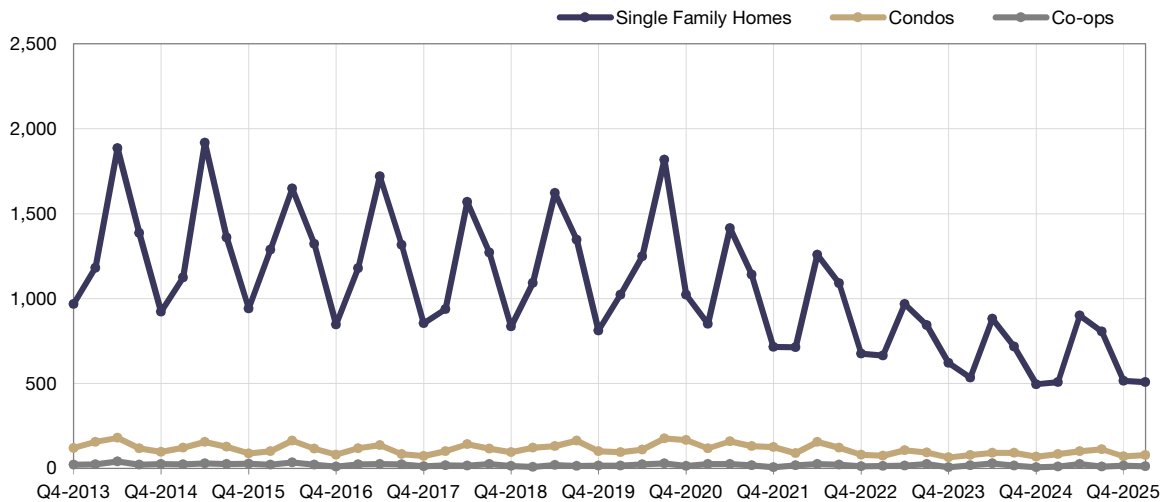
Q1-2026



Year to Date



Historical New Listings by Quarter



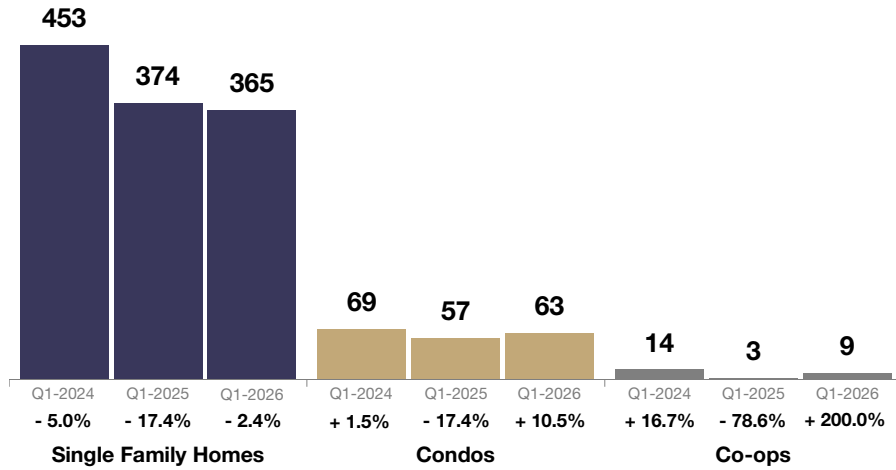
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	806	112	12
Q4-2025	516	71	17
Q1-2026	509	79	13

