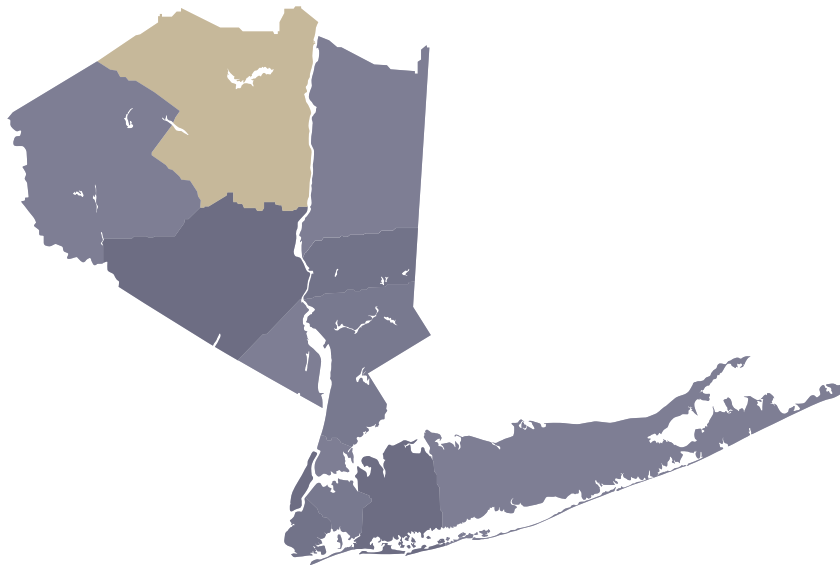


# May 2022

Ulster County reported a residential closed median sales price of \$366,000 in May 2022, which is an increase of 12.60% from the reported figure of \$325,000 in May 2021. There were 68 closed residential sales transactions and 70 pending transactions reported in May 2022.



<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.

**Ulster**, rich in wild woodlands and fertile farmland, is known for its thriving farms, wide-open spaces, charming shops and restaurants, and the opportunity to live free of NYC congestion. Those seeking a secluded spot find respite on remote properties, just beyond the Catskill Forest Preserve, and enjoy local farmers' markets, kayaking, and plentiful historic sites.

## Sold Property Median Price for:

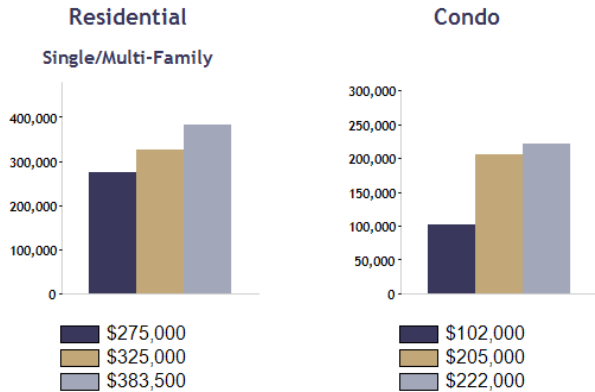
### Location: Ulster (County)

