One Key® MLS
The One *Source Real Estate Marketplace*

Dutchess County Market Update

July 2023

Dutchess County reported a closed median sale price of $445,500 in July 2023, which is an increase of 6.10% as compared to $420,000, the figure reported in July 2022. There were 144 closed residential sales transactions and 154 pending transactions reported on the MLS in July 2023, following 155 closed and 184 pending transactions reported in the prior month.
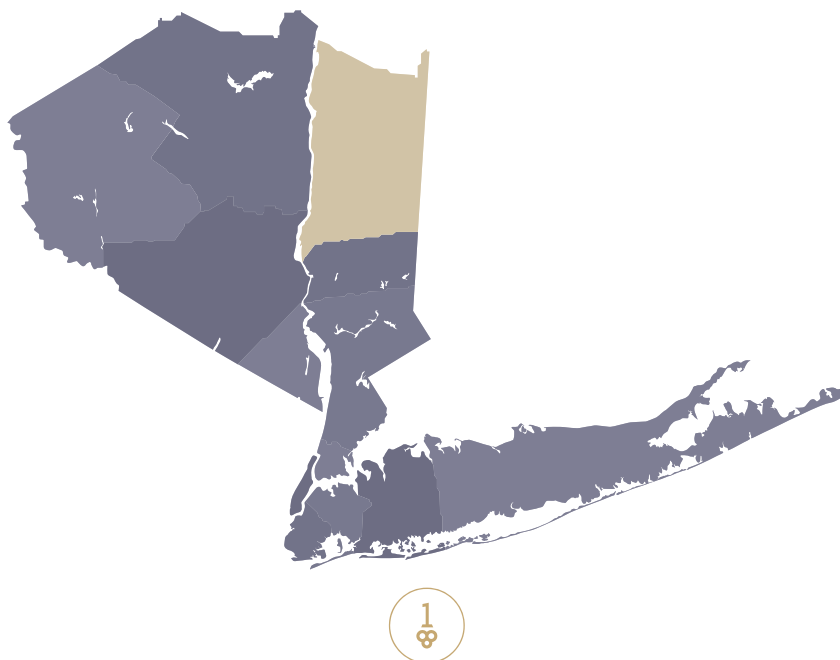
Closed Median Home Price 2

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.
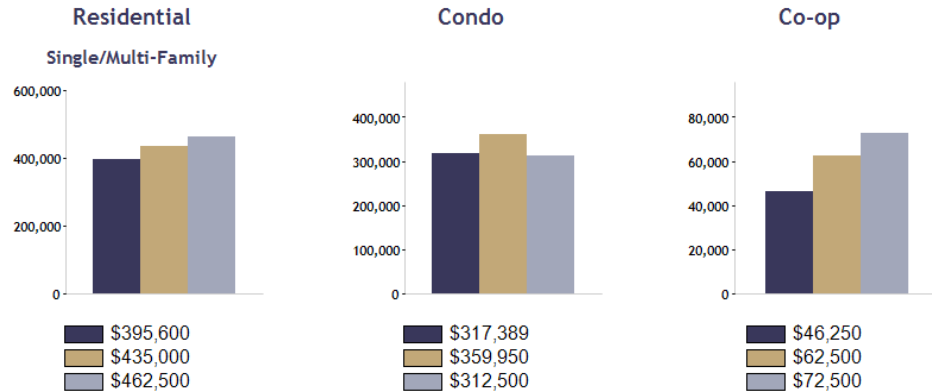
Sold Property Median Price for:

Location: Dutchess (County)

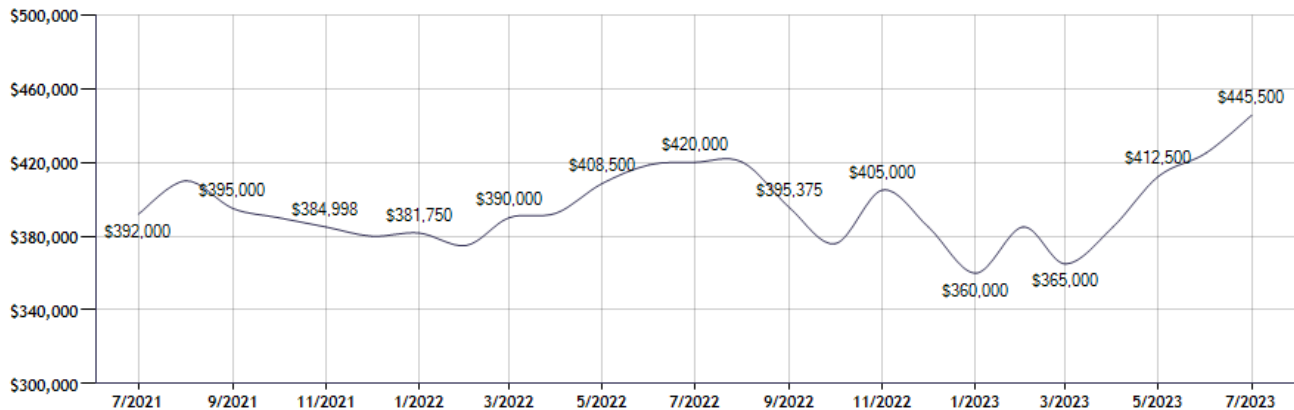Date Range

Jul 2021	Jul 2022	Jul 2023

Current Available Inventory - 440
Current Median List Price - $489,000

Residential, Condo, Co-op Properties

Residential
Single/Multi-Family

- $395,600
- $435,000
- $462,500

Condo

- $317,389
- $359,950
- $312,500

Co-op

- $46,250
- $62,500
- $72,500

Month	Current Year	Prior Year	% Change
Jul-2023	$445,500	$420,000	6.1
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

