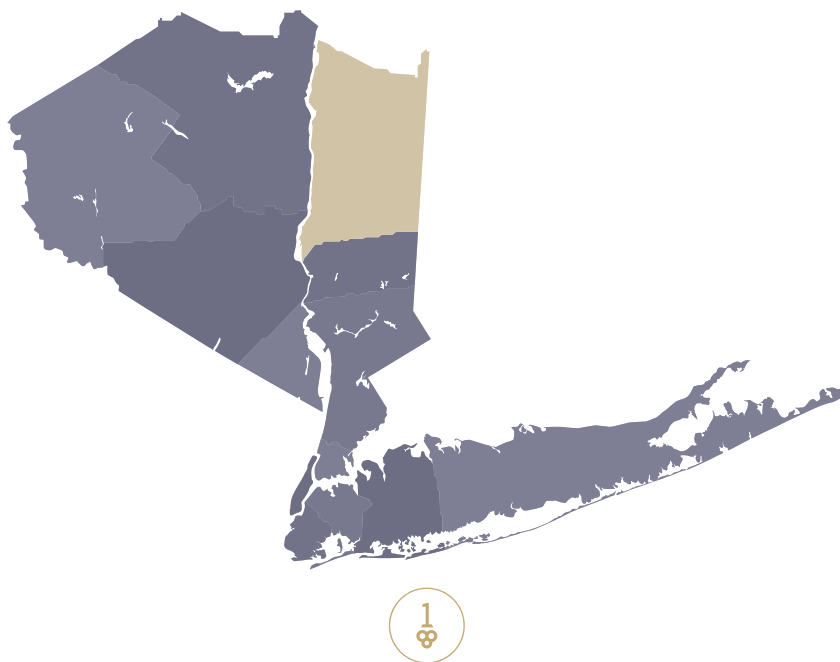


# One Key<sup>®</sup> **Dutchess County** MLS **Market Update** *The One Source Real Estate Marketplace*

## September 2023

Dutchess County reported a closed median sale price of \$425,000 in September 2023, which is an increase of 7.50% as compared to \$395,375, the figure reported in September 2022. There were 156 closed residential sales transactions and 125 pending transactions reported on the MLS in September 2023, following 165 closed and 172 pending transactions reported in the prior month.



<b>Closed Median Home Price</b>	<b>..... 2</b>
<b>Closed Transactions</b>	<b>..... 3</b>
<b>Pending Transactions</b>	<b>..... 4</b>

\*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. The recent influx of people relocating from Westchester and NYC has both maintained the spacious, peaceful 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:

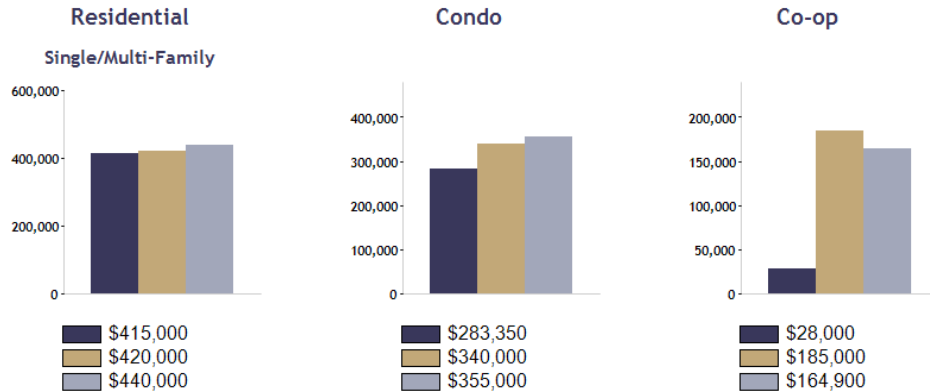
### Location: Dutchess (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
----------	----------	----------

