

Quarterly Indicators

Provided by OneKey® MLS

Ulster County



Q1-2026

The U.S. housing market showed mixed performance in the first quarter of 2026. Existing-home sales declined in January before rising modestly in February, as lower mortgage rates and slower home price appreciation helped improve affordability and draw some buyers back to the market. Wage growth continued to outpace price increases, and fewer homes sold above asking price compared with a year earlier, suggesting a gradual shift in market dynamics.

- Single-Family Closed Sales were down 7.5 percent to 185.
- Condos Closed Sales were down 66.7 percent to 2.
- Co-ops had 1 Closed Sale.

- Single-Family Median Sales Price increased 15.2 percent to \$465,000.
- Condos Median Sales Price decreased 14.9 percent to \$278,750.
- Co-ops Median Sales Price was \$35,000.

Inventory rose year-over-year nationwide, with the strongest gains concentrated in the South and West, according to Realtor.com data. Homes also took longer to sell than a year earlier, averaging about 70 days on the market. Conditions are improving for buyers in many areas, though overall supply remains tight by historical standards, and affordability continues to be a key concern.

Quarterly Snapshot

- 8.7% **- 3.5%** **+ 15.5%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Residential real estate activity in Ulster County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

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Single Family Homes Market Overview

Key metrics for **Single-Family Homes Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		242	224	- 7.4%	242	224	- 7.4%
Pending Sales		176	162	- 8.0%	176	162	- 8.0%
Closed Sales		200	185	- 7.5%	200	185	- 7.5%
Days on Market		86	77	- 10.5%	86	77	- 10.5%
Median Pending Price		\$414,950	\$465,000	+ 12.1%	\$414,950	\$465,000	+ 12.1%
Median Sales Price		\$403,750	\$465,000	+ 15.2%	\$403,750	\$465,000	+ 15.2%
Pct. of Orig. Price Received		94.5%	94.9%	+ 0.4%	94.5%	94.9%	+ 0.4%
Housing Affordability Index		101	93	- 7.9%	101	93	- 7.9%
Inventory of Homes for Sale		281	270	- 3.9%	--	--	--
Months Supply of Inventory		3.9	3.6	- 7.7%	--	--	--

Condos Market Overview

Key metrics for **Condominiums Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2	7	+ 250.0%	2	7	+ 250.0%
Pending Sales		1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales		6	2	- 66.7%	6	2	- 66.7%
Days on Market		106	68	- 35.8%	106	68	- 35.8%
Median Pending Price		\$320,000	\$302,500	- 5.5%	\$320,000	\$302,500	- 5.5%
Median Sales Price		\$327,500	\$278,750	- 14.9%	\$327,500	\$278,750	- 14.9%
Pct. of Orig. Price Received		93.1%	99.1%	+ 6.4%	93.1%	99.1%	+ 6.4%
Housing Affordability Index		125	155	+ 24.0%	125	155	+ 24.0%
Inventory of Homes for Sale		1	3	+ 200.0%	--	--	--
Months Supply of Inventory		0.6	1.2	+ 100.0%	--	--	--

Co-ops Market Overview

Key metrics for **Co-operatives Only** for the report quarter and for year-to-date (YTD) starting from the first of the year.

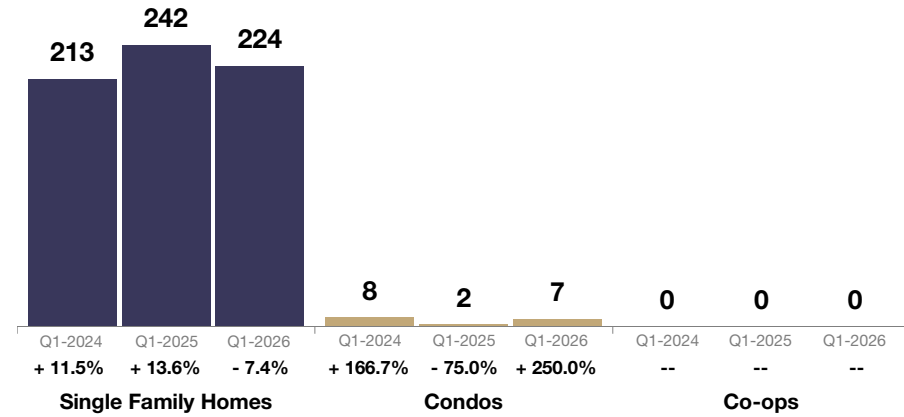


Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		0	0	--	0	0	--
Pending Sales		0	0	0.0%	0	0	0.0%
Closed Sales		0	1	--	0	1	--
Days on Market		--	339	--	--	339	--
Median Pending Price		--	--	--	--	--	--
Median Sales Price		--	\$35,000	--	--	\$35,000	--
Pct. of Orig. Price Received		--	63.8%	--	--	63.8%	--
Housing Affordability Index		--	--	--	--	--	--
Inventory of Homes for Sale		1	0	- 100.0%	--	--	--
Months Supply of Inventory		--	--	--	--	--	--

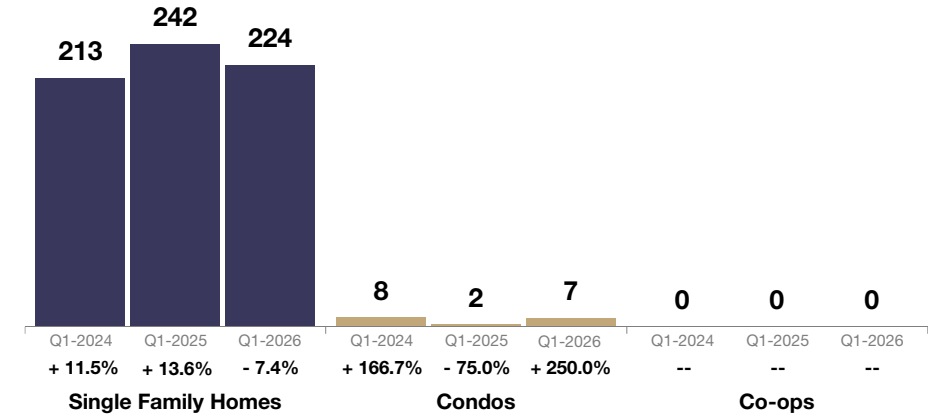
New Listings

A count of the properties that have been newly listed on the market in a given quarter.

