Quarterly Indicators

Provided by OneKey® MLS

Dutchess County

Q2-2026

The U.S. housing market remained slower than normal in the second quarter of 2026. Rising housing costs, tight inventory conditions, and ongoing economic uncertainty contributed to subdued market activity during what is traditionally the busiest time of the year. Inflation reached a three-year high in May, adding to broader affordability pressures as home prices continued to rise nationally. The median existing-home price climbed to nearly $430,000, a record high for the month, according to the National Association of REALTORS®.

- Single-Family Closed Sales were up 2.6 percent to 429.
- Condos Closed Sales were down 10.7 percent to 75.
- Co-ops Closed Sales were down 28.6 percent to 5.

- Single-Family Median Sales Price increased 10.7 percent to $542,500.
- Condos Median Sales Price increased 16.2 percent to $358,000.
- Co-ops Median Sales Price decreased 43.6 percent to $79,000.

Although inventory is up year-over-year nationwide, a shortage of affordable homes for sale remains, particularly at the entry level, where demand is strong. According to Realtor.com, the median listing price is 34.4% higher than in 2019, while the median asking rent is nearly 18% higher, pushing homeownership further out of reach for many first-time buyers. Despite these challenges, buyer demand showed signs of resilience, as pending home sales rose in May to their highest level since November 2025.

Quarterly Snapshot

0.0%	- 2.6%	+ 13.0%
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

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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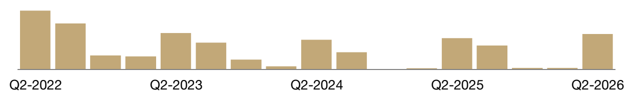
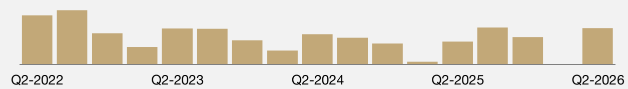
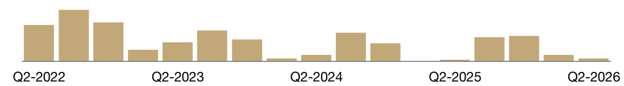
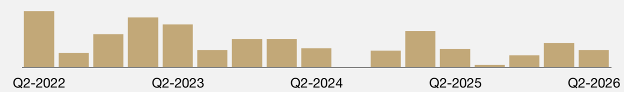
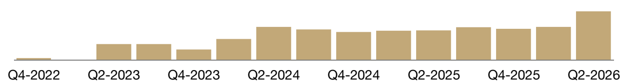
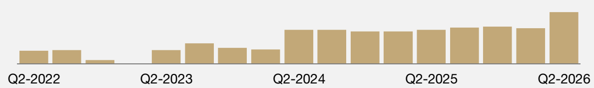
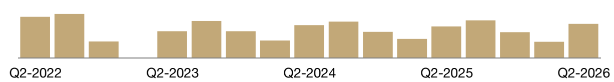
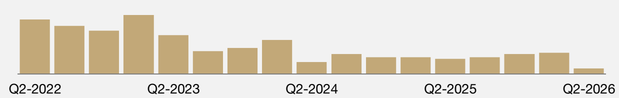
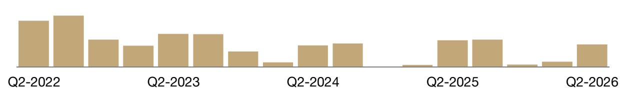
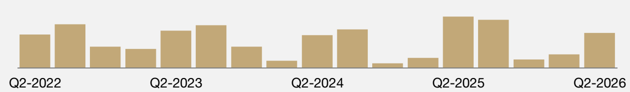
Single Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

OneKey MLS

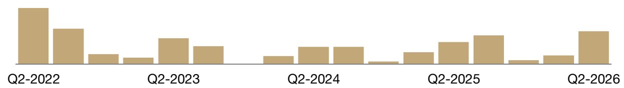
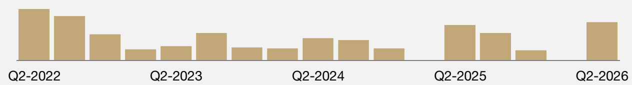
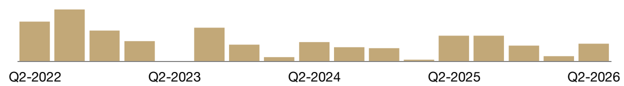
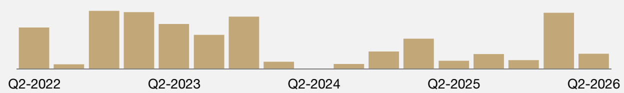
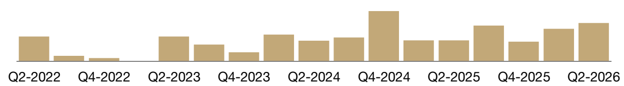
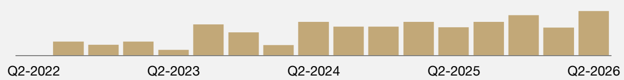
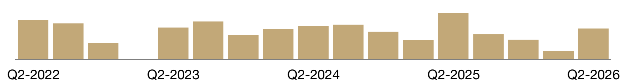
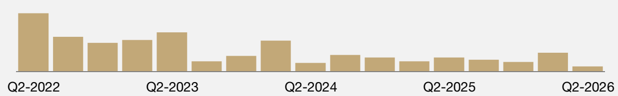
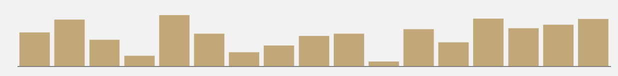
Dutchess County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		901	**953**	+ 5.8%	1,410	**1,468**	+ 4.1%
Pending Sales		515	**611**	+ 18.6%	889	**965**	+ 8.5%
Closed Sales		418	**429**	+ 2.6%	826	**883**	+ 6.9%
Days on Market		61	**60**	- 1.6%	68	**63**	- 7.4%
Median Pending Price		$489,500	**$545,400**	+ 11.4%	$489,000	**$531,000**	+ 8.6%
Median Sales Price		$490,000	**$542,500**	+ 10.7%	$485,000	**$510,000**	+ 5.2%
Pct. of Orig. Price Received		99.2%	**99.5%**	+ 0.3%	98.4%	**98.3%**	- 0.1%
Housing Affordability Index		93	**87**	- 6.5%	93	**92**	- 1.1%
Inventory of Homes for Sale		715	**675**	- 5.6%	--	**--**	--
Months Supply of Inventory		4.4	**3.8**	- 13.6%	--	**--**	--

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.

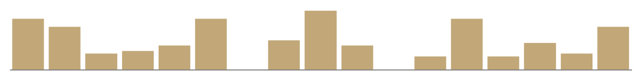
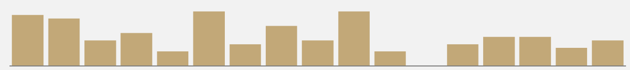
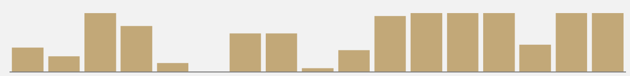
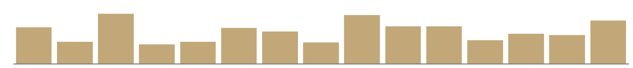
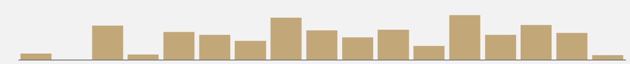
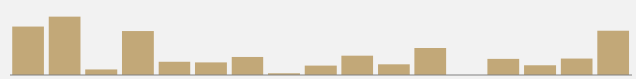
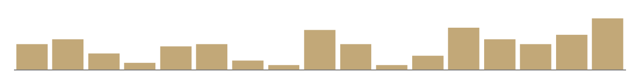
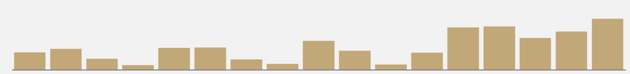
Dutchess County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		101	**119**	+ 17.8%	185	**198**	+ 7.0%
Pending Sales		92	**95**	+ 3.3%	149	**152**	+ 2.0%
Closed Sales		84	**75**	- 10.7%	141	**136**	- 3.5%
Days on Market		44	**47**	+ 6.8%	48	**55**	+ 14.6%
Median Pending Price		$310,500	**$354,500**	+ 14.2%	$310,500	**$345,000**	+ 11.1%
Median Sales Price		$308,000	**$358,000**	+ 16.2%	$315,000	**$337,500**	+ 7.1%
Pct. of Orig. Price Received		101.8%	**100.1%**	- 1.7%	100.6%	**99.1%**	- 1.5%
Housing Affordability Index		147	**131**	- 10.9%	144	**139**	- 3.5%
Inventory of Homes for Sale		51	**66**	+ 29.4%	--	**--**	--
Months Supply of Inventory		2.1	**2.6**	+ 23.8%	--	**--**	--

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.

