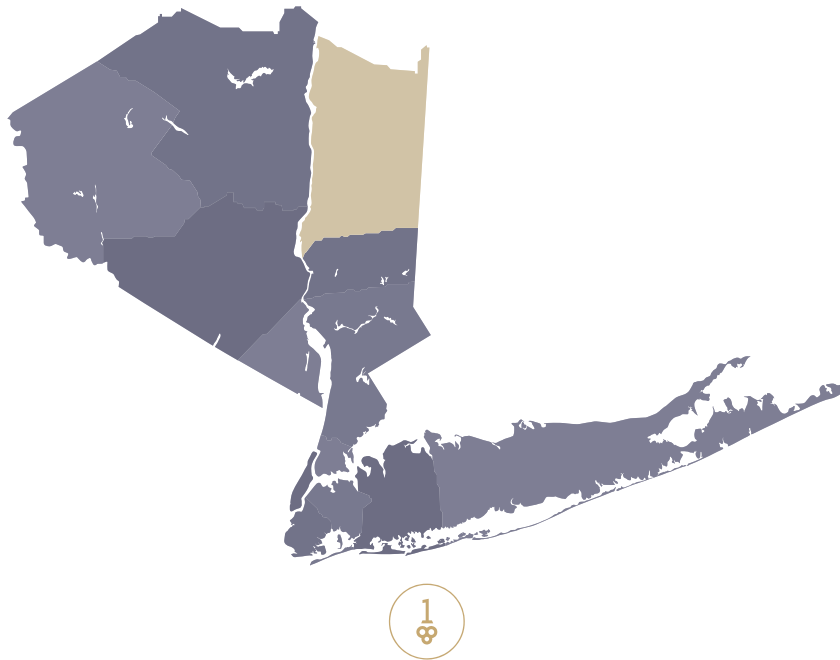


# One Key<sup>®</sup> **Dutchess County** MLS **Market Update** *The One Source Real Estate Marketplace*

## February 2023

Dutchess County reported a closed median sale price of \$385,000 in February 2023, which is an increase of 2.70% as compared to the figure reported in February 2022 of \$375,000. There were 101 closed residential transactions and 123 pending transactions reported on the MLS in February 2023, following 122 closed and 117 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. 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:

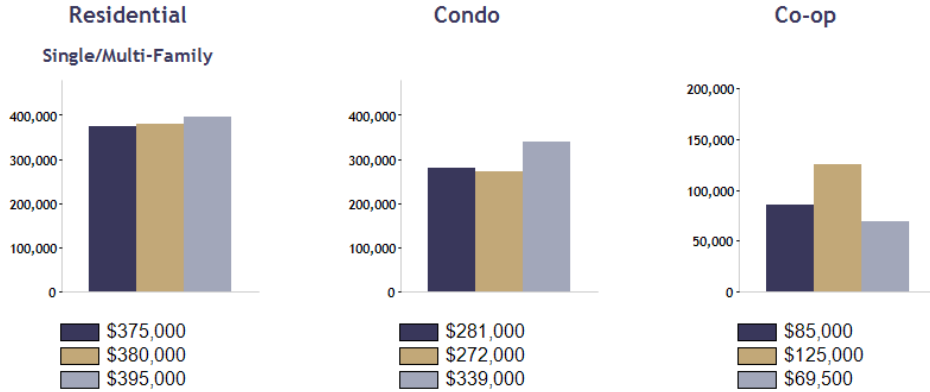
### Location: Dutchess (County)

