HUDSON VALLEY
PATTERN *for* PROGRESS

Center for
HOUSING SOLUTIONS
& COMMUNITY INITIATIVES



Hudson Valley Regional Housing Market Report

Q3 2026 Data



HV Regional Housing Market Report
Q3 2026-
INTRODUCTION

For more than a decade, Hudson Valley Pattern for Progress has compiled annual and quarterly reports that track trends in the regional housing market. These reports help identify changes, anomalies, challenges, and opportunities across the nine counties Pattern serves. This analysis is part of Pattern's broader work on housing through our Center for Housing Solutions.

Quarterly changes in home prices, listings, inventory, and sales offer useful snapshots of the Hudson Valley housing market. It is important to remember, though, that the small increases and decreases from one quarter or year to the next can be misleading when viewed in isolation. Whether sales rise by 41 homes or listings increase by 149, these fluctuations do little to change the larger reality facing the region: housing has become substantially more expensive, the supply of homes remains constrained, and the market overall has been altered since pandemic-era activity.

Since Q3 2021, median sale prices have increased in all nine counties, ranging from 28.5% in Greene to 51.4% in Columbia. In Westchester, the median reached $875,000 in Q3 2026—the highest in New York State outside of Manhattan—with an extraordinary $65,000 increase in just one year. Its year-over-year price increase accelerated from 2.7% last quarter to 8.1% this quarter. Regional inventory in Q3 remains 23.8% below 2021 levels, and new listings are down 23.7%.

The numbers this quarter continue to illustrate a region where buying a home has become increasingly difficult, where fewer homes are available, and where the ability to remain in the communities we call home is becoming less certain. These are not simply housing market trends. They are changes that affect who can live here, who can stay, and what the future of our communities will look like.

HV Regional Housing Market Report
Q3 2026-
MEDIAN SALE PRICE

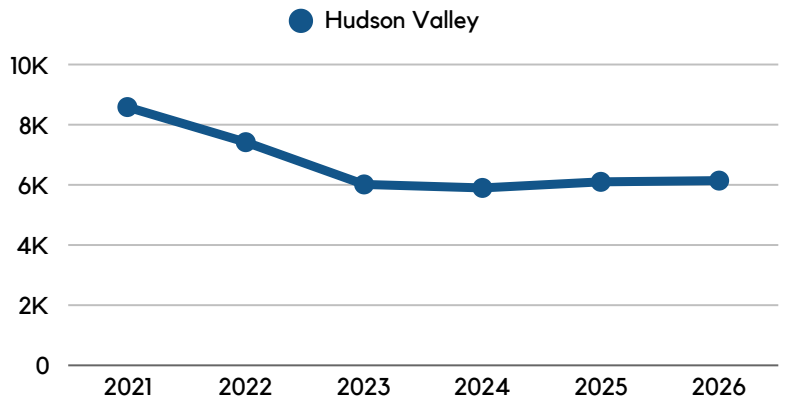
QUICK FACTS:

Although year-over-year appreciation moderated in several counties in Q3 2026, the pandemic-era price spikes have become firmly entrenched rather than reversing. Prices continued to rise this year in most of the region, with Dutchess and Westchester experiencing the largest year-over-year increase: $55,000 (11.8%) and $65,000 (8%) respectively. Since 2021, median sales prices have increased in all nine counties, ranging from 28.5% in Greene to 51.4% in Columbia. Across the region, home sale prices rose faster than inflation, which was 23.5% from October 2021 to October 2026 (U.S. Bureau of Labor Statistics).

