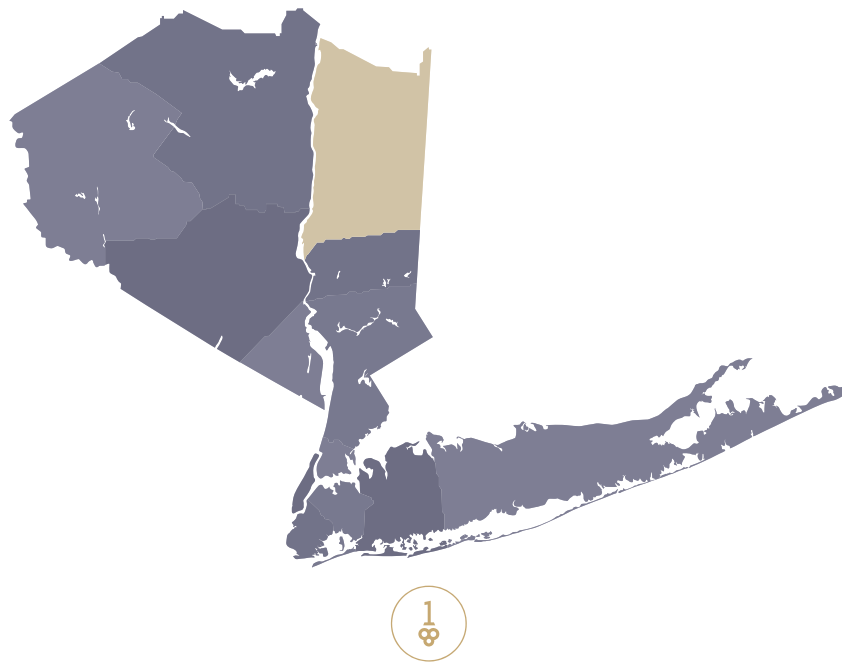


# One Key<sup>®</sup> **Dutchess County** MLS **Market Update** *The One Source Real Estate Marketplace*

## July 2022

Dutchess County reported a closed median sale price of \$420,000 in July 2022, which is an increase of 7.10% from \$392,000, reported the year prior in July 2021. There were 165 closed residential sales transactions and 193 pending sales reported on the MLS in July 2022, following 164 closed and 210 pending sales transactions the month prior.



<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. 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:

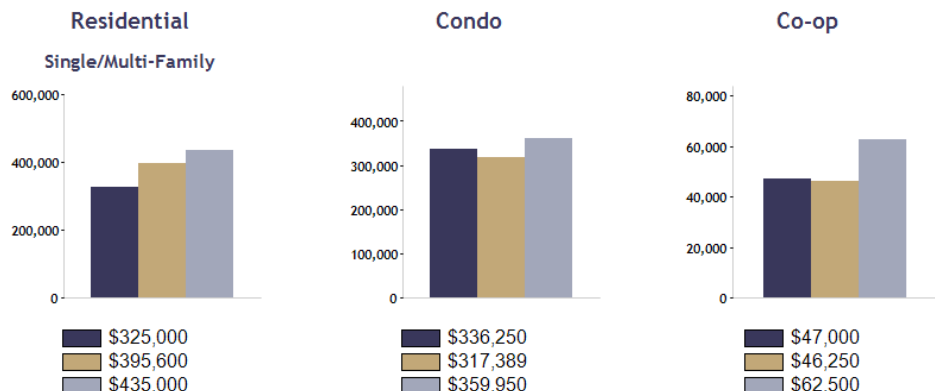
### Location: Dutchess (County)