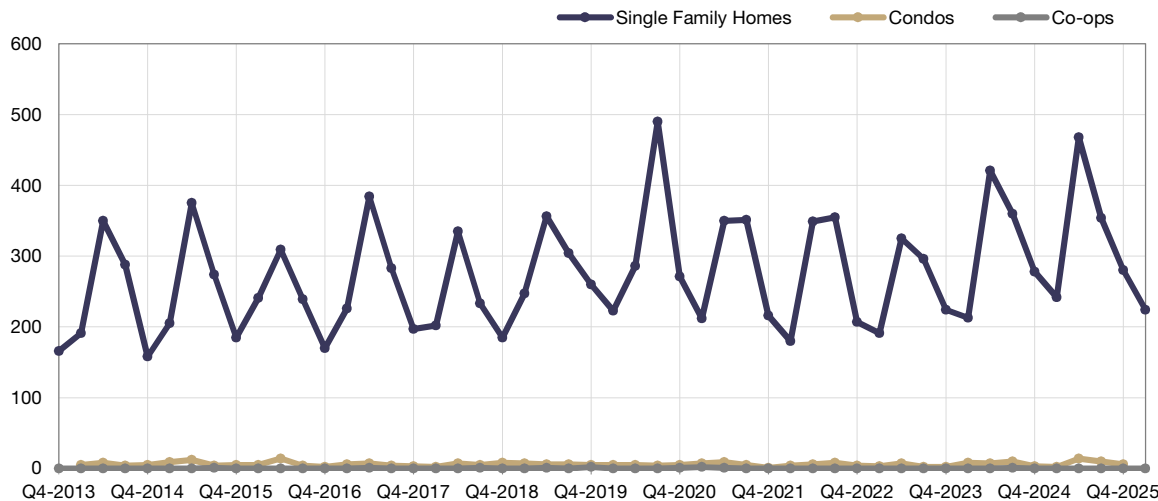
Q1-2026



Year to Date



Historical New Listings by Quarter



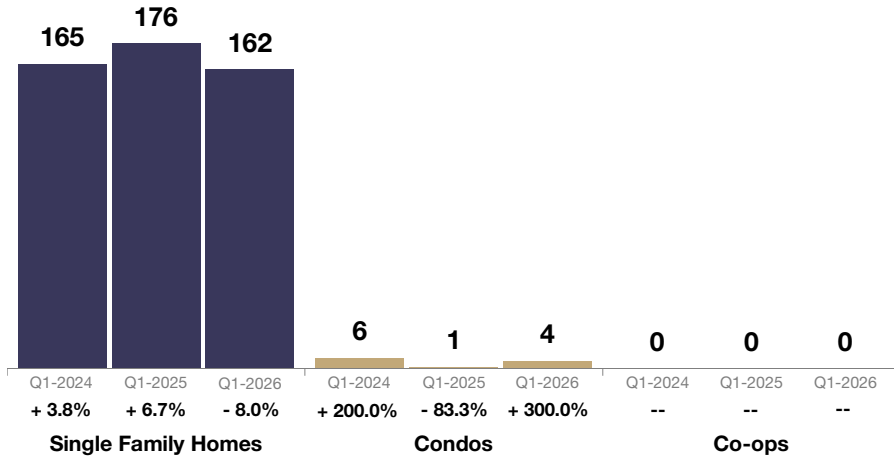
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	325	7	0
Q3-2023	296	2	0
Q4-2023	224	2	0
Q1-2024	213	8	0
Q2-2024	421	7	0
Q3-2024	360	10	1
Q4-2024	278	3	0
Q1-2025	242	2	0
Q2-2025	468	14	0
Q3-2025	354	10	0
Q4-2025	280	6	0
Q1-2026	224	7	0

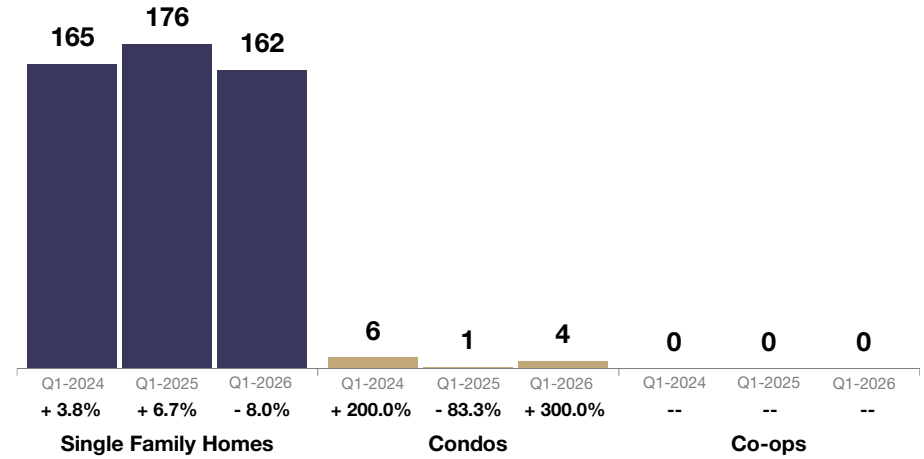
Pending Sales

A count of the properties on which offers have been accepted in a given quarter.

