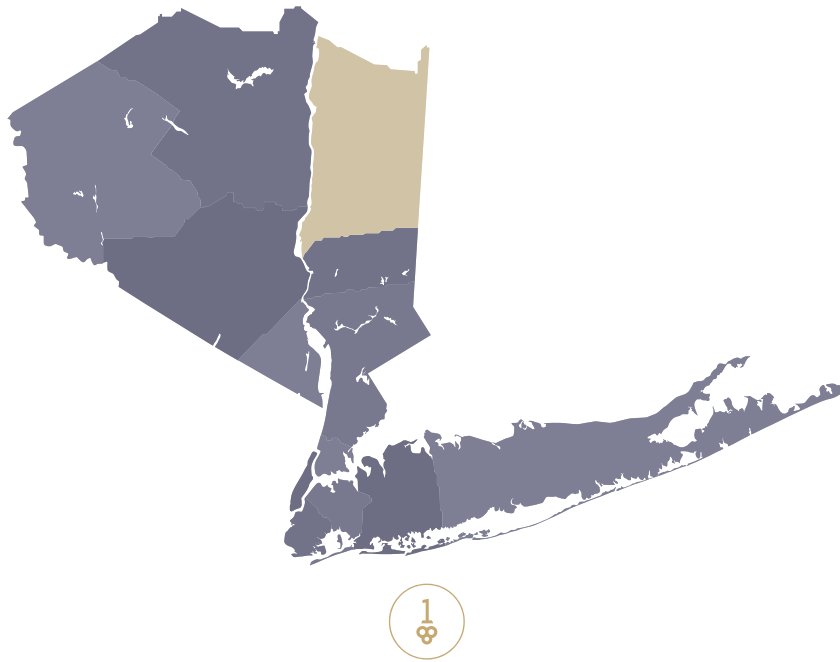


One Key[®] **Dutchess County** MLS **Market Update** *The One Source Real Estate Marketplace*

December 2023

Dutchess County reported a closed median sale price of \$435,000 in December 2023, which is an increase of 13.00% as compared to \$385,000, the figure reported in December 2022. There were 161 closed residential sales transactions and 126 pending transactions reported on the MLS in December 2023, following 137 closed and 155 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. 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:

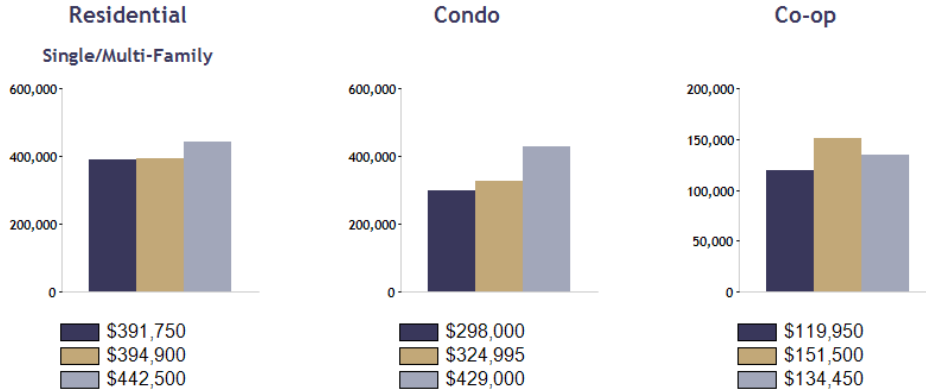
Location: Dutchess (County)

