One Key® MLS
The One Source Real Estate Marketplace

Dutchess County Market Update

June 2023

Dutchess County reported a closed median sale price of $425,000 in June 2023, which is an increase of 1.50% as compared to the figure reported in June 2022 of $418,650. There were 150 closed residential transactions and 193 pending transactions reported on the MLS in June 2023, following 126 closed and 147 pending transactions reported in the prior month.
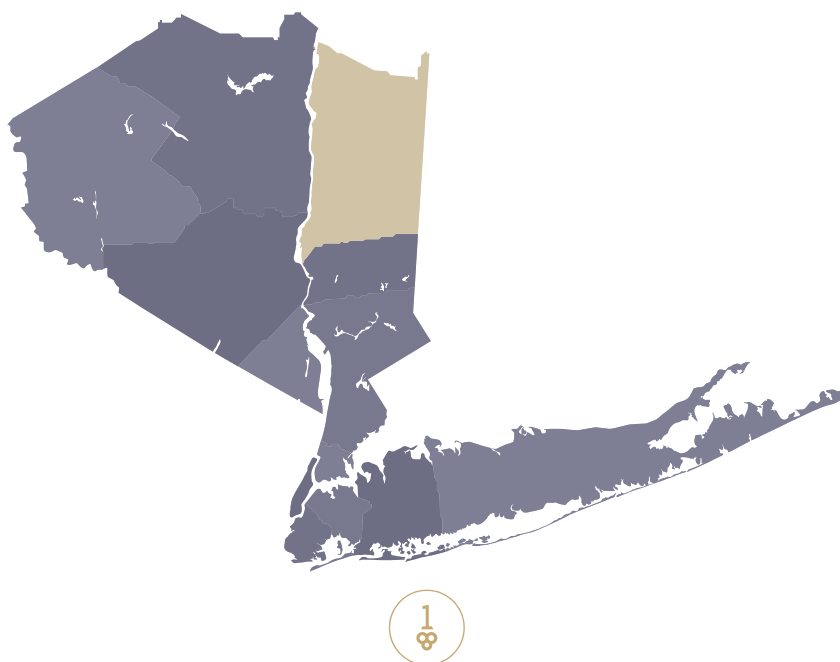
Closed Median Home Price 2

Closed Transactions 3

Pending Transactions 4

*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Dutchess is home to sprawling landscapes, quaint rural villages, and walkable suburban towns. In recent years, an influx of people relocating from Westchester and NYC have maintained the spacious peace and beauty while infusing modern conveniences. Hike historic trails, camp near gorgeous lakes, and catch a hot air balloon race annually along the Hudson.
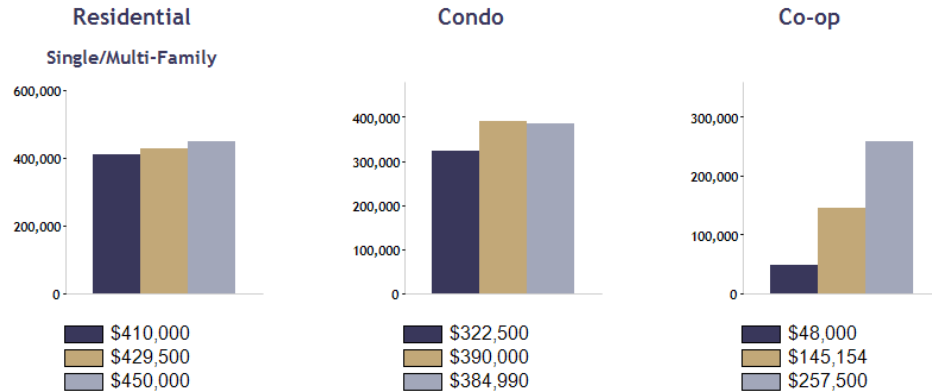
Sold Property Median Price for:

Location: Dutchess (County)