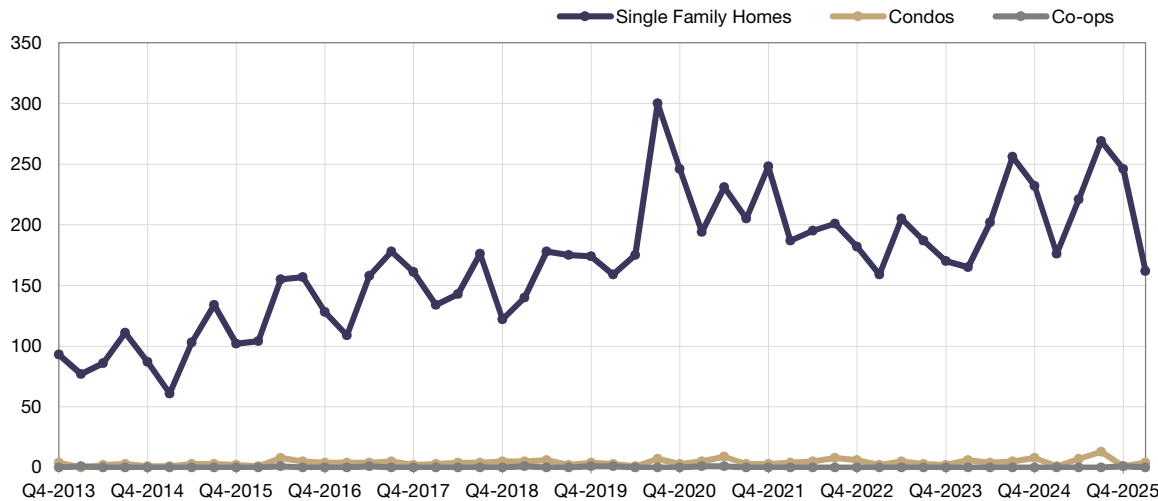
Q1-2026



Year to Date



Historical Pending Sales by Quarter



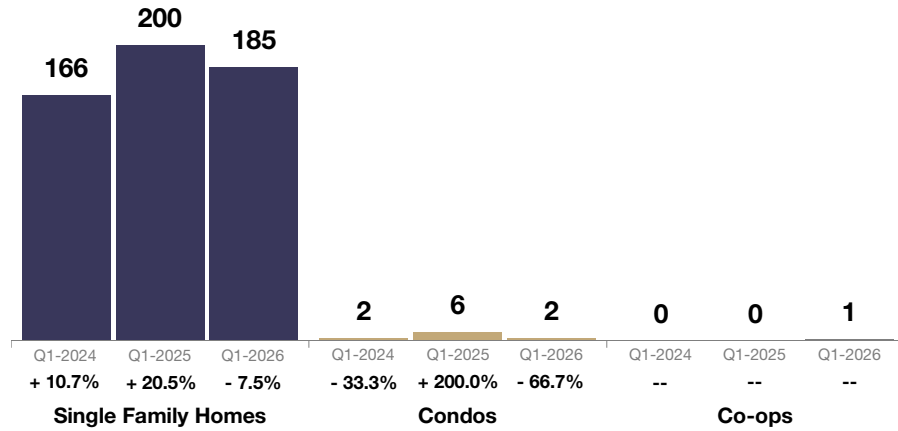
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	205	5	0
Q3-2023	187	3	0
Q4-2023	170	2	0
Q1-2024	165	6	0
Q2-2024	202	4	0
Q3-2024	256	5	0
Q4-2024	232	8	0
Q1-2025	176	1	0
Q2-2025	221	7	0
Q3-2025	269	13	0
Q4-2025	246	1	1
Q1-2026	162	4	0

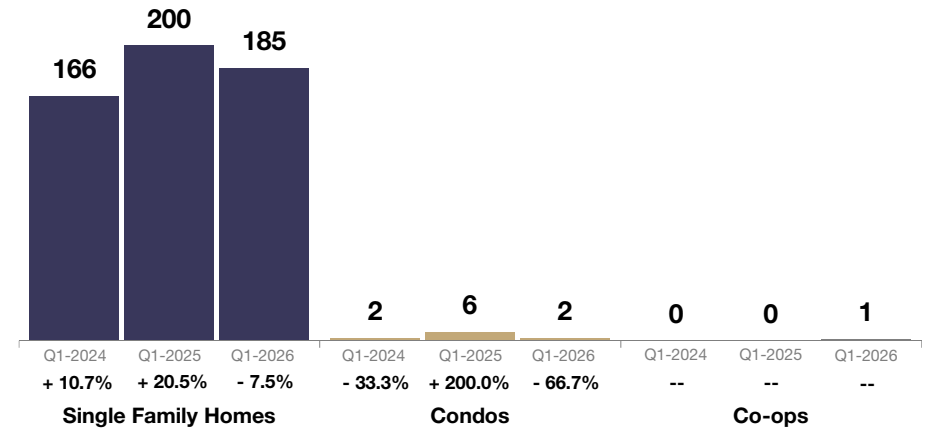
Closed Sales

A count of the actual sales that closed in a given quarter.

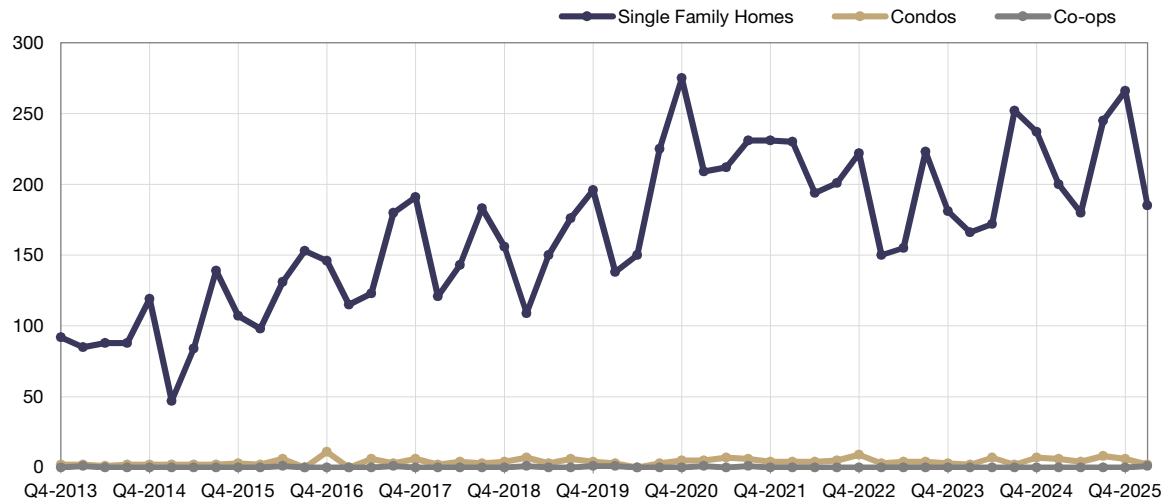
Q1-2026



Year to Date



Historical Closed Sales by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

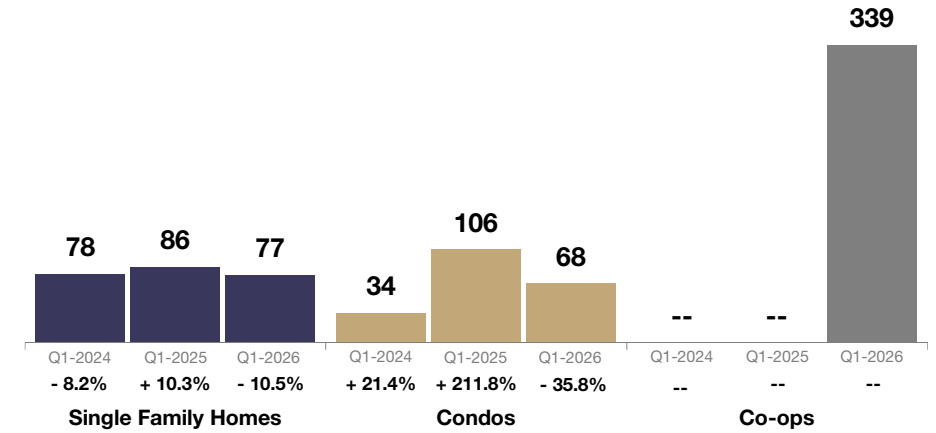
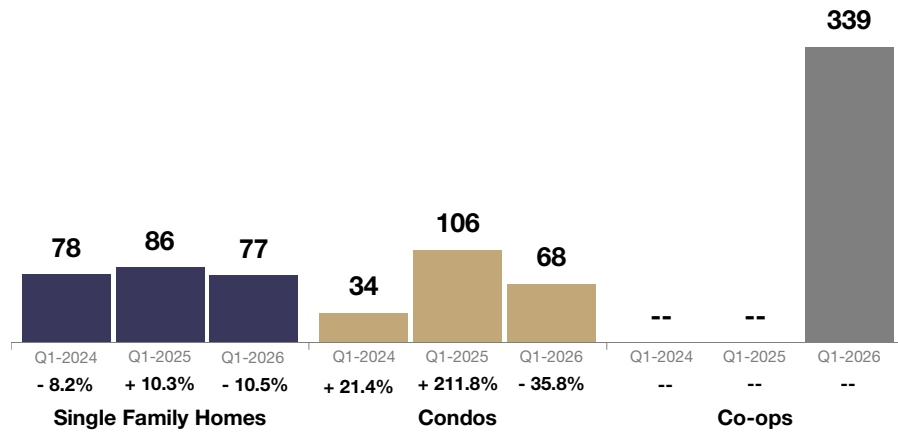
Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	155	4	0
Q3-2023	223	4	0
Q4-2023	181	3	0
Q1-2024	166	2	0
Q2-2024	172	7	0
Q3-2024	252	2	0
Q4-2024	237	7	0
Q1-2025	200	6	0
Q2-2025	180	4	0
Q3-2025	245	8	0
Q4-2025	266	6	0
Q1-2026	185	2	1

