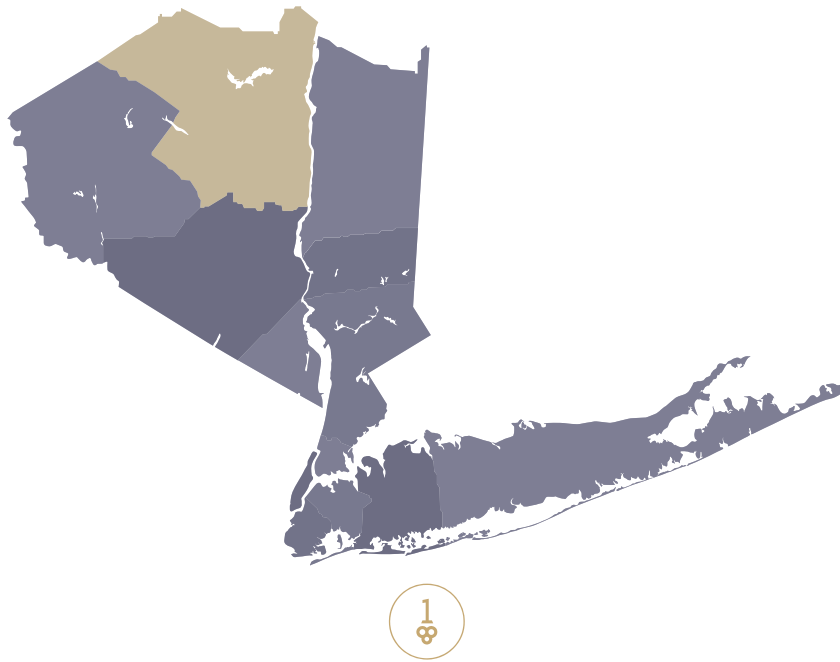


# July 2022

Ulster County reported a residential closed median sales price of \$365,000 in July 2022, which is an increase of 5.80% from the reported figure of \$344,950 in July 2021. There were 68 closed residential sales transactions and 63 pending transactions reported in July 2022, following 83 closed and 75 pending transactions reported the month prior.



<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:

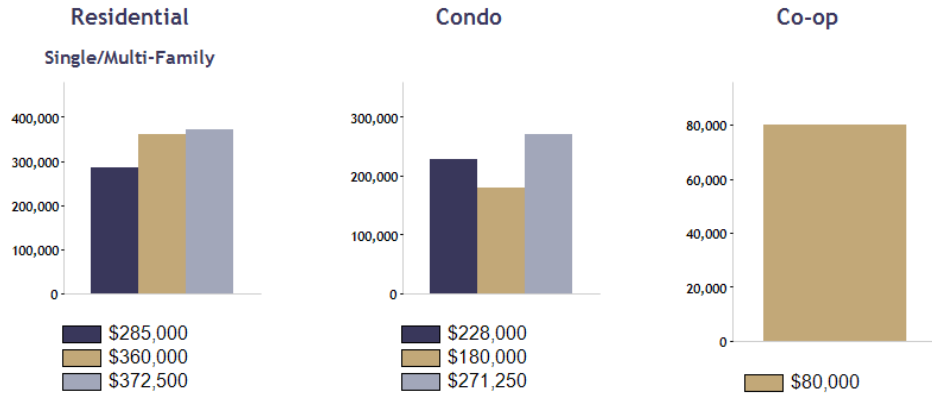
### Location: Ulster (County)