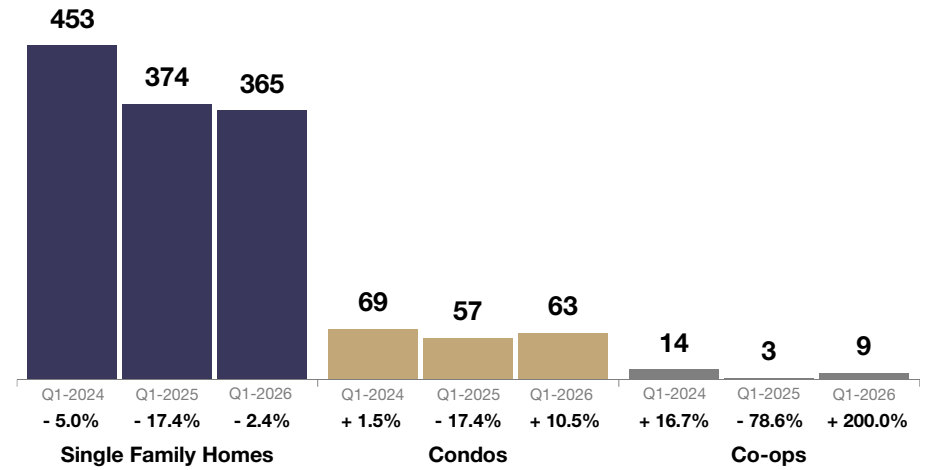
Pending Sales

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

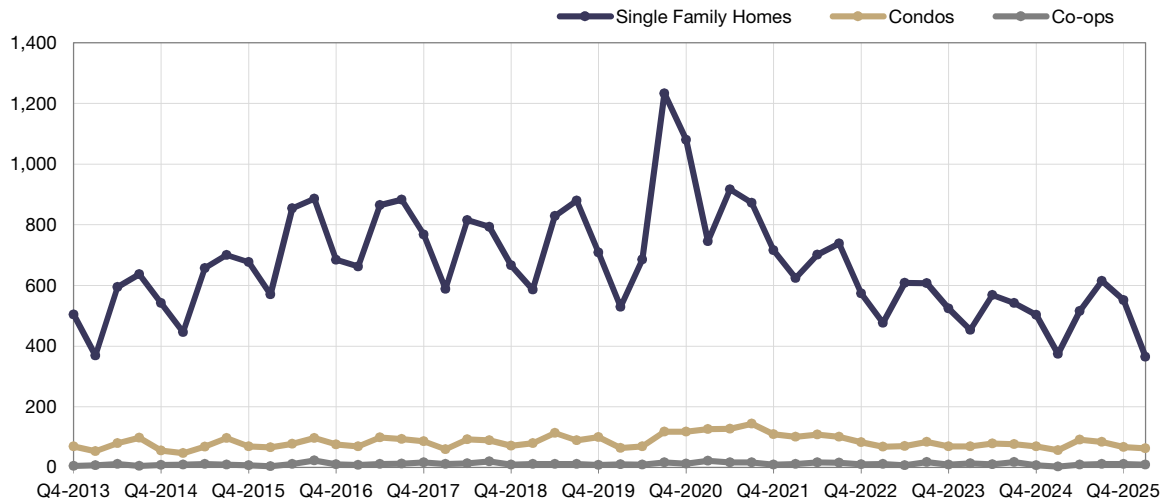
Q1-2026



Year to Date



Historical Pending Sales by Quarter



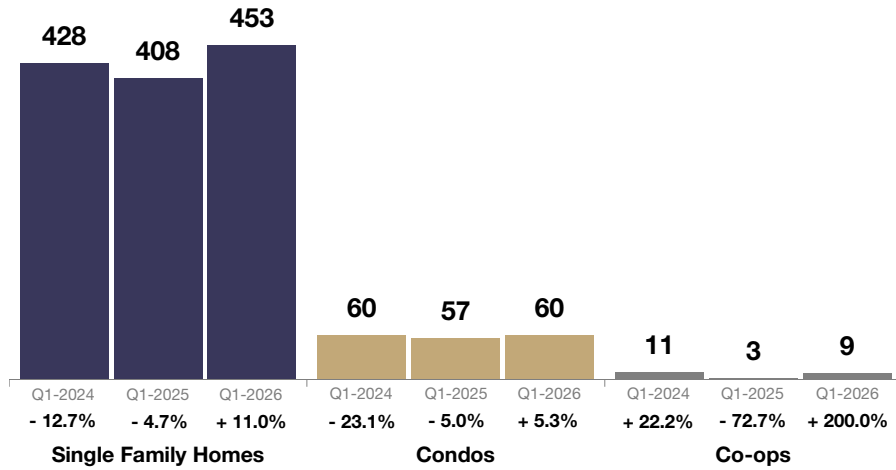
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	516	92	9
Q3-2025	615	84	11
Q4-2025	552	67	12
Q1-2026	365	63	9