Date Range

Dec 2021	Dec 2022	Dec 2023
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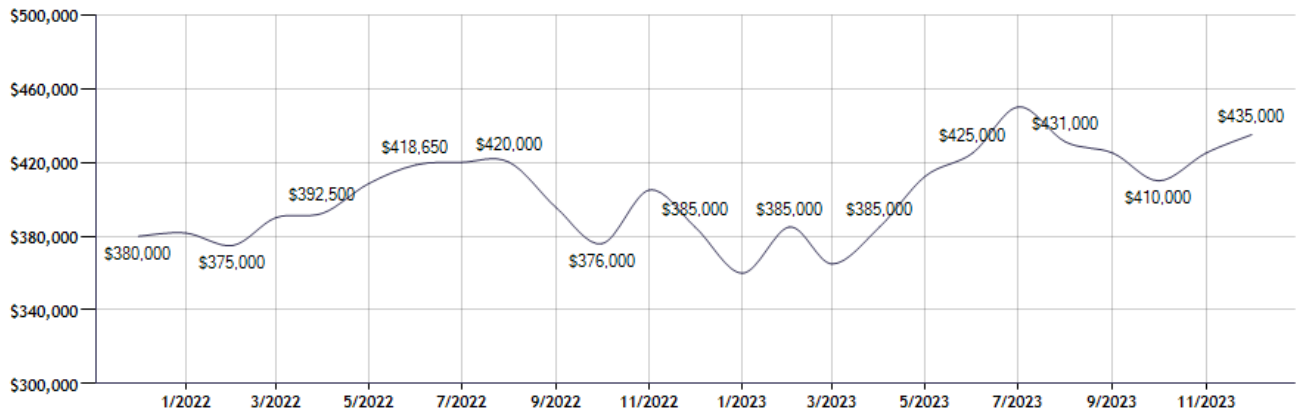
Current Available Inventory - 360
 Current Median List Price - \$499,900

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	\$435,000	\$385,000	13.0
Nov-2023	\$425,000	\$405,000	4.9
Oct-2023	\$410,000	\$376,000	9.0
Sep-2023	\$425,000	\$395,375	7.5
Aug-2023	\$431,000	\$420,000	2.6
Jul-2023	\$450,000	\$420,000	7.1
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

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:

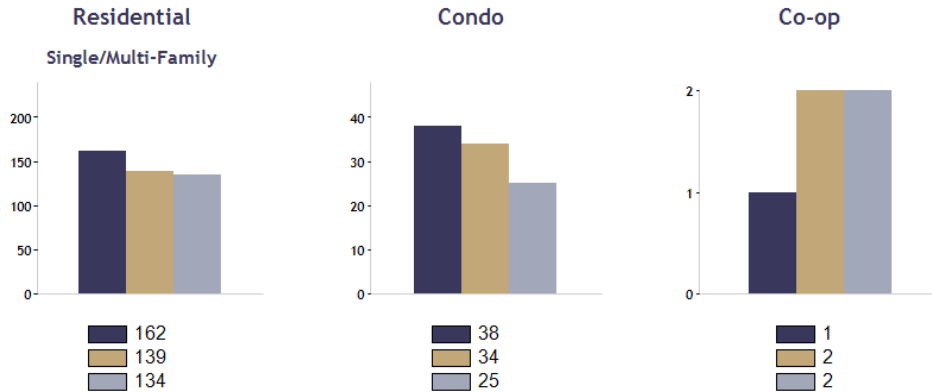
Location: Dutchess (County)

Date Range

Dec 2021	Dec 2022	Dec 2023
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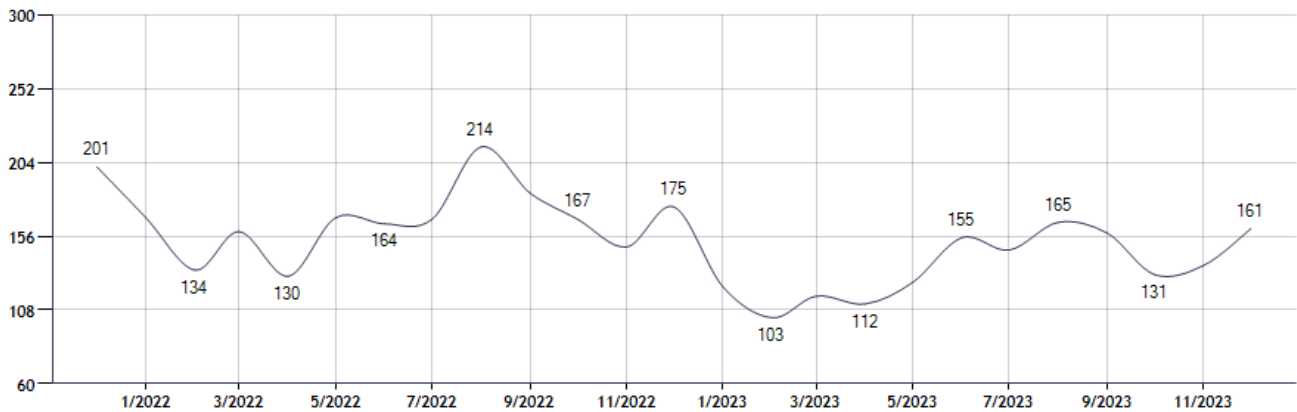
Current Available Inventory - 360
 Current Median List Price - \$499,900