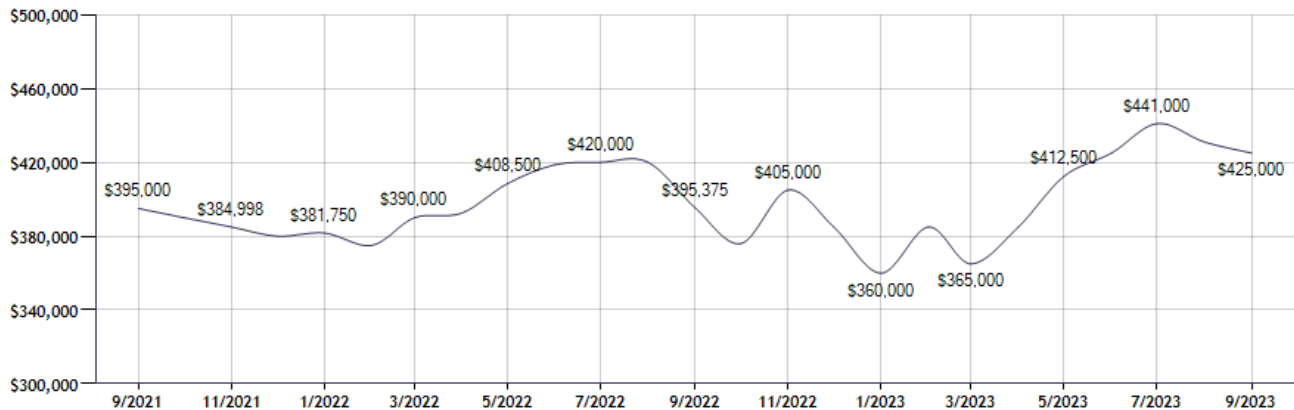
Current Available Inventory - 465  
Current Median List Price - \$480,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	\$425,000	\$395,375	7.5
Aug-2023	\$431,000	\$420,000	2.6
Jul-2023	\$441,000	\$420,000	5.0
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

## 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:

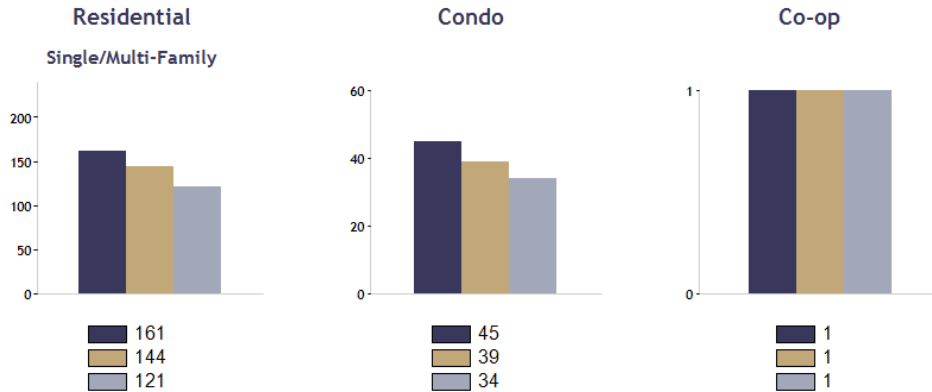
### Location: Dutchess (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
----------	----------	----------

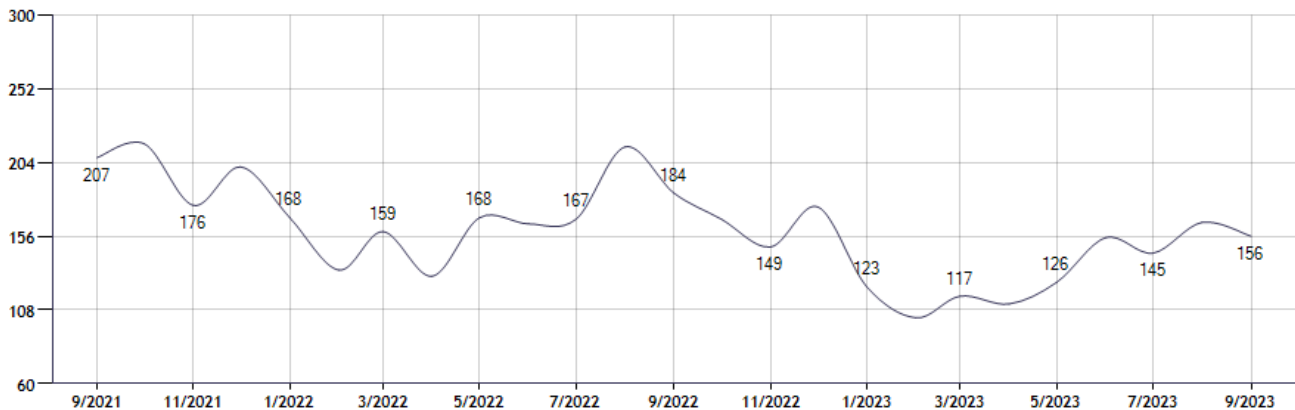
Current Available Inventory - 465  
Current Median List Price - \$480,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	156	184	-15.2
Aug-2023	165	214	-22.9
Jul-2023	145	167	-13.2
Jun-2023	155	164	-5.5
May-2023	126	168	-25.0
Apr-2023	112	130	-13.8
Mar-2023	117	159	-26.4
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