Dutchess County

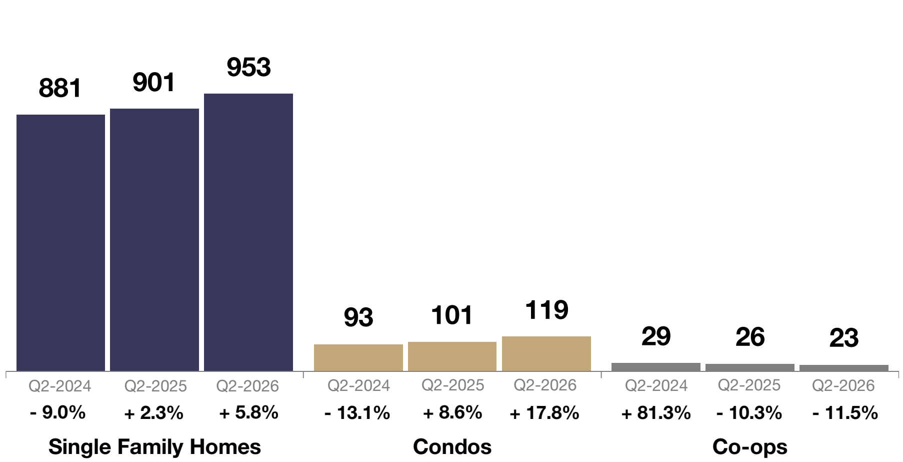
Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		26	**23**	- 11.5%	38	**36**	- 5.3%
Pending Sales		9	**10**	+ 11.1%	12	**18**	+ 50.0%
Closed Sales		7	**5**	- 28.6%	10	**14**	+ 40.0%
Days on Market		108	**118**	+ 9.3%	108	**111**	+ 2.8%
Median Pending Price		$140,000	**$151,500**	+ 8.2%	$140,000	**$148,000**	+ 5.7%
Median Sales Price		$140,000	**$79,000**	- 43.6%	$106,500	**$110,500**	+ 3.8%
Pct. of Orig. Price Received		92.8%	**91.3%**	- 1.6%	90.6%	**90.7%**	+ 0.1%
Housing Affordability Index		324	**594**	+ 83.3%	426	**425**	- 0.2%
Inventory of Homes for Sale		28	**32**	+ 14.3%	--	**--**	--
Months Supply of Inventory		8.3	**9.6**	+ 15.7%	--	**--**	--

New Listings

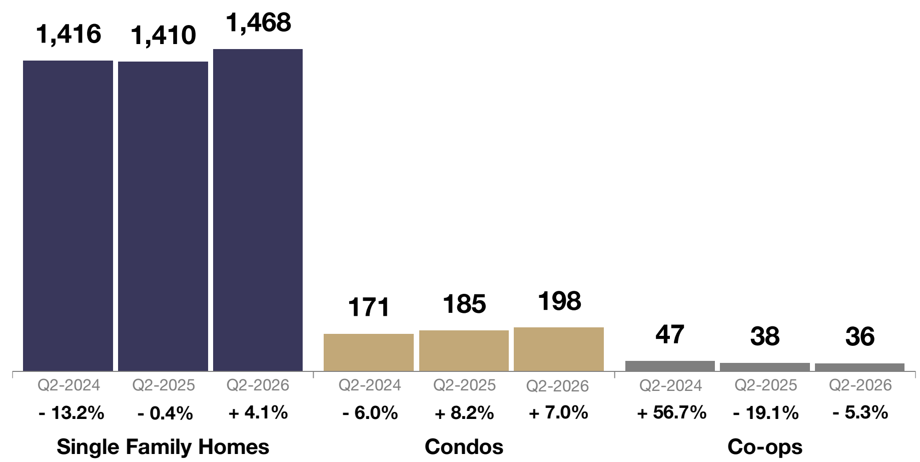
A count of the properties that have been newly listed on the market in a given quarter.

OneKey MLS
Dutchess County

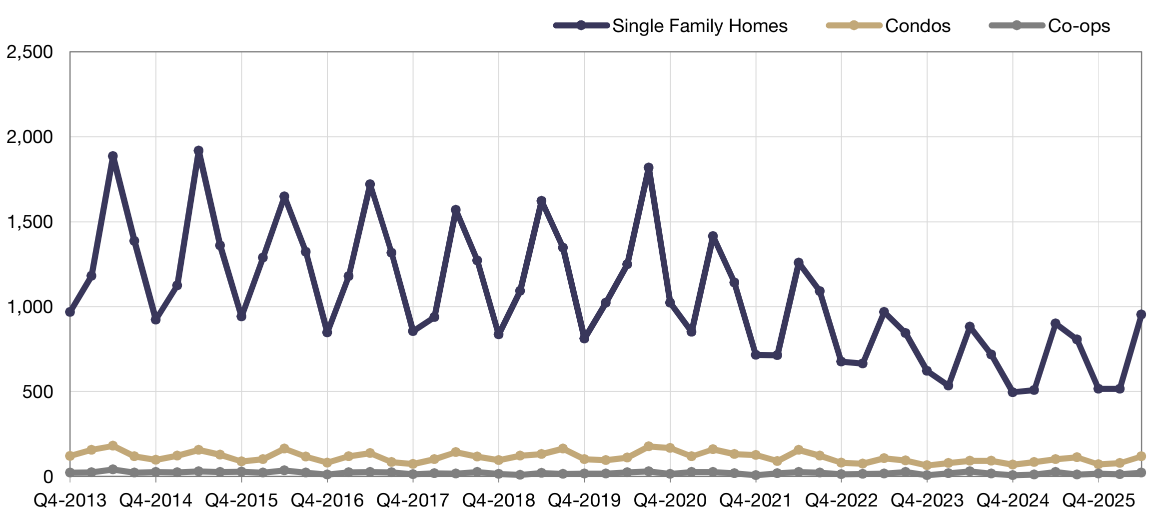
Q2-2026



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.

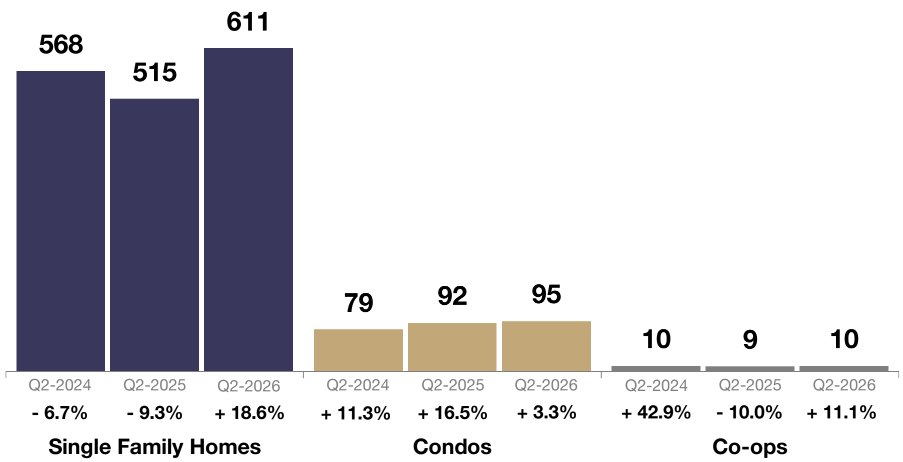
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	844	94	26
Q4-2023	622	65	7
Q1-2024	535	78	18
Q2-2024	881	93	29
Q3-2024	718	93	16
Q4-2024	496	69	7
Q1-2025	509	84	12
Q2-2025	901	101	26
Q3-2025	806	112	12
Q4-2025	516	71	17
Q1-2026	515	79	13
Q2-2026	**953**	**119**	**23**

