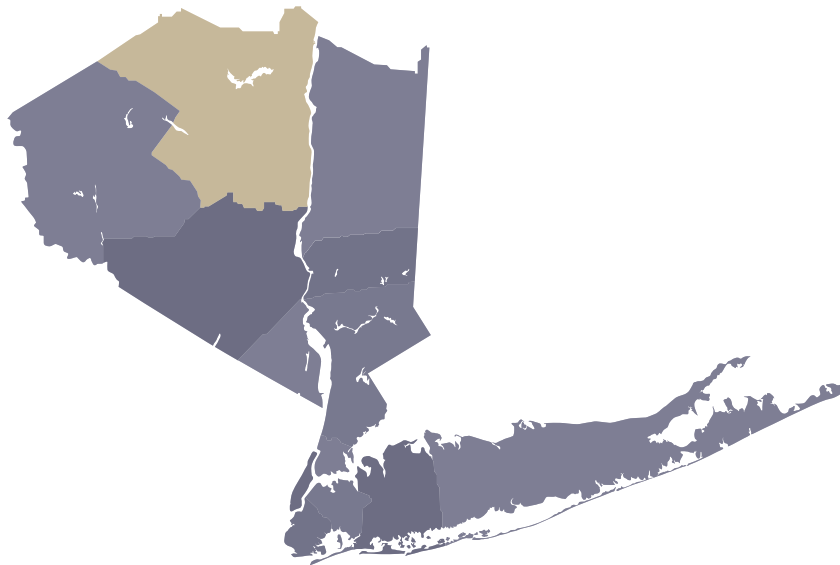


# February 2023

Ulster County reported a residential closed median sales price of \$373,750 in February 2023 which is an increase of 15.40% from the figure reported in February 2022 of \$324,000. There were 38 closed residential transactions and 66 pending transactions reported on the MLS in February 2023, following 55 closed and 51 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:

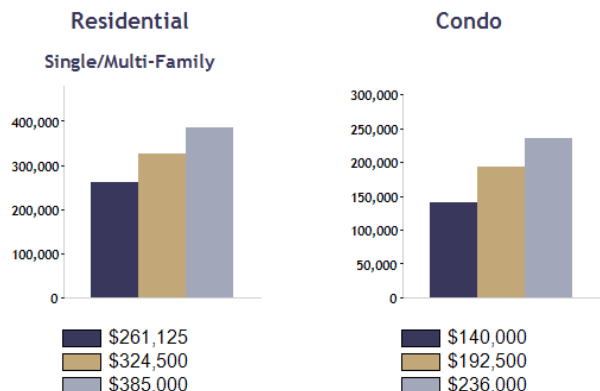
### Location: Ulster (County)

Date Range

Feb 2021	Feb 2022	Feb 2023
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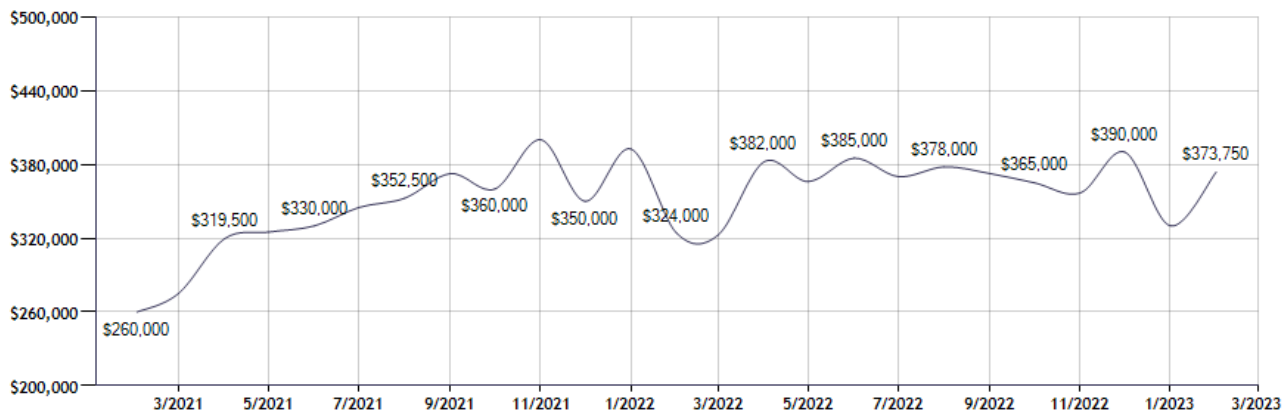
Current Available Inventory - 224  
 Current Median List Price - \$442,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	\$373,750	\$324,000	15.4
Jan-2023	\$330,000	\$392,500	-15.9
Dec-2022	\$390,000	\$350,000	11.4
Nov-2022	\$356,750	\$400,000	-10.8
Oct-2022	\$365,000	\$360,000	1.4
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

## 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:

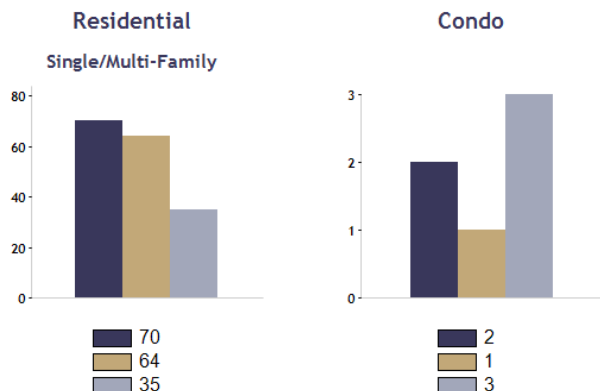
### Location: Ulster (County)

