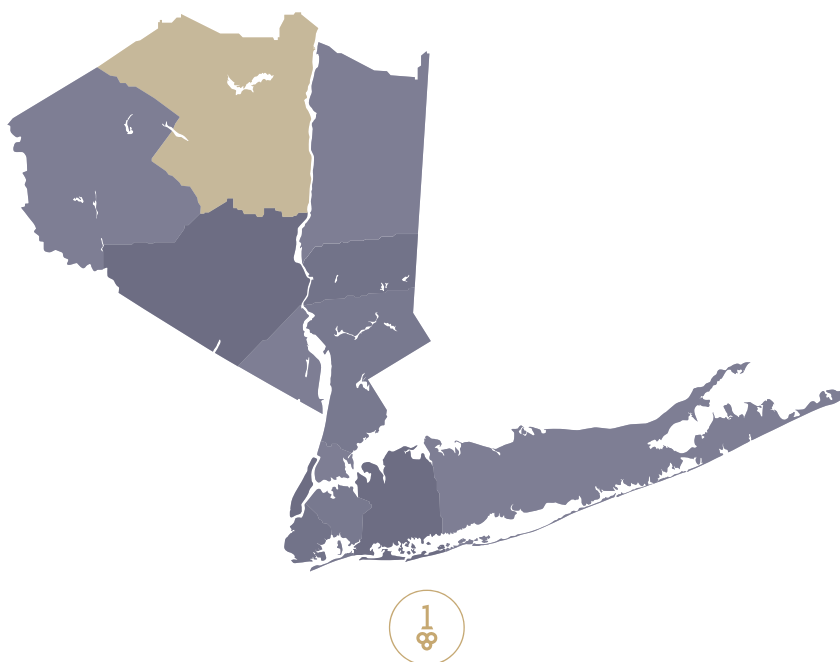


One Key[®] **Ulster County** MLS **Market Update** *The One Source Real Estate Marketplace*

August 2023

Ulster County reported a residential closed median sales price of \$420,000 in August 2023, which is an increase of 11.70% from \$376,000, the figure reported in August 2022. There were 75 closed residential sales transactions and 87 pending transactions reported on the MLS in August 2023, following 93 closed and 57 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)

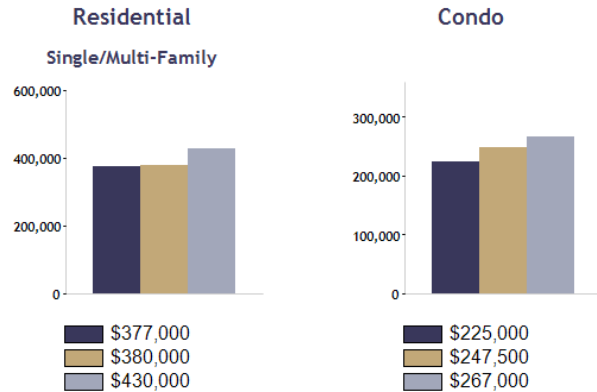
Date Range

Aug 2021	Aug 2022	Aug 2023
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Current Available Inventory - 278

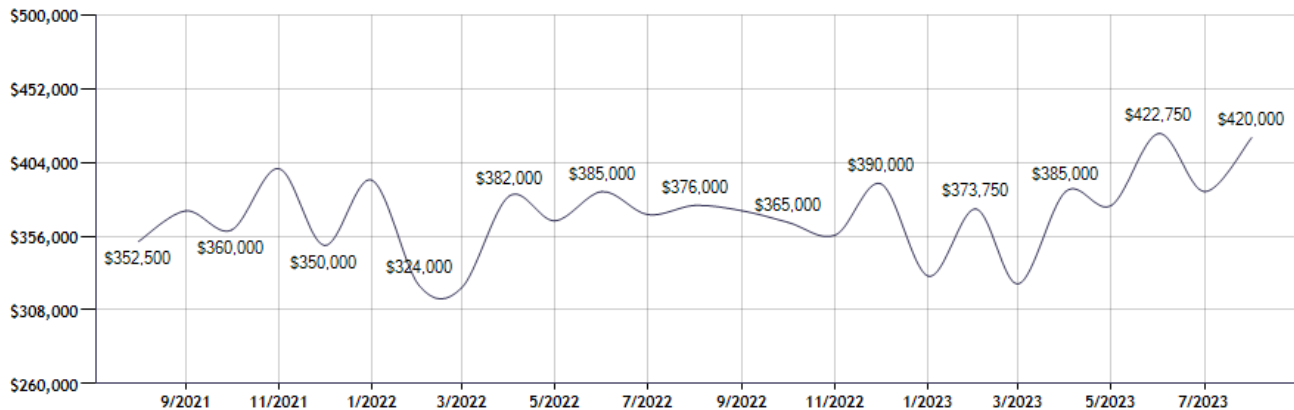
Current Median List Price - \$534,444

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	\$420,000	\$376,000	11.7
Jul-2023	\$385,000	\$370,000	4.1
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

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)

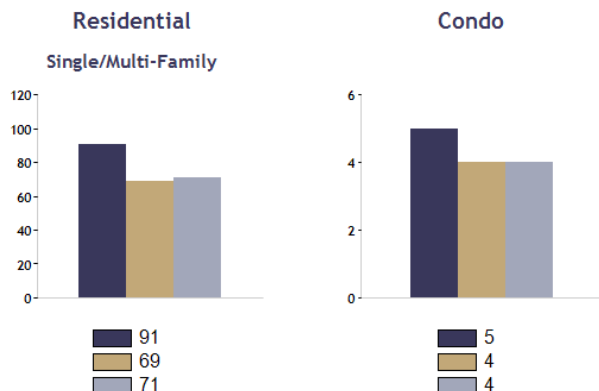
Date Range

Aug 2021	Aug 2022	Aug 2023
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Current Available Inventory - 278