Days on Market Until Sale

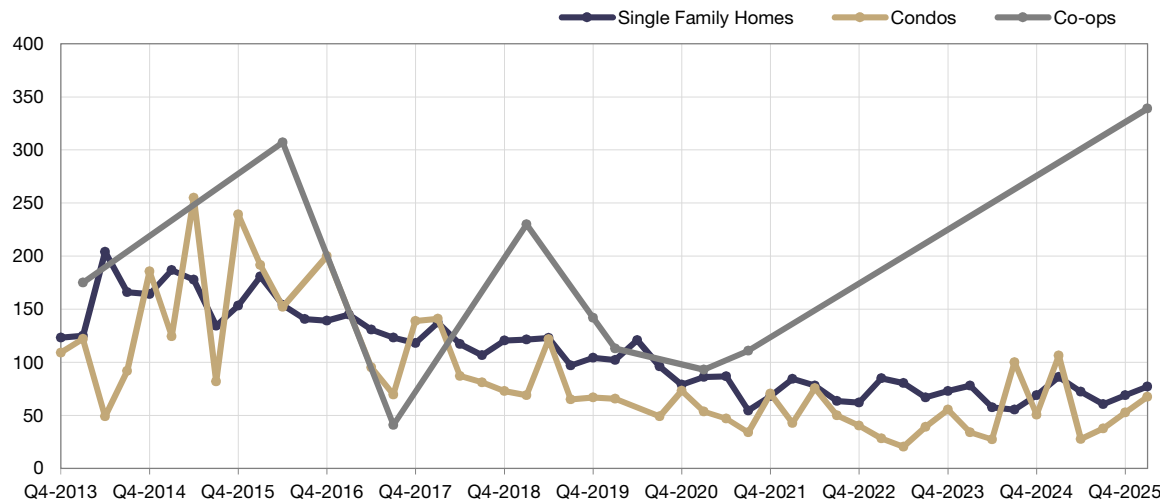
Average number of days between when a property is listed and when an offer is accepted in a given quarter.

Q1-2026

Year to Date



Historical Days on Market Until Sale by Quarter



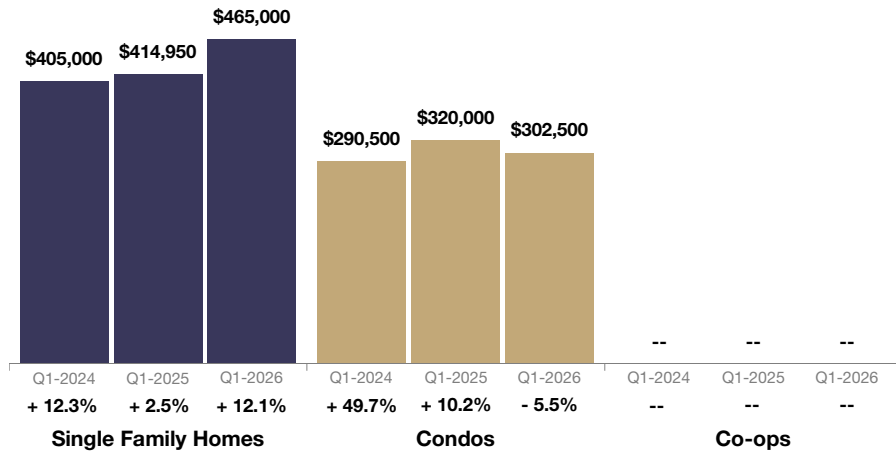
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	80	21	--
Q3-2023	67	39	--
Q4-2023	73	55	--
Q1-2024	78	34	--
Q2-2024	58	27	--
Q3-2024	55	100	--
Q4-2024	69	51	--
Q1-2025	86	106	--
Q2-2025	72	28	--
Q3-2025	61	38	--
Q4-2025	69	53	--
Q1-2026	77	68	339

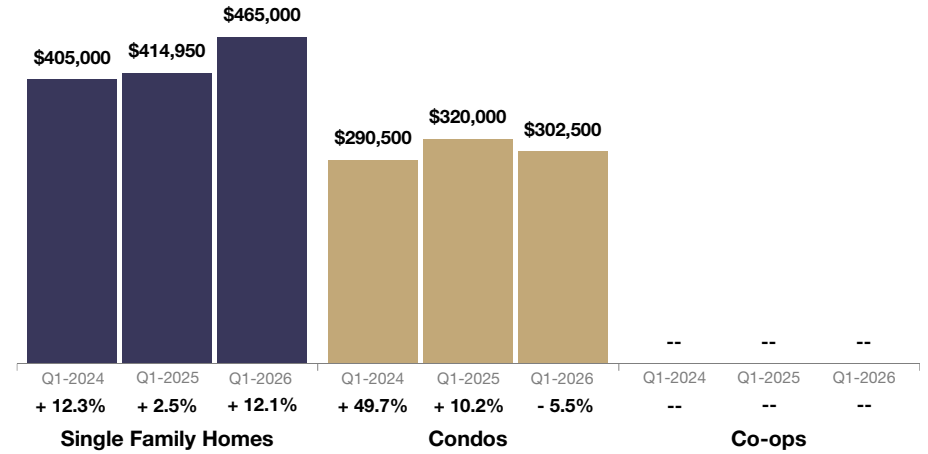
Median Pending Price

Point at which half of the pending sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.

