

# Hudson Valley Regional Housing Market Report Q2 2025 Data

HUDSON VALLEY  
PATTERN *for* PROGRESS

Center for  
HOUSING SOLUTIONS  
& COMMUNITY INITIATIVES





## INTRODUCTION

For more than a decade, Hudson Valley Pattern for Progress has compiled annual and quarterly reports that analyze the housing market across our region. These reports have allowed us to spot trends, anomalies, challenges, and opportunities within the homebuying market across our nine counties. Our analysis of the regional housing market is part of Pattern's broader work on housing through our [Center for Housing Solutions](#).

In our previous report, we urged the Hudson Valley to pay close attention to the housing market because some of the key dynamics showed signs of change for the first time in more than five years. Our analysis of Q2 data for 2025 confirms this. **For the first time since the pandemic, the Hudson Valley has seen two consecutive quarters in which the quantity of new listings and the total inventory of homes for sale both increased.**

Two quarters do not make a trend, but even a brief shift in the trajectory of our housing market is noteworthy because the Hudson Valley has experienced six consecutive years of rising prices and declining stock for sale on the market. During the second quarter, new listings increased by 760 homes compared to last year, and total inventory increased by 321 homes.

The data do not tell us why our inventory numbers are shifting, but we can make educated guesses. Sales numbers are slightly down over the past three years, which could indicate that demand has cooled, especially for homes at the exorbitantly high prices our region has seen in recent years. The Baby Boomer generation, retiring in greater numbers across the region, could be listing more of their homes for sale. People from the NYC metro area, who moved here by the thousands during the pandemic, might be putting their homes on the market to move back - a trend our region experienced in the years after the attacks of 9/11.

Obvious shifts in inventory are met by a more mixed outlook on home prices. Dutchess, Rockland, and Ulster counties, which were powerhouses of the booming home market, saw their year-over-year prices flatten for the first time in recent memory. But the cost of homeownership in other counties continued to surge. Take Columbia County, for example; with another 10% increase this quarter, Columbia joined Sullivan as the only counties to see their median home price increase by more than double since 2019.



# MEDIAN SALE PRICE

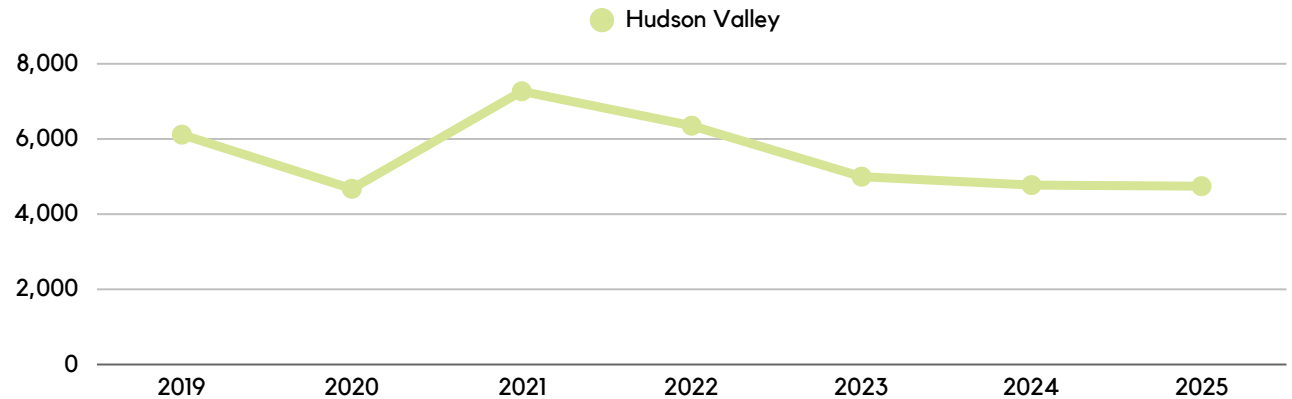
## QUICK FACTS:

The story about median prices was mixed for the first time in many years. Dutchess, Rockland, and Ulster - exemplars of the rising home market - saw their prices flatten for the first time in recent memory. At the same time, Columbia County surged again, joining Sullivan as the only counties to see their median home prices increase by double since 2019.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								\$ change	% change	\$ change	% change
<b>Columbia</b>	\$246,000	\$287,500	\$405,000	\$380,500	\$450,000	\$449,900	\$495,000	\$45,100	10.0%	\$249,000	101.2%
<b>Dutchess</b>	\$280,000	\$300,000	\$376,000	\$410,000	\$409,000	\$449,950	\$449,000	-\$950	-0.2%	\$169,000	60.4%
<b>Greene</b>	\$188,620	\$200,000	\$281,000	\$325,000	\$346,000	\$350,750	\$372,000	\$21,250	6.1%	\$183,380	97.2%
<b>Orange</b>	\$255,000	\$280,000	\$335,000	\$392,000	\$394,562	\$427,500	\$430,000	\$2,500	0.6%	\$175,000	68.6%
<b>Putnam</b>	\$354,853	\$340,000	\$415,000	\$449,000	\$450,000	\$494,000	\$559,500	\$65,500	13.3%	\$204,647	57.7%
<b>Rockland</b>	\$418,064	\$439,500	\$515,000	\$575,000	\$589,000	\$680,000	\$680,000	\$0	0.0%	\$261,936	62.7%
<b>Sullivan</b>	\$149,000	\$175,000	\$229,900	\$259,000	\$275,000	\$312,000	\$330,000	\$18,000	5.8%	\$181,000	121.5%
<b>Ulster</b>	\$235,000	\$270,000	\$334,950	\$370,000	\$385,000	\$435,000	\$440,000	\$5,000	1.1%	\$205,000	87.2%
<b>Westchester</b>	\$530,000	\$575,000	\$645,000	\$650,000	\$650,000	\$730,000	\$780,000	\$50,000	6.8%	\$250,000	47.2%

