

Quarterly Indicators

Provided by OneKey® MLS

Ulster County

Q2-2026

The U.S. housing market remained slower than normal in the second quarter of 2026. Rising housing costs, tight inventory conditions, and ongoing economic uncertainty contributed to subdued market activity during what is traditionally the busiest time of the year. Inflation reached a three-year high in May, adding to broader affordability pressures as home prices continued to rise nationally. The median existing-home price climbed to nearly \$430,000, a record high for the month, according to the National Association of REALTORS®.

- Single-Family Closed Sales were up 8.3 percent to 196.
- Condos Closed Sales were up 100.0 percent to 8.
- There were no recorded Co-Op sales this quarter.
- Single-Family Median Sales Price increased 2.4 percent to \$450,500.
- Condos Median Sales Price increased 108.2 percent to \$357,500.
- A Median Sales Price could not be calculated this quarter.

Although inventory is up year-over-year nationwide, a shortage of affordable homes for sale remains, particularly at the entry level, where demand is strong. According to Realtor.com, the median listing price is 34.4% higher than in 2019, while the median asking rent is nearly 18% higher, pushing homeownership further out of reach for many first-time buyers. Despite these challenges, buyer demand showed signs of resilience, as pending home sales rose in May to their highest level since November 2025.



Quarterly Snapshot

+ 10.3% **+ 0.9%** **+ 3.4%**

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
--	--	--

Residential real estate activity in Ulster County, comprised of single family properties, condominiums, and co-ops. Percent changes are calculated using rounded figures.

Single Family Homes Market Overview	2
Condos Market Overview	3
Co-ops Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Days on Market Until Sale	8
Median Pending Price	9
Median Sales Price	10
Percent of Original List Price Received	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15

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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		468	497	+ 6.2%	710	726	+ 2.3%
Pending Sales		221	261	+ 18.1%	397	421	+ 6.0%
Closed Sales		181	196	+ 8.3%	381	382	+ 0.3%
Days on Market		72	75	+ 4.2%	79	76	- 3.8%
Median Pending Price		\$465,000	\$469,950	+ 1.1%	\$440,000	\$468,000	+ 6.4%
Median Sales Price		\$440,000	\$450,500	+ 2.4%	\$425,000	\$458,500	+ 7.9%
Pct. of Orig. Price Received		97.5%	97.7%	+ 0.2%	95.9%	96.3%	+ 0.4%
Housing Affordability Index		92	93	+ 1.1%	96	92	- 4.2%
Inventory of Homes for Sale		436	428	- 1.8%	--	--	--
Months Supply of Inventory		5.9	5.5	- 6.8%	--	--	--

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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		14	26	+ 85.7%	16	33	+ 106.3%
Pending Sales		7	8	+ 14.3%	8	12	+ 50.0%
Closed Sales		4	8	+ 100.0%	10	10	0.0%
Days on Market		28	21	- 25.0%	75	31	- 58.7%
Median Pending Price		\$210,000	\$359,000	+ 71.0%	\$227,500	\$306,500	+ 34.7%
Median Sales Price		\$171,750	\$357,500	+ 108.2%	\$322,500	\$357,500	+ 10.9%
Pct. of Orig. Price Received		92.1%	102.0%	+ 10.7%	92.7%	101.4%	+ 9.4%
Housing Affordability Index		237	118	- 50.2%	126	118	- 6.3%
Inventory of Homes for Sale		8	20	+ 150.0%	--	--	--
Months Supply of Inventory		3.8	7.7	+ 102.6%	--	--	--

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.