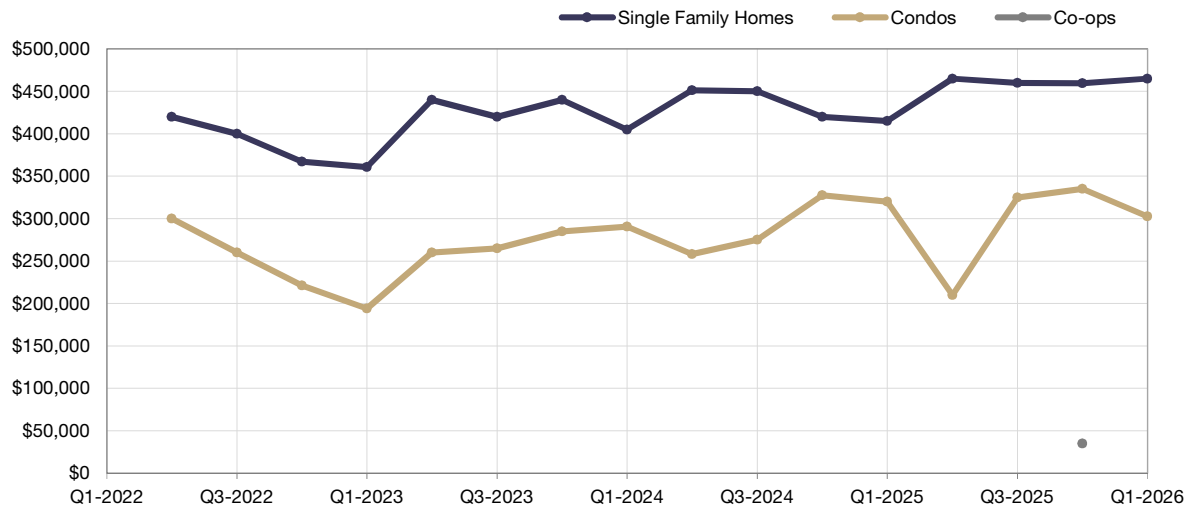
Q1-2026



Year to Date



Historical Median Pending Price by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

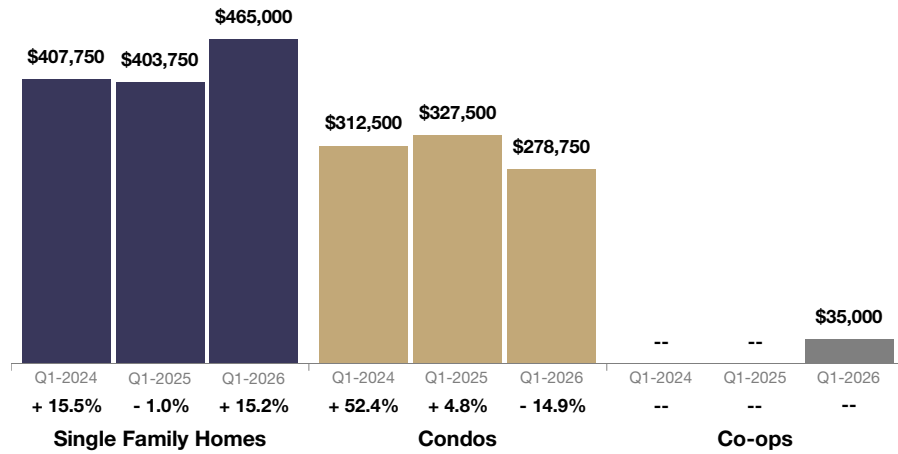
Quarter	Single Family Homes	Condos	Co-ops
--	--	--	--
Q3-2023	\$420,000	\$265,000	--
Q4-2023	\$439,934	\$285,000	--
Q1-2024	\$405,000	\$290,500	--
Q2-2024	\$451,250	\$258,000	--
Q3-2024	\$450,000	\$275,000	--
Q4-2024	\$420,000	\$327,500	--
Q1-2025	\$414,950	\$320,000	--
Q2-2025	\$465,000	\$210,000	--
Q3-2025	\$460,000	\$325,000	--
Q4-2025	\$459,450	\$335,000	\$35,000
Q1-2026	\$465,000	\$302,500	--

Median Sales Price

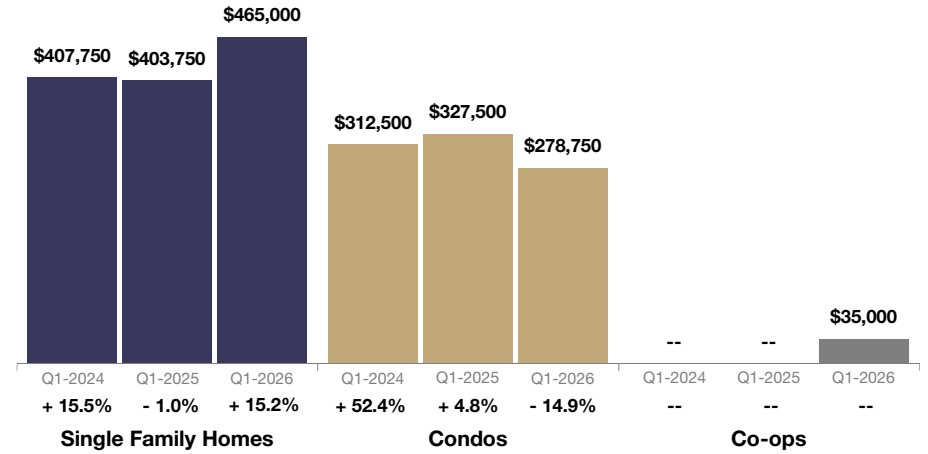
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given quarter.



