

# Local Market Update – December 2025

Provided by OneKey® MLS



## Sullivan County

### Single-Family Homes

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	36	35	- 2.8%	1,241	1,417	+ 14.2%
Closed Sales	79	80	+ 1.3%	708	736	+ 4.0%
Days on Market Until Sale	93	87	- 6.5%	88	90	+ 2.3%
Median Sales Price*	\$341,250	<b>\$372,000</b>	+ 9.0%	\$330,000	<b>\$372,000</b>	+ 12.7%
Percent of Original List Price Received*	93.0%	90.5%	- 2.7%	94.3%	93.0%	- 1.4%
Inventory of Homes for Sale	410	422	+ 2.9%	423	505	+ 19.4%

### Condos

Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	0	- 100.0%	10	13	+ 30.0%
Closed Sales	0	1	—	7	7	0.0%
Days on Market Until Sale	—	67	—	68	77	+ 13.2%
Median Sales Price*	—	<b>\$325,000</b>	—	\$189,000	<b>\$175,000</b>	- 7.4%
Percent of Original List Price Received*	—	86.7%	—	90.2%	88.2%	- 2.2%
Inventory of Homes for Sale	2	1	- 50.0%	2	4	+ 100.0%

### Co-Ops

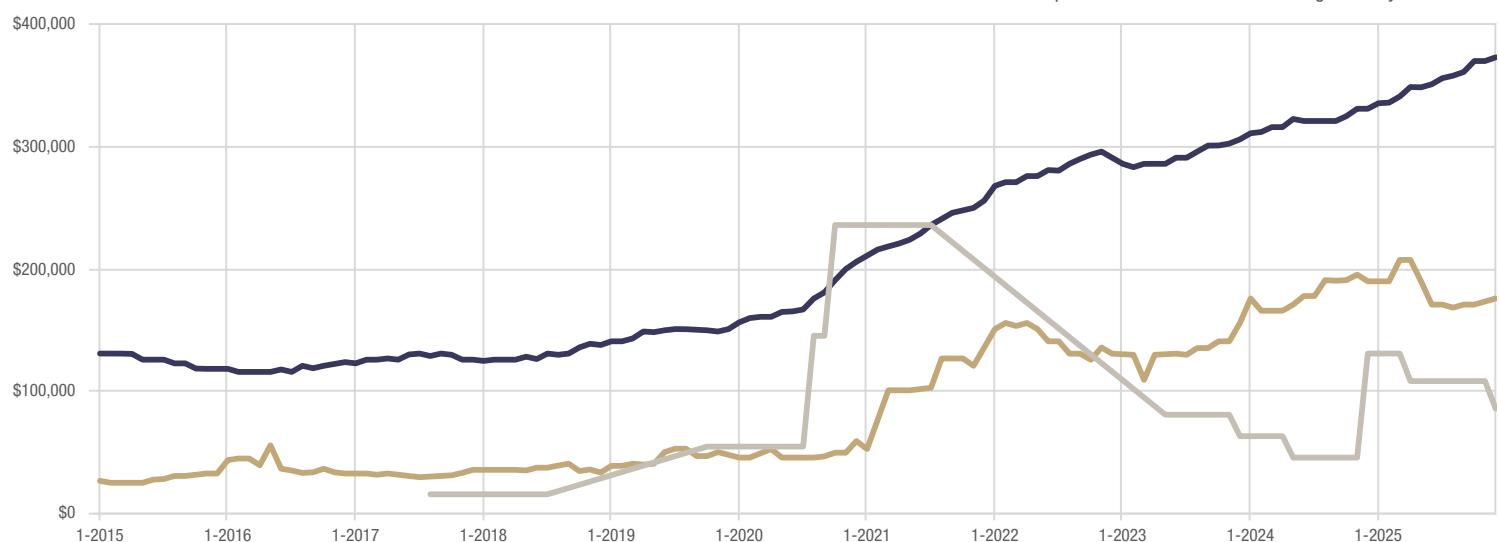
Key Metrics	December			Last 12 Months		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	0	0	0.0%	6	7	+ 16.7%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	68	—	—	68	90	+ 32.4%
Median Sales Price*	\$130,000	—	—	\$130,000	<b>\$85,000</b>	- 34.6%
Percent of Original List Price Received*	87.2%	—	—	87.2%	94.4%	+ 8.3%
Inventory of Homes for Sale	4	4	0.0%	2	5	+ 150.0%

\* 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.