Pending Sales

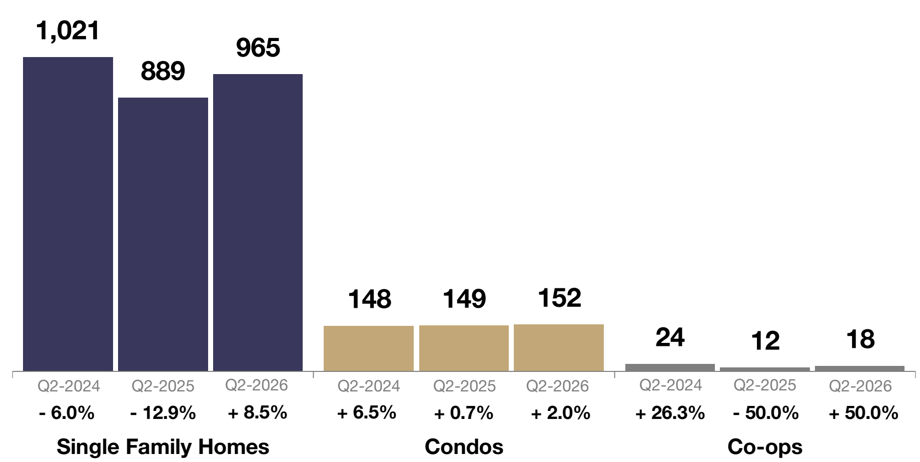
A count of the properties on which offers have been accepted in a given quarter.

OneKey MLS
Dutchess County

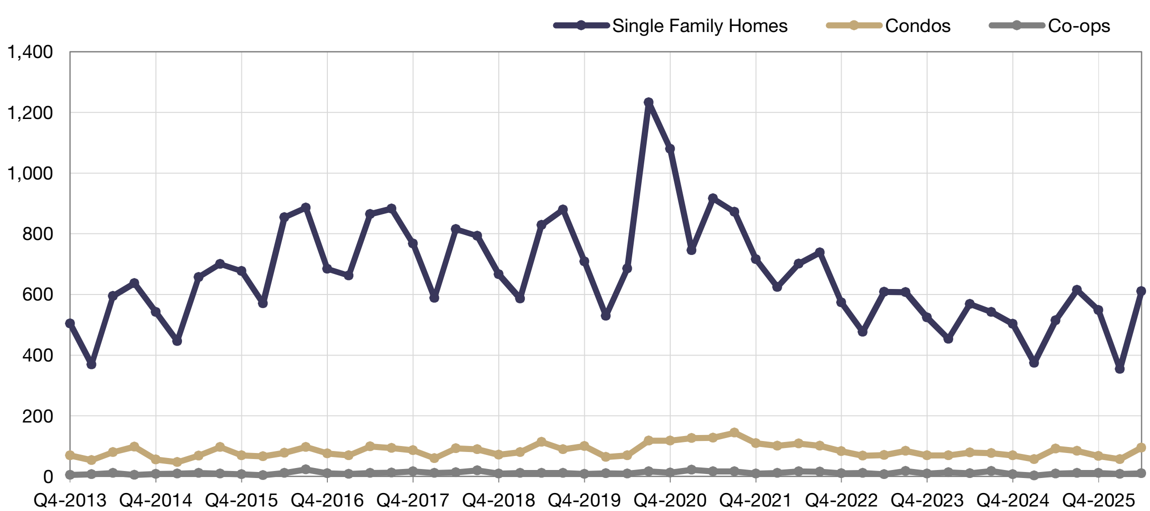
Q2-2026



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.

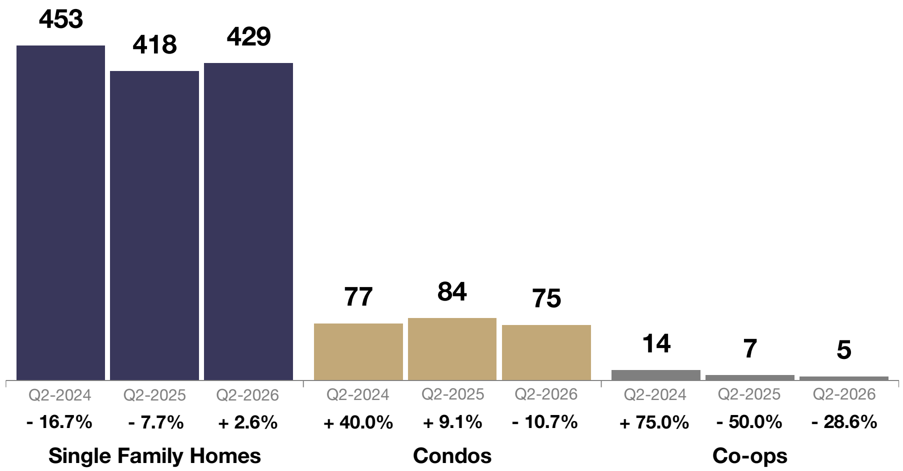
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	607	84	18
Q4-2023	524	70	9
Q1-2024	453	69	14
Q2-2024	568	79	10
Q3-2024	542	77	18
Q4-2024	503	69	7
Q1-2025	374	57	3
Q2-2025	515	92	9
Q3-2025	615	84	11
Q4-2025	548	67	11
Q1-2026	354	57	8
Q2-2026	**611**	**95**	**10**

Closed Sales

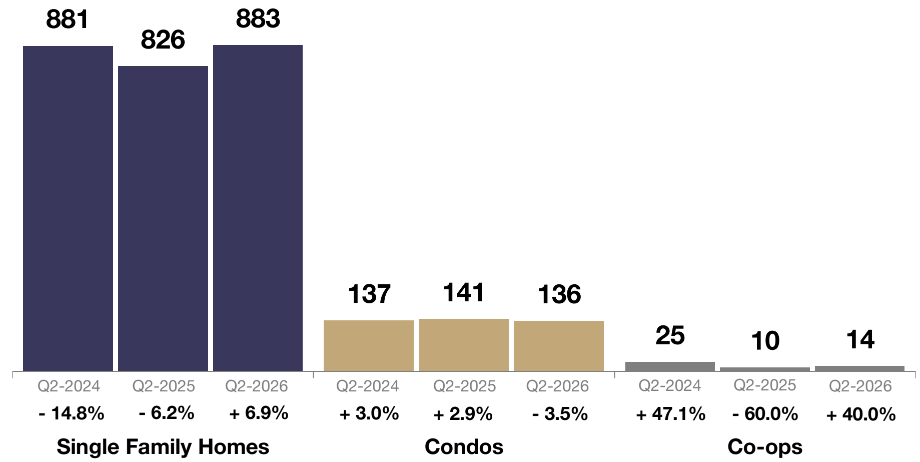
A count of the actual sales that closed in a given quarter.