### Sold Property Counts 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>

## Pending Sales Counts for:

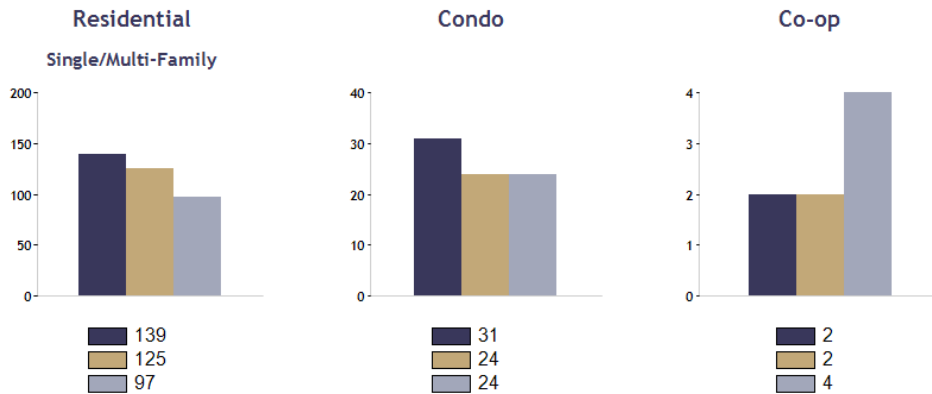
### Location: Dutchess (County)

Date Range

Sep 2021	Sep 2022	Sep 2023
----------	----------	----------

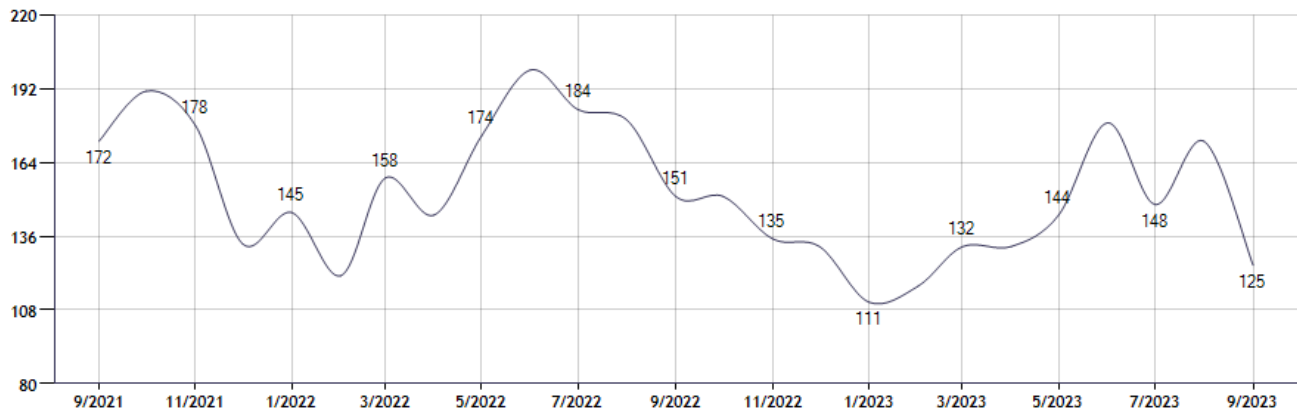
Current Available Inventory - 465  
Current Median List Price - \$480,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Sep-2023	125	151	-17.2
Aug-2023	172	180	-4.4
Jul-2023	148	184	-19.6
Jun-2023	179	199	-10.1
May-2023	144	174	-17.2
Apr-2023	132	144	-8.3
Mar-2023	132	158	-16.5
Feb-2023	117	121	-3.3
Jan-2023	111	145	-23.4
Dec-2022	132	133	-0.8
Nov-2022	135	178	-24.2
Oct-2022	151	191	-20.9

### Pending Sales Counts 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>