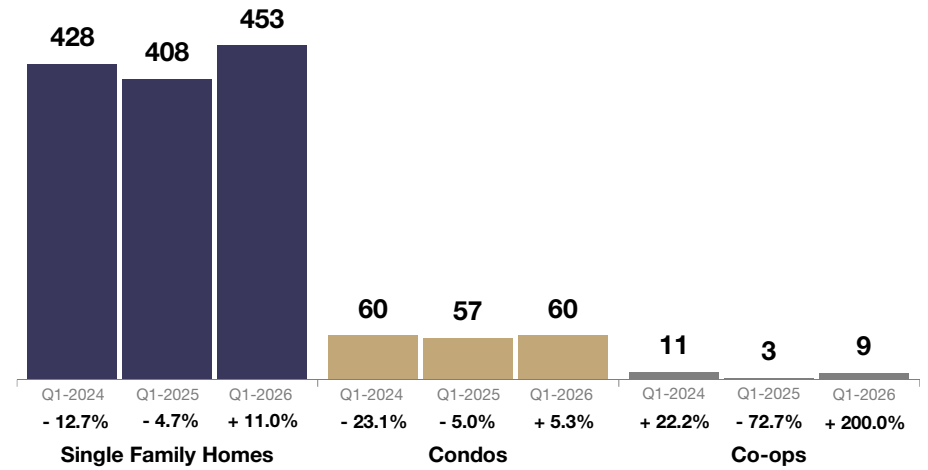
Closed Sales

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

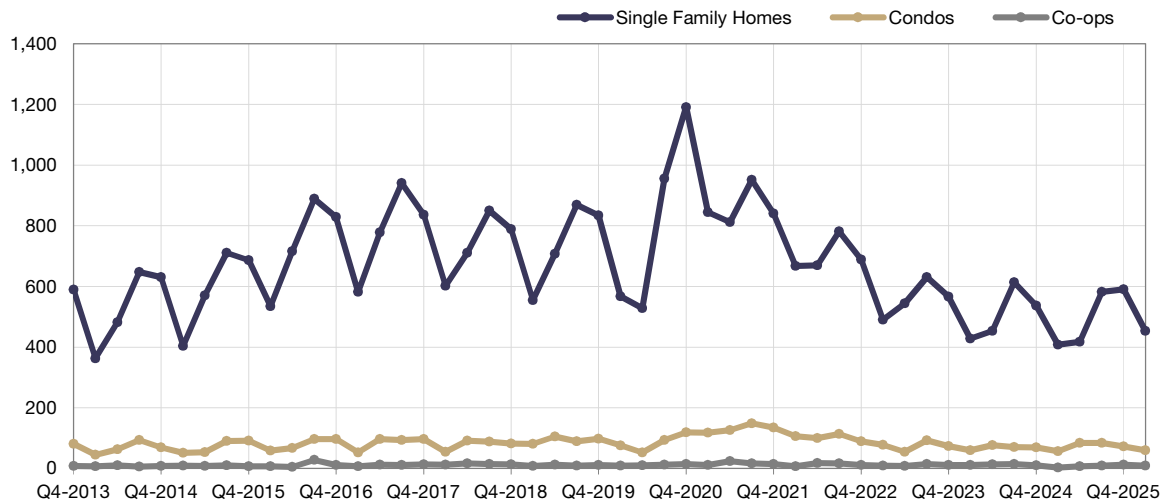
Q1-2026



Year to Date



Historical Closed Sales by Quarter



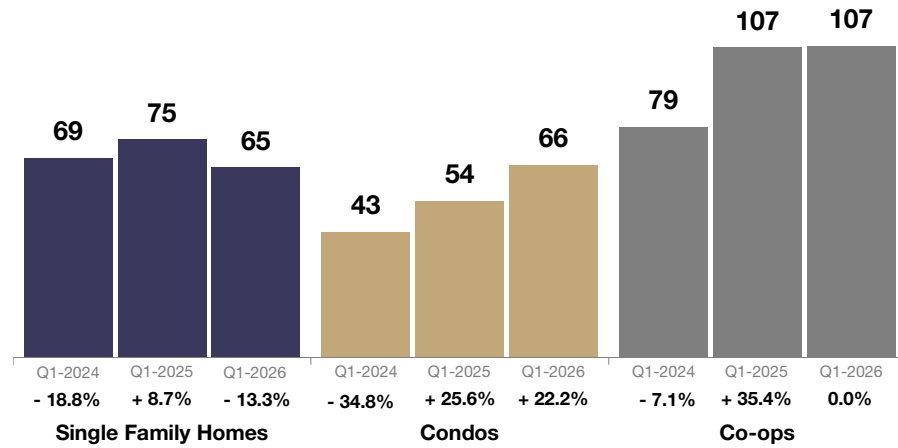
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	582	84	9
Q4-2025	591	73	13
Q1-2026	453	60	9

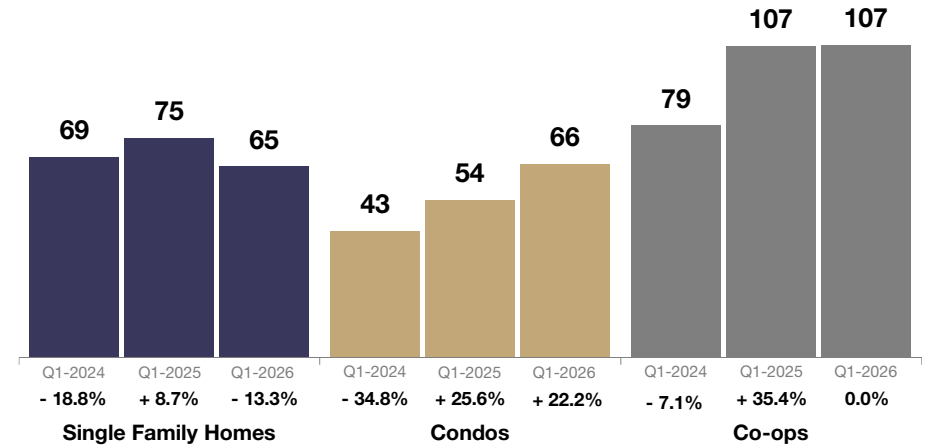
Days on Market Until Sale

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

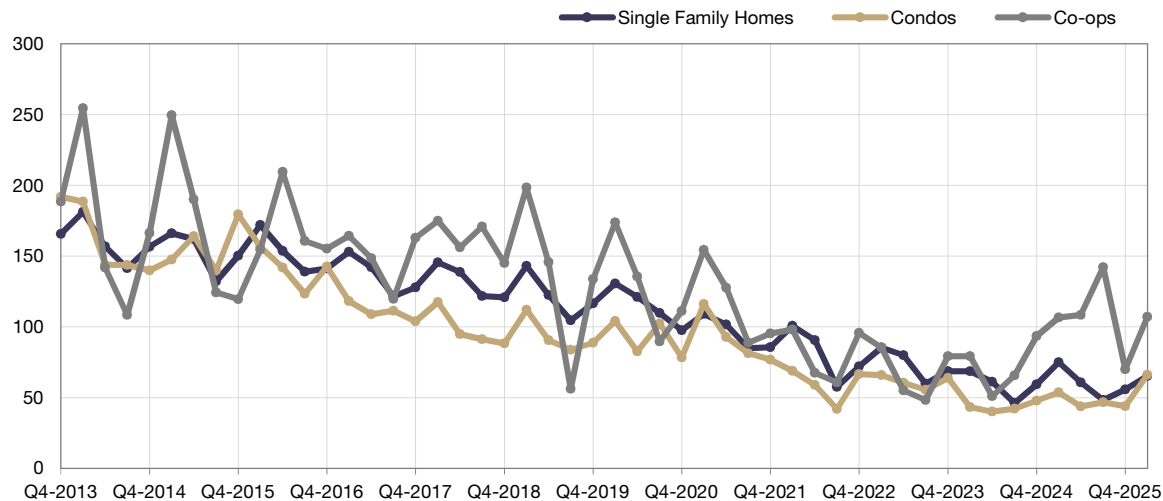
Q1-2026



Year to Date



Historical Days on Market Until Sale by Quarter



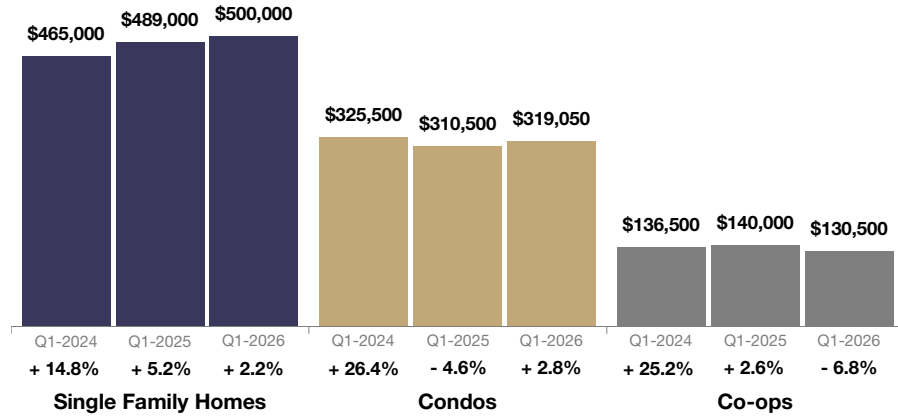
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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
Q1-2026	65	66	107