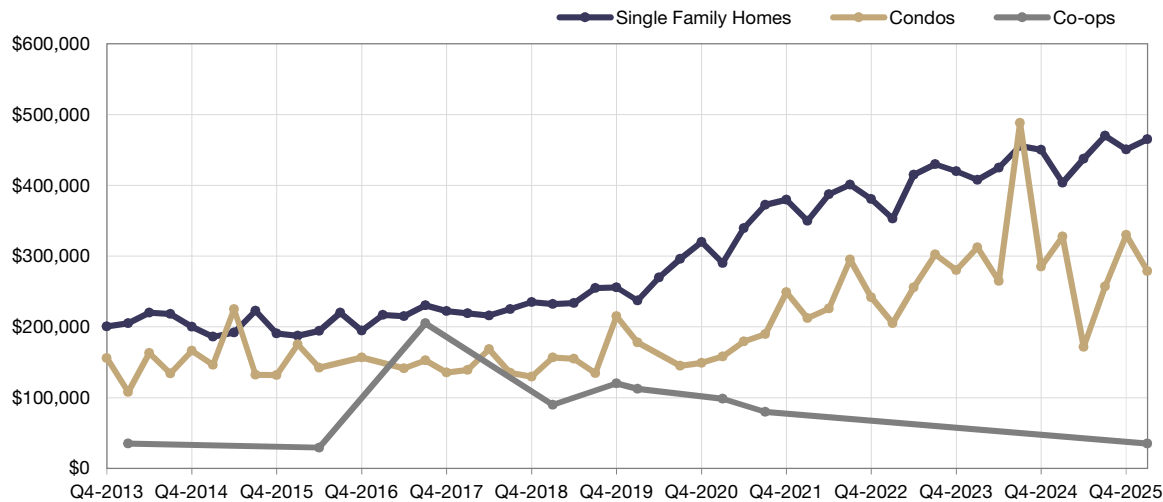
Q1-2026



Year to Date



Historical Median Sales Price by Quarter



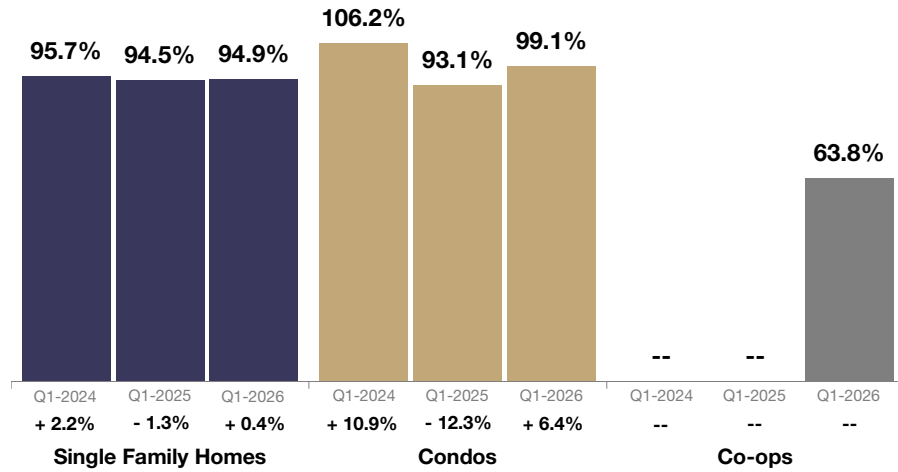
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	\$415,000	\$256,000	--
Q3-2023	\$430,000	\$302,500	--
Q4-2023	\$420,000	\$280,000	--
Q1-2024	\$407,750	\$312,500	--
Q2-2024	\$425,000	\$265,000	--
Q3-2024	\$455,750	\$488,000	--
Q4-2024	\$450,000	\$285,000	--
Q1-2025	\$403,750	\$327,500	--
Q2-2025	\$437,500	\$171,750	--
Q3-2025	\$470,000	\$257,000	--
Q4-2025	\$450,500	\$330,000	--
Q1-2026	\$465,000	\$278,750	\$35,000

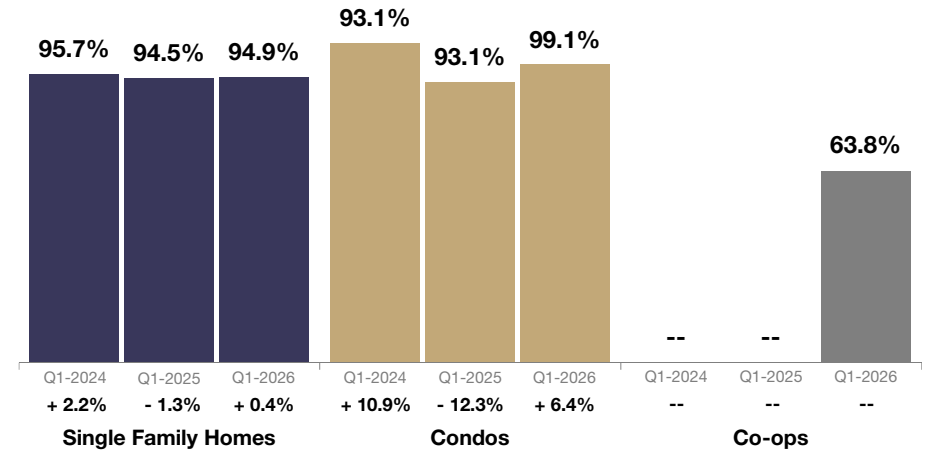
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

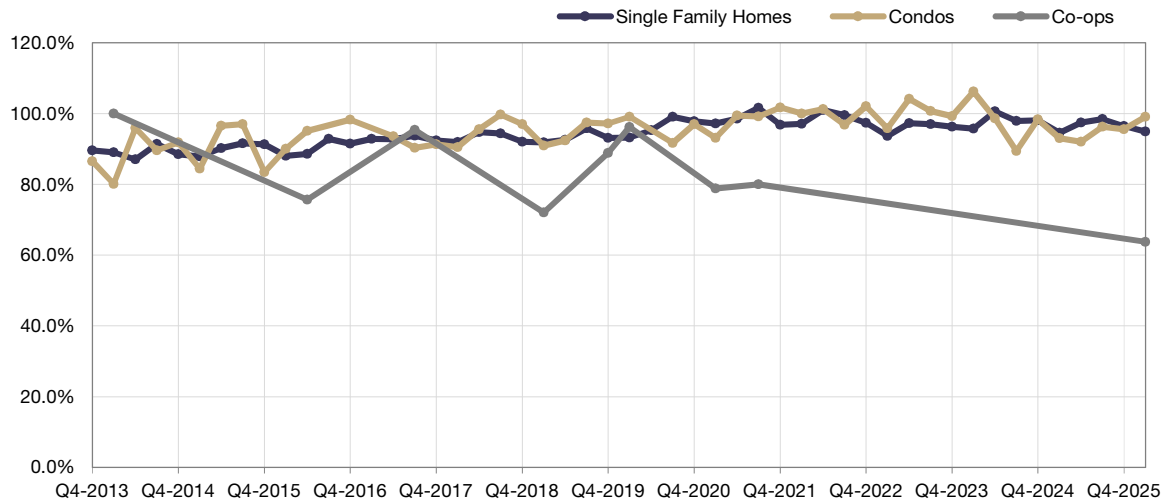
Q1-2026



Year to Date



Historical Percent of Original List Price Received by Quarter



Q4-2013 Q4-2014 Q4-2015 Q4-2016 Q4-2017 Q4-2018 Q4-2019 Q4-2020 Q4-2021 Q4-2022 Q4-2023 Q4-2024 Q4-2025

Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

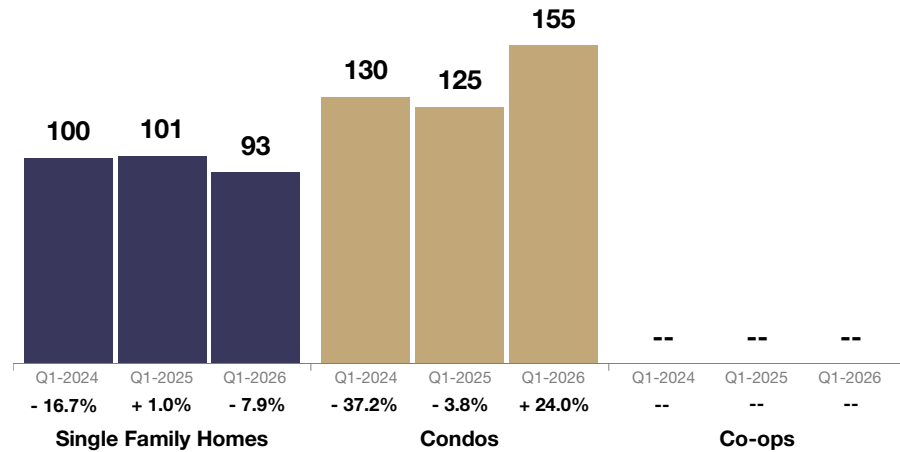
Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	97.3%	104.1%	--
Q3-2023	97.0%	100.7%	--
Q4-2023	96.3%	99.2%	--
Q1-2024	95.7%	106.2%	--
Q2-2024	100.6%	98.6%	--
Q3-2024	97.9%	89.4%	--
Q4-2024	98.1%	98.3%	--
Q1-2025	94.5%	93.1%	--
Q2-2025	97.4%	92.1%	--
Q3-2025	98.5%	96.3%	--
Q4-2025	96.4%	95.6%	--
Q1-2026	94.9%	99.1%	63.8%