OneKey MLS
Dutchess County

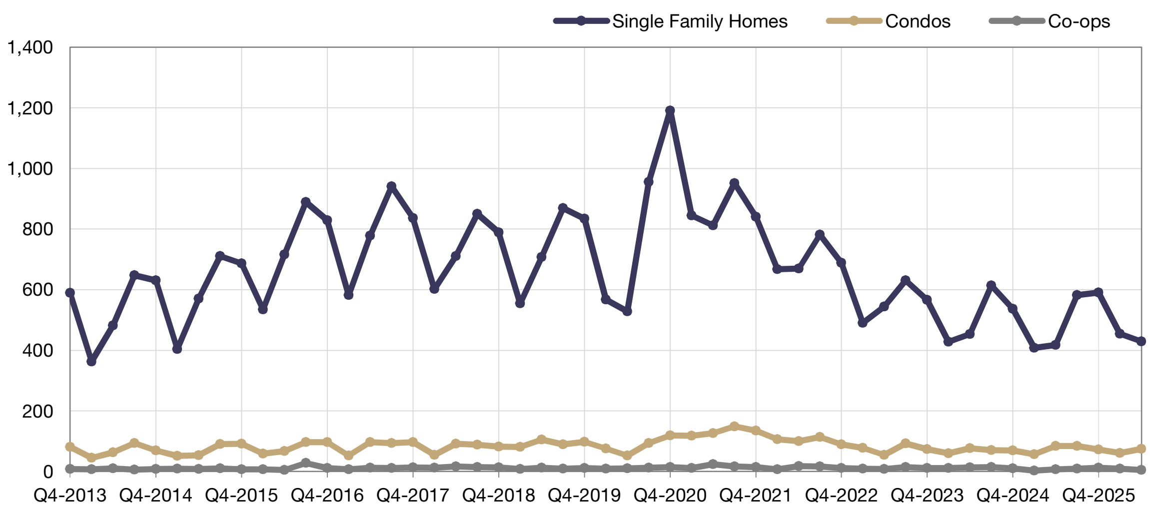
Q2-2026



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.

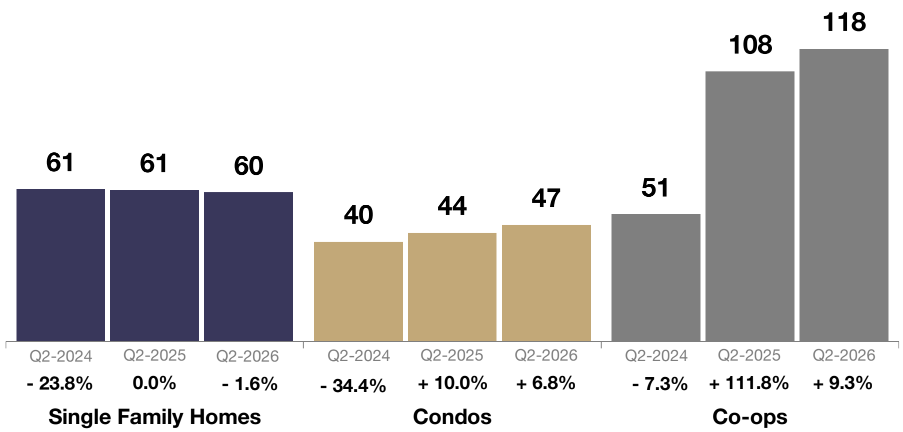
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	631	93	15
Q4-2023	566	74	11
Q1-2024	428	60	11
Q2-2024	453	77	14
Q3-2024	614	71	15
Q4-2024	537	70	10
Q1-2025	408	57	3
Q2-2025	418	84	7
Q3-2025	582	84	9
Q4-2025	591	73	13
Q1-2026	454	61	9
Q2-2026	**429**	**75**	**5**

Days on Market Until Sale

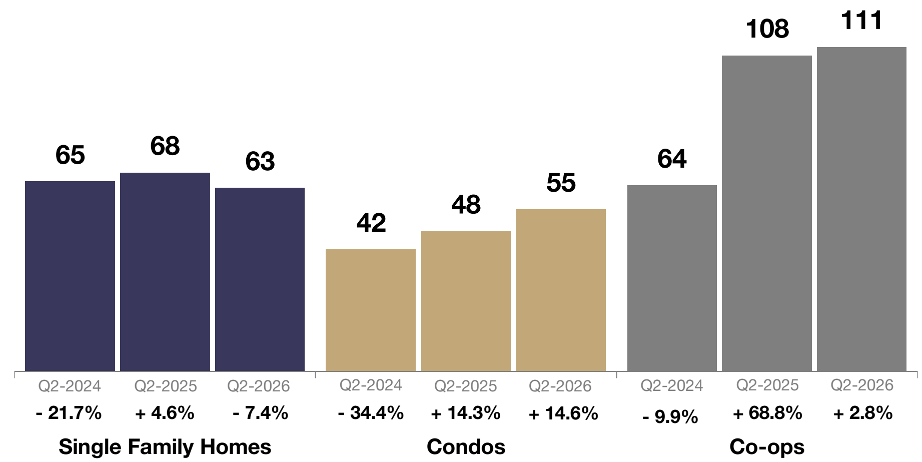
Average number of days between when a property is listed and when an offer is accepted in a given quarter.

Dutchess County

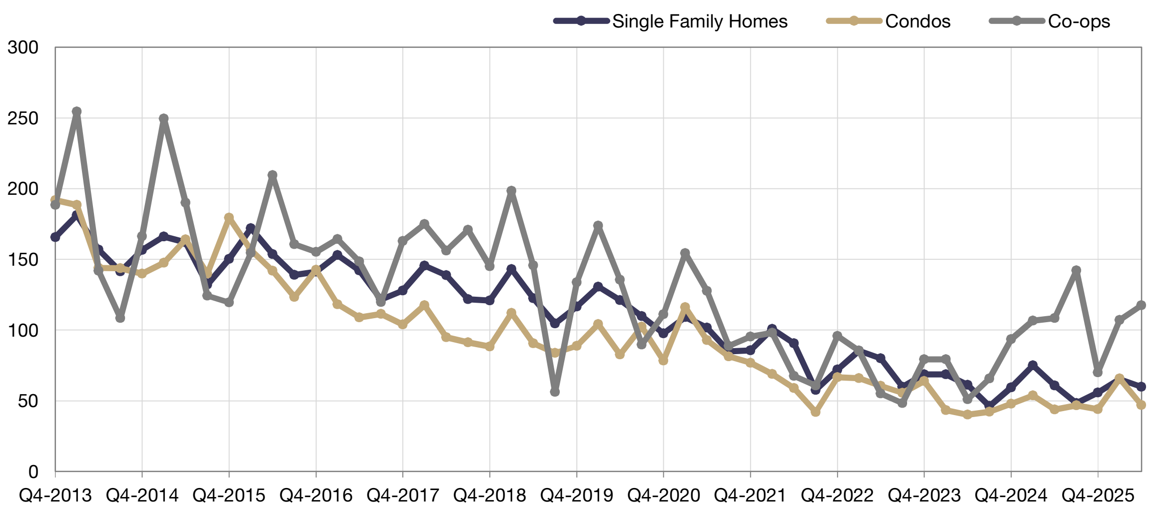
Q2-2026



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.

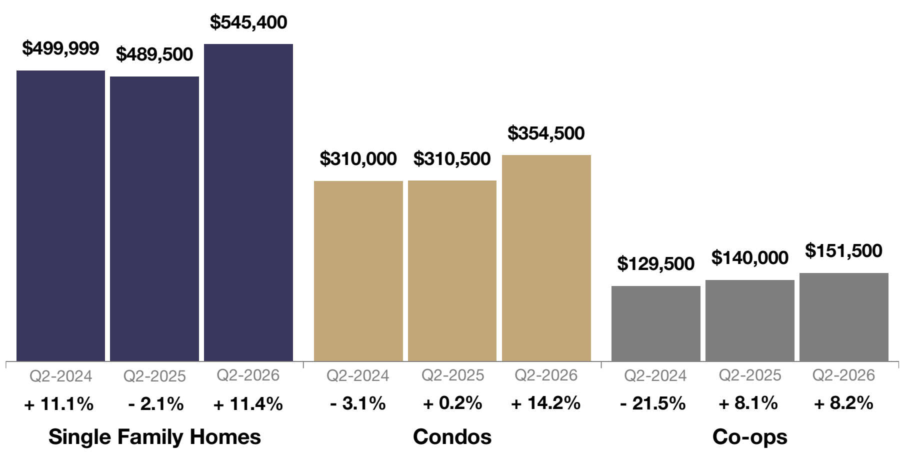
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	60	56	48
Q4-2023	69	64	79
Q1-2024	69	43	79
Q2-2024	61	40	51
Q3-2024	46	42	66
Q4-2024	59	48	94
Q1-2025	75	54	107
Q2-2025	61	44	108
Q3-2025	48	47	142
Q4-2025	56	44	70
Q1-2026	65	66	107
Q2-2026	**60**	**47**	118