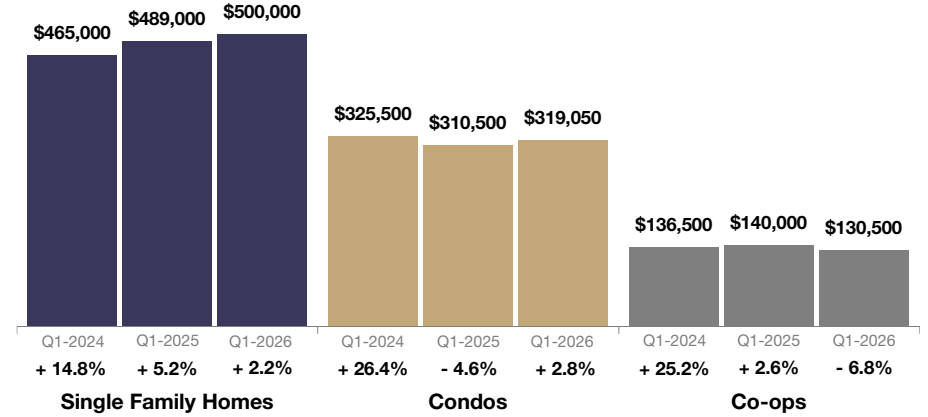
Median Pending Price

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.

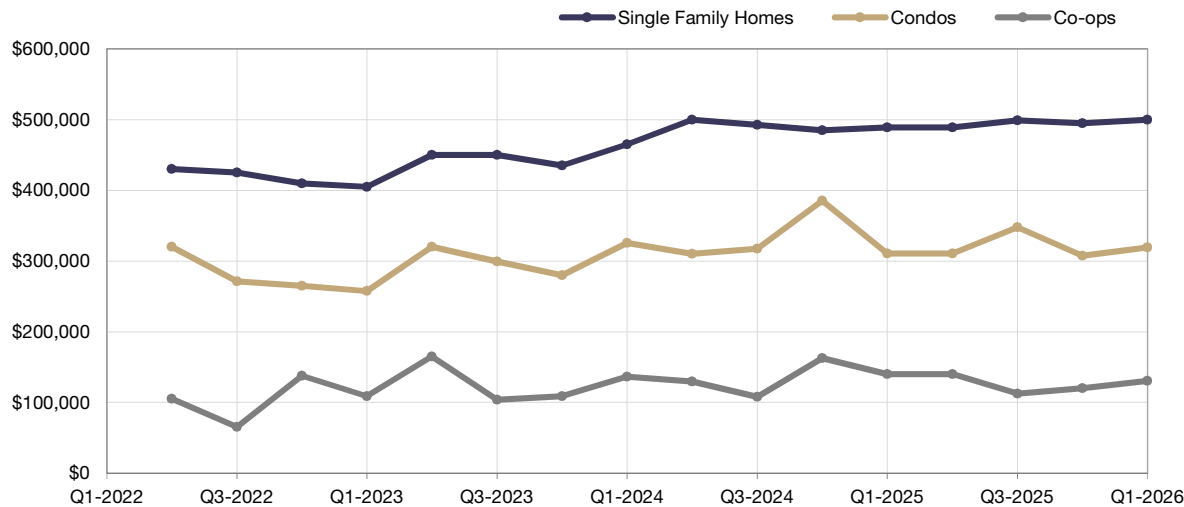
Q1-2026



Year to Date



Historical Median Pending Price by Quarter



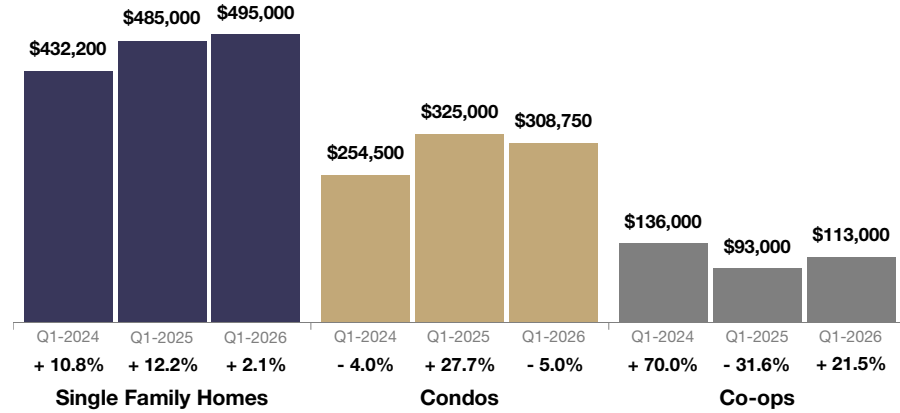
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
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	\$489,000	\$310,500	\$140,000
Q3-2025	\$499,000	\$348,000	\$112,500
Q4-2025	\$495,000	\$307,500	\$120,000
Q1-2026	\$500,000	\$319,050	\$130,500

