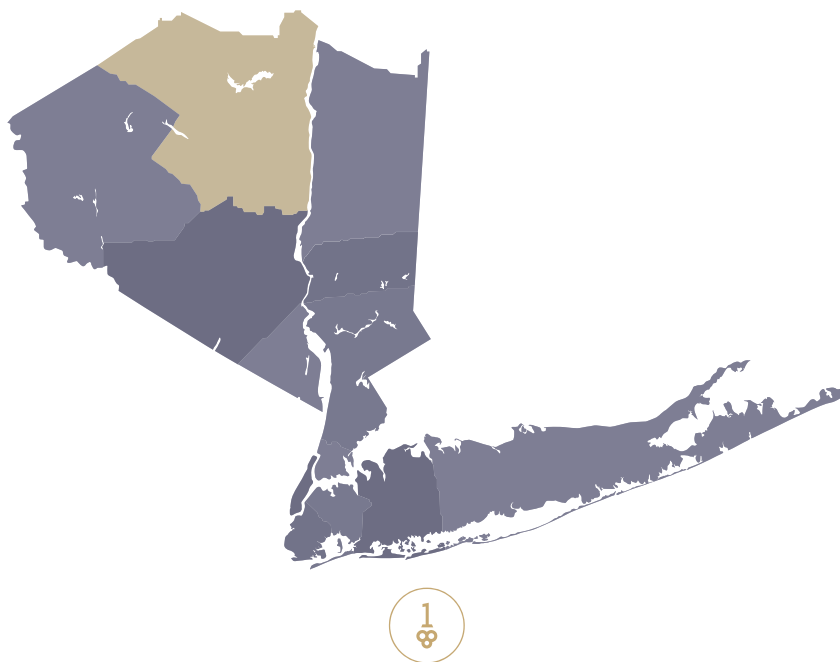


One Key[®] MLS **Ulster County** *The One Source Real Estate Marketplace* **Market Update**

June 2023

Ulster County reported a residential closed median sales price of \$422,750 in June 2023, which is an increase of 9.80% from the figure reported in June 2022 of \$385,000. There were 64 closed residential transactions and 81 pending transactions reported on the MLS in June 2023, following 57 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:

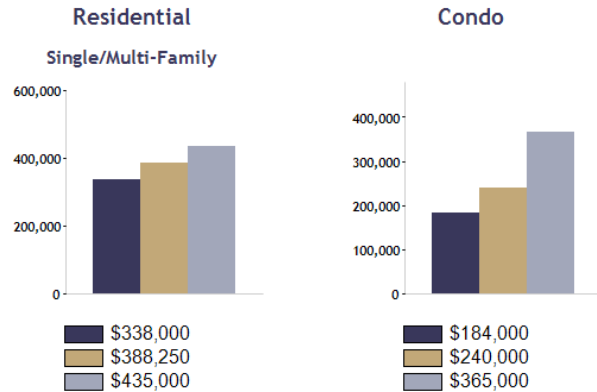
Location: Ulster (County)

