

Local Market Update – January 2026

Provided by OneKey® MLS



Ulster County

Single-Family Homes		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		77	55	- 28.6%	1,293	1,321	+ 2.2%
Closed Sales		76	76	0.0%	850	891	+ 4.8%
Days on Market Until Sale		85	69	- 18.8%	66	70	+ 6.1%
Median Sales Price*		\$425,000	\$486,950	+ 14.6%	\$439,500	\$450,000	+ 2.4%
Percent of Original List Price Received*		95.5%	95.2%	- 0.3%	97.8%	96.7%	- 1.1%
Inventory of Homes for Sale		275	274	- 0.4%	317	364	+ 14.8%

Condos		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		0	3	—	24	35	+ 45.8%
Closed Sales		3	0	- 100.0%	21	21	0.0%
Days on Market Until Sale		92	—	—	52	52	0.0%
Median Sales Price*		\$365,000	—	—	\$285,000	\$287,180	+ 0.8%
Percent of Original List Price Received*		92.5%	—	—	97.5%	94.9%	- 2.7%
Inventory of Homes for Sale		1	9	+ 800.0%	5	6	+ 20.0%

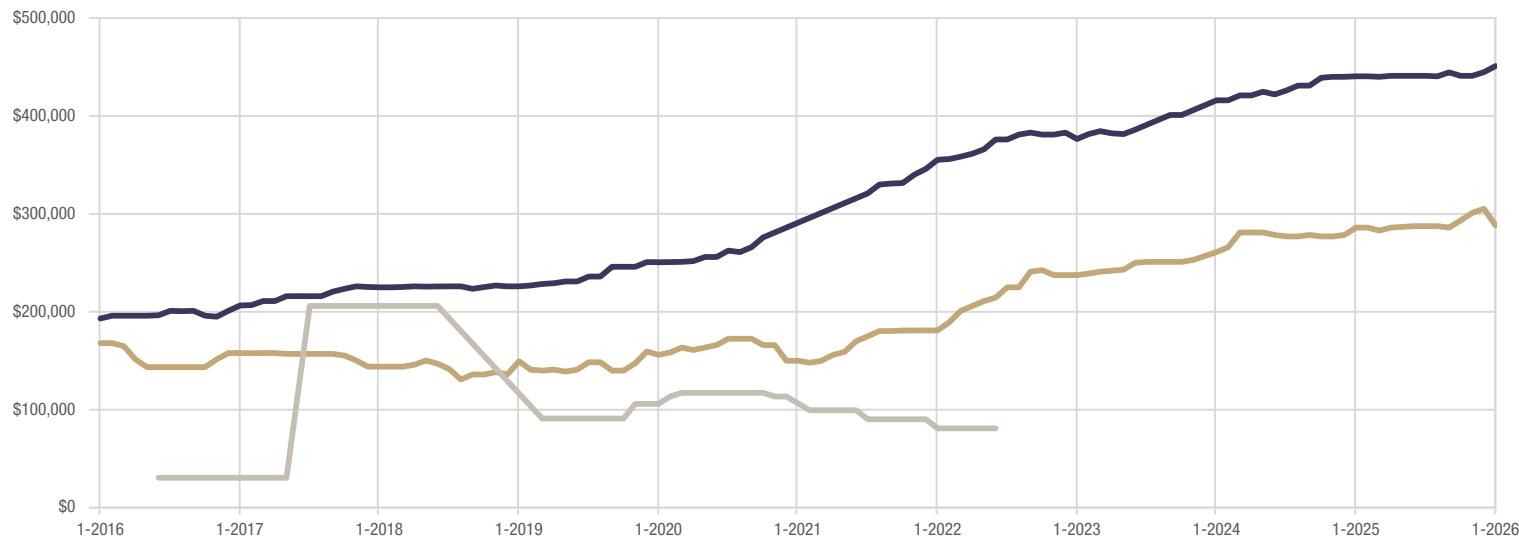
Co-Ops		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		0	0	0.0%	1	0	- 100.0%
Closed Sales		0	0	0.0%	0	0	0.0%
Days on Market Until Sale		—	—	—	—	—	—
Median Sales Price*		—	—	—	—	—	—
Percent of Original List Price Received*		—	—	—	—	—	—
Inventory of Homes for Sale		1	0	- 100.0%	1	1	0.0%

* 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.