Date Range



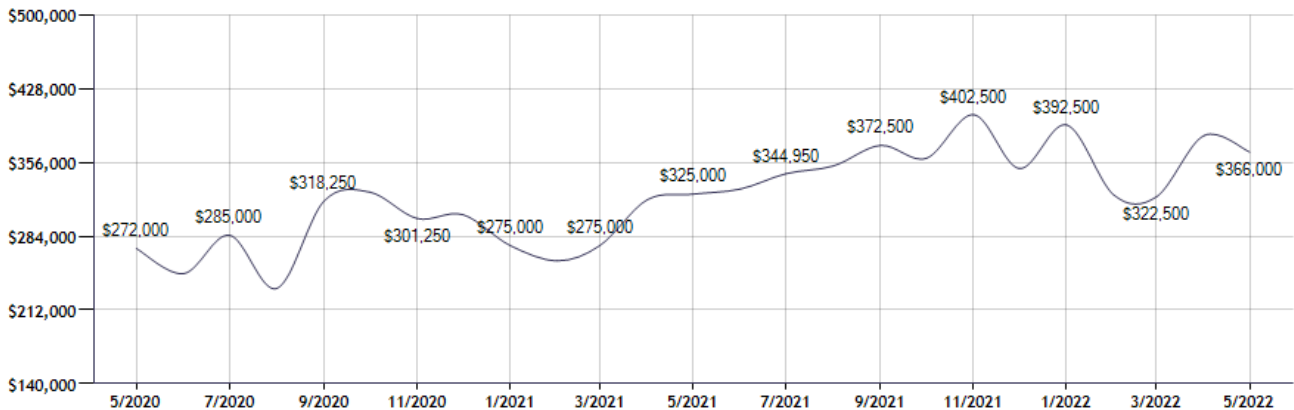
Current Available Inventory - 257  
 Current Median List Price - \$452,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2022	\$366,000	\$325,000	12.6
Apr-2022	\$382,000	\$319,500	19.6
Mar-2022	\$322,500	\$275,000	17.3
Feb-2022	\$324,000	\$260,000	24.6
Jan-2022	\$392,500	\$275,000	42.7
Dec-2021	\$350,000	\$305,000	14.8
Nov-2021	\$402,500	\$301,250	33.6
Oct-2021	\$360,000	\$327,000	10.1
Sep-2021	\$372,500	\$318,250	17.0
Aug-2021	\$352,500	\$233,000	51.3
Jul-2021	\$344,950	\$285,000	21.0
Jun-2021	\$330,000	\$247,500	33.3

## Sold Property Median Price for: Location: Ulster (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:**

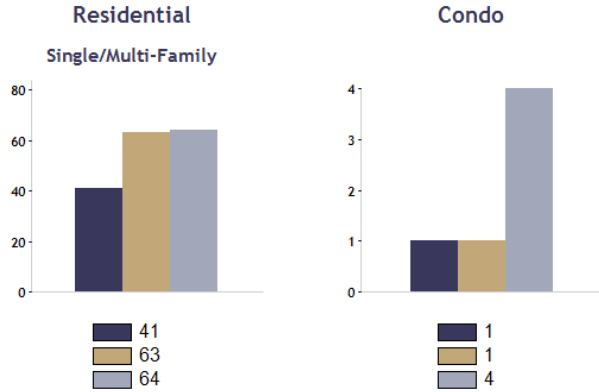
**Location: Ulster (County)**

Date Range



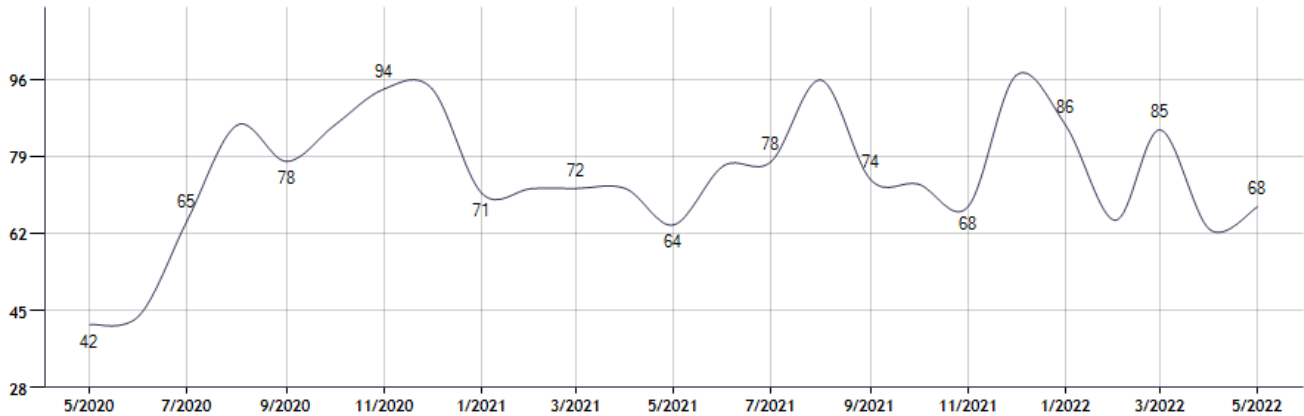
Current Available Inventory - 257  
Current Median List Price - \$452,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2022	68	64	6.3
Apr-2022	63	72	-12.5
Mar-2022	85	72	18.1
Feb-2022	65	72	-9.7
Jan-2022	86	71	21.1
Dec-2021	97	94	3.2
Nov-2021	68	94	-27.7
Oct-2021	73	86	-15.1
Sep-2021	74	78	-5.1
Aug-2021	96	86	11.6
Jul-2021	78	65	20.0
Jun-2021	77	44	75.0

