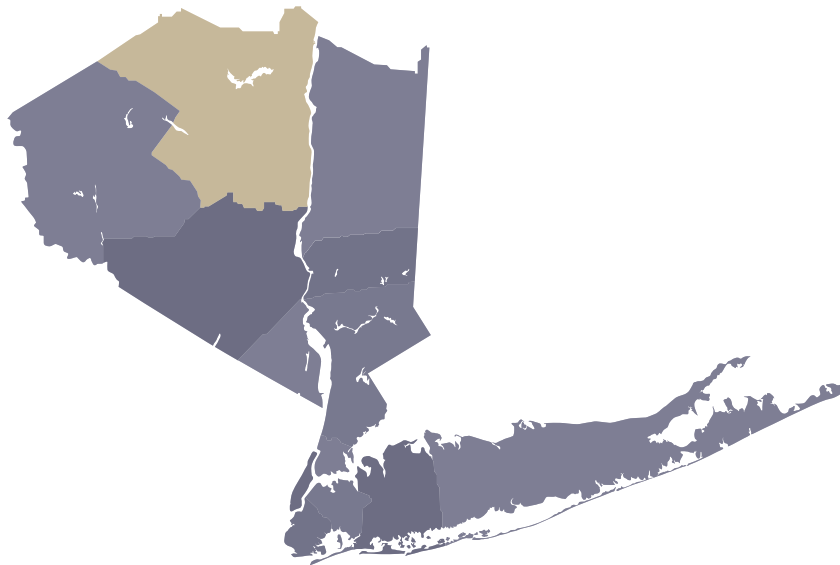


November 2022

Ulster County reported a residential closed median sales price of \$356,500 in November 2022, which is a decrease of 10.90% from the reported figure of \$400,000 in November 2021. There were 91 closed residential sales transactions and 60 pending transactions reported on the MLS in November 2022, following 84 closed and 76 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:

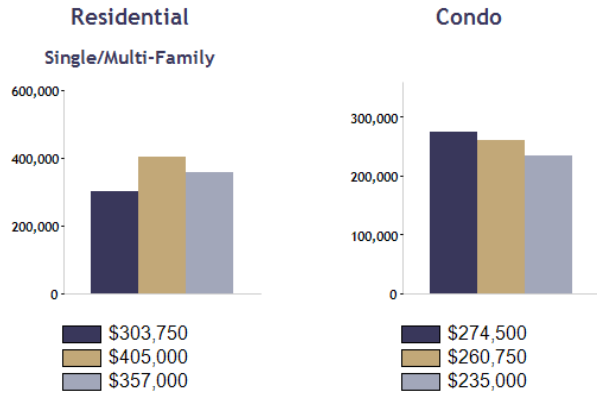
Location: Ulster (County)

Date Range



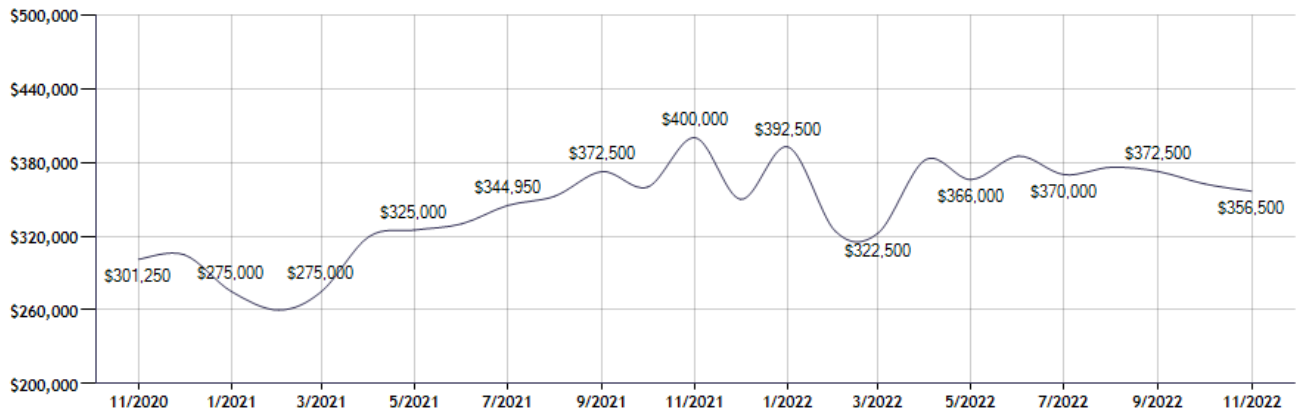
Current Available Inventory - 325
 Current Median List Price - \$419,000

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| Nov-2022 | \$356,500 | \$400,000 | -10.9 |
| Oct-2022 | \$362,500 | \$360,000 | 0.7 |
| 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 |

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:

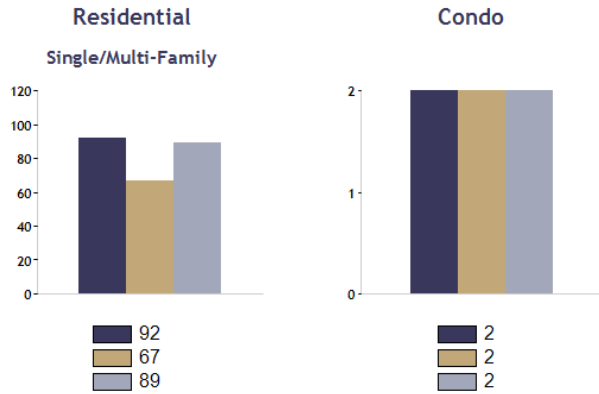
Location: Ulster (County)

