HUDSON VALLEY
PATTERN *for* PROGRESS

Center for
HOUSING SOLUTIONS
& COMMUNITY INITIATIVES

Hudson Valley Regional Housing Market Report

Q2 2026 Data





HV Regional Housing Market Report
Q2 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.

Q2 2026 data indicate a shift in market activity in most Hudson Valley counties. New listings increased in seven of nine counties, inventory increased in four, while closed sales continued to decline. At the same time, home prices remain elevated: median sale prices increased year over year in seven of the region's nine counties.

Although the Hudson Valley as a region saw 6.2% more new listings and 1.3% more inventory this quarter than in Q2 2025, listings remained nearly 20% below 2021 levels and inventory was 27.5% lower. Closed sales were down 5.1% from last year and 37.9% from 2021. At the same time, median sale prices have continued to climb in seven counties this year. Since 2021, median sale prices have increased by more than 30% in seven counties, ranging from 34.6% in Ulster County to 45.0% in Rockland County. Interestingly, the Hudson Valley is not behaving as a monolithic market. In Columbia and Sullivan counties, prices declined slightly since last year.

The Q2 market data suggest that the region may be entering a new phase of the post-pandemic housing market. More homes are on the market, and inventory is beginning to recover from historic lows. However, increases in supply have not translated into a meaningful growth in sales or affordability. This quarter's increase in listings, declining sales, and persistently high prices reinforce Pattern's broader housing research illustrating that homeownership is increasingly out of reach for first-time buyers (Out of Reach, 2026) and in many counties in the region middle-income households are leaving the area, while more affluent residents are moving in (Moving In, Moving Out, 2026).

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MEDIAN SALE PRICE

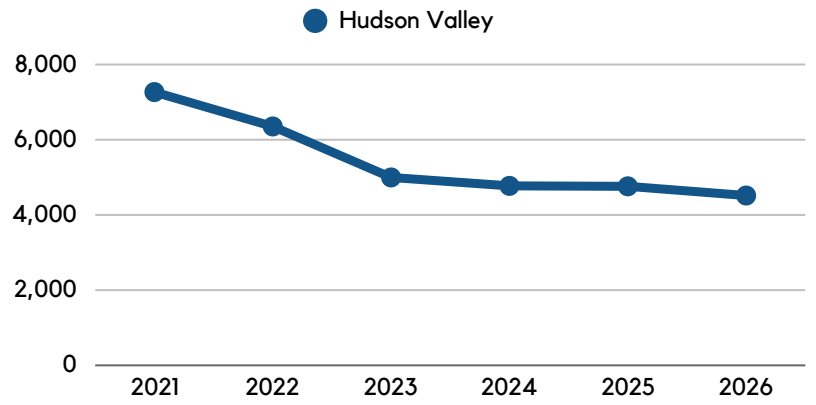
QUICK FACTS:

Median sale prices increased from 2025-2026 in seven of the region's nine counties, with the largest jumps in Dutchess (+13.6%) and Rockland (+9.9%) where median sales prices increased by more than $60,000. Columbia (-6.6%) and Sullivan (-3.8%) were the only counties to see a tapering of prices. Despite these modest declines, prices in every county are higher than they were in 2021, with seven counties seeing increases of more than $100,000 over that five-year period.