Date Range



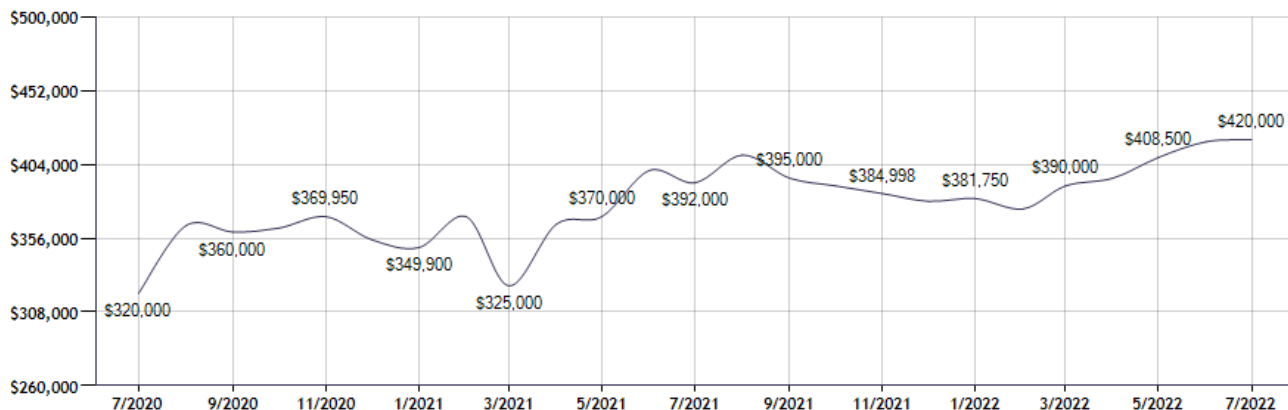
Current Available Inventory - 538  
 Current Median List Price - \$450,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	\$420,000	\$392,000	7.1
Jun-2022	\$418,650	\$400,000	4.7
May-2022	\$408,500	\$370,000	10.4
Apr-2022	\$395,000	\$365,000	8.2
Mar-2022	\$390,000	\$325,000	20.0
Feb-2022	\$375,000	\$369,950	1.4
Jan-2022	\$381,750	\$349,900	9.1
Dec-2021	\$380,000	\$355,000	7.0
Nov-2021	\$384,998	\$369,950	4.1
Oct-2021	\$390,000	\$362,500	7.6
Sep-2021	\$395,000	\$360,000	9.7
Aug-2021	\$410,000	\$364,000	12.6

## 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:

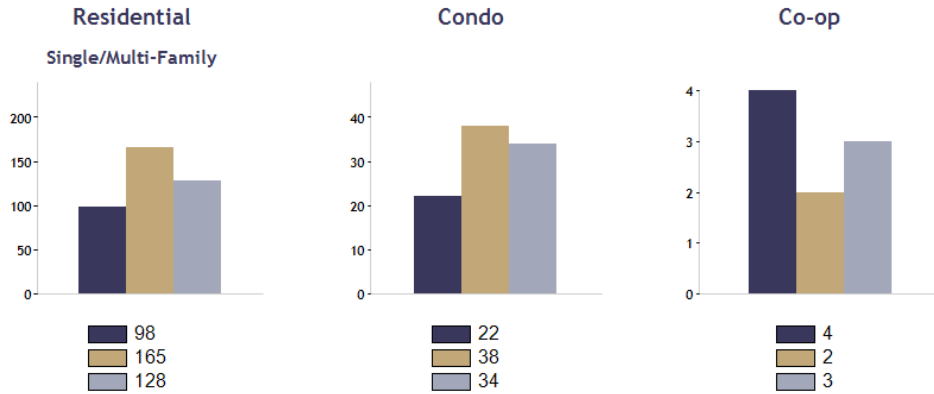
### Location: Dutchess (County)

Date Range



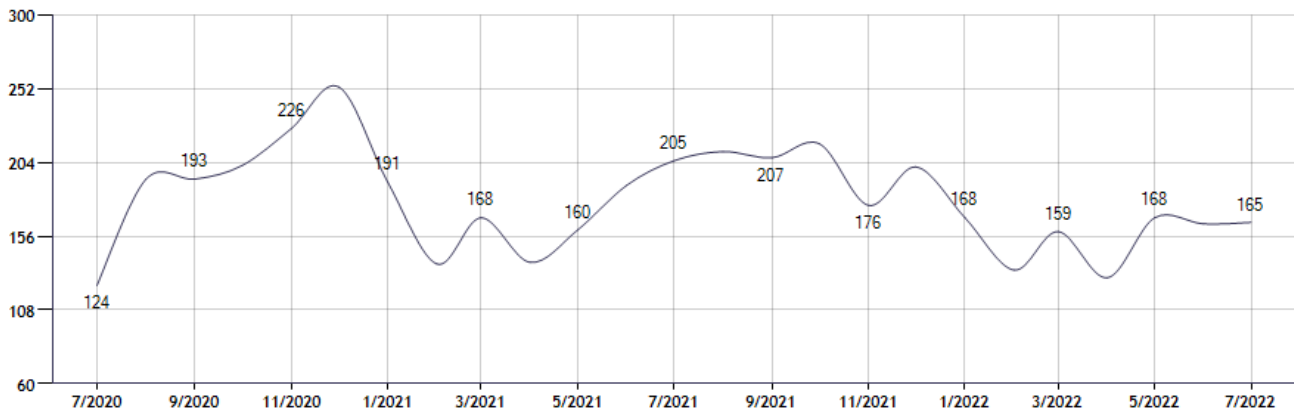
Current Available Inventory - 538  
 Current Median List Price - \$450,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	165	205	-19.5
Jun-2022	164	189	-13.2
May-2022	168	160	5.0
Apr-2022	129	139	-7.2
Mar-2022	159	168	-5.4
Feb-2022	134	138	-2.9
Jan-2022	168	191	-12.0
Dec-2021	201	253	-20.6
Nov-2021	176	226	-22.1
Oct-2021	216	202	6.9
Sep-2021	207	193	7.3
Aug-2021	211	193	9.3