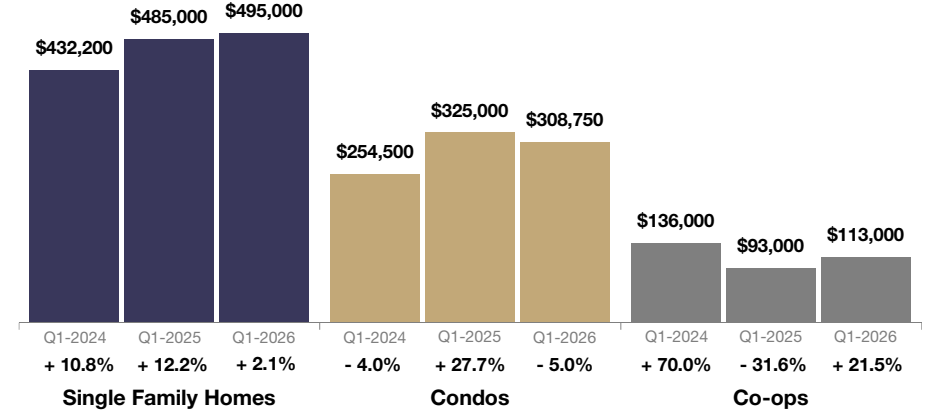
Median Sales Price

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

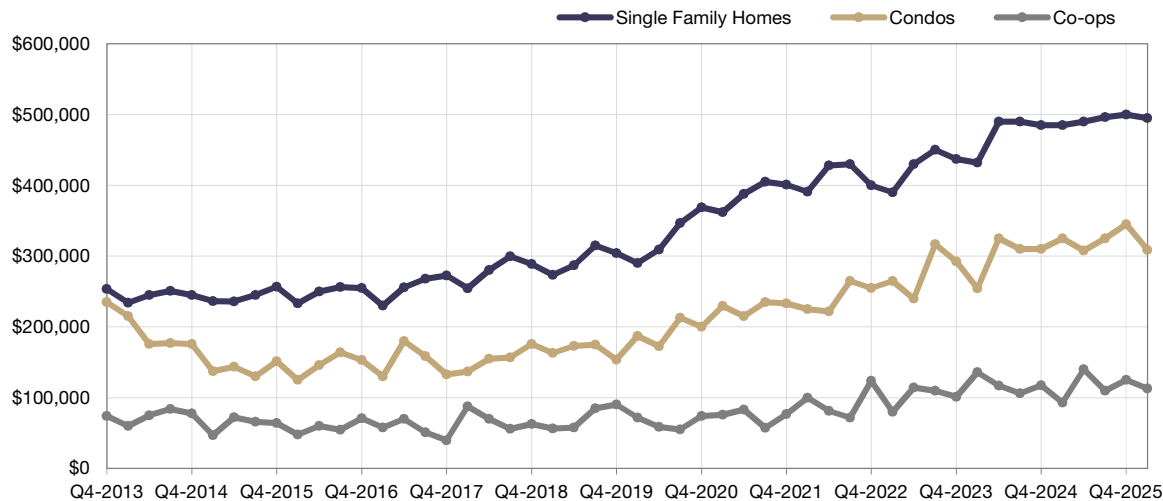
Q1-2026



Year to Date



Historical Median Sales Price by Quarter



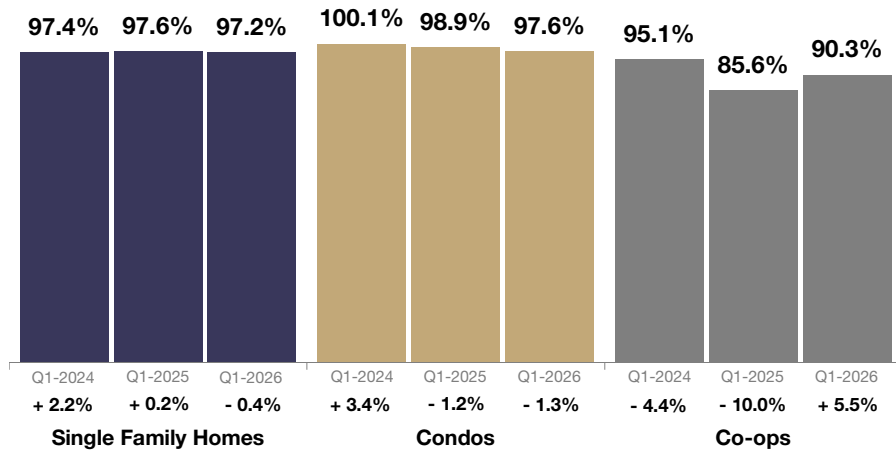
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	\$496,500	\$325,000	\$110,000
Q4-2025	\$500,000	\$345,000	\$125,000
Q1-2026	\$495,000	\$308,750	\$113,000

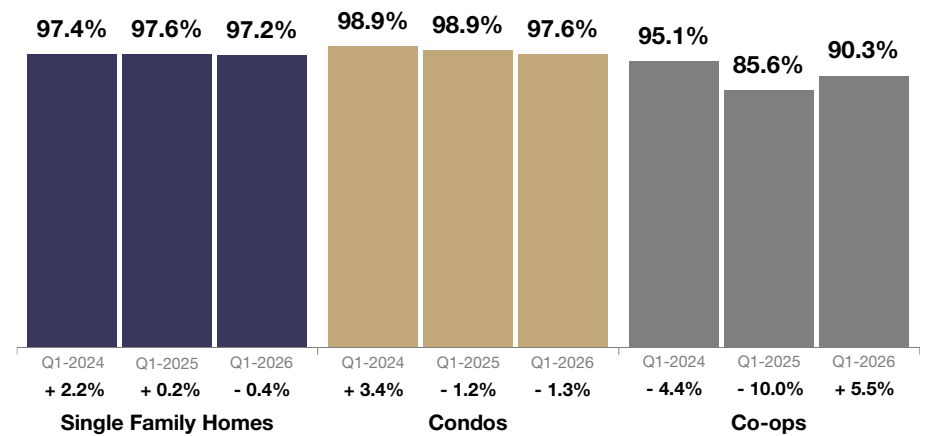
Percent of Original List Price Received

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.