Date Range



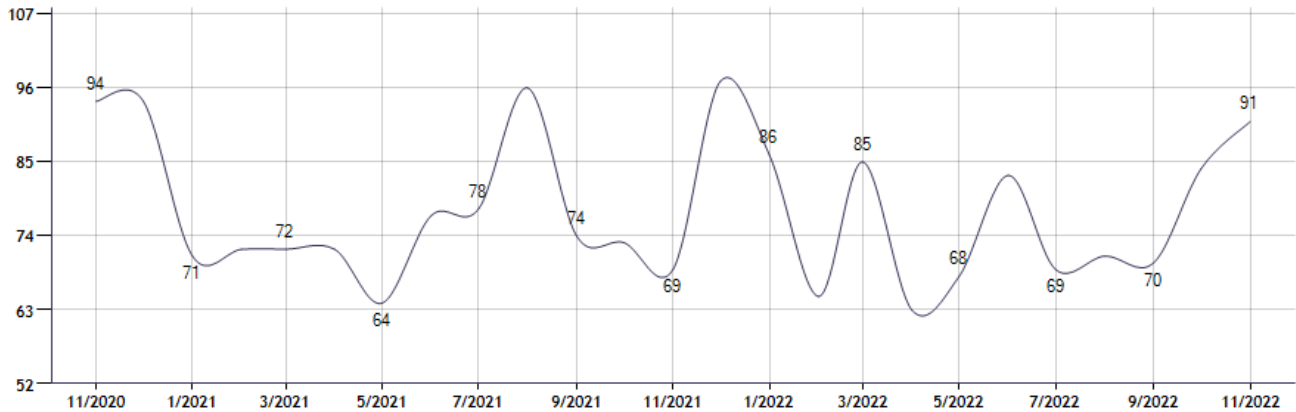
Current Available Inventory - 325
 Current Median List Price - \$419,000

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| Nov-2022 | 91 | 69 | 31.9 |
| Oct-2022 | 84 | 73 | 15.1 |
| 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 |

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



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Pending Sales Counts for:

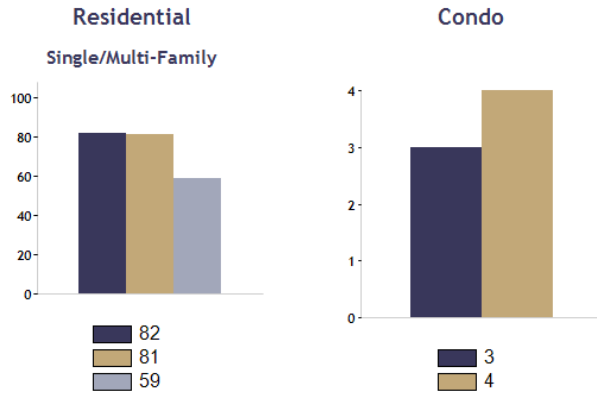
Location: Ulster (County)

Date Range



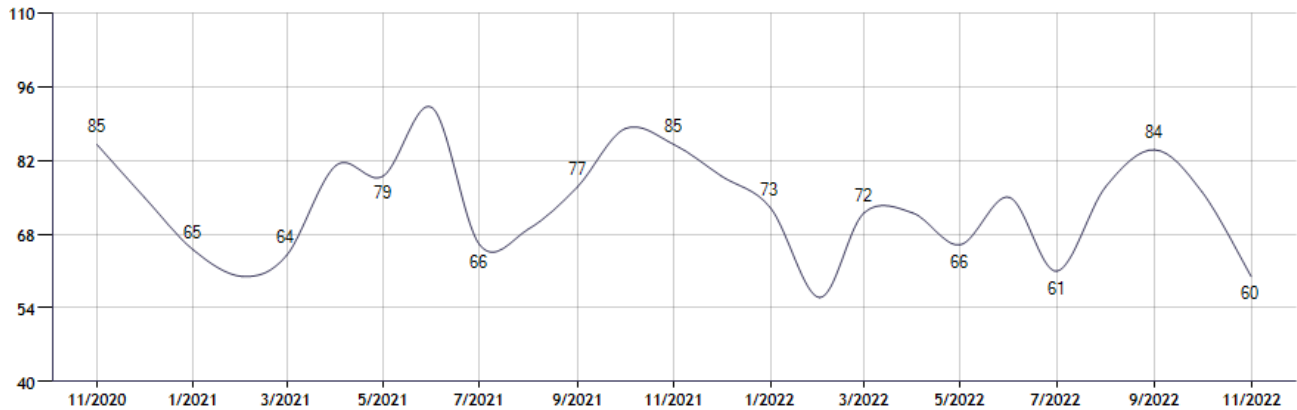
Current Available Inventory - 325
 Current Median List Price - \$419,000

Residential, Condo, Co-op Properties



| Month | Current Year | Prior Year | % Change |
|----------|--------------|------------|----------|
| Nov-2022 | 60 | 85 | -29.4 |
| Oct-2022 | 76 | 88 | -13.6 |
| Sep-2022 | 84 | 77 | 9.1 |
| Aug-2022 | 77 | 69 | 11.6 |
| Jul-2022 | 61 | 66 | -7.6 |
| Jun-2022 | 75 | 92 | -18.5 |
| May-2022 | 66 | 79 | -16.5 |
| Apr-2022 | 72 | 81 | -11.1 |
| Mar-2022 | 72 | 64 | 12.5 |
| Feb-2022 | 56 | 60 | -6.7 |
| Jan-2022 | 73 | 65 | 12.3 |
| Dec-2021 | 79 | 75 | 5.3 |

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>