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



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## Pending Sales Counts for:

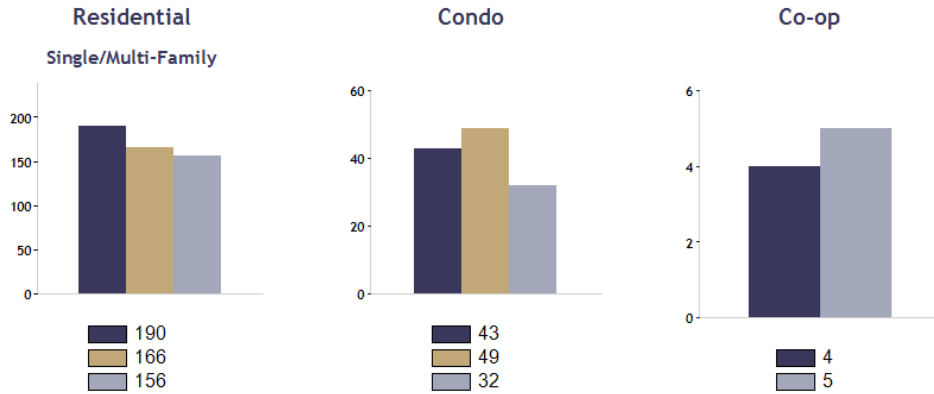
### Location: Dutchess (County)

Date Range



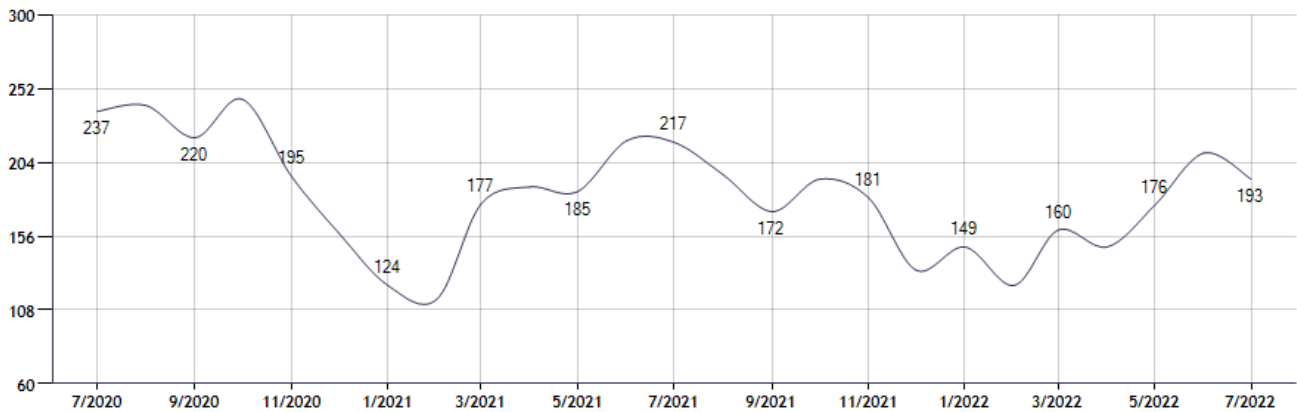
Current Available Inventory - 538  
 Current Median List Price - \$450,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	193	217	-11.1
Jun-2022	210	218	-3.7
May-2022	176	185	-4.9
Apr-2022	149	188	-20.7
Mar-2022	160	177	-9.6
Feb-2022	124	115	7.8
Jan-2022	149	124	20.2
Dec-2021	134	158	-15.2
Nov-2021	181	195	-7.2
Oct-2021	193	245	-21.2
Sep-2021	172	220	-21.8
Aug-2021	196	241	-18.7

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



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