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## TOTAL CLOSED SALES

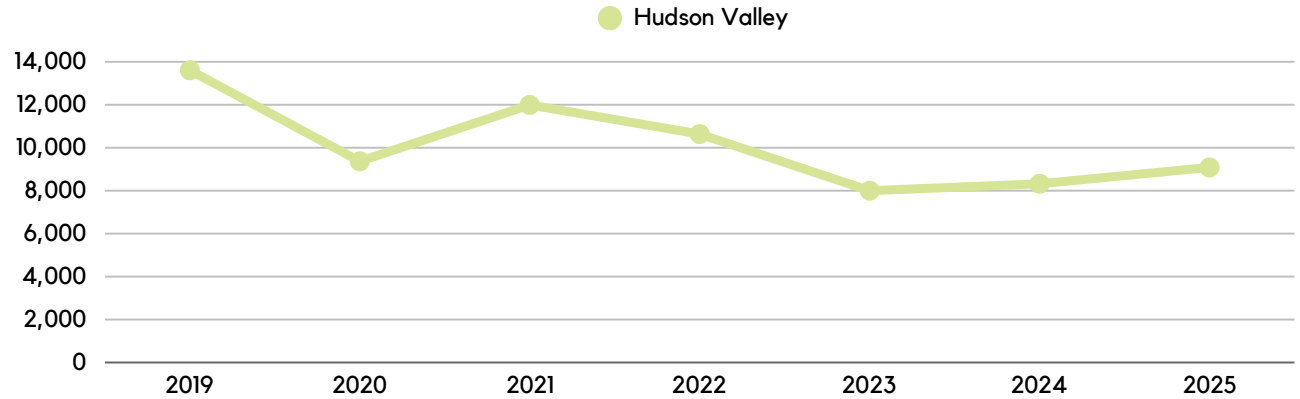


### QUICK FACTS:

After a period of unusually high sales volume, the regional quantity of home sales has remained flat in Q2 for the past two years.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								# change	% change	# change	% change
<b>Columbia</b>	147	188	193	173	127	161	163	2	1.2%	16	10.9%
<b>Dutchess</b>	780	561	881	721	622	576	555	-21	-3.6%	-225	-28.8%
<b>Greene</b>	214	147	217	226	135	136	152	16	11.8%	-62	-29.0%
<b>Orange</b>	999	718	1,102	981	814	704	682	-22	-3.1%	-317	-31.7%
<b>Putnam</b>	273	265	350	281	240	194	210	16	8.2%	-63	-23.1%
<b>Rockland</b>	609	479	819	622	514	488	499	11	2.3%	-110	-18.1%
<b>Sullivan</b>	229	199	347	281	214	174	199	25	14.4%	-30	-13.1%
<b>Ulster</b>	524	387	582	451	361	384	358	-26	-6.8%	-166	-31.7%
<b>Westchester</b>	2,341	1,730	2,777	2,617	1,970	1,956	1,926	-30	-1.5%	-415	-17.7%
<b>Hudson Valley</b>	6,116	4,674	7,268	6,353	4,997	4,773	4,744	-29	-0.6%	-1,372	-22.4%

