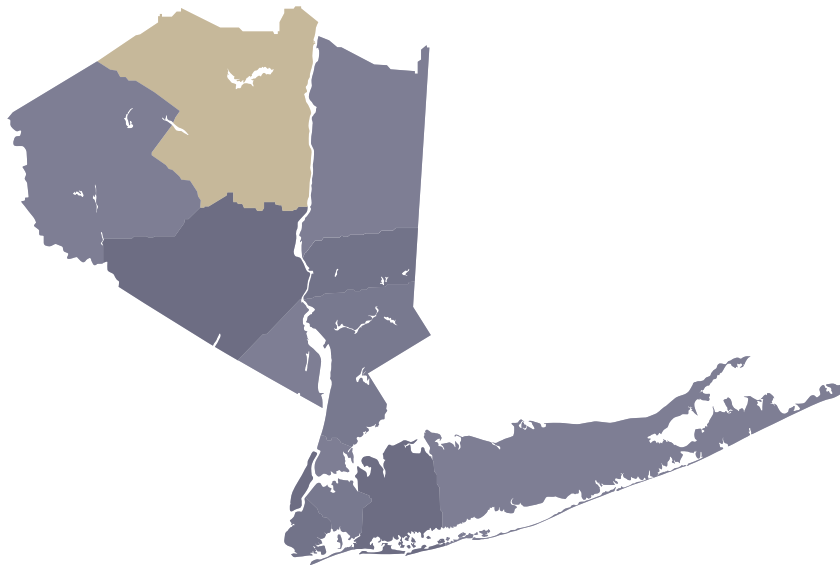


January 2023

Ulster County reported a residential closed median sales price of \$322,500 in January 2023 which is a decrease of 17.80% from the figure reported in January 2022 of \$392,500. There were 54 closed residential transactions and 50 pending transactions reported on the MLS in January 2023, following 64 closed and 66 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:

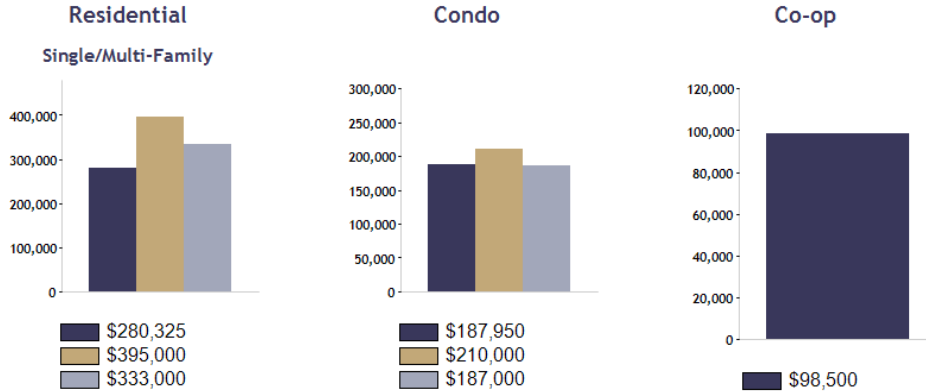
Location: Ulster (County)