Date Range

Jul 2020	Jul 2021	Jul 2022
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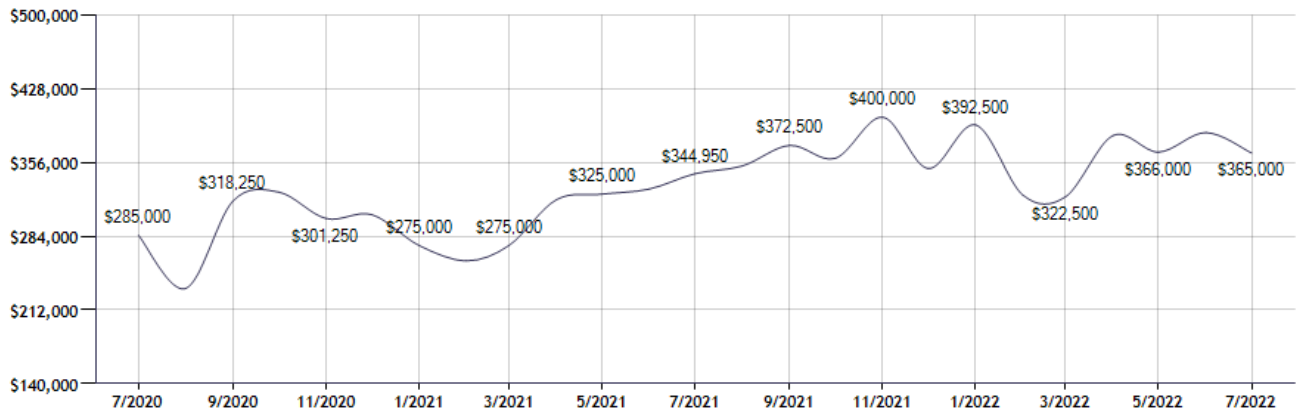
Current Available Inventory - 338  
 Current Median List Price - \$449,700

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	\$365,000	\$344,950	5.8
Jun-2022	\$385,000	\$330,000	16.7
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	\$400,000	\$301,250	32.8
Oct-2021	\$360,000	\$327,000	10.1
Sep-2021	\$372,500	\$318,250	17.0
Aug-2021	\$352,500	\$233,000	51.3

## 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:

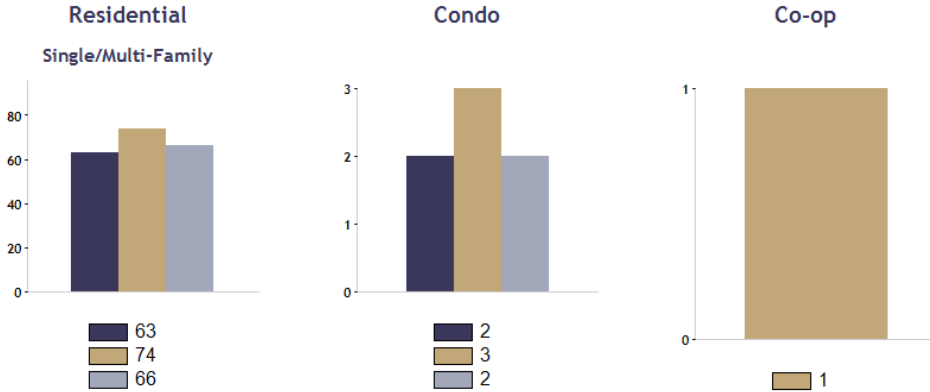
### Location: Ulster (County)

Date Range

Jul 2020	Jul 2021	Jul 2022
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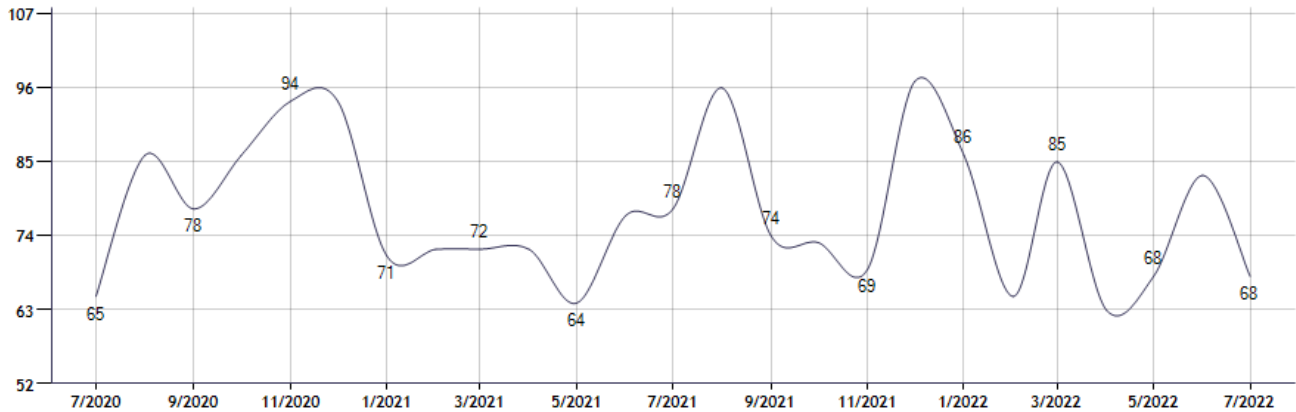
Current Available Inventory - 338  
 Current Median List Price - \$449,700