Median Pending Price

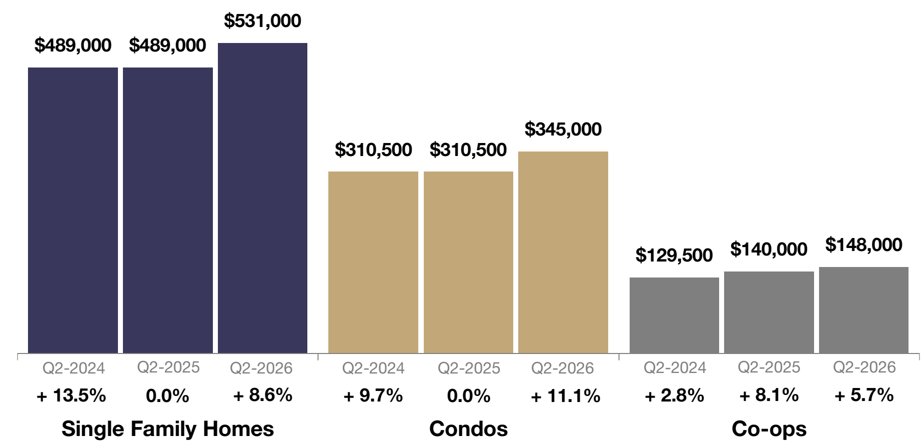
Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

Dutchess County

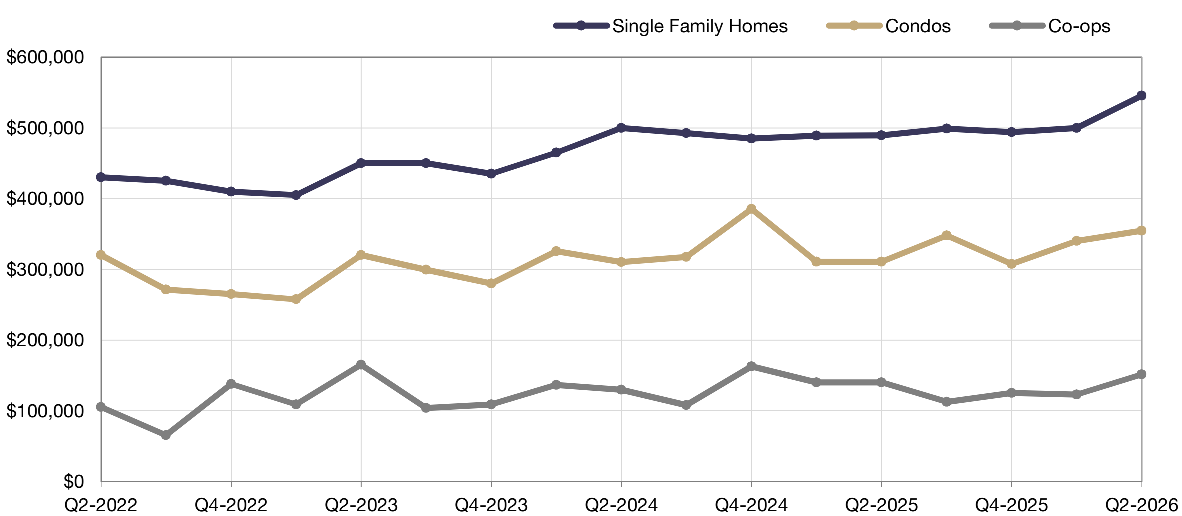
Q2-2026



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.

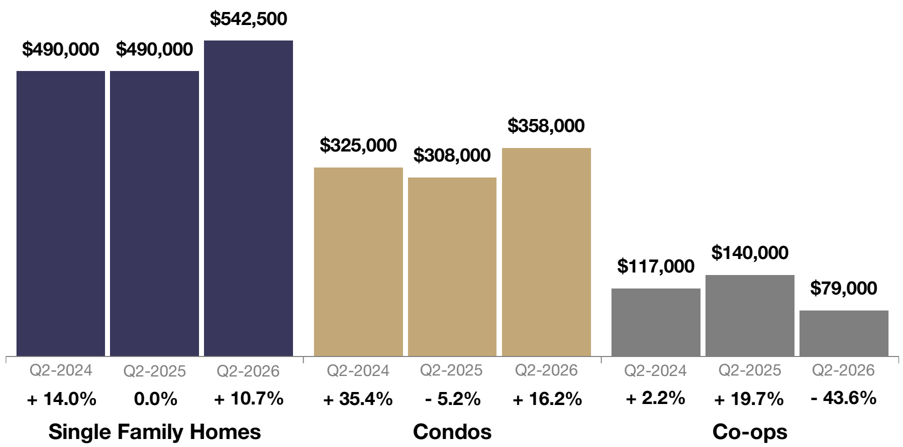
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	$450,000	$299,500	$104,000
Q4-2023	$435,000	$279,950	$109,000
Q1-2024	$465,000	$325,500	$136,500
Q2-2024	$499,999	$310,000	$129,500
Q3-2024	$492,500	$317,500	$108,000
Q4-2024	$485,000	$385,450	$162,500
Q1-2025	$489,000	$310,500	$140,000
Q2-2025	$489,500	$310,500	$140,000
Q3-2025	$499,000	$348,000	$112,500
Q4-2025	$494,000	$307,500	$125,000
Q1-2026	$500,000	$340,000	$123,000
Q2-2026	**$545,400**	**$354,500**	**$151,500**

Median Sales Price

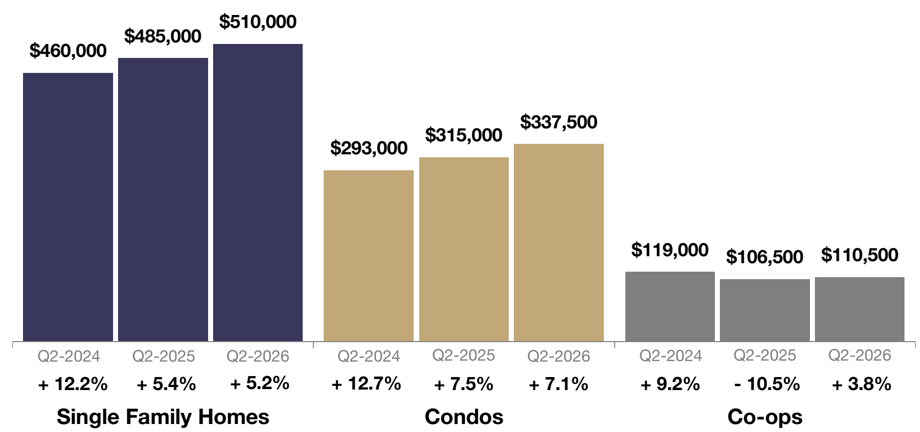
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

OneKey MLS
Dutchess County

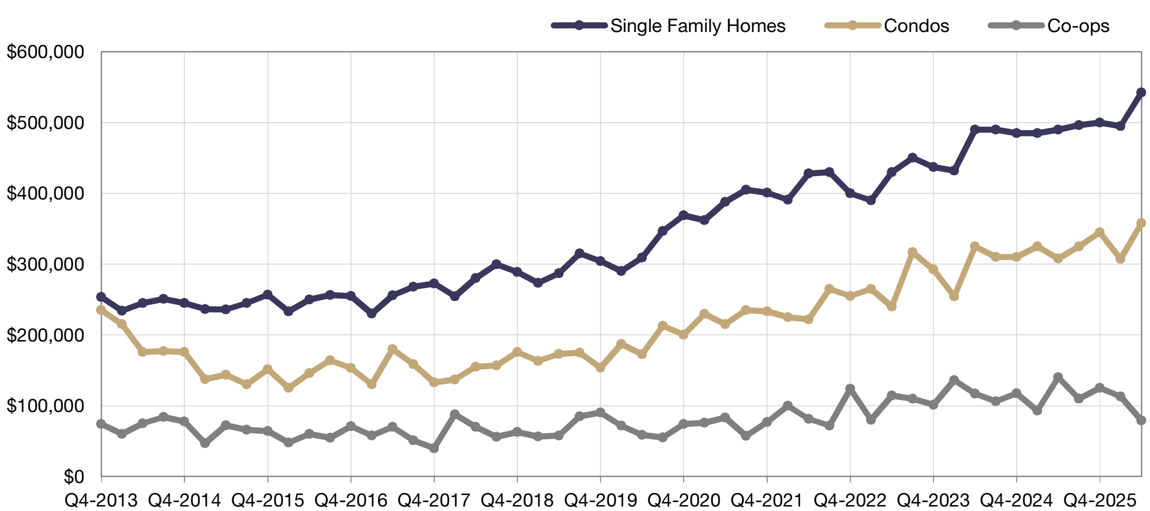
Q2-2026



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.