Housing Affordability Index

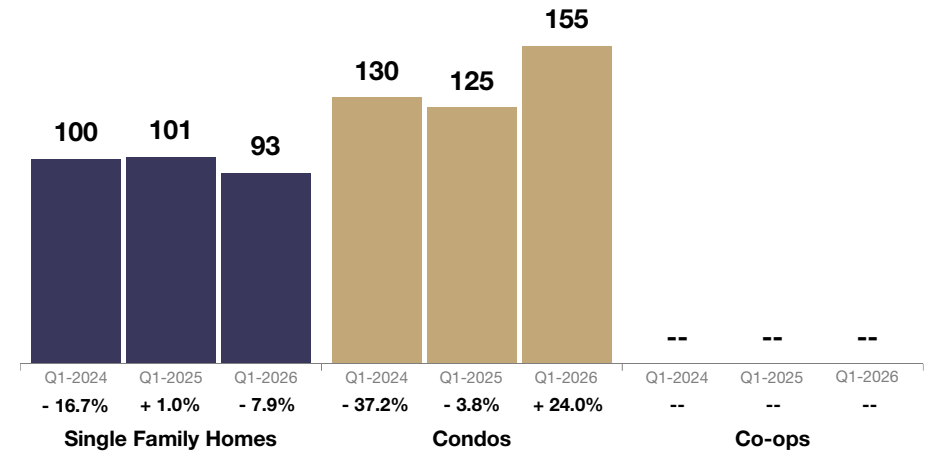
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



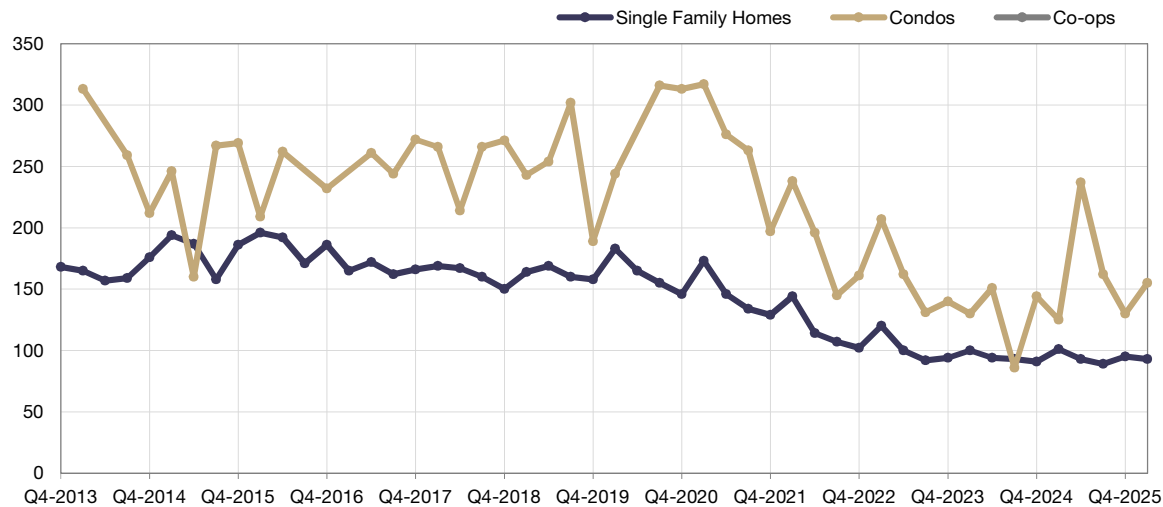
Q1-2026



Year to Date



Historical Housing Affordability Index by Quarter



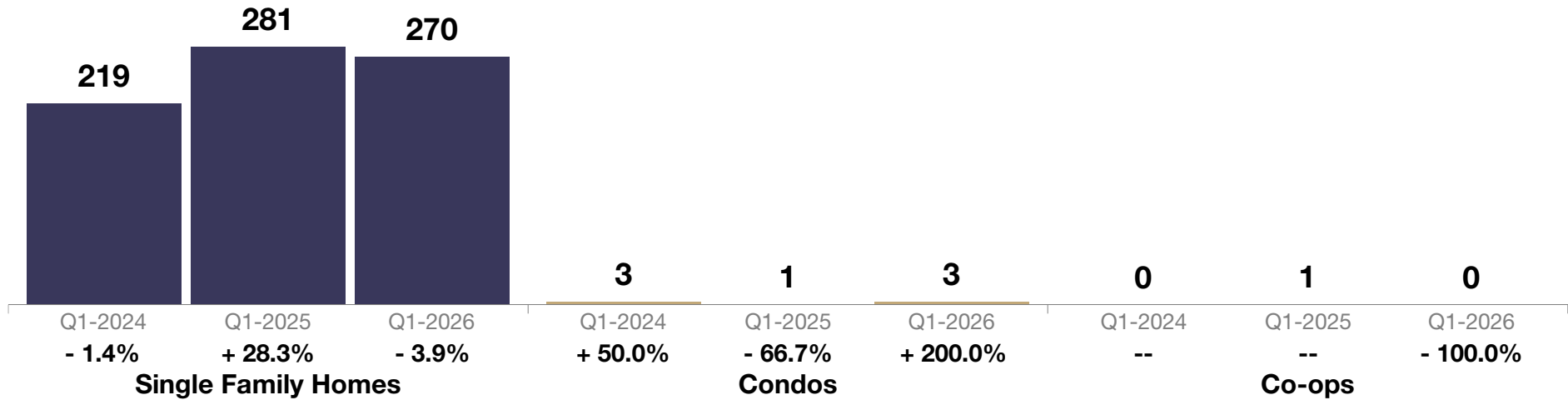
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	100	162	--
Q3-2023	92	131	--
Q4-2023	94	140	--
Q1-2024	100	130	--
Q2-2024	94	151	--
Q3-2024	93	86	--
Q4-2024	91	144	--
Q1-2025	101	125	--
Q2-2025	93	237	--
Q3-2025	89	162	--
Q4-2025	95	130	--
Q1-2026	93	155	--