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
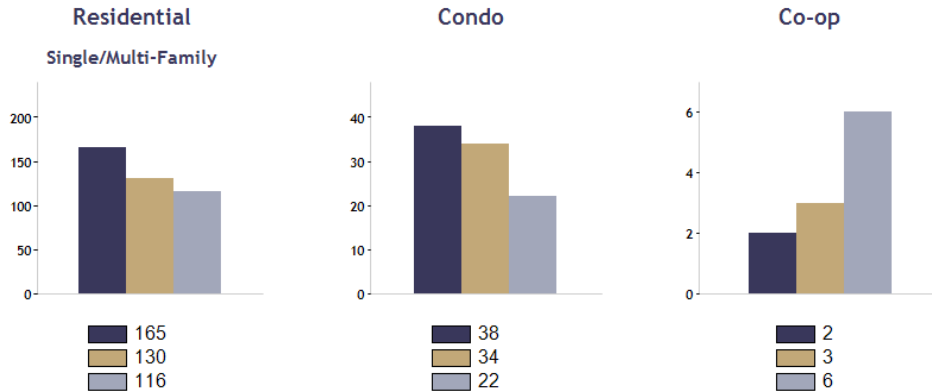
Sold Property Counts for:

Location: Dutchess (County)
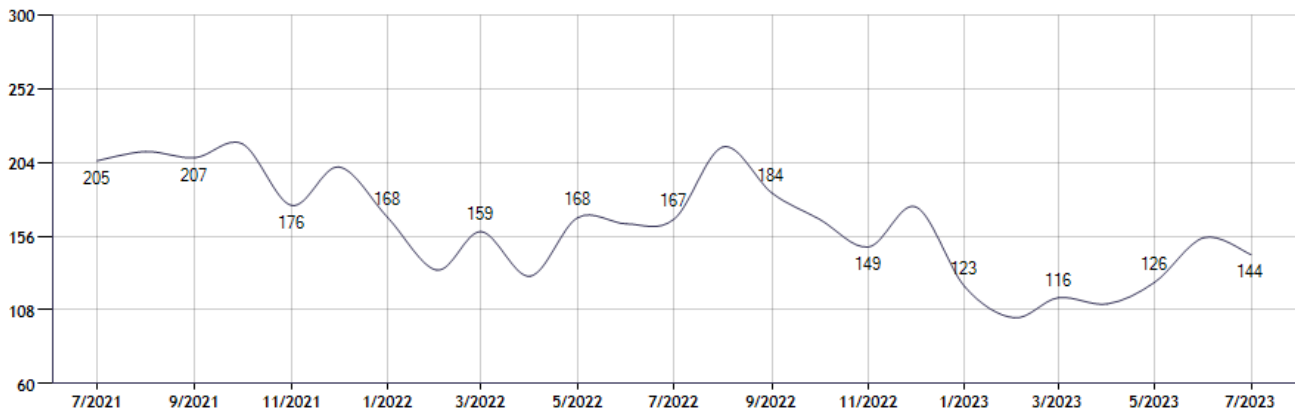
Date Range

Jul 2021	Jul 2022	Jul 2023

Current Available Inventory - 440
Current Median List Price - $489,000

Residential, Condo, Co-op Properties

Residential

Single/Multi-Family

■	165
■	130
■	116

Condo

■	38
■	34
■	22

Co-op

■	2
■	3
■	6

Month	Current Year	Prior Year	% Change
Jul-2023	144	167	-13.8
Jun-2023	155	164	-5.5
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	149	176	-15.3
Oct-2022	167	216	-22.7
Sep-2022	184	207	-11.1
Aug-2022	214	211	1.4

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

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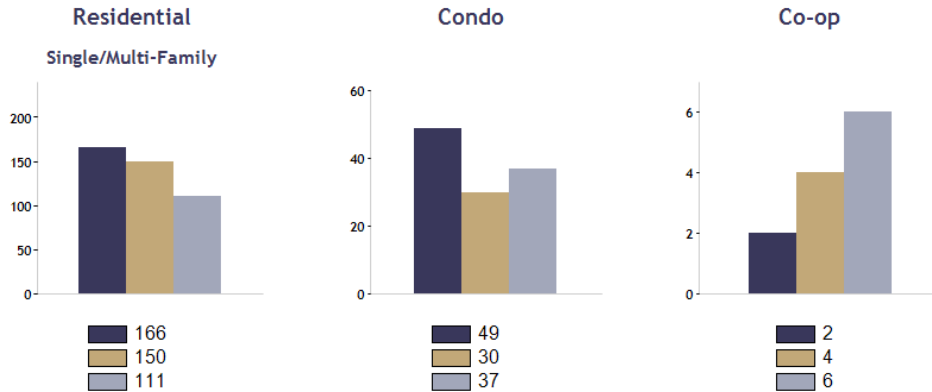
Pending Sales Counts for:

Location: Dutchess (County)

Date Range

| Jul 2021 | Jul 2022 | Jul 2023 |

Current Available Inventory - 440
Current Median List Price - $489,000

Residential, Condo, Co-op Properties

Residential
Single/Multi-Family

- 166
- 150
- 111

Condo

- 49
- 30
- 37

Co-op

- 2
- 4
- 6

Month	Current Year	Prior Year	% Change
Jul-2023	154	184	-16.3
Jun-2023	184	199	-7.5
May-2023	143	174	-17.8
Apr-2023	133	143	-7.0
Mar-2023	132	158	-16.5
Feb-2023	117	121	-3.3
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

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

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