Local Market Update – August 2026

Provided by OneKey® MLS

Poughkeepsie Town

Dutchess County (Includes Wappingers Falls)

Single-Family Homes	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	30	**29**	- 3.3%	315	**306**	- 2.9%
Closed Sales	20	**18**	- 10.0%	286	**255**	- 10.8%
Days on Market Until Sale	35	**37**	+ 5.7%	52	**50**	- 3.8%
Median Sales Price*	$459,000	**$477,500**	+ 4.0%	$425,000	**$450,471**	+ 6.0%
Percent of Original List Price Received*	101.4%	**103.7%**	+ 2.3%	99.2%	**99.4%**	+ 0.2%
Inventory of Homes for Sale	63	**69**	+ 9.5%	57	**53**	- 7.0%

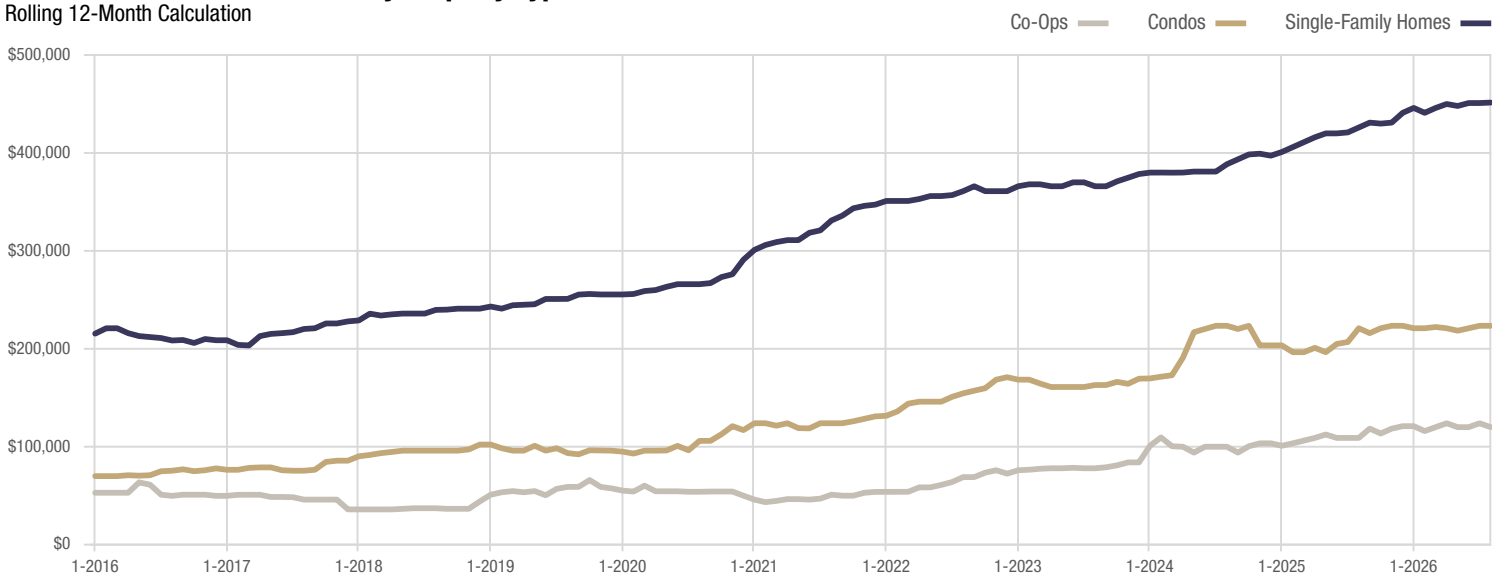
Condos	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**0**	- 100.0%	28	**26**	- 7.1%
Closed Sales	3	**1**	- 66.7%	19	**19**	0.0%
Days on Market Until Sale	76	**26**	- 65.8%	51	**40**	- 21.6%
Median Sales Price*	$318,000	**$329,200**	+ 3.5%	$220,000	**$222,500**	+ 1.1%
Percent of Original List Price Received*	102.7%	**104.0%**	+ 1.3%	99.9%	**100.2%**	+ 0.3%
Inventory of Homes for Sale	5	**0**	- 100.0%	5	**4**	- 20.0%

Co-Ops	August			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**1**	0.0%	10	**14**	+ 40.0%
Closed Sales	0	**1**	—	11	**10**	- 9.1%
Days on Market Until Sale	—	**136**	—	82	**93**	+ 13.4%
Median Sales Price*	—	**$94,000**	—	$108,000	**$119,000**	+ 10.2%
Percent of Original List Price Received*	—	**104.4%**	—	90.6%	**98.8%**	+ 9.1%
Inventory of Homes for Sale	4	**3**	- 25.0%	3	**4**	+ 33.3%

* 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.

Current as of September 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.