							2025-2026		2021-2026	
	2021	2022	2023	2024	2025	2026	$ change	% change	$ change	% change
Columbia	$405,000	$380,500	$450,000	$449,900	$492,500	$460,000	($32,500)	-6.6%	$55,000	13.6%
Dutchess	$376,000	$410,000	$409,000	$449,950	$449,000	$510,000	$61,000	13.6%	$134,000	35.6%
Greene	$281,000	$325,000	$346,000	$350,750	$358,000	$390,000	$32,000	8.9%	$109,000	38.8%
Orange	$335,000	$392,000	$394,562	$427,500	$430,000	$455,000	$25,000	5.8%	$120,000	35.8%
Putnam	$415,000	$449,000	$450,000	$494,000	$550,000	$575,000	$25,000	4.5%	$160,000	38.6%
Rockland	$515,000	$575,000	$589,000	$680,000	$680,000	$747,000	$67,000	9.9%	$232,000	45.0%
Sullivan	$229,900	$259,000	$275,000	$312,000	$330,000	$317,500	($12,500)	-3.8%	$87,600	38.1%
Ulster	$334,950	$370,000	$385,000	$435,000	$440,000	$451,000	$11,000	2.5%	$116,050	34.6%
Westchester	$645,000	$650,000	$650,000	$730,000	$780,000	$801,000	$21,000	2.7%	$156,000	24.2%

Source: New York State Association of Realtors

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TOTAL CLOSED SALES



QUICK FACTS:

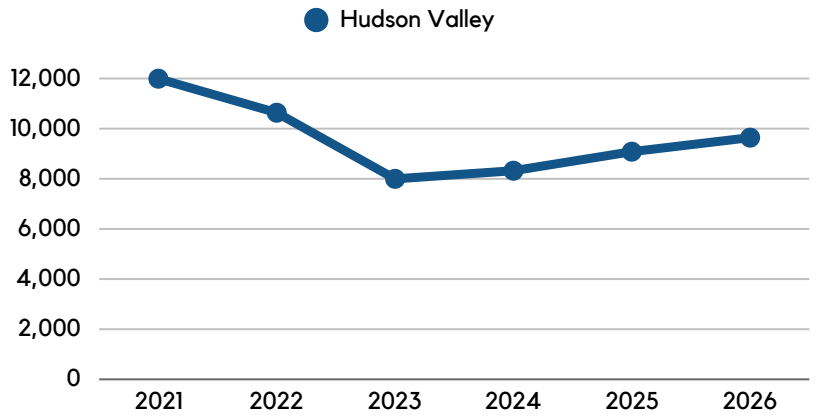
Closed sales continued to decline across the region, falling in eight of nine counties compared with Q2 2025. Sales remain substantially below 2021 levels in every county, with the steepest declines in Sullivan (-45.5%), Orange (-44.3%), and Rockland (-40.5%). The continued decline in sales despite an increase in listings suggests that increased supply is not having significant impact on the market.

							2025-2026		2021-2026	
	2021	2022	2023	2024	2025	2026	# change	% change	# change	% change
Columbia	193	173	127	161	165	154	-11	-6.7%	-39	-20.2%
Dutchess	881	721	622	576	557	527	-30	-5.4%	-354	-40.2%
Greene	217	226	135	136	153	147	-6	-3.9%	-70	-32.3%
Orange	1,102	981	814	704	687	614	-73	-10.6%	-488	-44.3%
Putnam	350	281	240	194	209	217	8	3.8%	-133	-38.0%
Rockland	819	622	514	488	500	487	-13	-2.6%	-332	-40.5%
Sullivan	347	281	214	174	202	189	-13	-6.4%	-158	-45.5%
Ulster	582	451	361	384	359	349	-10	-2.8%	-233	-40.0%
Westchester	2,777	2,617	1,970	1,956	1,929	1,832	-97	-5.0%	-945	-34.0%
Hudson Valley	7,268	6,353	4,997	4,773	4,761	4,516	-245	-5.1%	-2752	-37.9%

