

Dutchess County, NY

County · NY · New York

BUYER'S MARKET

\$455K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

1,833

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



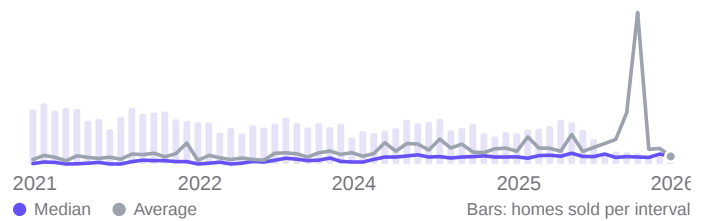
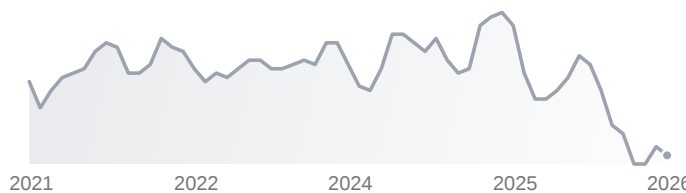
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$451K · Average \$449K

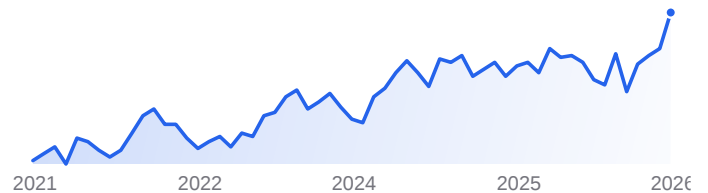
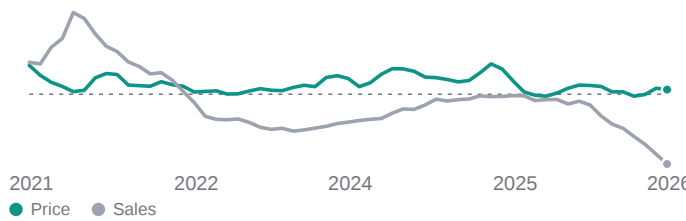


Growth (year over year)

Price +2.8% · Sales -42.0%

Price per square foot

\$289/ft²

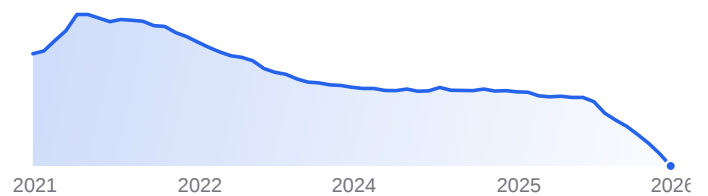
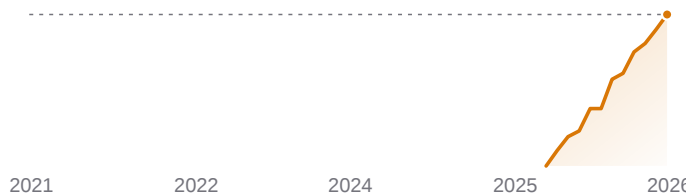


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

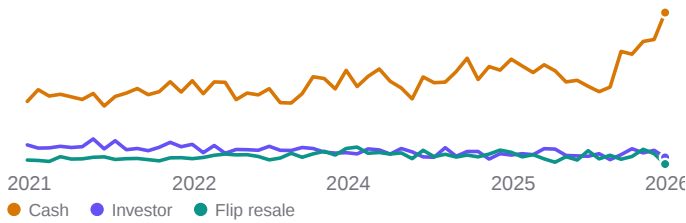
1.9%



BUYERS & OUTCOMES

Buyer mix

Cash 74% · Investor 3.2% · Flip resale 0%



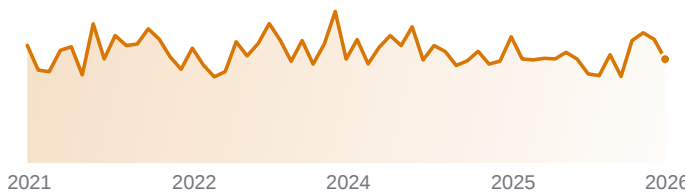
Sellers who sold at a gain

87%

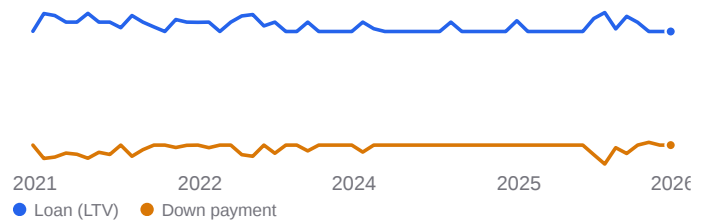


Median annualized return at resale

+7.3%

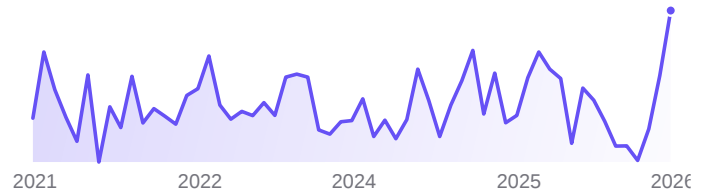


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



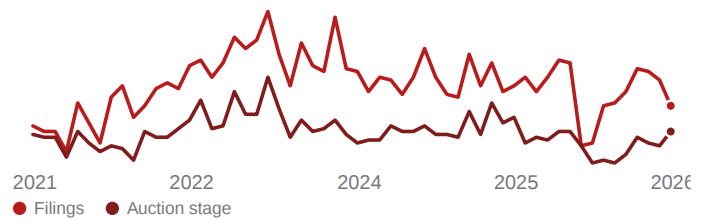
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 20 · Auction stage 11



HOUSING STOCK

Homes	95,484
Median value (AVM)	\$499K
Median size	1,778 ft²
Median bedrooms	3
Median year built	1969
Single family	73%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.5%
Owner occupied	80%
Company owned	15%
Median loan-to-value	36%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	300,787
Density	378 / mi²
Median household income	\$94K
Average household income	\$128K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	75
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	7.9%
Unemployment	1.0%
Average temp	49°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.