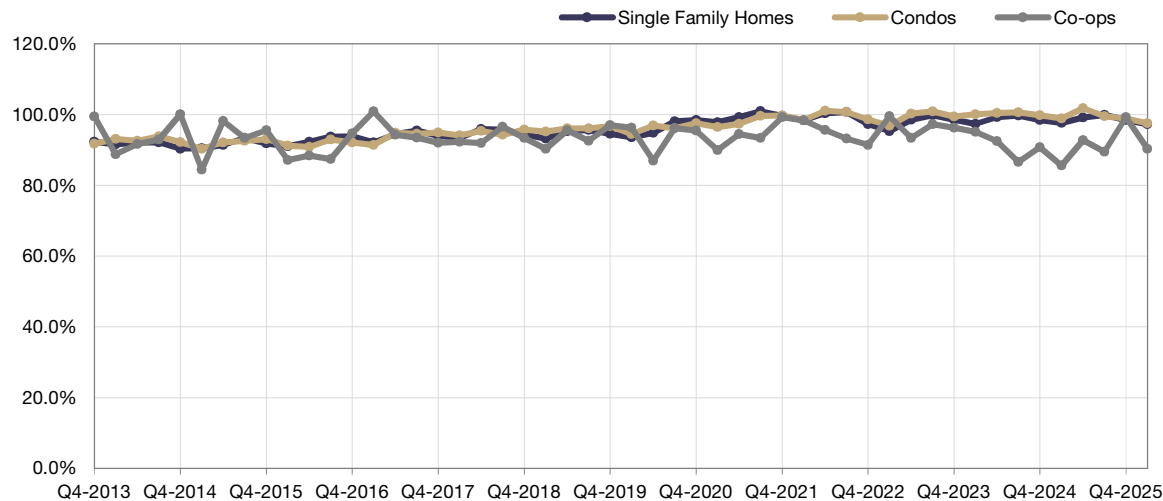
Q1-2026



Year to Date



Historical Percent of Original List Price Received by Quarter



Q4-2013 Q4-2014 Q4-2015 Q4-2016 Q4-2017 Q4-2018 Q4-2019 Q4-2020 Q4-2021 Q4-2022 Q4-2023 Q4-2024 Q4-2025

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

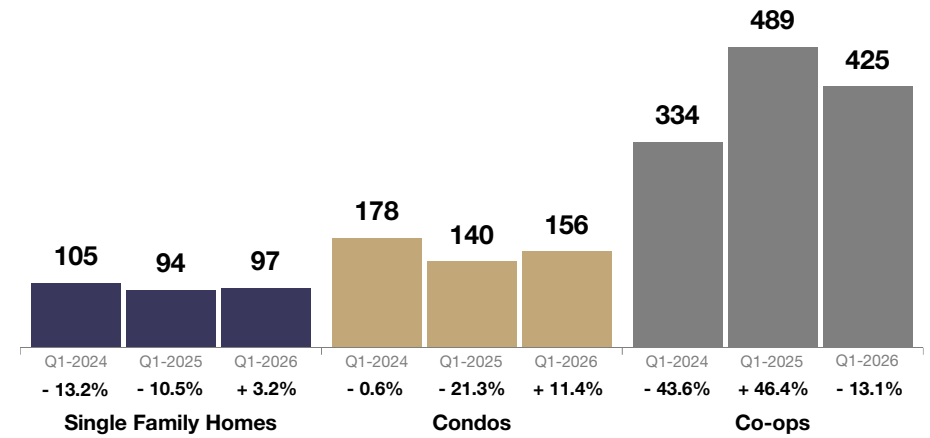
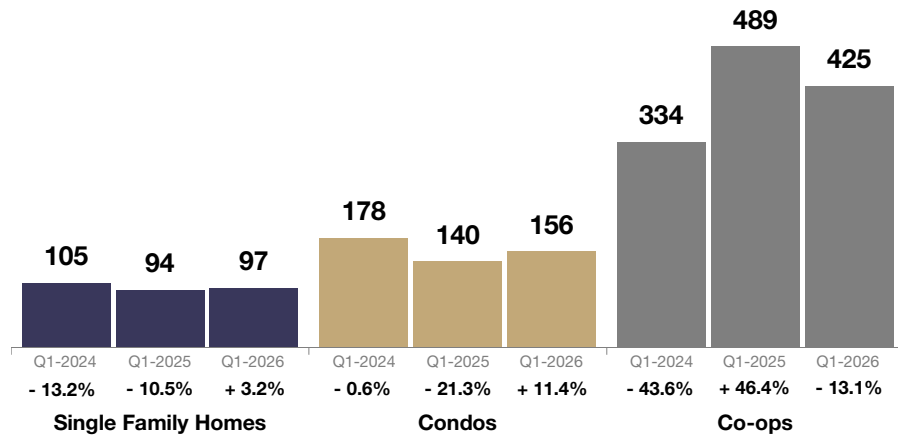
Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	98.5%	100.3%	93.3%
Q3-2023	99.8%	100.9%	97.3%
Q4-2023	98.5%	99.5%	96.3%
Q1-2024	97.4%	100.1%	95.1%
Q2-2024	99.3%	100.4%	92.5%
Q3-2024	99.8%	100.6%	86.6%
Q4-2024	98.5%	99.8%	90.7%
Q1-2025	97.6%	98.9%	85.6%
Q2-2025	99.2%	101.8%	92.8%
Q3-2025	99.9%	99.5%	89.5%
Q4-2025	98.4%	98.9%	99.3%
Q1-2026	97.2%	97.6%	90.3%

