

Local Market Update for Quarter 2 – 2016

A Research Tool Provided by the Hudson Gateway Association of REALTORS®



Dutchess County

Single-Family Homes

Key Metrics	Quarter 2			Last 12 Months		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
New Listings	664	640	- 3.6%	1,897	1,893	- 0.2%
Closed Sales	180	252	+ 40.0%	817	897	+ 9.8%
Days on Market Until Sale	126	105	- 16.7%	117	109	- 6.8%
Median Sales Price*	\$255,551	\$269,735	+ 5.6%	\$267,000	\$265,000	- 0.7%
Percent of Original List Price Received*	92.5%	93.2%	+ 0.8%	91.8%	92.9%	+ 1.2%
Inventory of Homes for Sale	932	804	- 13.7%	--	--	--

Condos

Key Metrics	Quarter 2			Last 12 Months		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
New Listings	62	62	0.0%	183	158	- 13.7%
Closed Sales	14	22	+ 57.1%	100	103	+ 3.0%
Days on Market Until Sale	90	77	- 14.4%	114	115	+ 0.9%
Median Sales Price*	\$128,250	\$172,500	+ 34.5%	\$196,000	\$161,500	- 17.6%
Percent of Original List Price Received*	91.4%	93.5%	+ 2.3%	93.3%	92.0%	- 1.4%
Inventory of Homes for Sale	91	67	- 26.4%	--	--	--

Co-Ops

Key Metrics	Quarter 2			Last 12 Months		
	2015	2016	Percent Change	Thru 6-2015	Thru 6-2016	Percent Change
New Listings	10	15	+ 50.0%	29	41	+ 41.4%
Closed Sales	3	2	- 33.3%	14	12	- 14.3%
Days on Market Until Sale	206	128	- 37.9%	176	100	- 43.2%
Median Sales Price*	\$72,500	\$66,250	- 8.6%	\$77,500	\$67,000	- 13.5%
Percent of Original List Price Received*	98.3%	95.9%	- 2.4%	90.3%	90.2%	- 0.1%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Percent changes are calculated using rounded figures, and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type Last 12 Months