Date Range



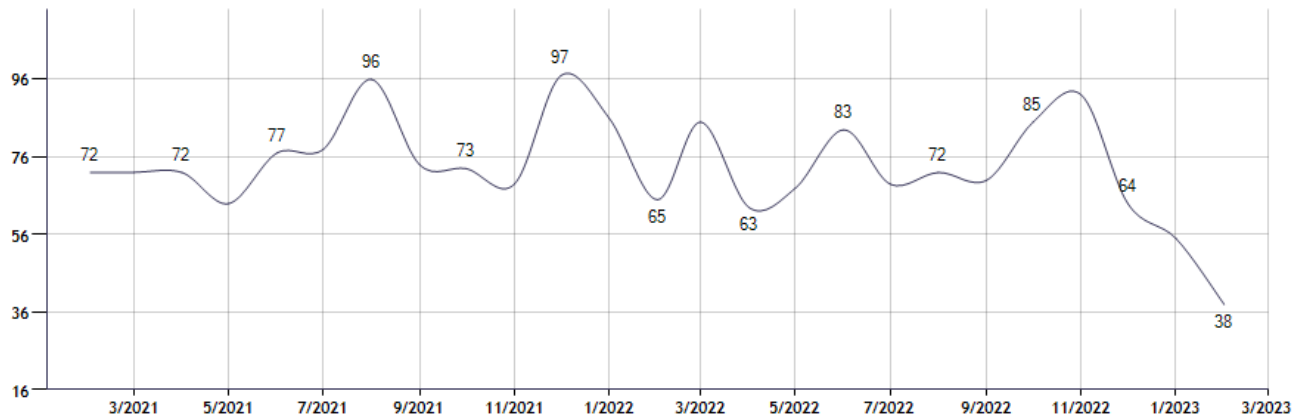
Current Available Inventory - 224  
 Current Median List Price - \$442,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	38	65	-41.5
Jan-2023	55	86	-36.0
Dec-2022	64	97	-34.0
Nov-2022	92	69	33.3
Oct-2022	85	73	16.4
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

### 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:

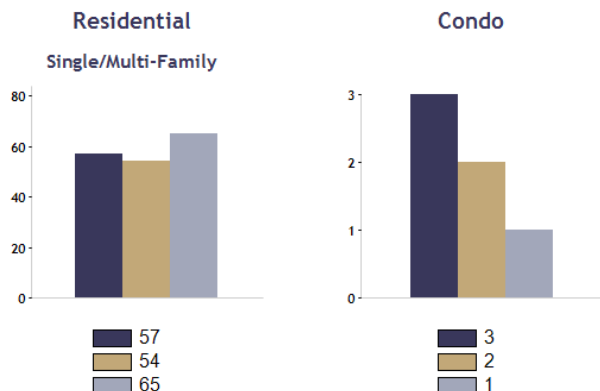
### Location: Ulster (County)

Date Range



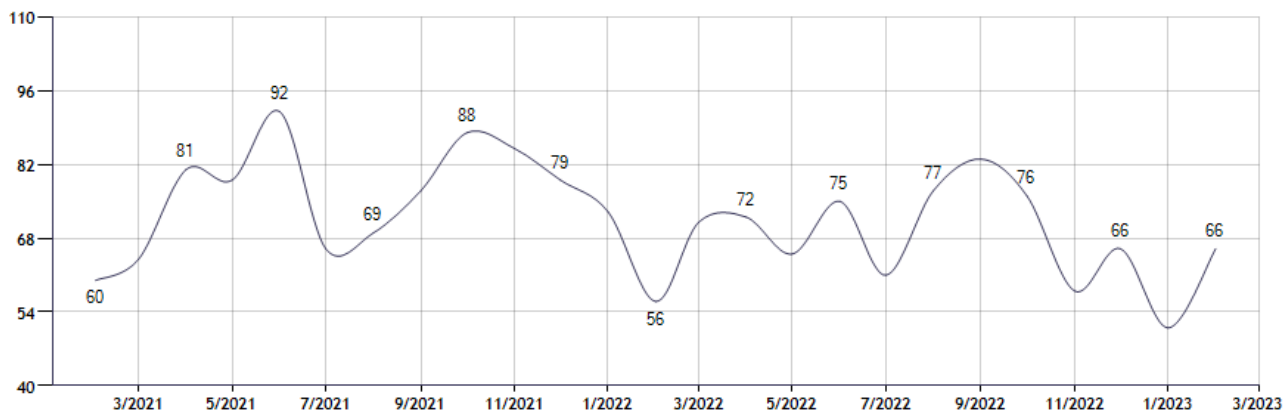
Current Available Inventory - 224  
Current Median List Price - \$442,500

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Feb-2023	66	56	17.9
Jan-2023	51	73	-30.1
Dec-2022	66	79	-16.5
Nov-2022	58	85	-31.8
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	71	64	10.9

### 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>