Housing Affordability Index

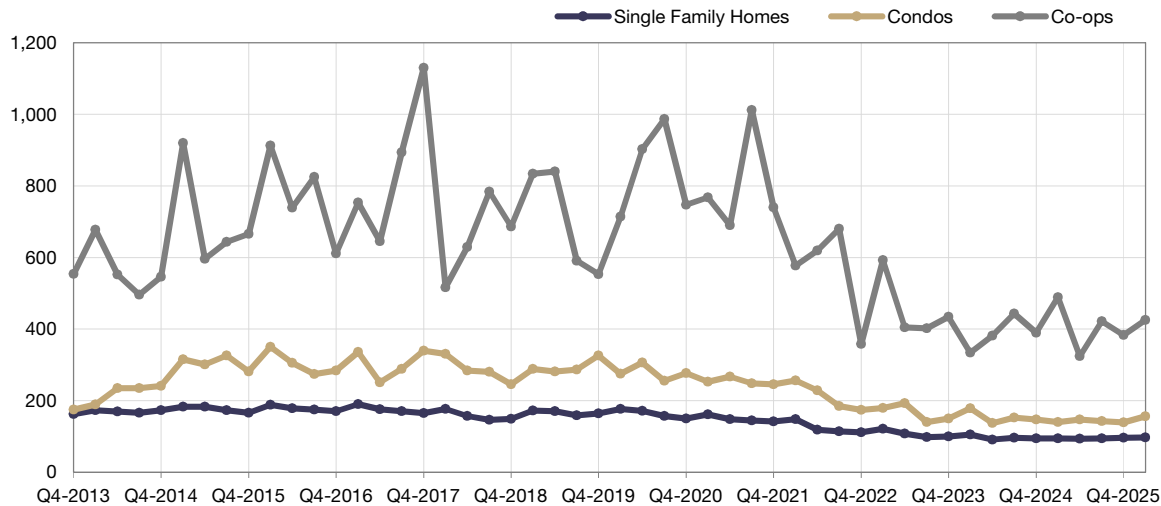
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Q1-2026

Year to Date



Historical Housing Affordability Index by Quarter



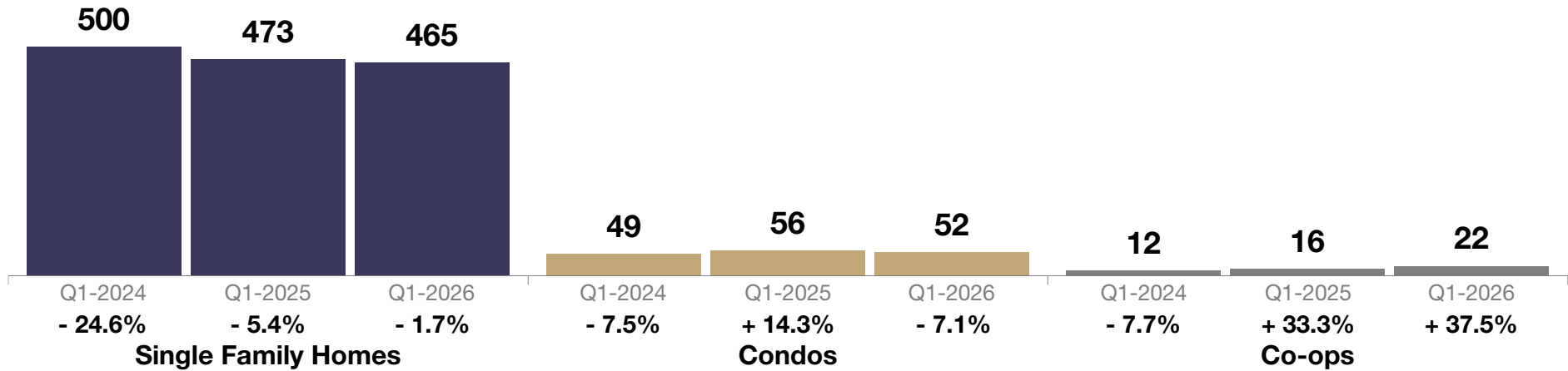
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	108	193	405
Q3-2023	98	140	402
Q4-2023	100	150	434
Q1-2024	105	178	334
Q2-2024	91	137	381
Q3-2024	96	152	443
Q4-2024	94	147	389
Q1-2025	94	140	489
Q2-2025	93	147	324
Q3-2025	94	143	422
Q4-2025	96	139	383
Q1-2026	97	156	425