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



Note: Information displayed in the data table is compiled by OneKey<sup>®</sup> 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:

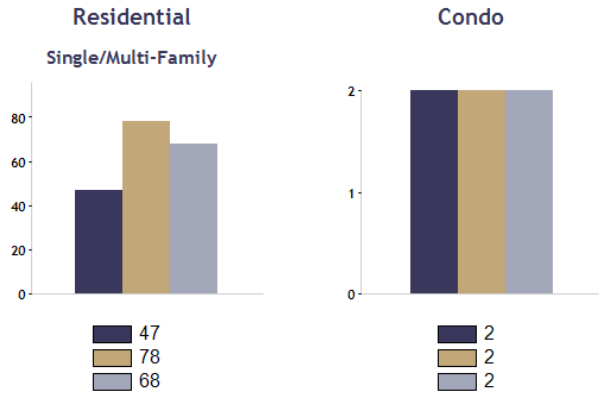
### Location: Ulster (County)

Date Range



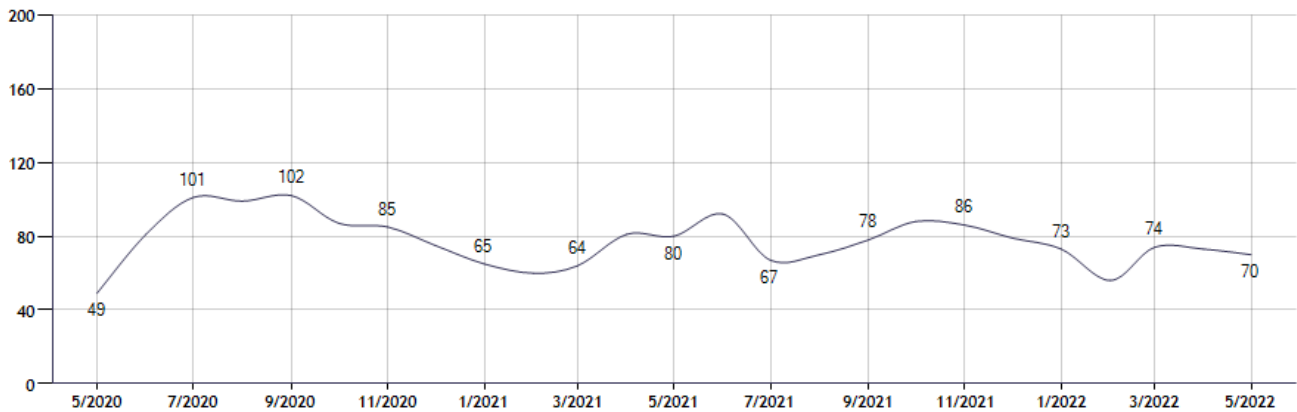
Current Available Inventory - 257  
 Current Median List Price - \$452,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
May-2022	70	80	-12.5
Apr-2022	73	81	-9.9
Mar-2022	74	64	15.6
Feb-2022	56	60	-6.7
Jan-2022	73	65	12.3
Dec-2021	79	75	5.3
Nov-2021	86	85	1.2
Oct-2021	88	87	1.1
Sep-2021	78	102	-23.5
Aug-2021	70	99	-29.3
Jul-2021	67	101	-33.7
Jun-2021	92	81	13.6

### Pending Sales Counts for: Location: Ulster (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>