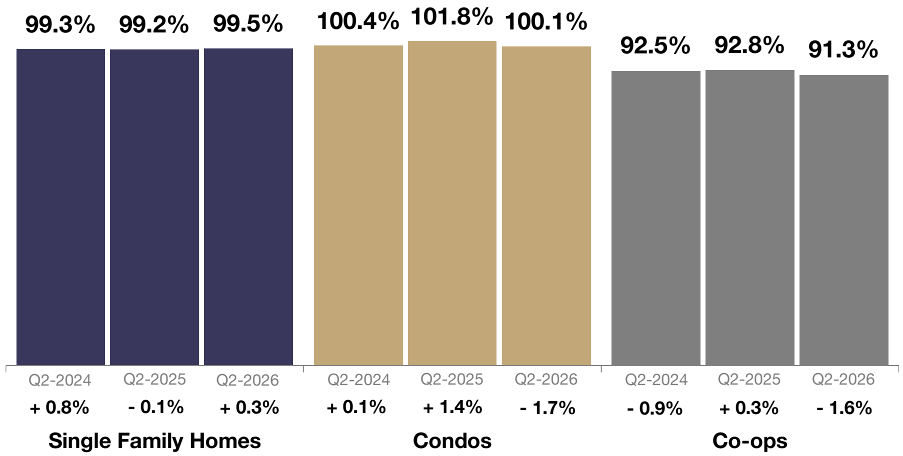
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	$450,000	$317,000	$109,900
Q4-2023	$437,000	$292,500	$101,000
Q1-2024	$432,200	$254,500	$136,000
Q2-2024	$490,000	$325,000	$117,000
Q3-2024	$490,000	$310,000	$106,000
Q4-2024	$485,000	$310,000	$117,500
Q1-2025	$485,000	$325,000	$93,000
Q2-2025	$490,000	$308,000	$140,000
Q3-2025	$496,500	$325,000	$110,000
Q4-2025	$500,000	$345,000	$125,000
Q1-2026	$495,000	$307,500	$113,000
Q2-2026	**$542,500**	**$358,000**	**$79,000**

Percent of Original List Price Received

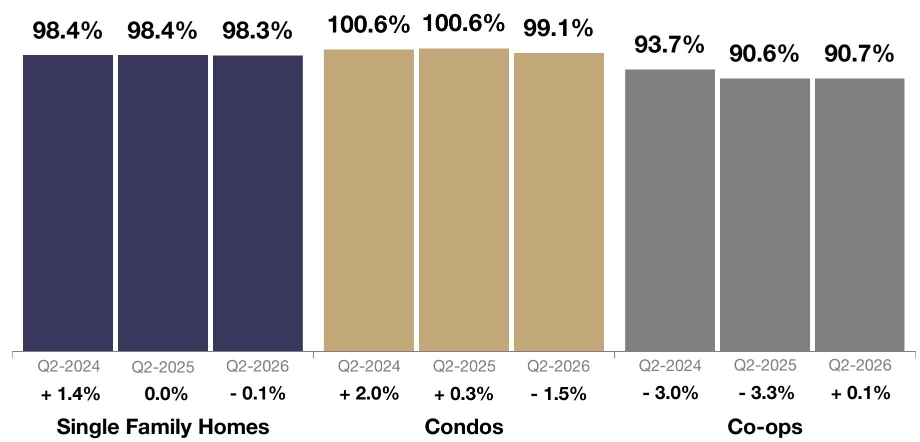
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

OneKey MLS
Dutchess County

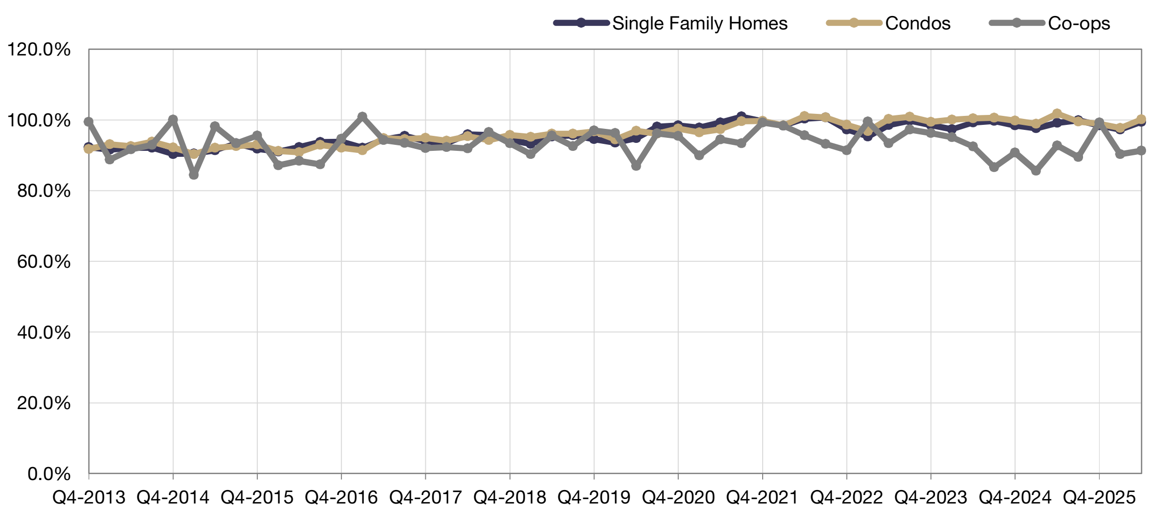
Q2-2026



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.

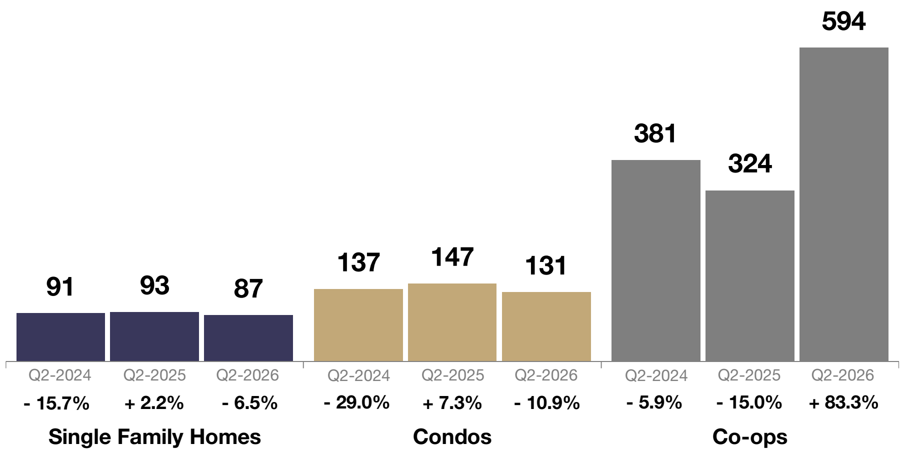
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	99.8%	100.9%	97.3%
Q4-2023	98.5%	99.5%	96.3%
Q1-2024	97.4%	100.1%	95.1%
Q2-2024	99.3%	100.4%	92.5%
Q3-2024	99.8%	100.6%	86.6%
Q4-2024	98.5%	99.8%	90.7%
Q1-2025	97.6%	98.9%	85.6%
Q2-2025	99.2%	101.8%	92.8%
Q3-2025	99.9%	99.5%	89.5%
Q4-2025	98.4%	98.9%	99.3%
Q1-2026	97.2%	97.7%	90.3%
Q2-2026	**99.5%**	**100.1%**	91.3%