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	161	175	-8.0
Nov-2023	137	149	-8.1
Oct-2023	131	167	-21.6
Sep-2023	158	184	-14.1
Aug-2023	165	214	-22.9
Jul-2023	147	167	-12.0
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

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:

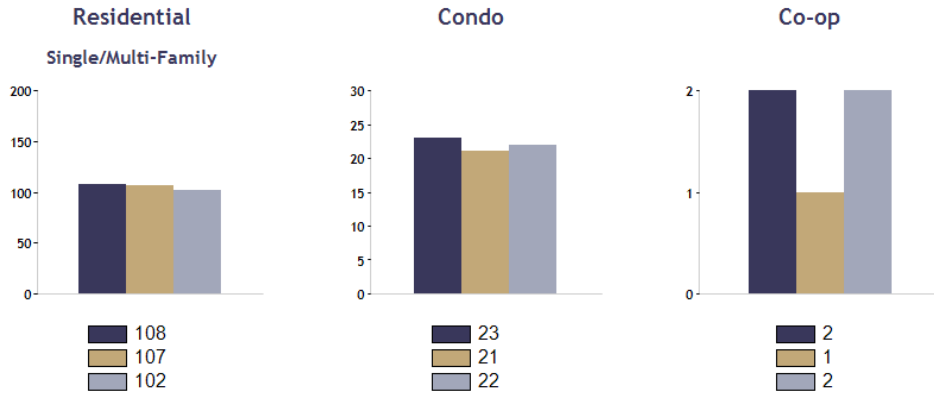
Location: Dutchess (County)

Date Range



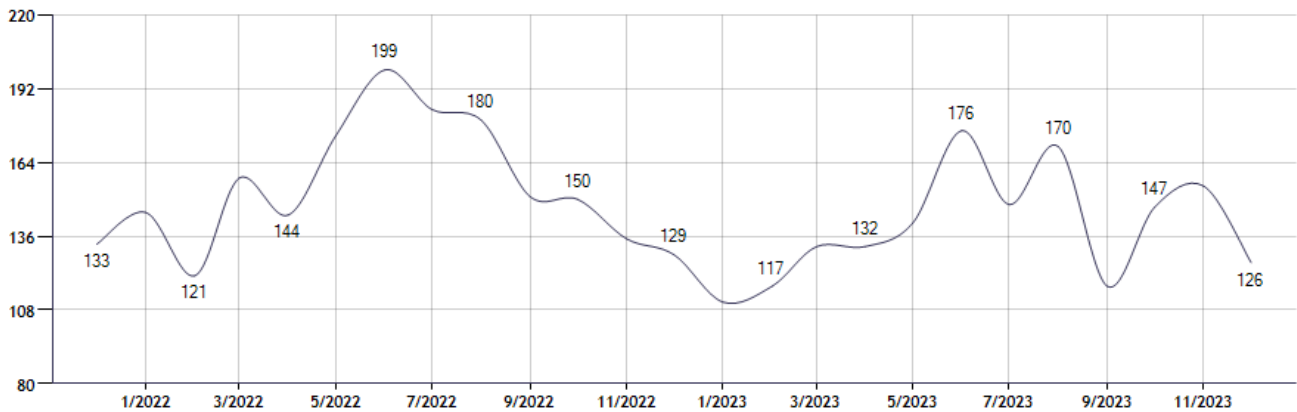
Current Available Inventory - 360
 Current Median List Price - \$499,900

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	126	129	-2.3
Nov-2023	155	135	14.8
Oct-2023	147	150	-2.0
Sep-2023	117	151	-22.5
Aug-2023	170	180	-5.6
Jul-2023	148	184	-19.6
Jun-2023	176	199	-11.6
May-2023	141	174	-19.0
Apr-2023	132	144	-8.3
Mar-2023	132	158	-16.5
Feb-2023	117	121	-3.3
Jan-2023	111	145	-23.4

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>