Date Range

Jun 2021	Jun 2022	Jun 2023
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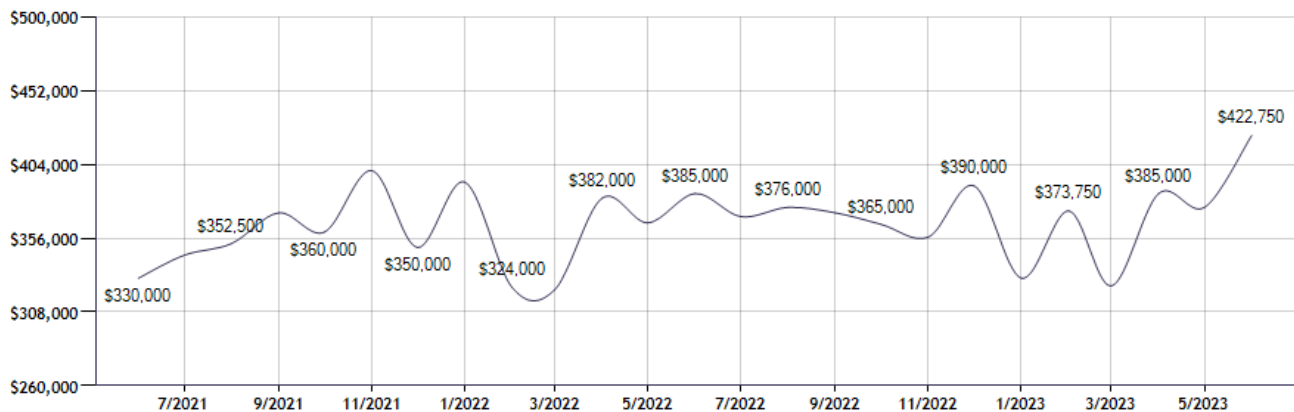
Current Available Inventory - 255
Current Median List Price - \$499,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jun-2023	\$422,750	\$385,000	9.8
May-2023	\$376,000	\$366,000	2.7
Apr-2023	\$385,000	\$382,000	0.8
Mar-2023	\$325,000	\$322,500	0.8
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	\$376,000	\$352,500	6.7
Jul-2022	\$370,000	\$344,950	7.3

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:

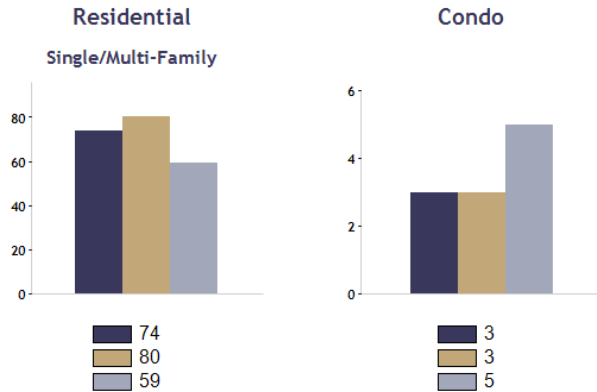
Location: Ulster (County)

Date Range

Jun 2021	Jun 2022	Jun 2023
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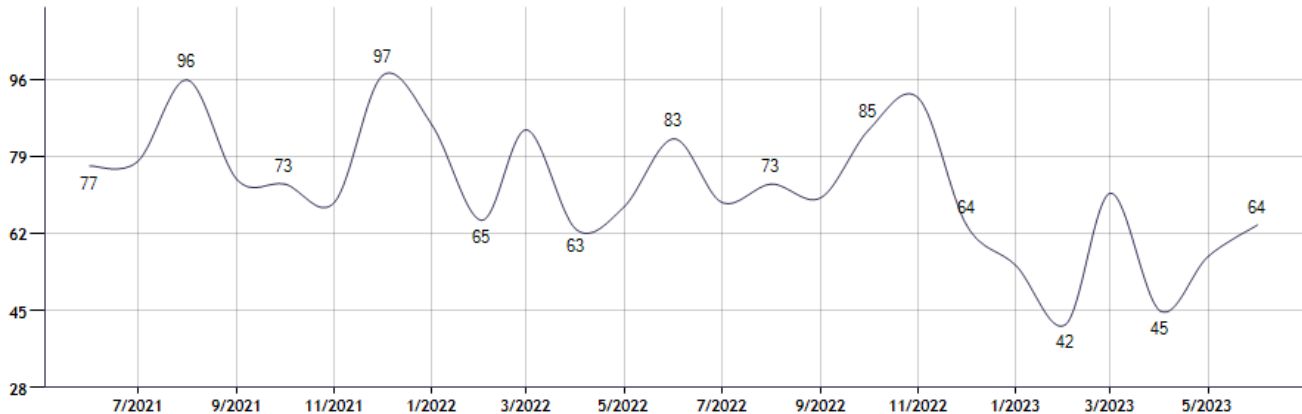
Current Available Inventory - 255
Current Median List Price - \$499,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jun-2023	64	83	-22.9
May-2023	57	68	-16.2
Apr-2023	45	63	-28.6
Mar-2023	71	85	-16.5
Feb-2023	42	65	-35.4
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	73	96	-24.0
Jul-2022	69	78	-11.5

