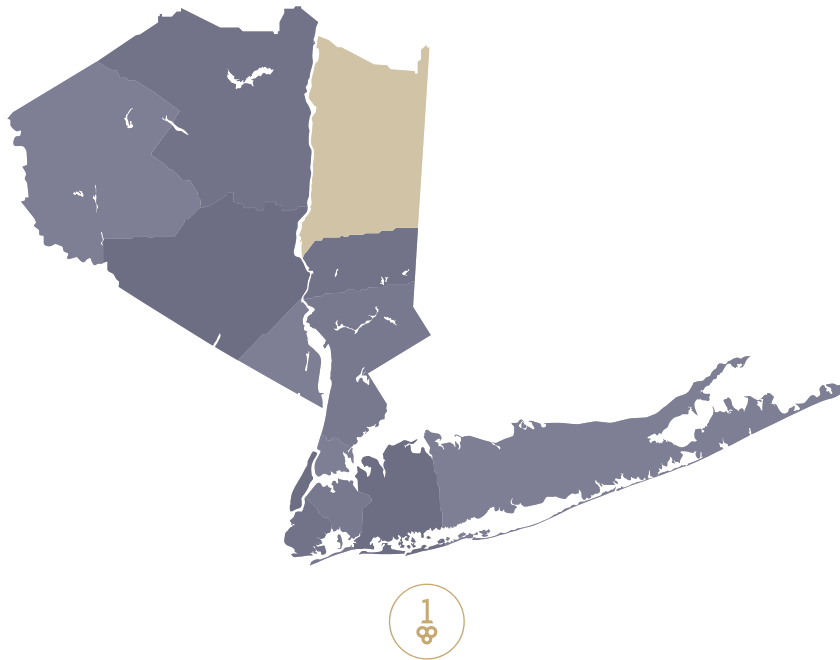


# One Key<sup>®</sup> **Dutchess County** MLS **Market Update** *The One Source Real Estate Marketplace*

## April 2023

Dutchess County reported a closed median sale price of \$385,000 in April 2023, which is a decrease of 1.90% as compared to the figure reported in April 2022 of \$392,500. There were 111 closed residential transactions and 132 pending transactions reported on the MLS in April 2023, following 116 closed and 138 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:

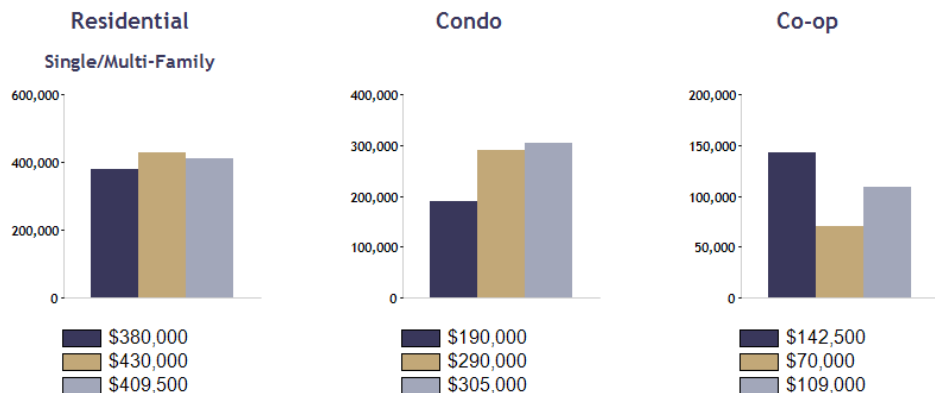
### Location: Dutchess (County)