Date Range

Feb 2021	Feb 2022	Feb 2023
----------	----------	----------

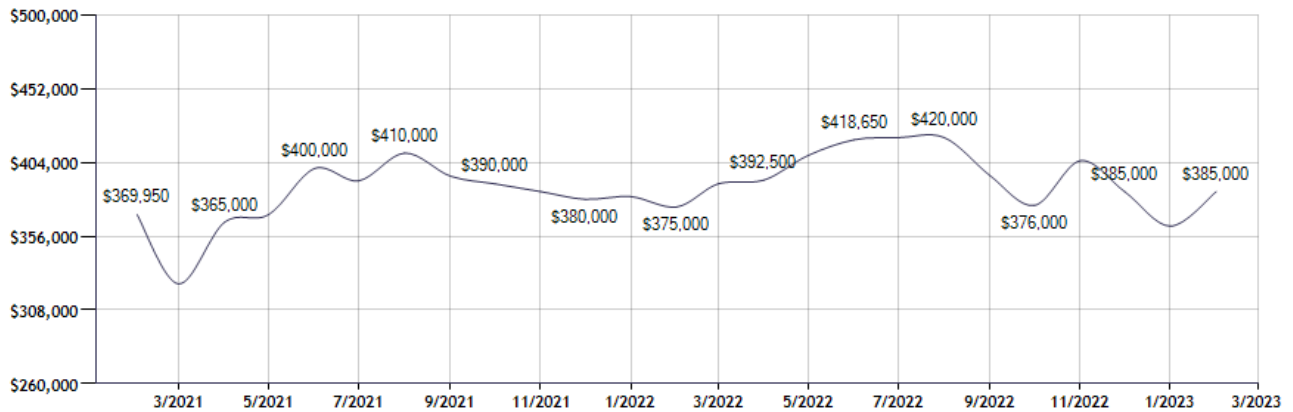
Current Available Inventory - 391  
 Current Median List Price - \$498,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	\$385,000	\$375,000	2.7
Jan-2023	\$362,500	\$381,750	-5.0
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
Jun-2022	\$418,650	\$400,000	4.7
May-2022	\$408,500	\$370,000	10.4
Apr-2022	\$392,500	\$365,000	7.5
Mar-2022	\$390,000	\$325,000	20.0

## 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:

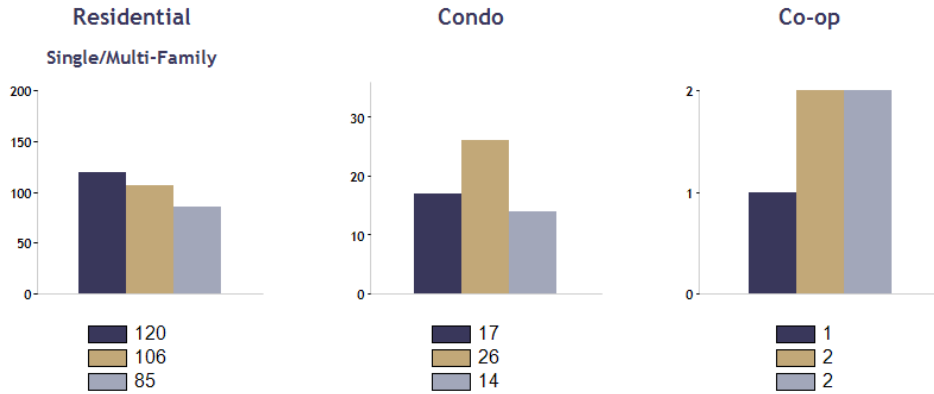
### Location: Dutchess (County)

Date Range



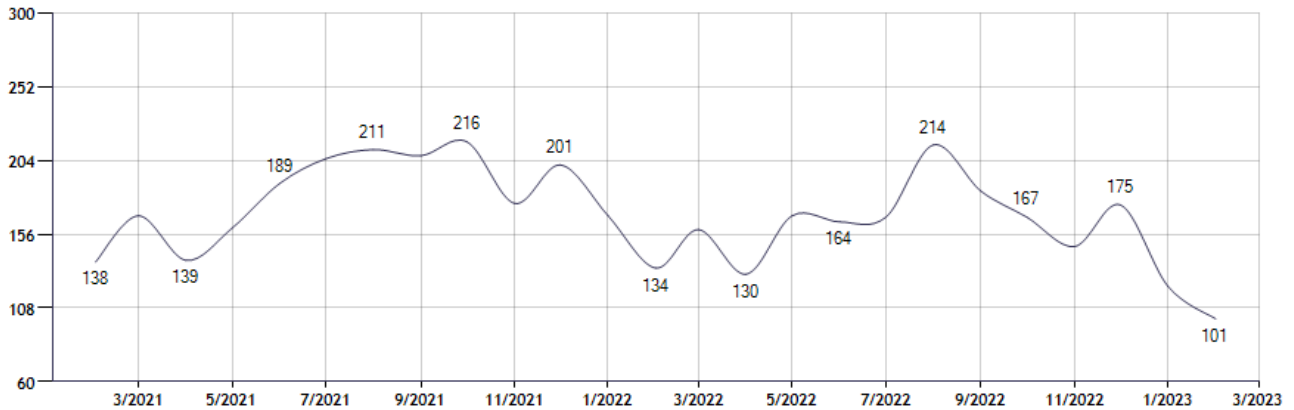
Current Available Inventory - 391  
 Current Median List Price - \$498,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	101	134	-24.6
Jan-2023	122	168	-27.4
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
Jun-2022	164	189	-13.2
May-2022	168	160	5.0
Apr-2022	130	139	-6.5
Mar-2022	159	168	-5.4

