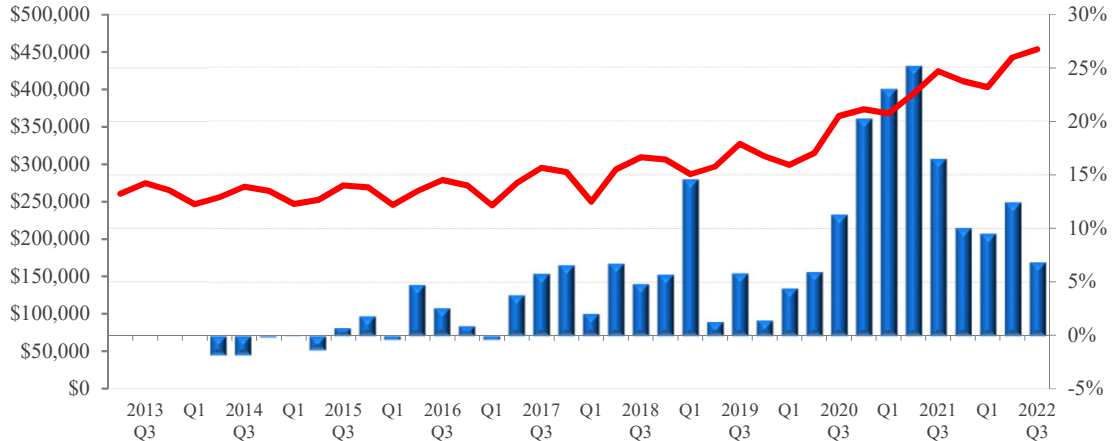


## Dutchess County-Putnam County Area Local Market Report, Third Quarter 2022

### Today's Market...

**Median Price (Red Line) and One-year Price Growth**



<b>Local Price Trends</b>			
Price Activity	Dutchess County	U.S.	<b>Local Trend</b>
Current Median Home Price (2022 Q3)	\$453,700	\$391,467	Prices are up from a year ago, but price growth is slowing
1-year (4-quarter) Appreciation (2022 Q3)	6.9%	8.6%	
3-year (12-quarter) Appreciation (2022 Q3)	38.5%	41.4%	
3-year (12-quarter) Housing Equity Gain*	\$126,200	\$114,567	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$181,900	\$164,133	
9-year (36 quarters) Housing Equity Gain*	\$179,000	\$184,600	

\*Note: Equity gain reflects price appreciation only

	Dutchess County	U.S.	
<b>Conforming Loan Limit**</b>	\$726,200	\$1,089,300	Most buyers in this market have access to government-backed financing
<b>FHA Loan Limit</b>	\$472,030	\$1,089,300	
<b>Local Median to Conforming Limit Ratio</b>	62%	not comparable	

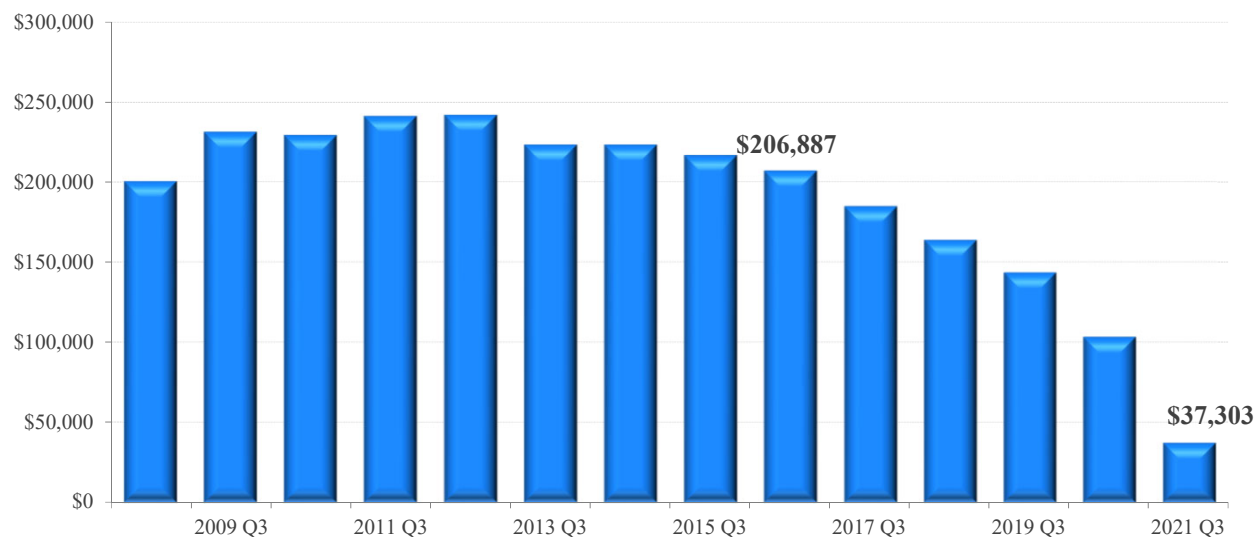
Note: limits are current and include the changes made on January 1st 2023.

