Local Market Update – June 2026

Provided by OneKey® MLS

Poughkeepsie Town

Dutchess County (Includes Wappingers Falls)

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	28	**30**	+ 7.1%	329	**299**	- 9.1%
Closed Sales	21	**21**	0.0%	303	**263**	- 13.2%
Days on Market Until Sale	55	**28**	- 49.1%	50	**50**	0.0%
Median Sales Price*	$440,000	**$510,000**	+ 15.9%	$419,000	**$450,000**	+ 7.4%
Percent of Original List Price Received*	99.6%	**103.3%**	+ 3.7%	99.4%	**99.4%**	0.0%
Inventory of Homes for Sale	52	**50**	- 3.8%	60	**50**	- 16.7%

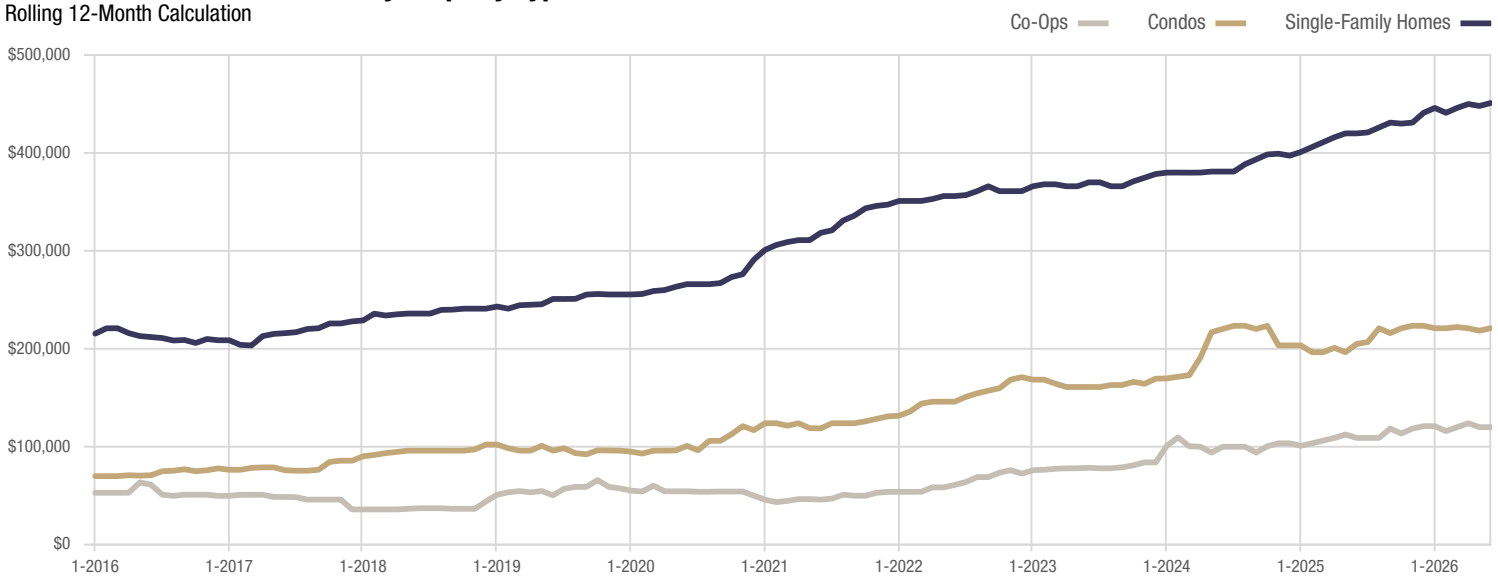
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	29	**26**	- 10.3%
Closed Sales	4	**1**	- 75.0%	19	**21**	+ 10.5%
Days on Market Until Sale	70	**26**	- 62.9%	42	**48**	+ 14.3%
Median Sales Price*	$220,000	**$319,000**	+ 45.0%	$204,000	**$220,000**	+ 7.8%
Percent of Original List Price Received*	100.0%	**100.0%**	0.0%	99.5%	**100.3%**	+ 0.8%
Inventory of Homes for Sale	4	**2**	- 50.0%	5	**4**	- 20.0%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**1**	- 50.0%	9	**16**	+ 77.8%
Closed Sales	0	**0**	0.0%	9	**10**	+ 11.1%
Days on Market Until Sale	—	**—**	—	81	**84**	+ 3.7%
Median Sales Price*	—	**—**	—	$108,000	**$119,000**	+ 10.2%
Percent of Original List Price Received*	—	**—**	—	88.9%	**97.6%**	+ 9.8%
Inventory of Homes for Sale	3	**3**	0.0%	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 July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.