

# Local Market Update – December 2025

Provided by OneKey® MLS



## Ulster County

Single-Family Homes		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		55	48	- 12.7%	1,272	1,342	+ 5.5%
Closed Sales		89	97	+ 9.0%	826	890	+ 7.7%
Days on Market Until Sale		74	71	- 4.1%	64	71	+ 10.9%
Median Sales Price*		\$448,000	\$469,000	+ 4.7%	\$439,000	\$443,500	+ 1.0%
Percent of Original List Price Received*		98.0%	95.5%	- 2.6%	98.1%	96.7%	- 1.4%
Inventory of Homes for Sale		304	297	- 2.3%	312	363	+ 16.3%

Condos		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		1	6	+ 500.0%	28	32	+ 14.3%
Closed Sales		1	0	- 100.0%	18	24	+ 33.3%
Days on Market Until Sale		8	—	—	45	57	+ 26.7%
Median Sales Price*		\$297,500	—	—	\$277,500	\$304,250	+ 9.6%
Percent of Original List Price Received*		106.6%	—	—	98.3%	94.6%	- 3.8%
Inventory of Homes for Sale		2	9	+ 350.0%	5	6	+ 20.0%

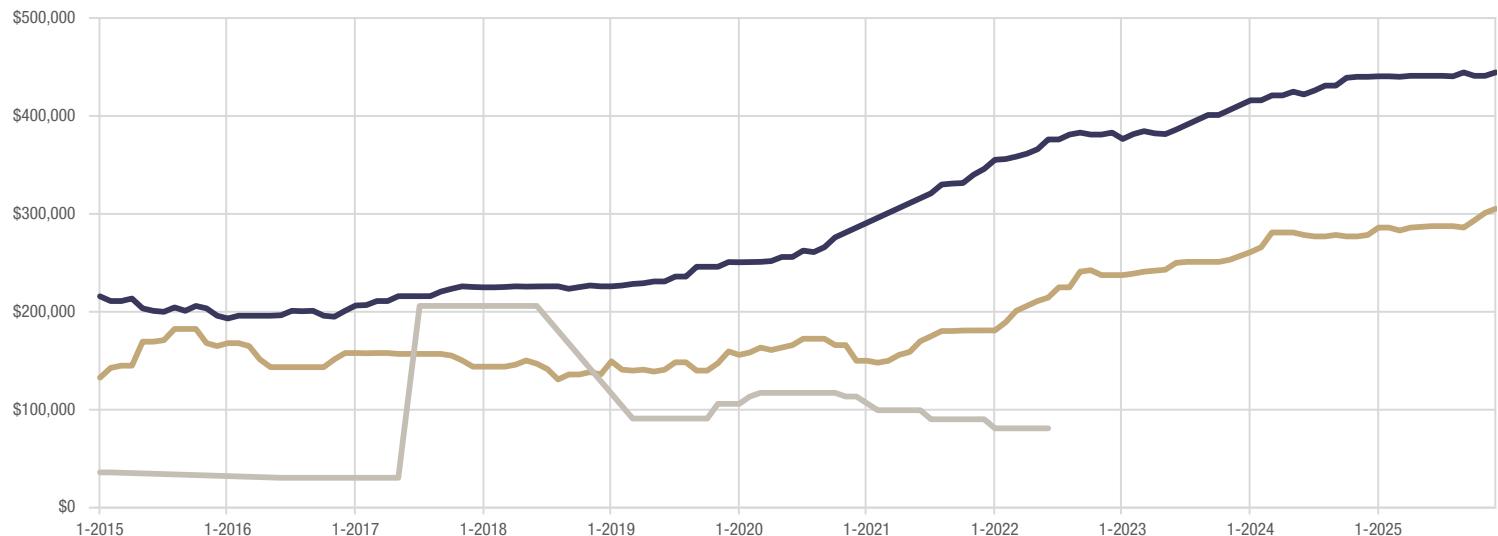
Co-Ops		December			Last 12 Months		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings		0	0	0.0%	1	0	- 100.0%
Closed Sales		0	0	0.0%	0	0	0.0%
Days on Market Until Sale		—	—	—	—	—	—
Median Sales Price*		—	—	—	—	—	—
Percent of Original List Price Received*		—	—	—	—	—	—
Inventory of Homes for Sale		1	0	- 100.0%	0	1	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

Co-Ops Condos Single-Family Homes



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.