#### Local NAR Leadership

The Dutchess County-Putnam County market is part of region 2 in the NAR governance system, which includes all of New York, New Jersey, and Pennsylvania. The 2022 NAR Regional Vice President representing region 2 is Ilene Horowitz.

## Benefits of Ownership: Total Equity Appreciation

### Total Equity Accrued to Owner by Year and Quarter of Purchase



#### Total Equity Gained\*\* through 2022 Q3 from quarter in which home was of purchased

Price Activity	Dutchess County	U.S.	Local Trend
1-year (4-quarter)	\$37,303	\$38,029	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$143,483	\$129,179	
5-year (20-quarter)*	\$184,679	\$160,886	
7-year (28 quarters)*	\$216,585	\$193,144	
9-year (36 quarters)*	\$223,113	\$217,820	

\*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

# Drivers of Local Supply and Demand...

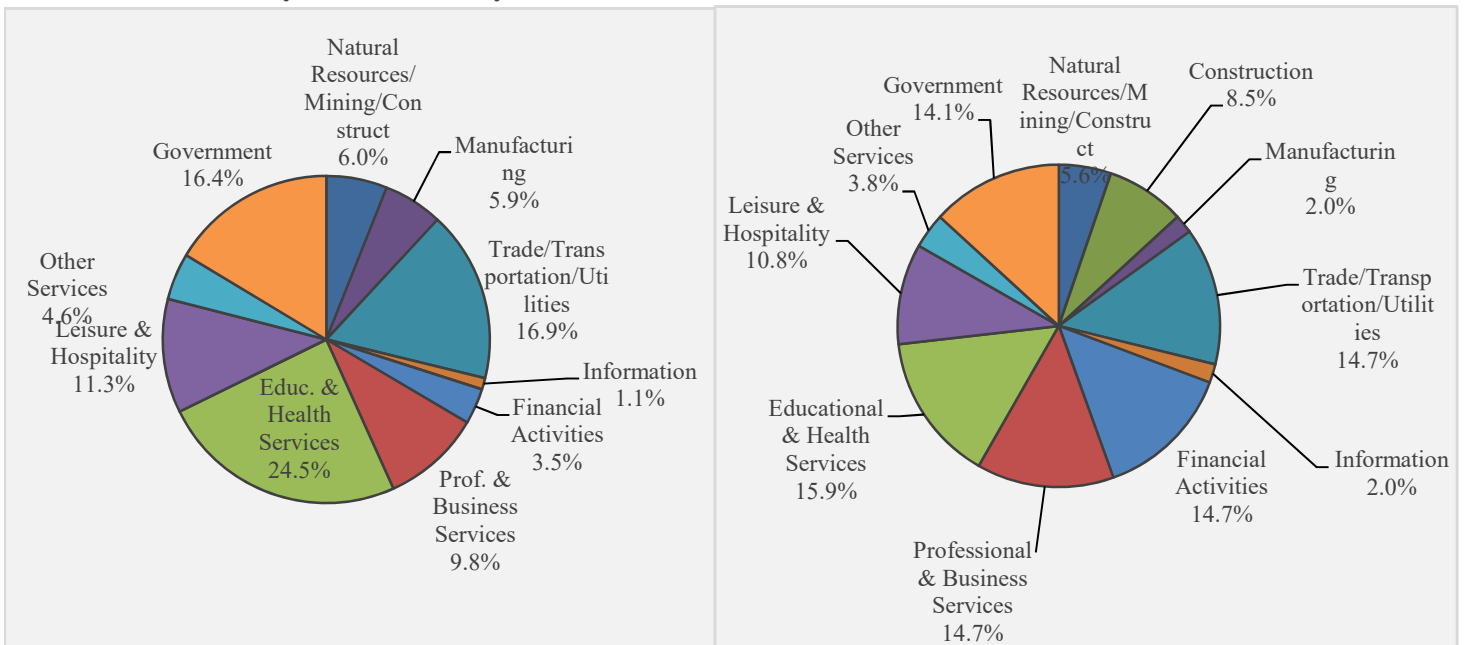


Local Economic Outlook	Dutchess County	U.S.	
12-month Job Change (Sep)	3,200	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Aug)	3,600	Not Comparable	
36-month Job Change (Sep)	-7,000	Not Comparable	Unemployment in Dutchess County is better than the national average and improving
Current Unemployment Rate (Sep)	2.8%	3.5%	
Year-ago Unemployment Rate	3.7%	4.7%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	2.3%	4.3%	

## Share of Total Employment by Industry

Dutchess County-Putnam County Area

U.S.