Date Range



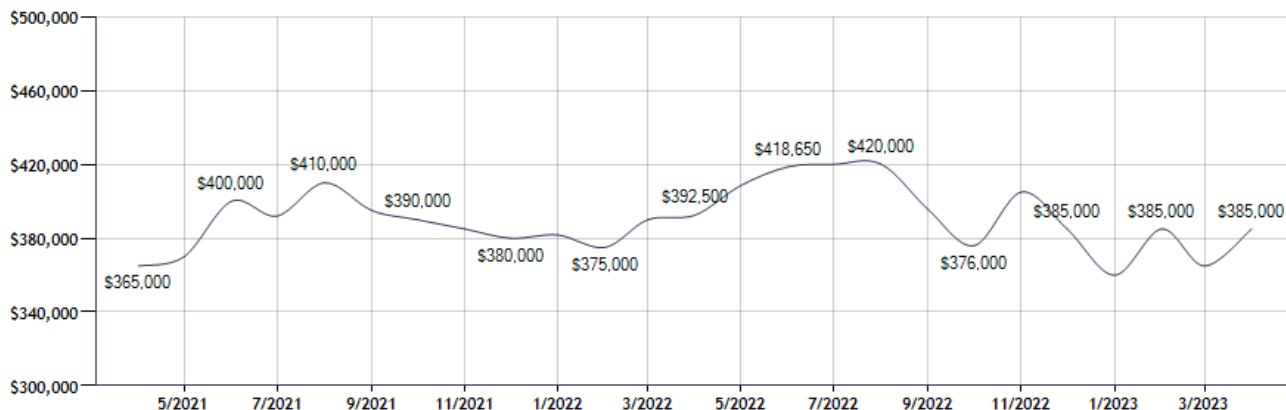
Current Available Inventory - 368  
Current Median List Price - \$525,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
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
Jun-2022	\$418,650	\$400,000	4.7
May-2022	\$408,500	\$370,000	10.4

## 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:

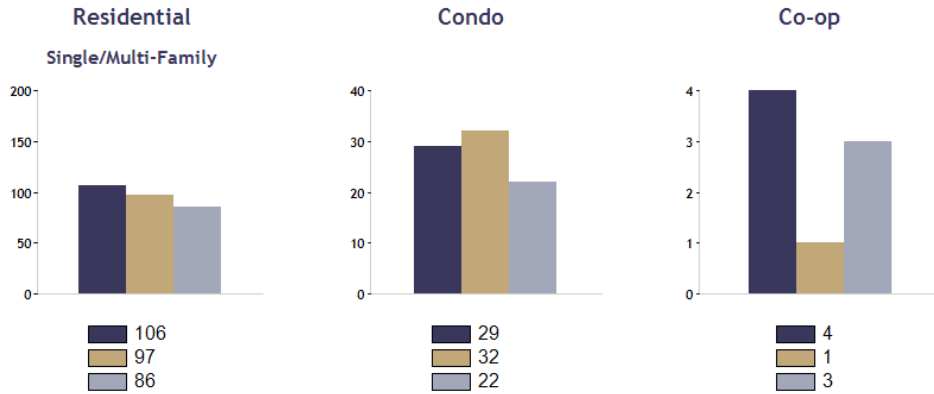
### Location: Dutchess (County)

Date Range



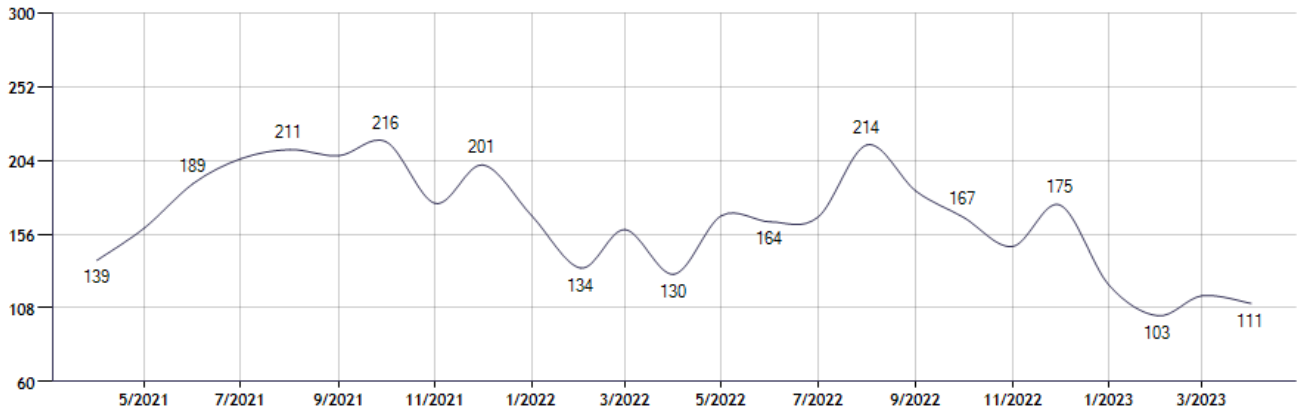
Current Available Inventory - 368  
 Current Median List Price - \$525,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2023	111	130	-14.6
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
Jun-2022	164	189	-13.2
May-2022	168	160	5.0