Source: New York State Association of Realtors

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Q2 2026-
NEW LISTINGS



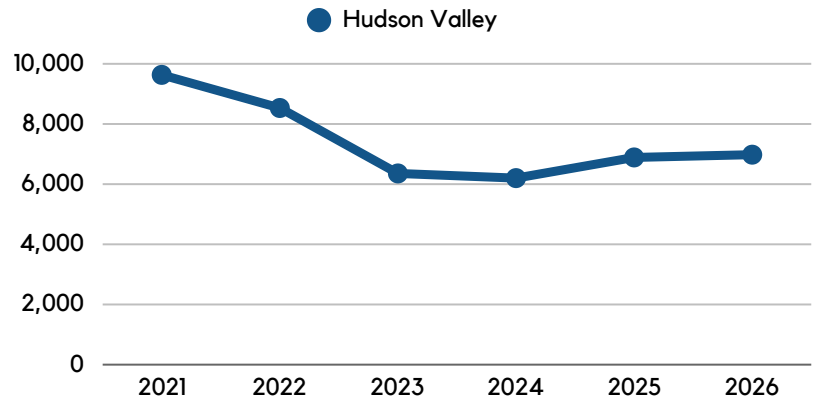
QUICK FACTS:

New listings increased year over year across most of the region, with the largest increases in Orange (+19.5%) and Sullivan (+18.2%). Orange County added 256 new listings, accounting for nearly half of the region's net increase. Listings remain below 2021 levels in eight of nine counties, with Sullivan the only county to exceed its 2021 volume (+5.9%).

							2025-2026		2021-2026	
	2021	2022	2023	2024	2025	2026	#change	% change	# change	% change
Columbia	389	305	285	349	341	361	20	5.9%	-28	-7.2%
Dutchess	1,440	1,317	1,036	1,043	1,088	1,137	49	4.5%	-303	-21.0%
Greene	393	359	308	388	353	334	-19	-5.4%	-59	-15.0%
Orange	1,866	1,713	1,176	1,270	1,314	1,570	256	19.5%	-296	-15.9%
Putnam	571	524	338	383	418	456	38	9.1%	-115	-20.1%
Rockland	1,259	1,126	791	819	1016	1055	39	3.8%	-204	-16.2%
Sullivan	606	495	425	419	543	642	99	18.2%	36	5.9%
Ulster	878	831	709	746	863	856	-7	-0.8%	-22	-2.5%
Westchester	4,591	3,965	2,930	2,905	3,146	3,231	85	2.7%	-1,360	-29.6%
Hudson Valley	11,993	10,635	7,998	8,322	9,082	9,642	560	6.2%	-2,351	-19.6%

Source: New York State Association of Realtors

HV Regional Housing Market Report
Q2 2026-
INVENTORY OF HOMES FOR SALE



QUICK FACTS:

Housing inventory has increased 1.3% since last year and remains 27.5% below 2021 levels. Orange (+15.9%) and Sullivan (+9.9%) saw the greatest year-over-year increases. Compared with Q2 2021, quarter-end inventory fell in eight of the nine counties, with declines ranging from 4.8% in Orange County to 48.5% in Westchester County. Ulster County was the only county where inventory rose, up 5.3%.

							2025-2026		2021-2026	
	2021	2022	2023	2024	2025	2026	# change	% change	# change	% change
Columbia	487	364	347	349	340	352	12	3.5%	-135	-27.7%
Dutchess	1,175	981	904	784	839	816	-23	-2.7%	-359	-30.6%
Greene	496	440	416	495	462	454	-8	-1.7%	-42	-8.5%
Orange	1,319	1,369	960	966	1084	1256	172	15.9%	-63	-4.8%
Putnam	384	339	225	239	268	261	-7	-2.6%	-123	-32.0%
Rockland	775	713	535	522	677	710	33	4.9%	-65	-8.4%
Sullivan	1,022	955	460	475	627	689	62	9.9%	-333	-32.6%
Ulster	731	685	613	667	791	770	-21	-2.7%	39	5.3%
Westchester	3,244	2,686	1,896	1,704	1,800	1,672	-128	-7.1%	-1,572	-48.5%
Hudson Valley	9,633	8,532	6,356	6,201	6,888	6,980	92	1.3%	-2,653	-27.5%

Source: New York State Association of Realtors

The Center for Housing Solutions and Community Initiatives Thanks Our Investors

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HUDSON VALLEY
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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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