Housing Affordability Index

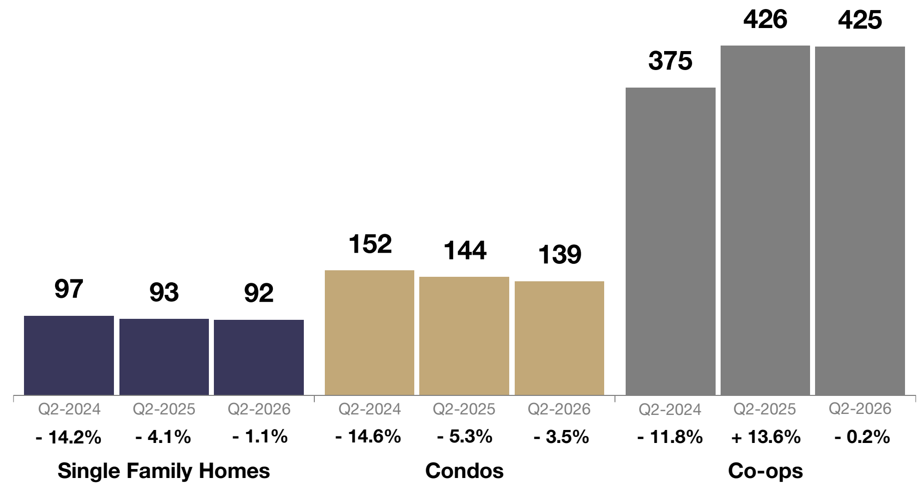
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

OneKey MLS
Dutchess County

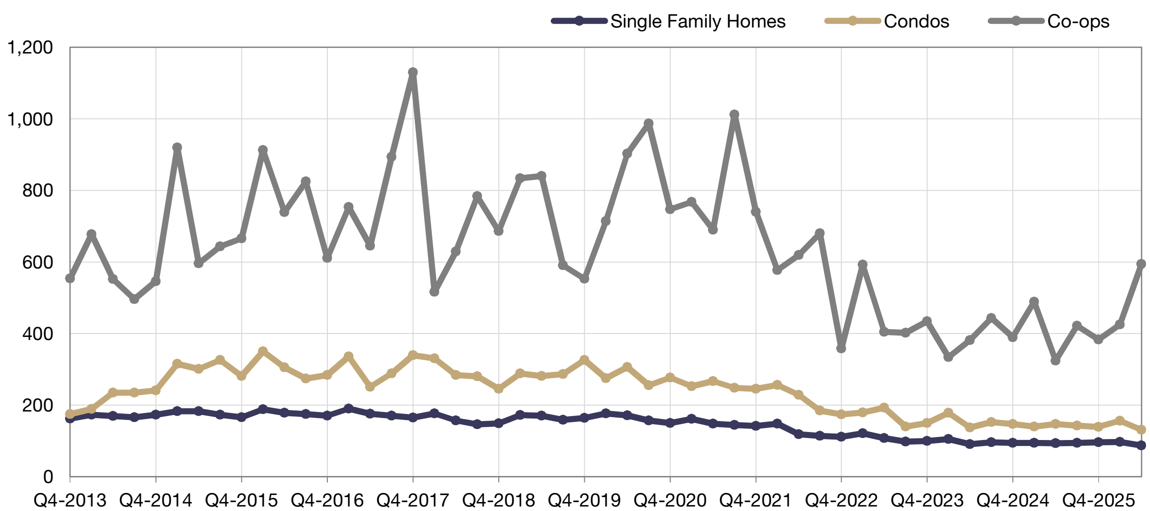
Q2-2026



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.

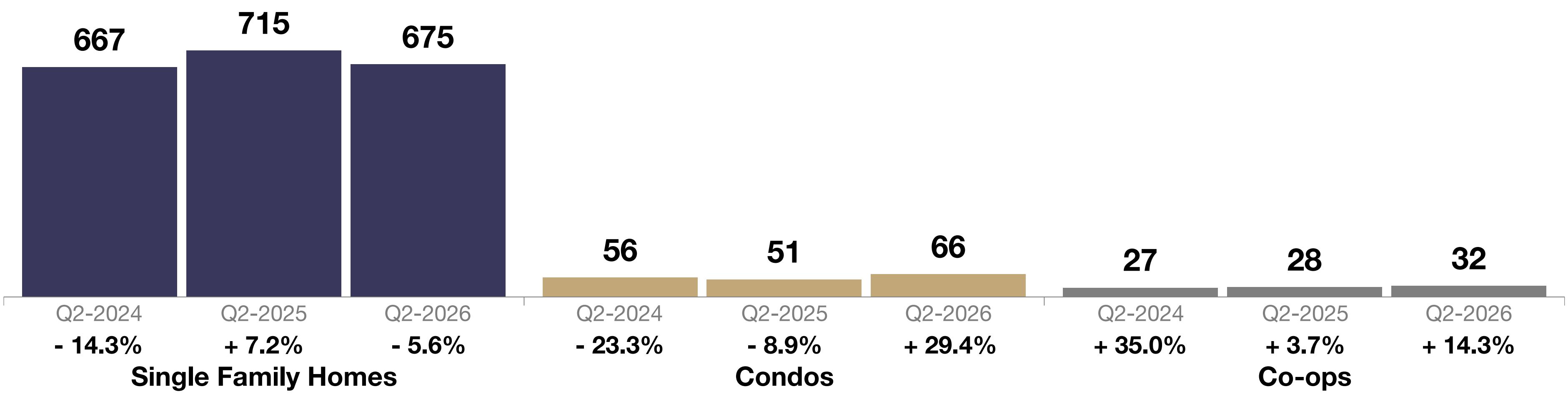
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	98	140	402
Q4-2023	100	150	434
Q1-2024	105	178	334
Q2-2024	91	137	381
Q3-2024	96	152	443
Q4-2024	94	147	389
Q1-2025	94	140	489
Q2-2025	93	147	324
Q3-2025	94	143	422
Q4-2025	96	139	383
Q1-2026	97	156	425
Q2-2026	**87**	**131**	594

Inventory of Homes for Sale

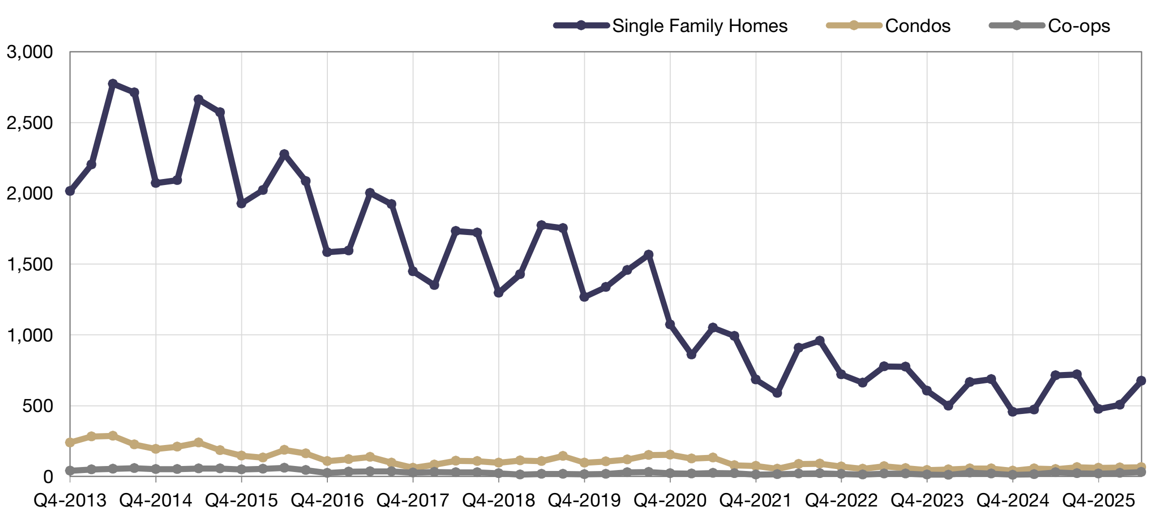
The number of properties available for sale in active status at the end of a given quarter.

OneKey MLS
Dutchess County

Q2-2026



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.