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



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## Pending Sales Counts for:

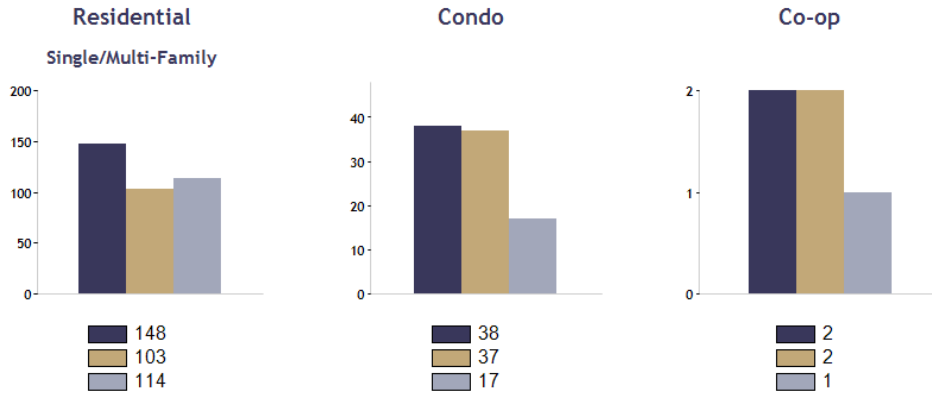
### Location: Dutchess (County)

Date Range



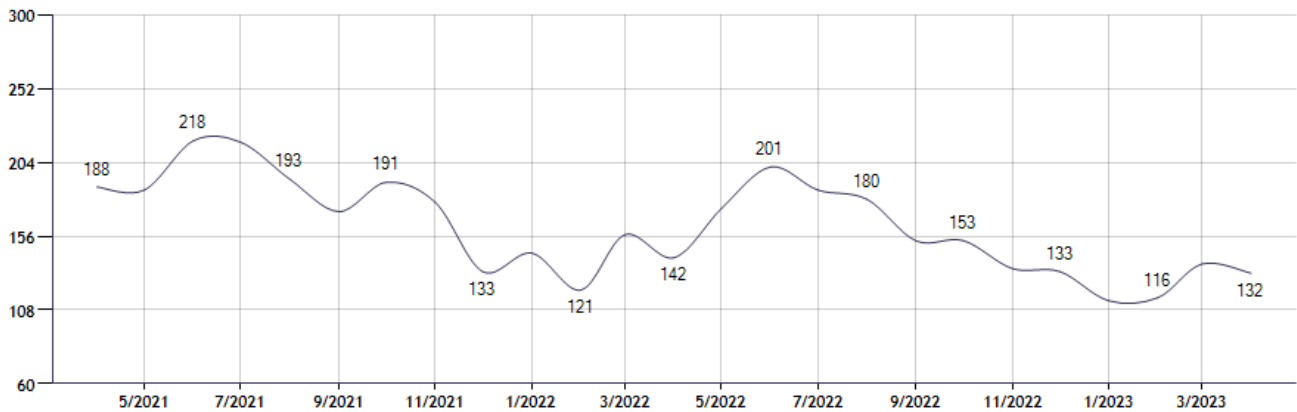
Current Available Inventory - 368  
 Current Median List Price - \$525,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Apr-2023	132	142	-7.0
Mar-2023	138	157	-12.1
Feb-2023	116	121	-4.1
Jan-2023	114	145	-21.4
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
Jun-2022	201	218	-7.8
May-2022	174	186	-6.5

### 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>