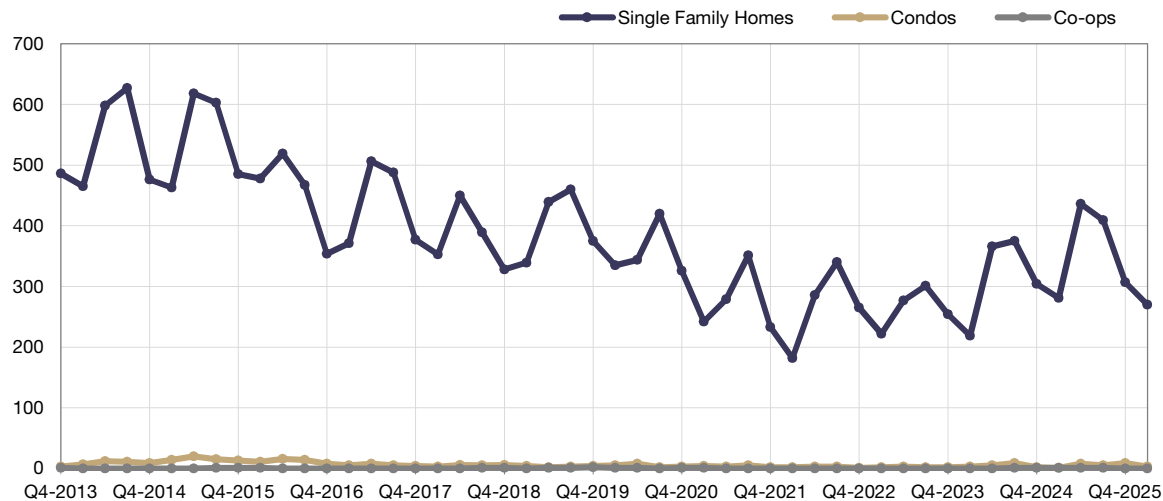
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given quarter.

Q1-2026



Historical Inventory of Homes for Sale by Quarter



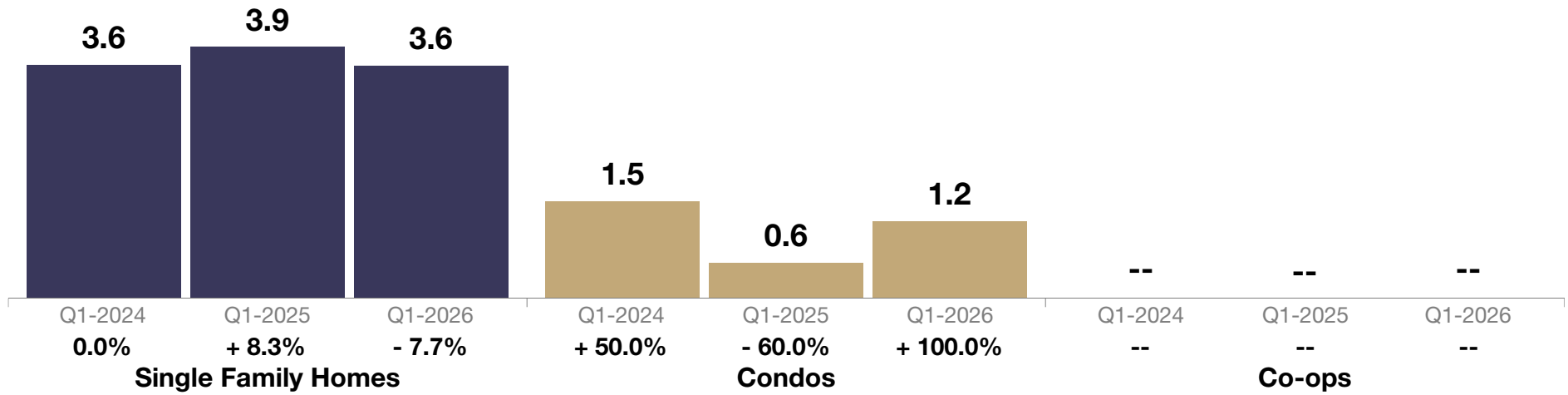
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	277	3	0
Q3-2023	301	2	0
Q4-2023	254	2	0
Q1-2024	219	3	0
Q2-2024	366	5	0
Q3-2024	375	9	1
Q4-2024	304	2	1
Q1-2025	281	1	1
Q2-2025	436	8	1
Q3-2025	409	5	1
Q4-2025	307	9	0
Q1-2026	270	3	0

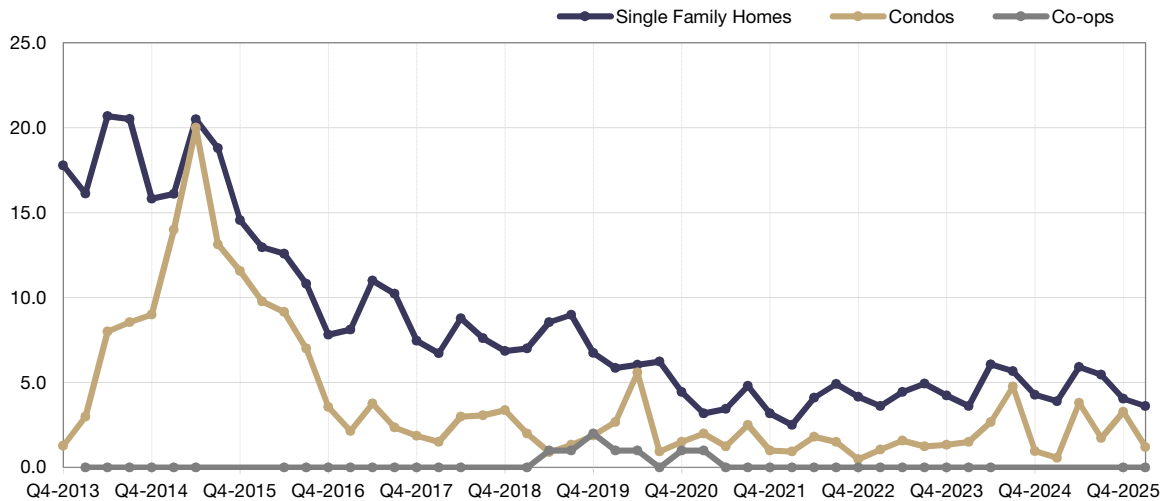
Months Supply of Inventory

The inventory of homes for sale at the end of a given quarter, divided by the average monthly pending sales from the last 4 quarters.

Q1-2026



Historical Months Supply of Inventory by Quarter



Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q2-2023	4.4	1.6	--
Q3-2023	4.9	1.3	--
Q4-2023	4.2	1.3	--
Q1-2024	3.6	1.5	--
Q2-2024	6.1	2.7	--
Q3-2024	5.7	4.8	--
Q4-2024	4.3	1.0	--
Q1-2025	3.9	0.6	--
Q2-2025	5.9	3.8	--
Q3-2025	5.5	1.7	--
Q4-2025	4.0	3.3	--
Q1-2026	3.6	1.2	--

Total Market Overview

Key metrics for single-family homes, condominiums and co-operatives combined for the report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q1-2025	Q1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
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Pending Sales		177	166	- 6.2%	177	166	- 6.2%
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Median Sales Price		\$400,000	\$462,000	+ 15.5%	\$400,000	\$462,000	+ 15.5%
Pct. of Orig. Price Received		94.5%	94.8%	+ 0.3%	94.5%	94.8%	+ 0.3%
Housing Affordability Index		102	93	- 8.8%	102	93	- 8.8%
Inventory of Homes for Sale		283	273	- 3.5%	--	--	--
Months Supply of Inventory		3.8	3.5	- 7.9%	--	--	--