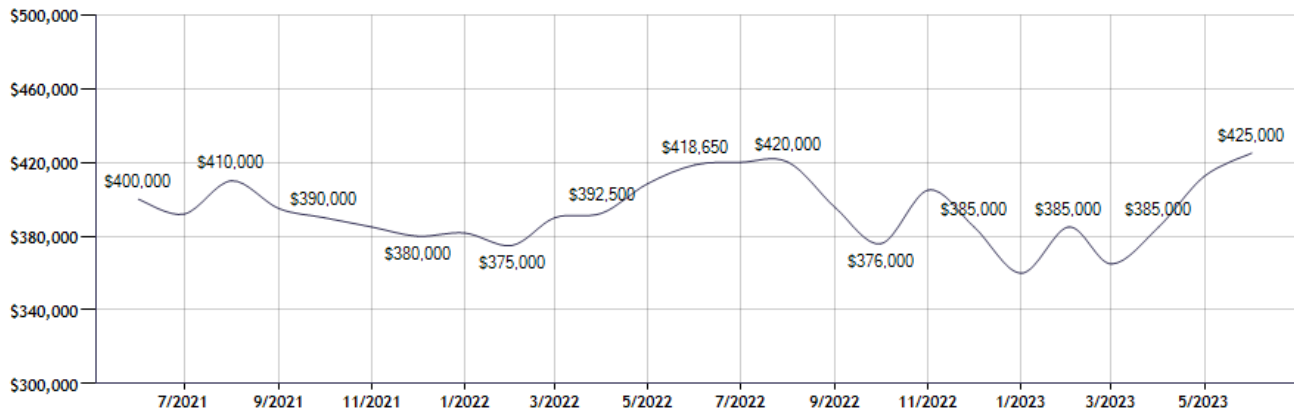Date Range

Jun 2021	Jun 2022	Jun 2023

Current Available Inventory - 431
Current Median List Price - $490,000

Residential, Condo, Co-op Properties

Residential — Single/Multi-Family
- $410,000
- $429,500
- $450,000

Condo
- $322,500
- $390,000
- $384,990

Co-op
- $48,000
- $145,154
- $257,500

Month	Current Year	Prior Year	% Change
Jun-2023	$425,000	$418,650	1.5
May-2023	$412,500	$408,500	1.0
Apr-2023	$385,000	$392,500	-1.9
Mar-2023	$365,000	$390,000	-6.4
Feb-2023	$385,000	$375,000	2.7
Jan-2023	$360,000	$381,750	-5.7
Dec-2022	$385,000	$380,000	1.3
Nov-2022	$405,000	$384,998	5.2
Oct-2022	$376,000	$390,000	-3.6
Sep-2022	$395,375	$395,000	0.1
Aug-2022	$420,000	$410,000	2.4
Jul-2022	$420,000	$392,000	7.1

Sold Property Median Price for:
Location: Dutchess (County) (Last 24 Months - Residential, Condo, Co-op Properties)

Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit https://www.onekeymls.com/market-statistics
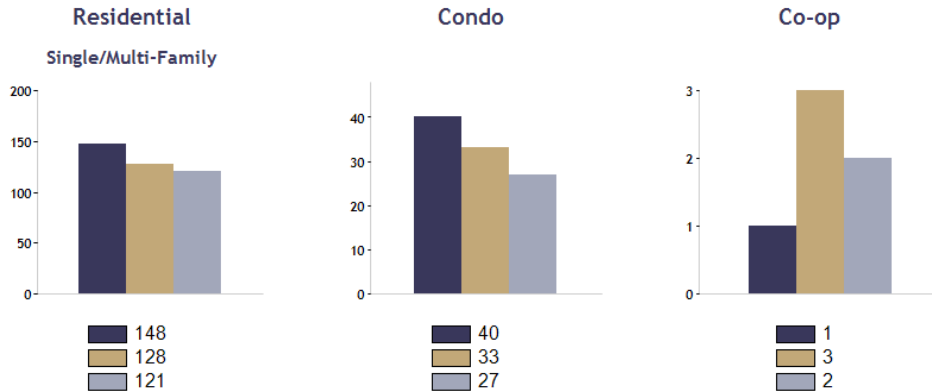
Sold Property Counts for:

Location: Dutchess (County)
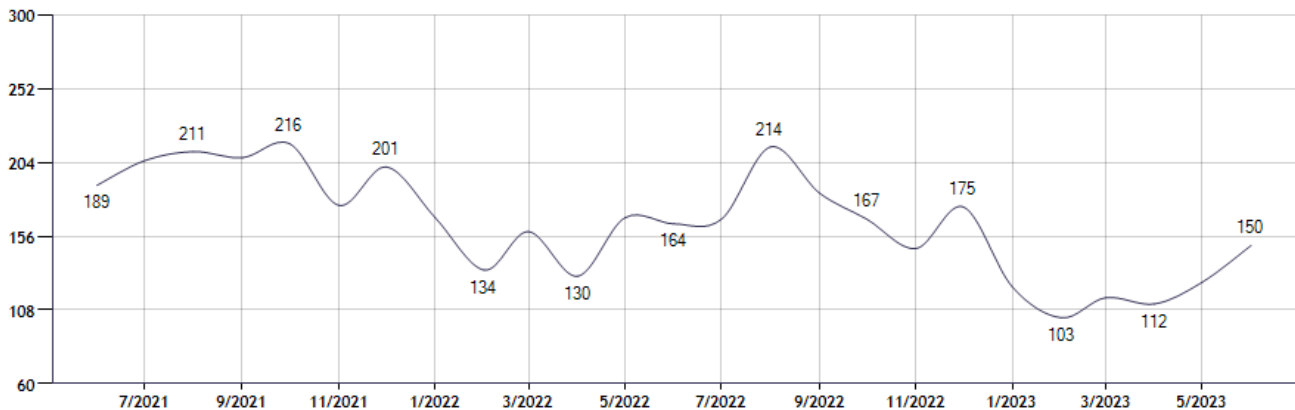
Date Range

Jun 2021	Jun 2022	Jun 2023

Current Available Inventory - 431
Current Median List Price - $490,000

Residential, Condo, Co-op Properties

Residential
Single/Multi-Family

- 148
- 128
- 121

Condo

- 40
- 33
- 27

Co-op

- 1
- 3
- 2

Month	Current Year	Prior Year	% Change
Jun-2023	150	164	-8.5
May-2023	126	168	-25.0
Apr-2023	112	130	-13.8
Mar-2023	116	159	-27.0
Feb-2023	103	134	-23.1
Jan-2023	123	168	-26.8
Dec-2022	175	201	-12.9
Nov-2022	148	176	-15.9
Oct-2022	167	216	-22.7
Sep-2022	184	207	-11.1
Aug-2022	214	211	1.4
Jul-2022	167	205	-18.5

Sold Property Counts for:
Location: Dutchess (County) (Last 24 Months - Residential, Condo, Co-op Properties)

189, 211, 216, 201, 134, 130, 164, 214, 167, 175, 103, 112, 150

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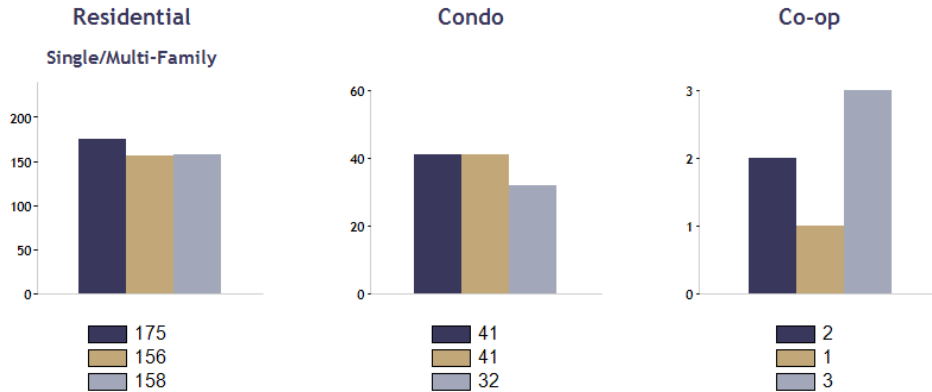
Pending Sales Counts for:

Location: Dutchess (County)

Date Range

| Jun 2021 | Jun 2022 | Jun 2023 |

Current Available Inventory - 431
Current Median List Price - $490,000

Residential
Single/Multi-Family

- 175
- 156
- 158

Condo

- 41
- 41
- 32

Co-op

- 2
- 1
- 3

Residential, Condo, Co-op Properties

Month	Current Year	Prior Year	% Change
Jun-2023	193	198	-2.5
May-2023	147	174	-15.5
Apr-2023	132	143	-7.7
Mar-2023	133	158	-15.8
Feb-2023	118	121	-2.5
Jan-2023	112	145	-22.8
Dec-2022	133	133	0.0
Nov-2022	135	178	-24.2
Oct-2022	153	191	-19.9
Sep-2022	153	172	-11.0
Aug-2022	180	193	-6.7
Jul-2022	186	217	-14.3

Pending Sales Counts for:
Location: Dutchess (County) (Last 24 Months - Residential, Condo, Co-op Properties)

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