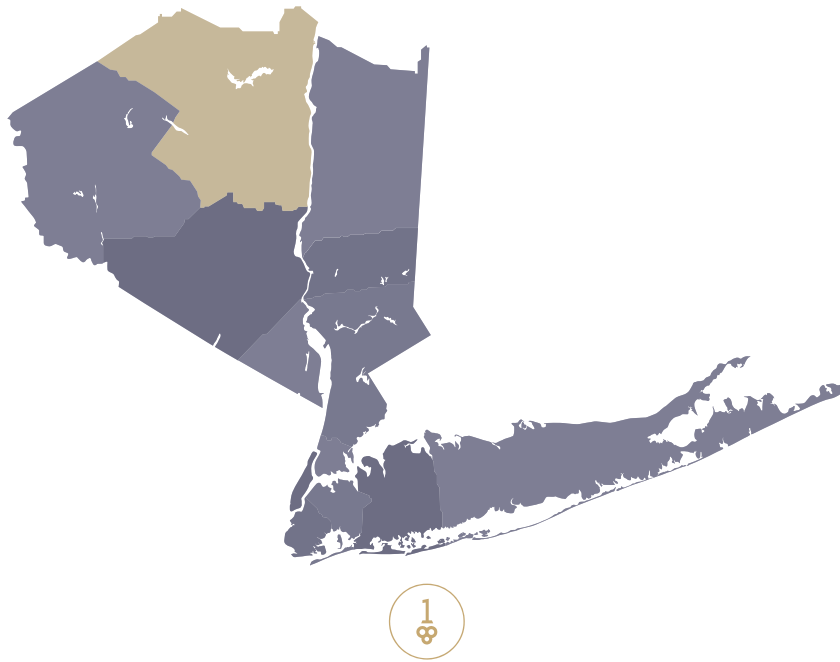


October 2022

Ulster County reported a residential closed median sales price of \$365,000 in October 2022, which is an increase of 1.40% from the reported figure of \$360,000 in October 2021. There were 83 closed residential sales transactions and 76 pending transactions reported on the MLS in October 2022, following 70 closed and 86 pending transactions reported the month prior.



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.

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:

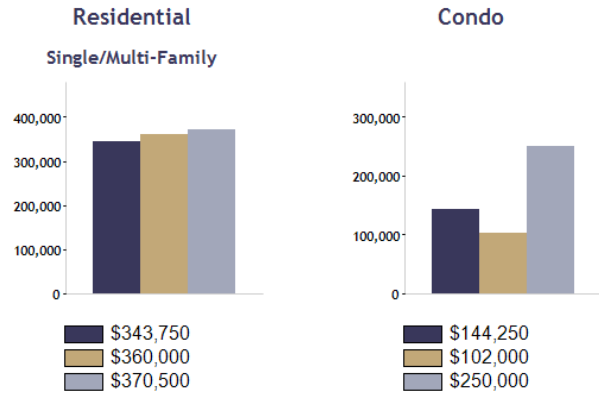
Location: Ulster (County)

Date Range



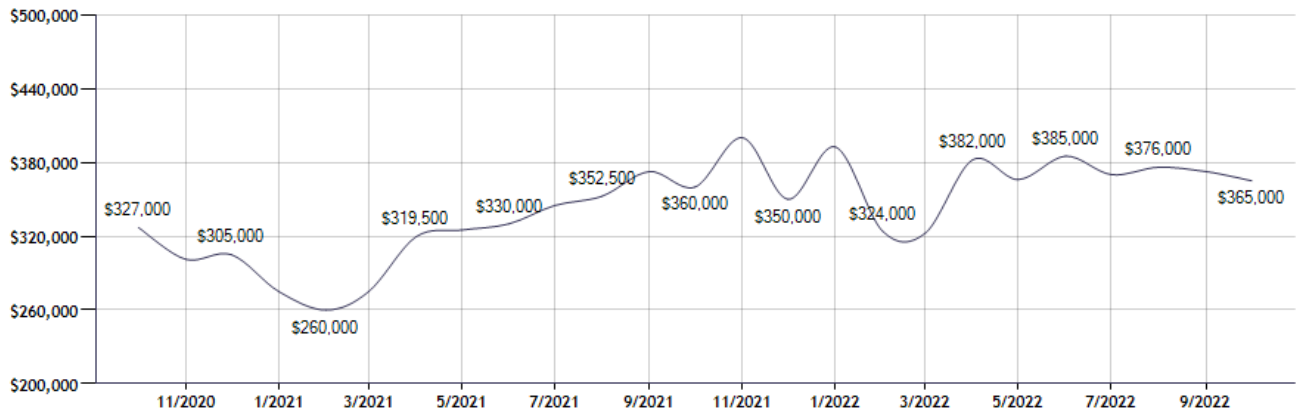
Current Available Inventory - 349
 Current Median List Price - \$435,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2022	\$365,000	\$360,000	1.4
Sep-2022	\$372,500	\$372,500	0.0
Aug-2022	\$376,000	\$352,500	6.7
Jul-2022	\$370,000	\$344,950	7.3
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

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:

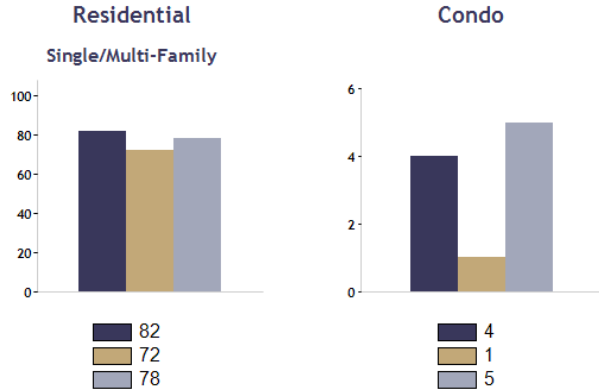
Location: Ulster (County)

Date Range



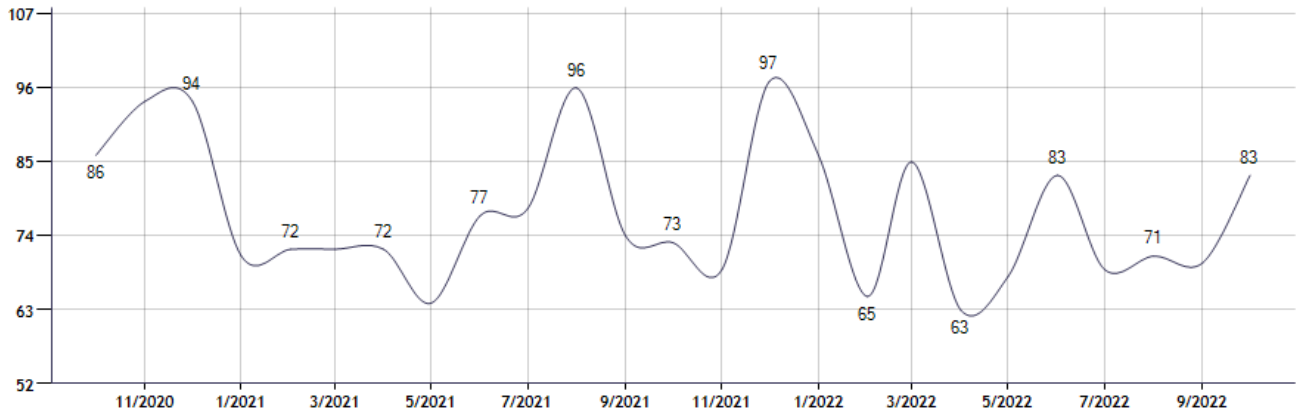
Current Available Inventory - 349
 Current Median List Price - \$435,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2022	83	73	13.7
Sep-2022	70	74	-5.4
Aug-2022	71	96	-26.0
Jul-2022	69	78	-11.5
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

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® 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:

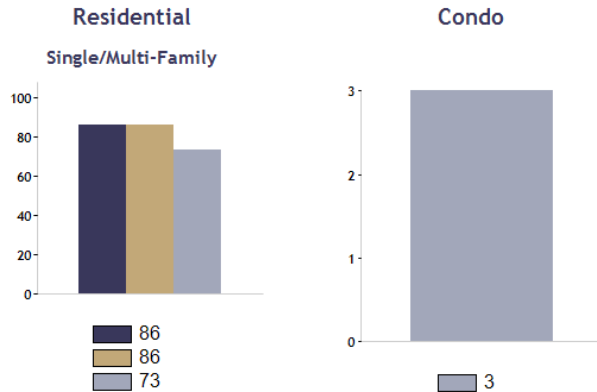
Location: Ulster (County)

Date Range



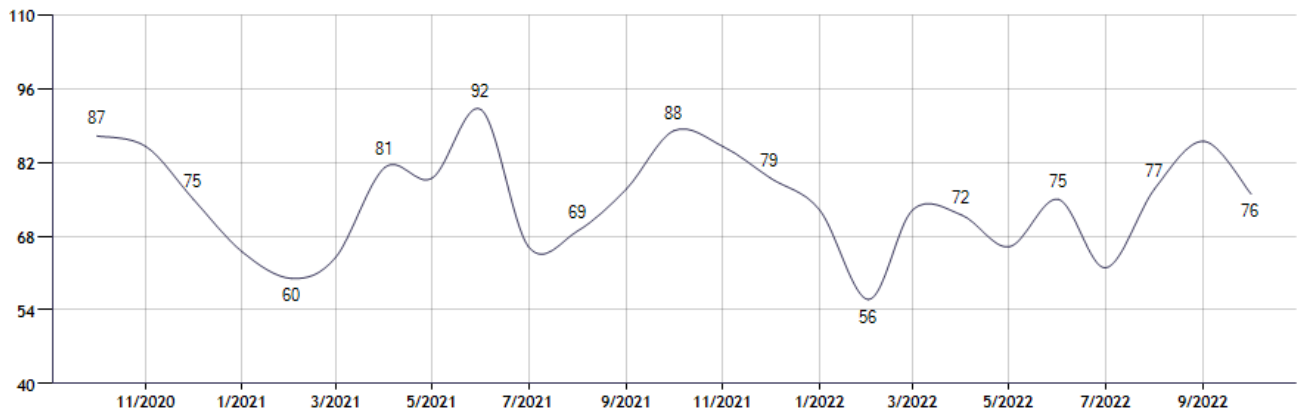
Current Available Inventory - 349
Current Median List Price - \$435,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Oct-2022	76	88	-13.6
Sep-2022	86	77	11.7
Aug-2022	77	69	11.6
Jul-2022	62	66	-6.1
Jun-2022	75	92	-18.5
May-2022	66	79	-16.5
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	85	85	0.0

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>