Date Range



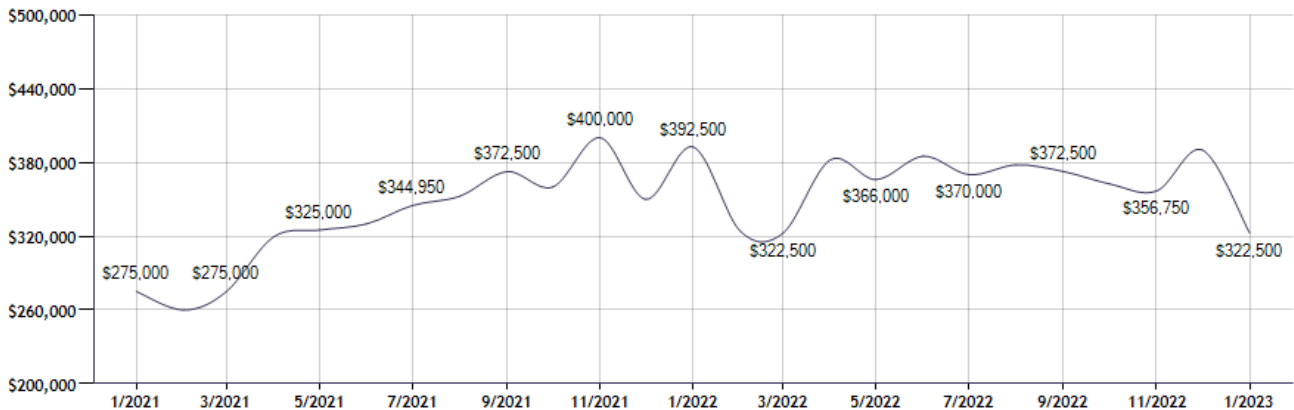
Current Available Inventory - 241
 Current Median List Price - \$415,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	\$322,500	\$392,500	-17.8
Dec-2022	\$390,000	\$350,000	11.4
Nov-2022	\$356,750	\$400,000	-10.8
Oct-2022	\$362,500	\$360,000	0.7
Sep-2022	\$372,500	\$372,500	0.0
Aug-2022	\$378,000	\$352,500	7.2
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

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:

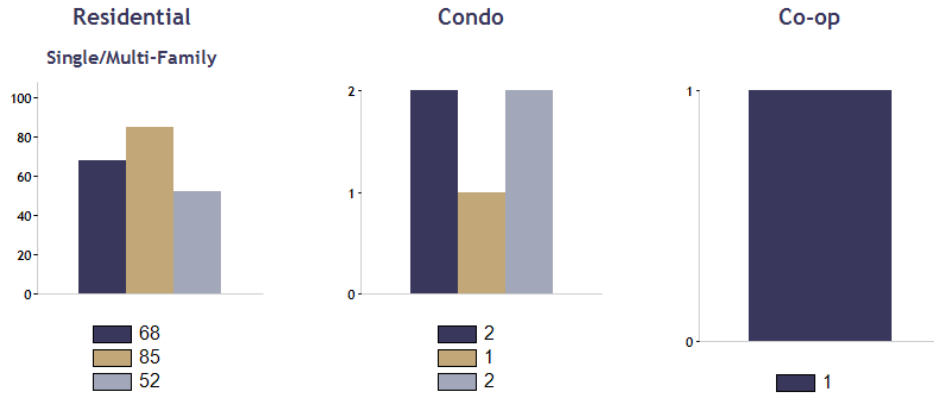
Location: Ulster (County)

Date Range



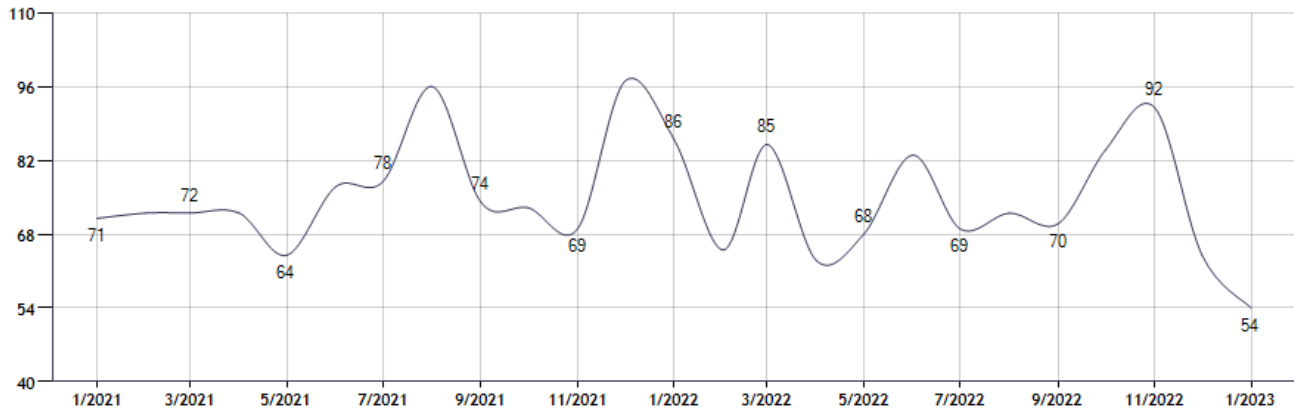
Current Available Inventory - 241
Current Median List Price - \$415,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	54	86	-37.2
Dec-2022	64	97	-34.0
Nov-2022	92	69	33.3
Oct-2022	84	73	15.1
Sep-2022	70	74	-5.4
Aug-2022	72	96	-25.0
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