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



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Pending Sales Counts for:

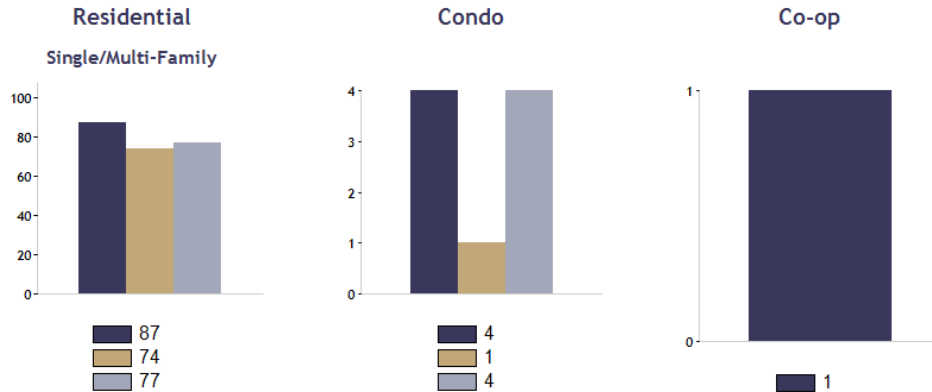
Location: Ulster (County)

Date Range

Jun 2021	Jun 2022	Jun 2023
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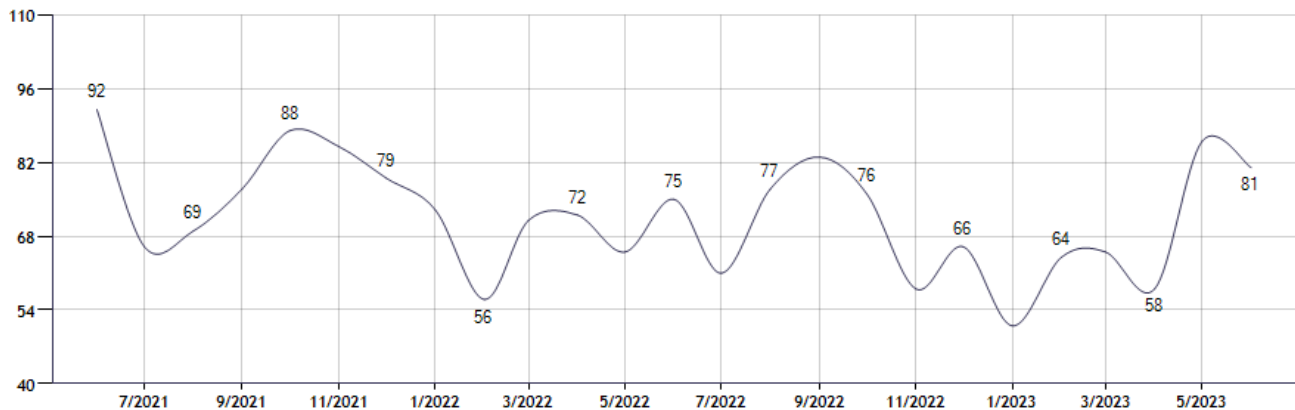
Current Available Inventory - 255
Current Median List Price - \$499,999

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Jun-2023	81	75	8.0
May-2023	86	65	32.3
Apr-2023	58	72	-19.4
Mar-2023	65	71	-8.5
Feb-2023	64	56	14.3
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

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>