### 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:

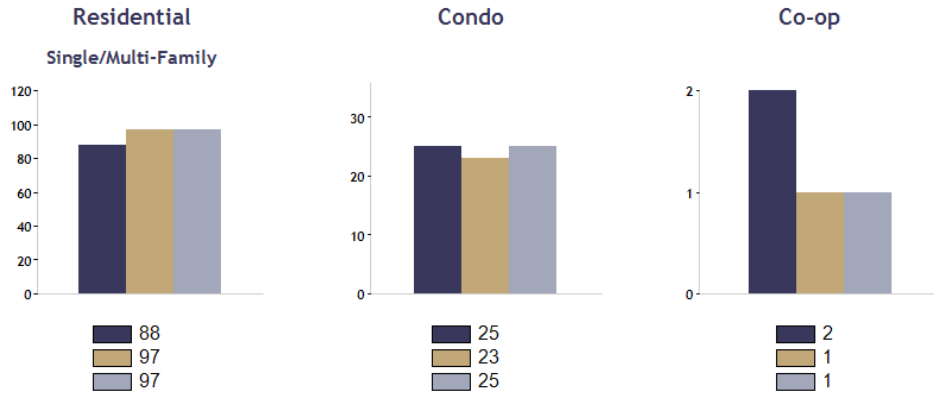
### Location: Dutchess (County)

Date Range



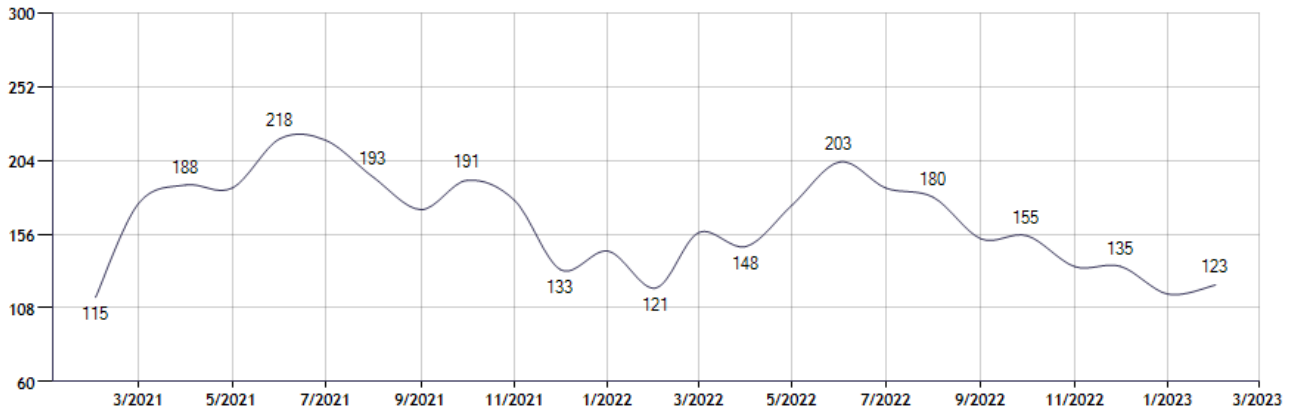
Current Available Inventory - 391  
 Current Median List Price - \$498,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	123	121	1.7
Jan-2023	117	145	-19.3
Dec-2022	135	133	1.5
Nov-2022	135	178	-24.2
Oct-2022	155	191	-18.8
Sep-2022	153	172	-11.0
Aug-2022	180	193	-6.7
Jul-2022	186	217	-14.3
Jun-2022	203	218	-6.9
May-2022	175	186	-5.9
Apr-2022	148	188	-21.3
Mar-2022	157	176	-10.8

### 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>