### 12-month Employment Change by Industry (Sep - 2022)

Goods Producing	NA	Information	0
Natural Resources/Mining/Construction	0	Financial Activities	-100
Natural Resources and Mining	NA	Prof. & Business Services	1,000
Construction	NA	Educ. & Health Services	900
Manufacturing	-200	Leisure & Hospitality	1,000
Service Providing Excluding Government	NA	Other Services	200
Trade/Transportation/Utilities	300	Government	500

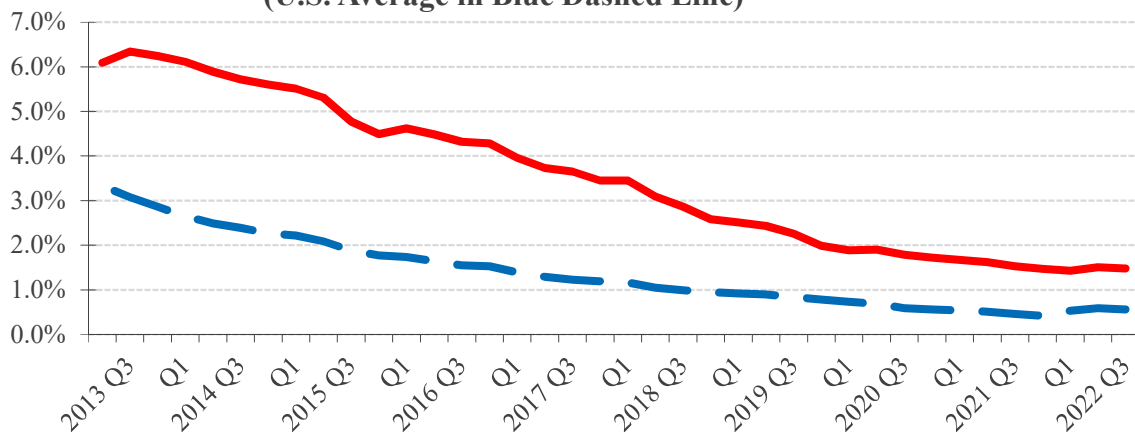
State Economic Activity Index	New York	U.S.	
12-month change (2022 - Sep)	6.5%	4.9%	New York's economy is stronger than the nation's, but slowed from last month's 7.07% change
36-month change (2022 - Sep)	4.0%	5.2%	

<b>New Housing Construction</b>			
<b>Local Fundamentals</b>	<b>Dutchess County</b>	<b>U.S.</b>	
12-month Sum of 1-unit Building Permits through Sep	NA	not comparable	Local Data Not Available
8-year average for 12-month Sum of 1-Unit Building Permits	NA	not comparable	Local Data Not Available
Single-Family Housing Permits (Sep) 12-month sum vs. a year ago	NA	-7.7%	Local Data Not Available