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	68	78	-12.8
Jun-2022	83	77	7.8
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	69	94	-26.6
Oct-2021	73	86	-15.1
Sep-2021	74	78	-5.1
Aug-2021	96	86	11.6

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



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## Pending Sales Counts for:

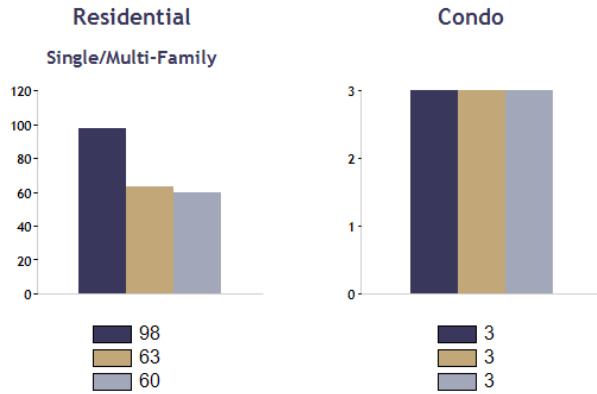
### Location: Ulster (County)

Date Range



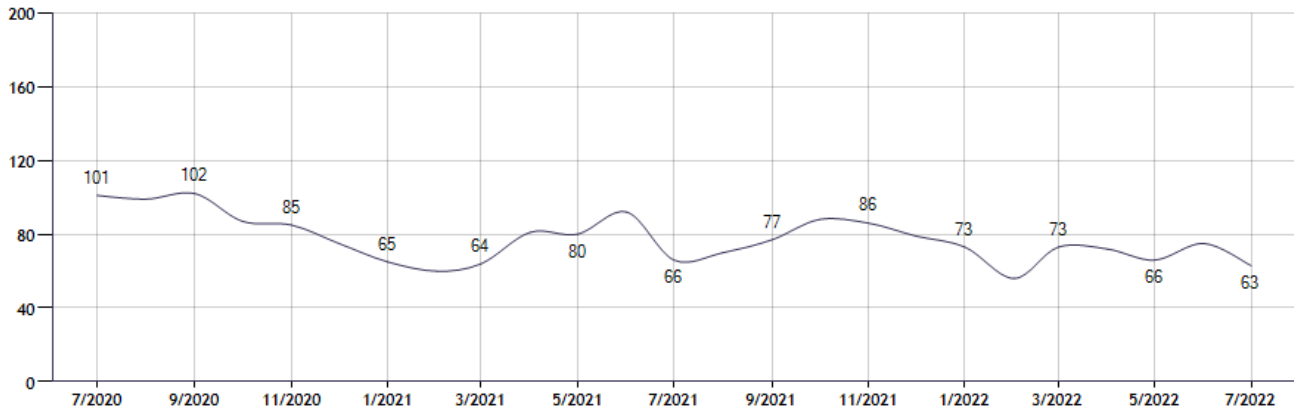
Current Available Inventory - 338  
 Current Median List Price - \$449,700

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jul-2022	63	66	-4.5
Jun-2022	75	92	-18.5
May-2022	66	80	-17.5
Apr-2022	72	81	-11.1
Mar-2022	73	64	14.1
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	77	102	-24.5
Aug-2021	70	99	-29.3

### 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>