							2025-2026		2021-2026	
	2021	2022	2023	2024	2025	2026	$ change	% change	$ change	% change
Columbia	$359,900	$413,000	$472,000	$488,250	$532,450	$545,000	$12,550	2.4%	$185,100	51.4%
Dutchess	$395,100	$415,000	$428,000	$471,750	$465,000	$520,000	$55,000	11.8%	$124,900	31.6%
Greene	$288,000	$332,500	$314,150	$349,000	$360,000	$370,000	$10,000	2.8%	$82,000	28.5%
Orange	$365,000	$402,000	$430,000	$448,000	$459,000	$482,500	$23,500	5.1%	$117,500	32.2%
Putnam	$435,000	$468,000	$487,500	$560,000	$583,500	$583,000	-$500	-0.1%	$148,000	34.0%
Rockland	$530,000	$618,500	$620,000	$675,000	$750,000	$751,000	$1,000	0.1%	$221,000	41.7%
Sullivan	$258,500	$278,000	$299,000	$330,000	$362,500	$360,000	-$2,500	-0.7%	$101,500	39.3%
Ulster	$355,000	$390,500	$415,000	$452,500	$470,000	$489,500	$19,500	4.1%	$134,500	37.9%
Westchester	$680,000	$680,000	$725,000	$799,000	$810,000	$875,000	$65,000	8.0%	$195,000	28.7%

Source: New York State Association of Realtors

HV Regional Housing Market Report
Q3 2026-
TOTAL CLOSED SALES



QUICK FACTS:

Regional closed sales increased just 0.7% (41 transactions) year over year, suggesting that transaction activity has largely plateaued following the 2021 spike in sales and the sharp decline that followed. Looking back, sales are nearly 30% below pandemic-era levels, but trends are not uniform regionwide: Columbia and Ulster experienced the smallest declines since 2021 (-11.2% and -14.1%), while in Orange sales are 33.7% below 2021 levels.

							2025-2026		2021 - 2026	
	2021	2022	2023	2024	2025	2026	# change	% change	# change	% change
Columbia	223	165	177	215	177	198	21	11.9%	-25	-11.2%
Dutchess	1,033	857	749	749	728	733	5	0.7%	-300	-29.0%
Greene	235	175	154	180	148	163	15	10.1%	-72	-30.6%
Orange	1,386	1,185	930	895	894	919	25	2.8%	-467	-33.7%
Putnam	430	379	252	263	314	316	2	0.6%	-114	-26.5%
Rockland	941	848	638	654	710	675	-35	-4.9%	-266	-28.3%
Sullivan	312	312	225	209	210	239	29	13.8%	-73	-23.4%
Ulster	574	521	507	471	493	493	0	0.0%	-81	-14.1%
Westchester	3,452	2,977	2,382	2,262	2,426	2,405	-21	-0.9%	-1,047	-30.3%
Hudson Valley	8,586	7,419	6,014	5,898	6,100	6,141	41	0.7%	-2,445	-28.5%

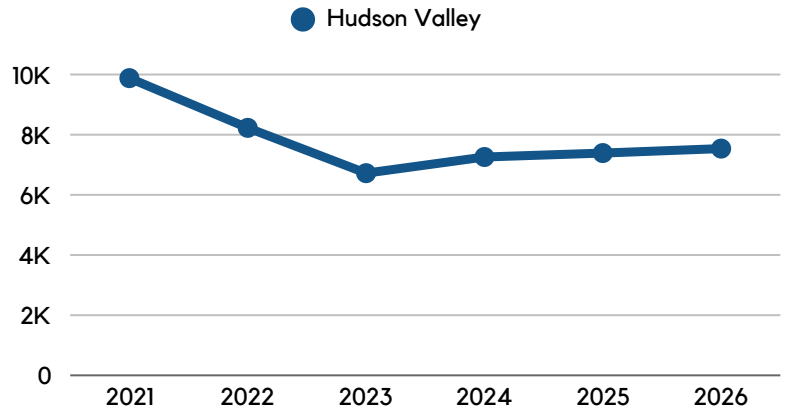
Source: New York State Association of Realtors

HV Regional Housing Market Report

Q3 2026- NEW LISTINGS

QUICK FACTS:

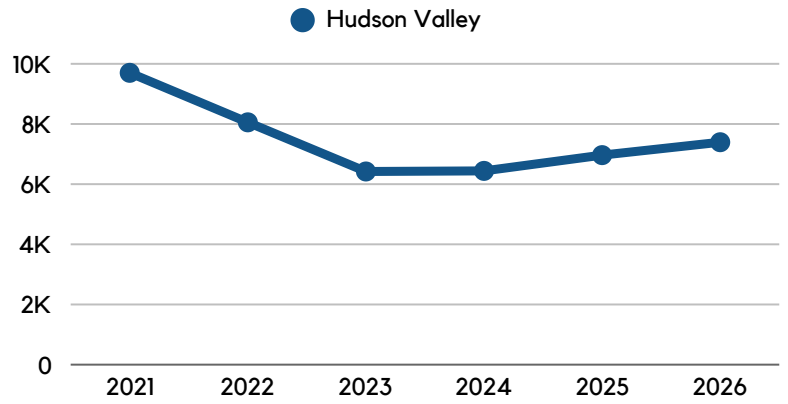
New listings increased just 2% (149 listings) regionwide between Q3 2025 and Q3 2026, indicating a modest improvement in the number of homes entering the market since 2023, when listings dropped significantly. Listings remain 23.7% below Q3 2021 levels, with substantial differences across counties: Ulster saw the smallest decline (-3.1%), while Putnam experienced the largest (-35.7%).



							2025-2026		2021- 2026	
	2021	2022	2023	2024	2025	2026	#change	% change	# change	% change
Columbia	305	293	308	300	327	316	-11	-3.4%	11	3.6%
Dutchess	1,216	1,132	893	878	935	985	50	5.3%	-231	-19.0%
Greene	370	309	312	375	319	305	-14	-4.4%	-65	-17.6%
Orange	1,733	1,355	1,100	1,222	1,178	1,259	81	6.9%	-474	-27.4%
Putnam	515	400	311	297	361	331	-30	-8.3%	-184	-35.7%
Rockland	1,031	877	699	826	842	864	22	2.6%	-167	-16.2%
Sullivan	545	473	399	444	490	441	-49	-10.0%	-104	-19.1%
Ulster	814	746	630	695	702	789	87	12.4%	-25	-3.1%
Westchester	3,351	2,642	2,069	2,221	2,235	2,248	13	0.6%	-1,103	-32.9%
Hudson Valley	9,880	8,227	6,721	7,258	7,389	7,538	149	2.0%	-2,342	-23.7%

Source: New York State Association of Realtors

HV Regional Housing Market Report
Q3 2026-
INVENTORY OF HOMES FOR SALE



QUICK FACTS:

Regional inventory increased 5.9% (411 homes) between Q3 2025 and Q3 2026, with the largest year-over-year increases in Rockland (+16.7%), Orange (+10.9%), and Putnam (+11%). County trends vary considerably: Ulster and Rockland have nearly returned to their 2021 inventory levels while Westchester, Sullivan, and Putnam remain far below that benchmark.

							2025-2026		2021-2026	
	2021	2022	2023	2024	2025	2026	# change	% change	# change	% change
Columbia	455	401	402	371	396	390	-6	-1.5%	-65	-14.3%
Dutchess	1,109	1,052	889	793	837	910	73	8.7%	-199	-17.9%
Greene	509	471	433	516	488	491	3	0.6%	-18	-3.5%
Orange	1,470	1,272	986	983	1149	1274	125	10.9%	-196	-13.3%
Putnam	381	328	243	231	254	282	28	11.0%	-99	-26.0%
Rockland	726	691	507	555	616	719	103	16.7%	-7	-1.0%
Sullivan	1,122	563	501	537	698	695	-3	-0.4%	-427	-38.1%
Ulster	835	800	701	725	775	847	72	9.3%	12	1.4%
Westchester	3,094	2,477	1,759	1,730	1,767	1,783	16	0.9%	-1,311	-42.4%
Hudson Valley	9,701	8,055	6,421	6,441	6,980	7,391	411	5.9%	-2,310	-23.8%

Source: New York State Association of Realtors

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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