**Construction: 12-month Sum of Local Housing Permits  
(Historical Average Shown in Red Dashed Line)**

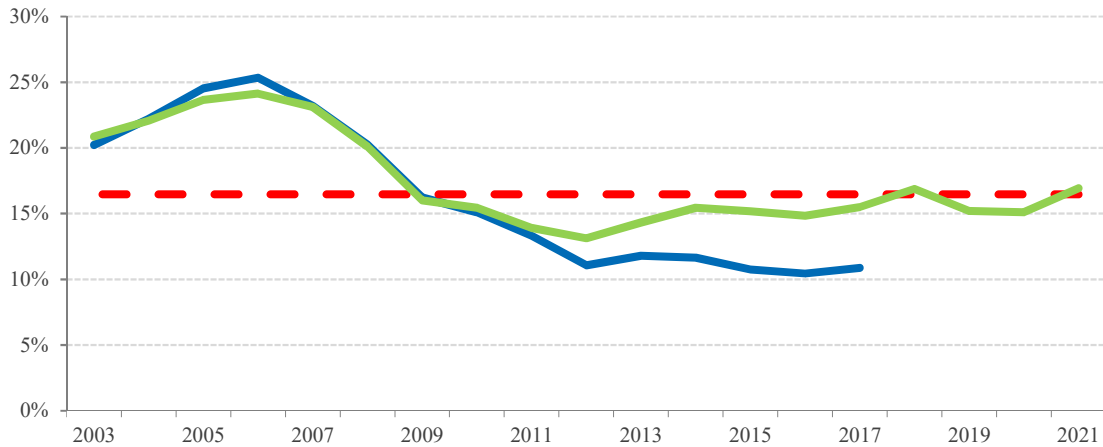


**State Total Foreclosure Rate vs. U.S Average  
(U.S. Average in Blue Dashed Line)**



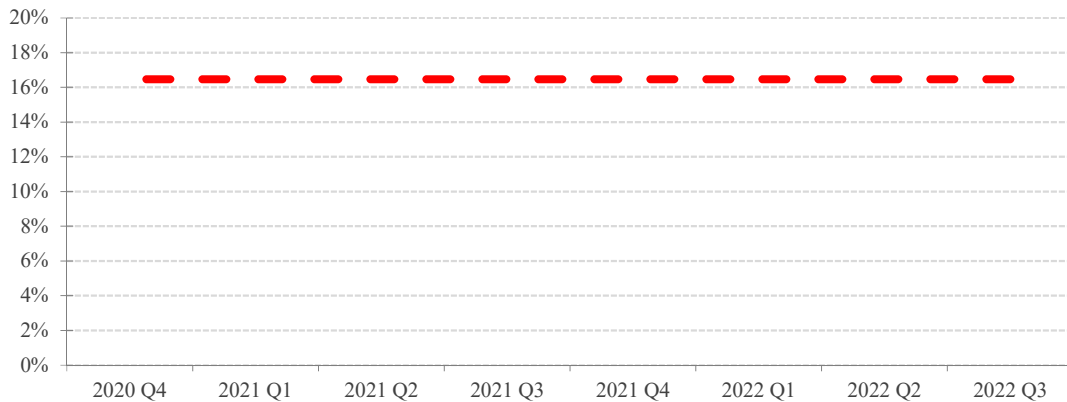
# Affordability

**Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income**  
(Local Historical Average Shown in Red, U.S. Average in Green)

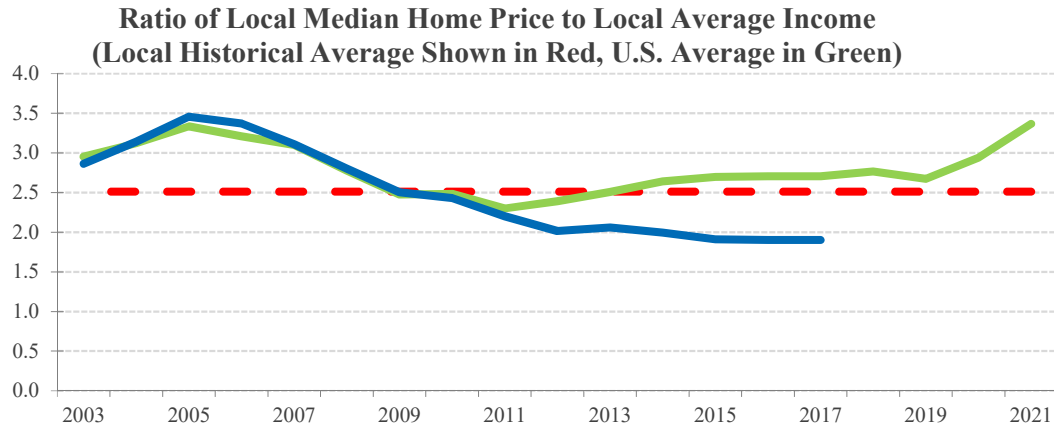


Monthly Mortgage Payment to Income	Dutchess County	U.S.	
Ratio for 2021	NA	16.9%	NA
Ratio for 2022 Q3	NA	24.4%	
Historical Average	16.5%	18.1%	More affordable than most markets

**Recent Trend - Local Mortgage Servicing Cost to Income**  
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Dutchess County	U.S.	
Ratio for 2021	NA	3.4	NA
Ratio for 2022 Q3	NA	3.6	
Historical Average	2.5	2.7	Affordable compared to most markets



## The Mortgage Market



Mortgage rates continued their upward trek in the third quarter of the year. Due to elevated inflation, the Federal Reserve raised twice its short-term interest rates by 75 basis points each time. While both rising inflation and higher interest rates typically move up mortgage rates, the 30-year fixed mortgage rate surpassed the 6.5 percent threshold moving closer to 7 percent. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate rose to 5.6 percent in Q3 2022 from 2.9 percent a year earlier. As long as inflation remains elevated, mortgage rates will continue to rise. NAR forecasts the 30-year fixed mortgage rate to average 6.5 percent at the end of the year.

## Geographic Coverage for this Report

The Dutchess County area referred to in this report covers the geographic area of the Dutchess County-Putnam County metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

### Dutchess County and Putnam County

More information on the OMB's geographic definitions can be found at [https://obamawhitehouse.archives.gov/omb/bulletins\\_default/](https://obamawhitehouse.archives.gov/omb/bulletins_default/)