# HV Regional Housing Market Report Q2 2025 NEW LISTINGS



## QUICK FACTS:

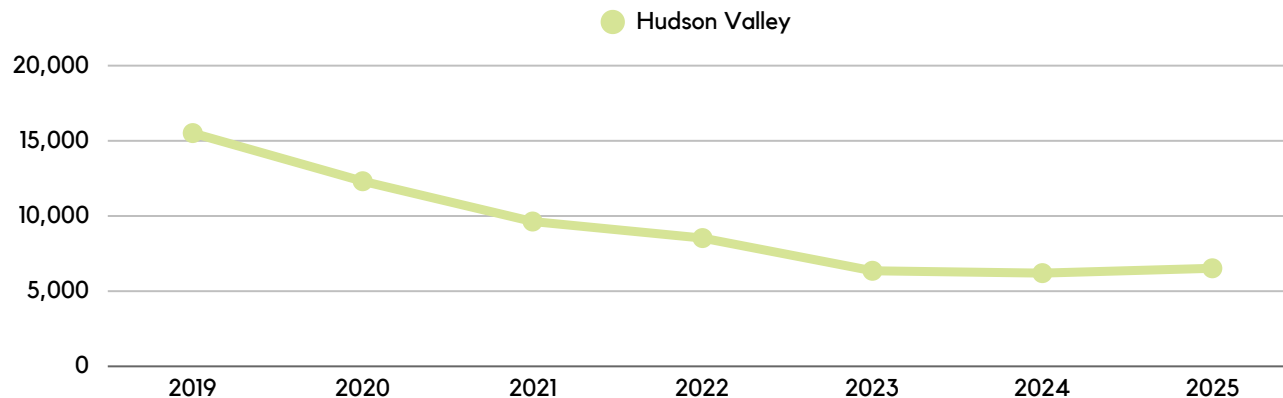
The increase in new listings during Q1 and Q2 of 2025 could help provide more stock to a market where demand for homes has outstripped supply.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								# change	% change	# change	% change
<b>Columbia</b>	516	369	389	305	285	349	341	-8	-2%	-175	-33.9%
<b>Dutchess</b>	1,752	1,289	1,440	1,317	1,036	1,043	1,088	45	4%	-664	-37.9%
<b>Greene</b>	473	324	393	359	308	388	354	-34	-9%	-119	-25.2%
<b>Orange</b>	2,061	1,498	1,866	1,713	1,176	1,270	1,316	46	4%	-745	-36.1%
<b>Putnam</b>	740	446	571	524	338	383	417	34	9%	-323	-43.6%
<b>Rockland</b>	1,435	953	1,259	1,126	791	819	1015	196	24%	-420	-29.3%
<b>Sullivan</b>	646	431	606	495	425	419	543	124	30%	-103	-15.9%
<b>Ulster</b>	1,228	789	878	831	709	746	869	123	16%	-359	-29.2%
<b>Westchester</b>	4,755	3,268	4,591	3,965	2,930	2,905	3,139	234	8%	-1,616	-34.0%
<b>Hudson Valley</b>	13,606	9,367	11,993	10,635	7,998	8,322	9,082	760	9%	-4,524	-33.3%



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## INVENTORY OF HOMES FOR SALE



### QUICK FACTS:

The regionwide inventory of homes for sale was also up modestly in Q2 for the first time since the pandemic. The total number of homes for sale is still less than half of the pre-pandemic market, but the increase in two consecutive quarters could signal a slowly rebounding inventory.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								# change	% change	# change	% change
<b>Columbia</b>	874	605	487	364	347	349	327	-22	-6.3%	-547	-62.6%
<b>Dutchess</b>	1,961	1,583	1,175	981	904	784	801	17	2.2%	-1,160	-59.2%
<b>Greene</b>	818	562	496	440	416	495	448	-47	-9.5%	-370	-45.2%
<b>Orange</b>	2,221	1,849	1,319	1,369	960	966	1026	60	6.2%	-1,195	-53.8%
<b>Putnam</b>	709	593	384	339	225	239	244	5	2.1%	-465	-65.6%
<b>Rockland</b>	1,424	1,149	775	713	535	522	632	110	21.1%	-792	-55.6%
<b>Sullivan</b>	1,531	1,193	1,022	955	460	475	603	128	26.9%	-928	-60.6%
<b>Ulster</b>	1,559	1,014	731	685	613	667	774	107	16.0%	-785	-50.4%
<b>Westchester</b>	4,418	3,764	3,244	2,686	1,896	1,704	1,667	-37	-2.2%	-2,751	-62.3%
<b>Hudson Valley</b>	15,515	12,312	9,633	8,532	6,356	6,201	6,522	321	5.2%	-8,993	-58.0%

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The Center for Housing Solutions and Community Initiatives Thanks Our Investors





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**Hudson Valley Pattern for Progress** is a nonprofit organization that provides objective research, planning and educational training throughout the region. Its work identifies civic challenges and promotes regional, equitable, and sustainable solutions to constantly improve the quality of life in Hudson Valley communities. Pattern develops its work upon a considerable foundation of facts and experience, without political aims or affiliations.

Pattern was founded in 1965 by the region's academic, business, and nonprofit leaders. Our work focuses on housing, community and urban planning, downtown revitalization, infrastructure, transportation, demographic change, and more. We serve the counties of Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

**The Center for Housing Solutions & Community Initiatives** was created by Pattern in 2012 to promote the regional significance of diverse housing through research, planning, and policy recommendations. We utilize our housing expertise in collaboration with public and private partners to create a positive impact for the Hudson Valley. Our research, technical assistance, planning, and innovative policy solutions have helped dozens of communities throughout the region learn about their housing needs and act to meet those needs.

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