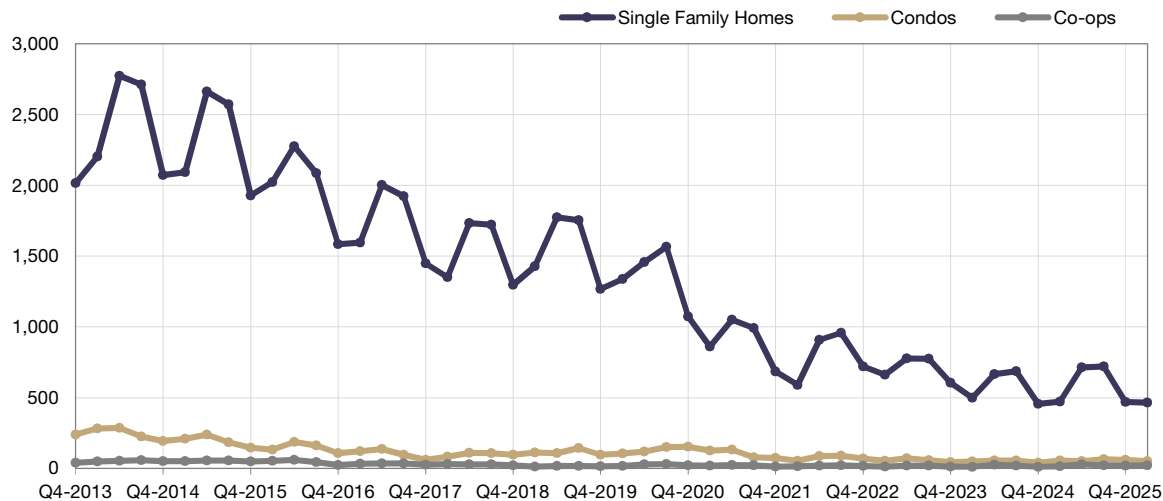
Inventory of Homes for Sale

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

Q1-2026



Historical Inventory of Homes for Sale by Quarter



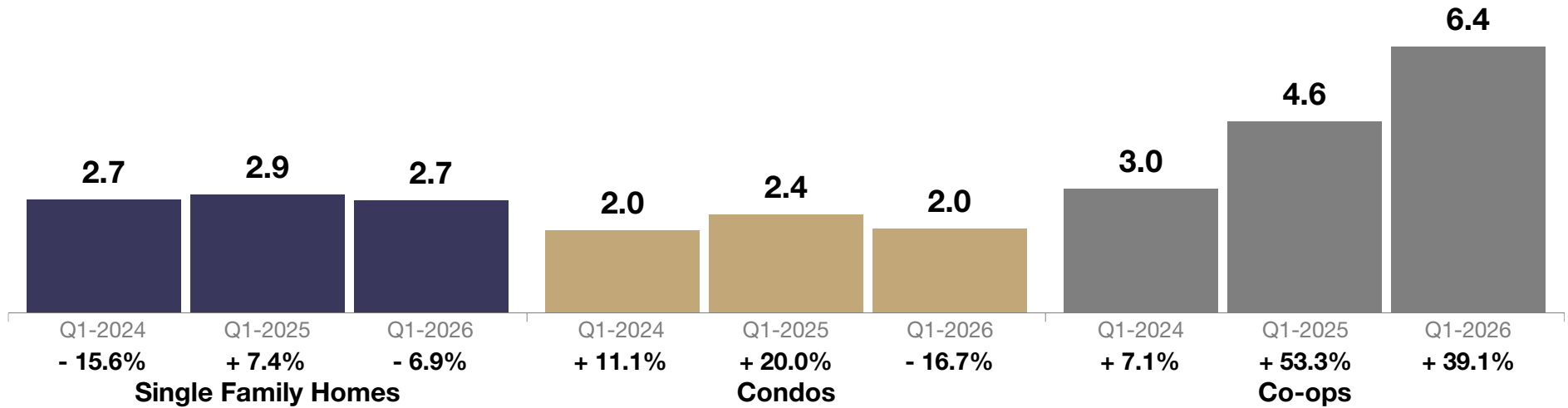
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	721	66	23
Q4-2025	471	60	20
Q1-2026	465	52	22

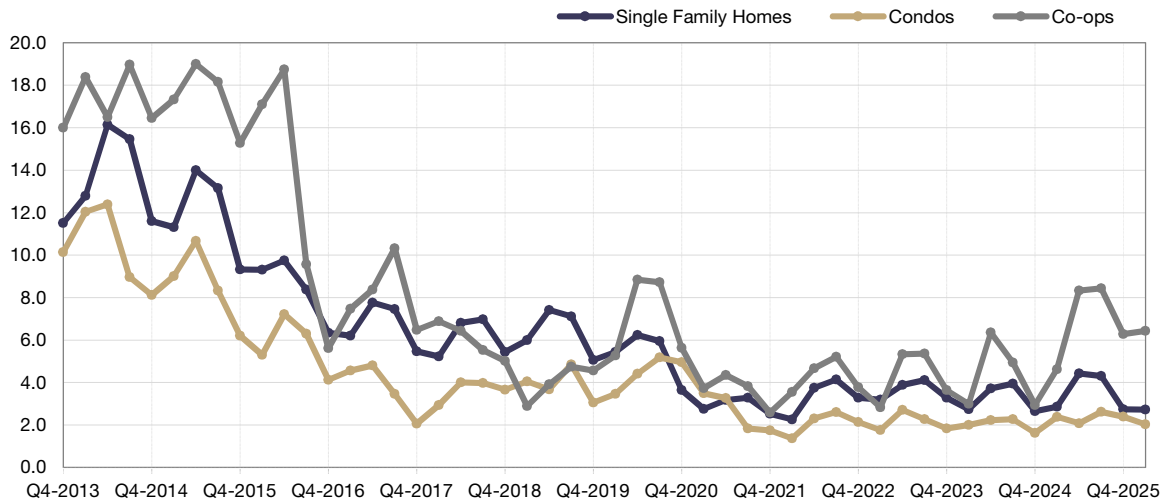
Months Supply of Inventory

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

Q1-2026



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
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	2.7	2.4	6.3
Q1-2026	2.7	2.0	6.4

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	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		605	601	- 0.7%	605	601	- 0.7%
Pending Sales		434	437	+ 0.7%	434	437	+ 0.7%
Closed Sales		468	522	+ 11.5%	468	522	+ 11.5%
Days on Market		73	66	- 9.6%	73	66	- 9.6%
Median Pending Price		\$457,000	\$475,000	+ 3.9%	\$457,000	\$475,000	+ 3.9%
Median Sales Price		\$466,250	\$475,000	+ 1.9%	\$466,250	\$475,000	+ 1.9%
Pct. of Orig. Price Received		97.7%	97.2%	- 0.5%	97.7%	97.2%	- 0.5%
Housing Affordability Index		98	101	+ 3.1%	98	101	+ 3.1%
Inventory of Homes for Sale		545	539	- 1.1%	--	--	--
Months Supply of Inventory		2.8	2.7	- 3.6%	--	--	--