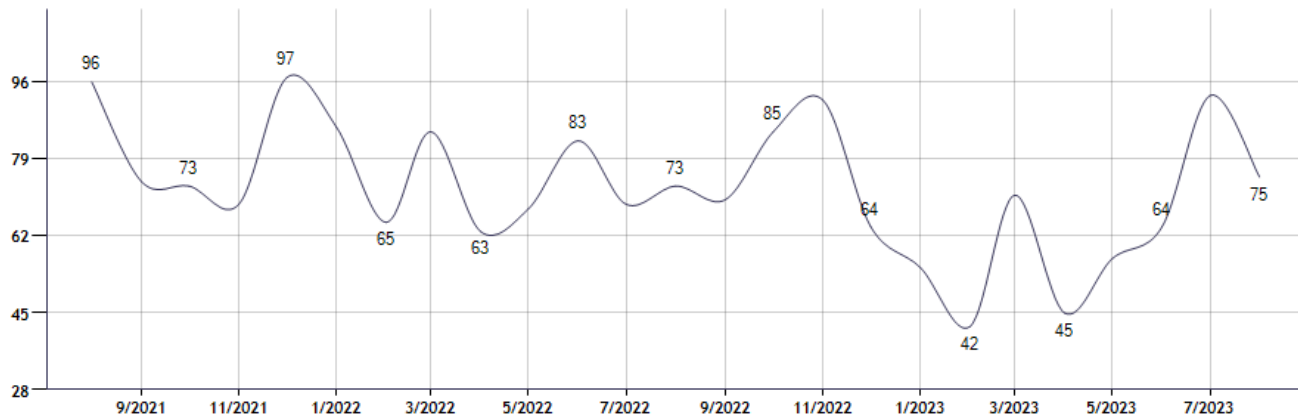
Current Median List Price - \$534,444

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	75	73	2.7
Jul-2023	93	69	34.8
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

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:

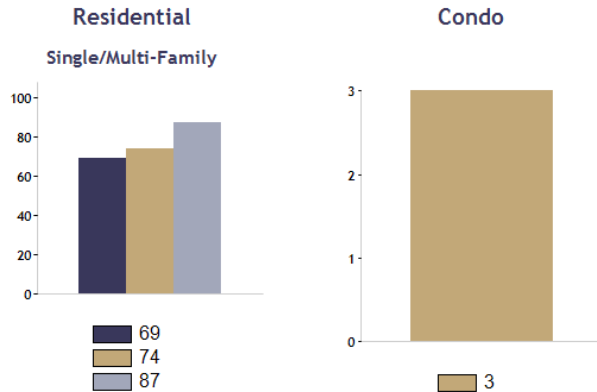
Location: Ulster (County)

Date Range

Aug 2021	Aug 2022	Aug 2023
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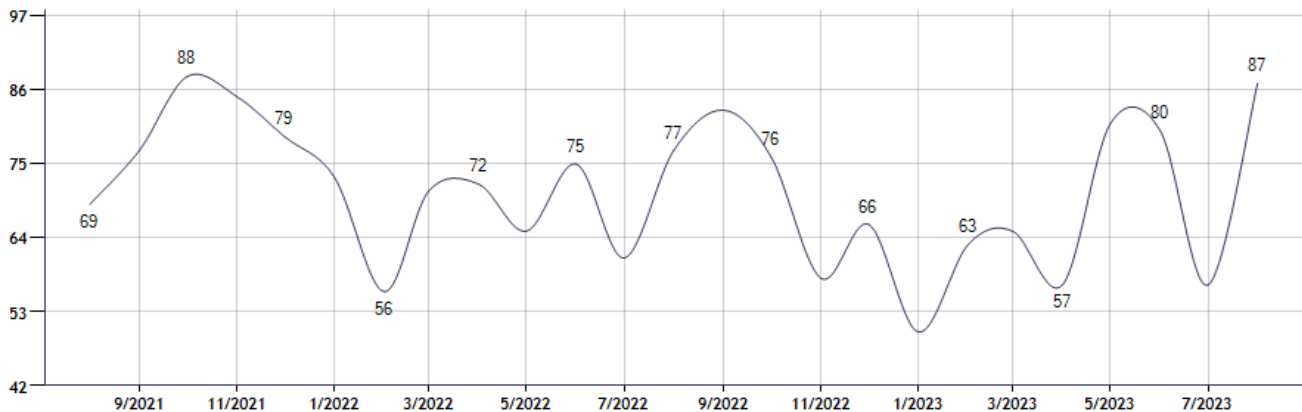
Current Available Inventory - 278
Current Median List Price - \$534,444

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Aug-2023	87	77	13.0
Jul-2023	57	61	-6.6
Jun-2023	80	75	6.7
May-2023	81	65	24.6
Apr-2023	57	72	-20.8
Mar-2023	65	71	-8.5
Feb-2023	63	56	12.5
Jan-2023	50	73	-31.5
Dec-2022	66	79	-16.5
Nov-2022	58	85	-31.8
Oct-2022	76	88	-13.6
Sep-2022	83	77	7.8

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



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