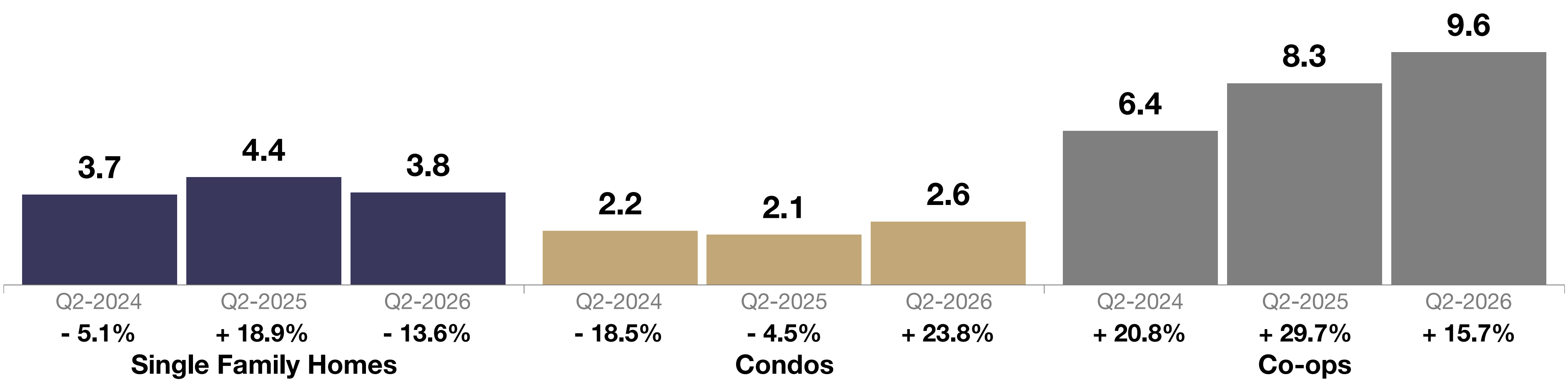
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	776	58	21
Q4-2023	606	45	14
Q1-2024	500	49	12
Q2-2024	667	56	27
Q3-2024	686	56	21
Q4-2024	456	40	12
Q1-2025	473	56	16
Q2-2025	715	51	28
Q3-2025	721	66	23
Q4-2025	477	60	21
Q1-2026	506	62	25
Q2-2026	**675**	**66**	**32**

Months Supply of Inventory

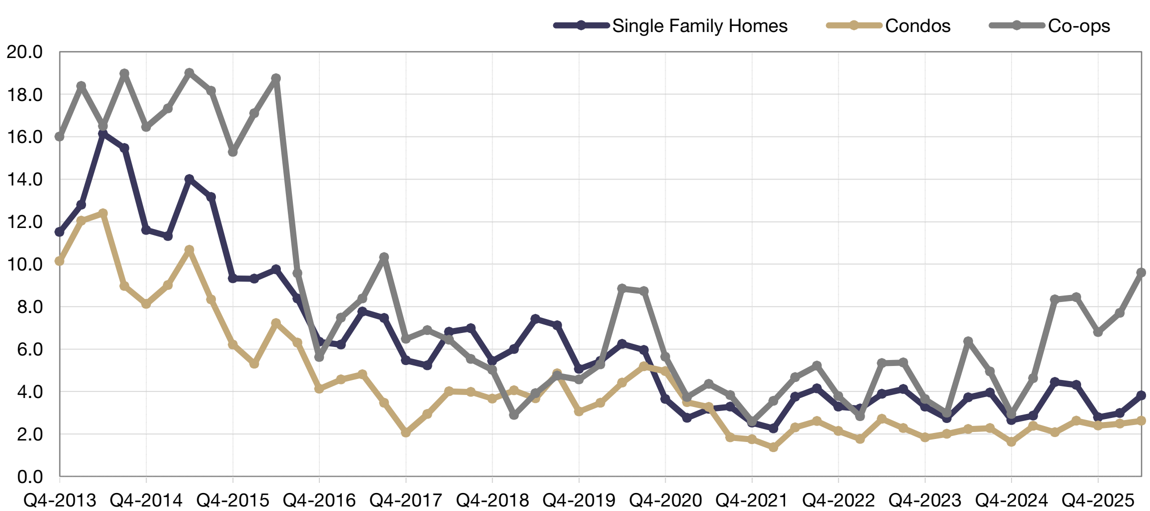
The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

One Key MLS
Dutchess County

Q2-2026



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.

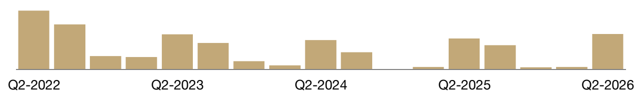
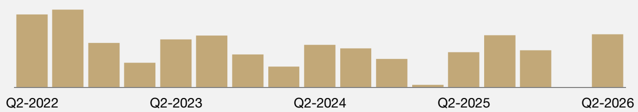
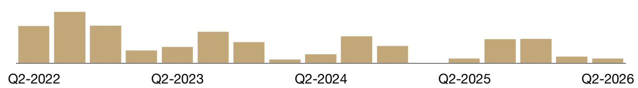
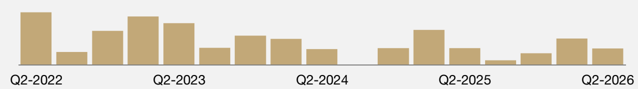
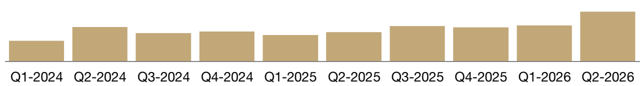
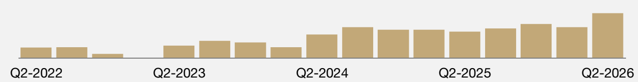
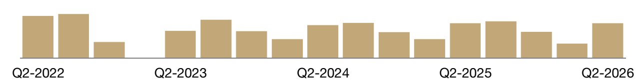
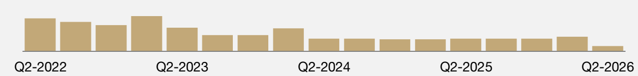
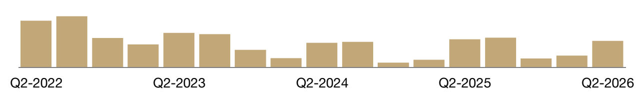
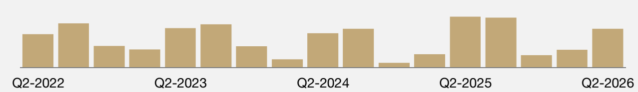
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	4.1	2.3	5.4
Q4-2023	3.3	1.8	3.7
Q1-2024	2.7	2.0	3.0
Q2-2024	3.7	2.2	6.4
Q3-2024	3.9	2.3	4.9
Q4-2024	2.6	1.6	2.9
Q1-2025	2.9	2.4	4.6
Q2-2025	4.4	2.1	8.3
Q3-2025	4.3	2.6	8.4
Q4-2025	2.8	2.4	6.8
Q1-2026	3.0	2.5	7.7
Q2-2026	**3.8**	**2.6**	9.6

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.

OneKey MLS

Dutchess County

Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,028	**1,095**	+ 6.5%	1,633	**1,702**	+ 4.2%
Pending Sales		616	**716**	+ 16.2%	1,050	**1,135**	+ 8.1%
Closed Sales		509	**509**	0.0%	977	**1,033**	+ 5.7%
Days on Market		59	**59**	0.0%	65	**62**	- 4.6%
Median Pending Price		$465,000	**$525,000**	+ 12.9%	$465,000	**$509,000**	+ 9.5%
Median Sales Price		$460,000	**$520,000**	+ 13.0%	$464,295	**$495,000**	+ 6.6%
Pct. of Orig. Price Received		99.5%	**99.5%**	0.0%	98.6%	**98.3%**	- 0.3%
Housing Affordability Index		99	**90**	- 9.1%	98	**95**	- 3.1%
Inventory of Homes for Sale		794	**773**	- 2.6%	--	**--**	--
Months Supply of Inventory		4.2	**3.8**	- 9.5%	--	**--**	--