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:

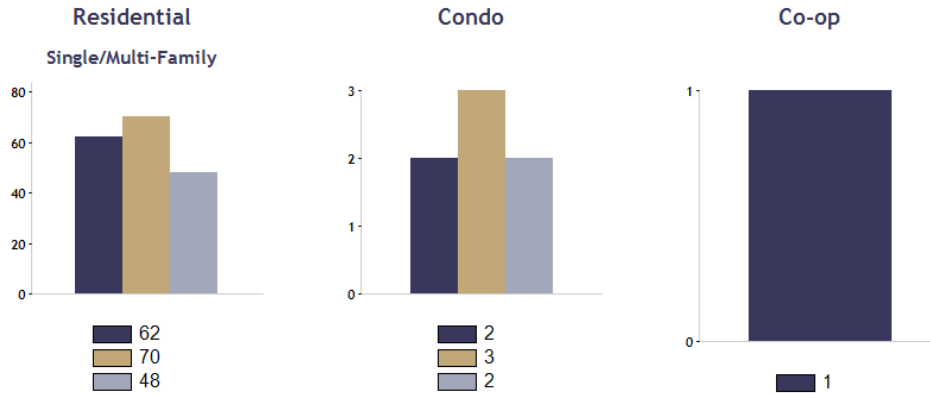
Location: Ulster (County)

Date Range



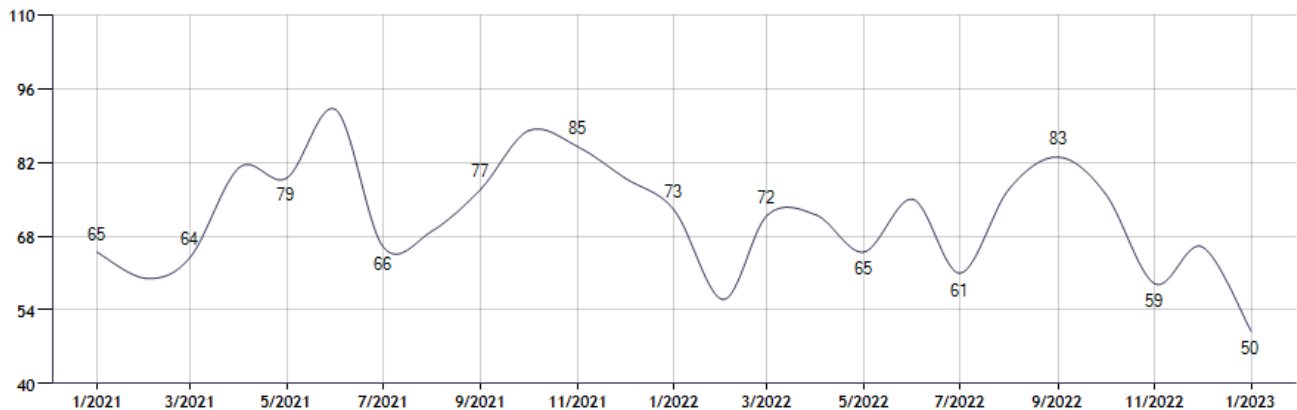
Current Available Inventory - 241
Current Median List Price - \$415,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jan-2023	50	73	-31.5
Dec-2022	66	79	-16.5
Nov-2022	59	85	-30.6
Oct-2022	76	88	-13.6
Sep-2022	83	77	7.8
Aug-2022	77	69	11.6
Jul-2022	61	66	-7.6
Jun-2022	75	92	-18.5
May-2022	65	79	-17.7
Apr-2022	72	81	-11.1
Mar-2022	72	64	12.5
Feb-2022	56	60	-6.7

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>