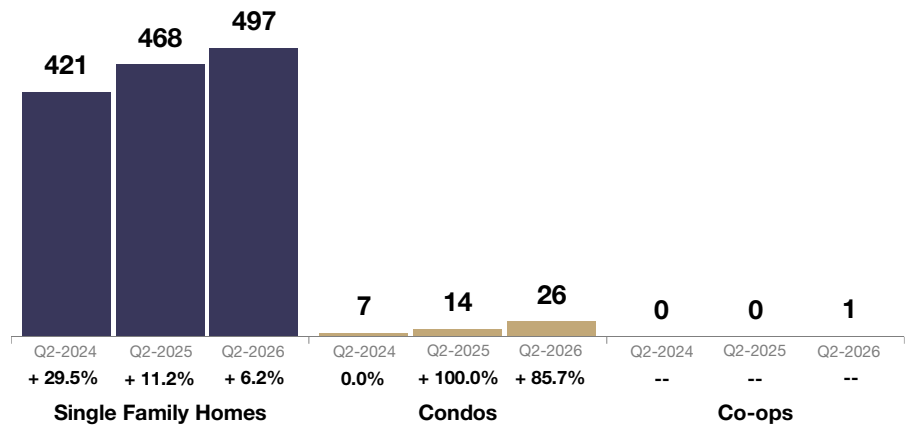


Key Metrics	Historical Sparkbars	Q2-2025	Q2-2026	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		0	1	--	0	1	--
Pending Sales		0	0	--	0	0	--
Closed Sales		0	0	--	0	1	--
Days on Market		--	--	--	--	339	--
Median Pending Price		--	--	--	--	--	--
Median Sales Price		--	--	--	--	\$35,000	--
Pct. of Orig. Price Received		--	--	--	--	63.8%	--
Housing Affordability Index		--	--	--	--	--	--
Inventory of Homes for Sale		1	1	0.0%	--	--	--
Months Supply of Inventory		--	1.0	--	--	--	--

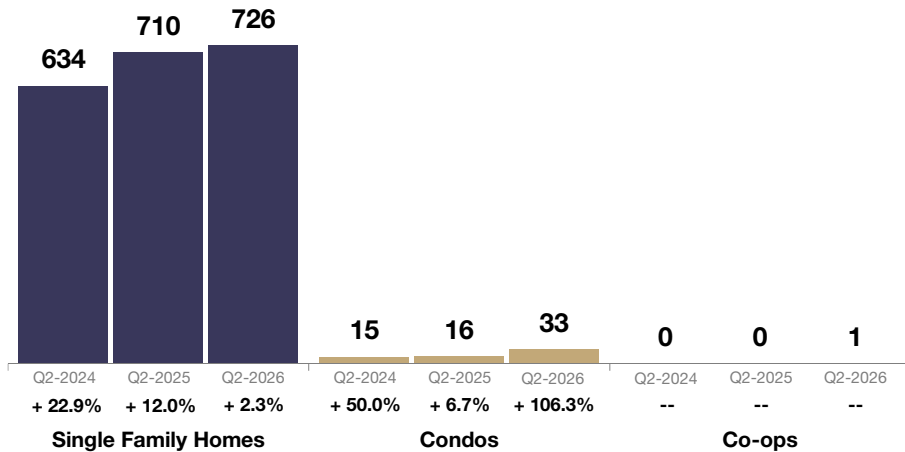
New Listings

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

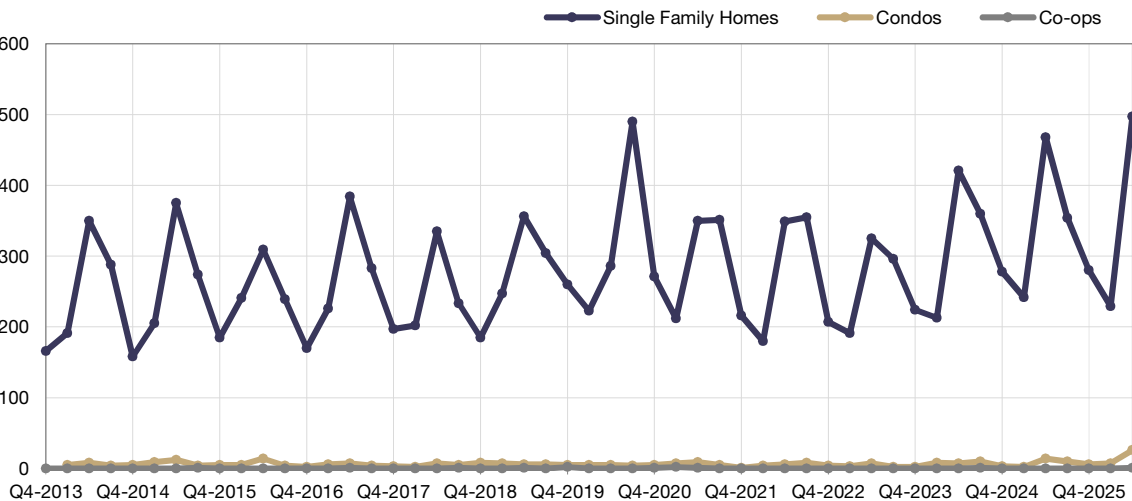
Q2-2026



Year to Date



Historical New Listings by Quarter

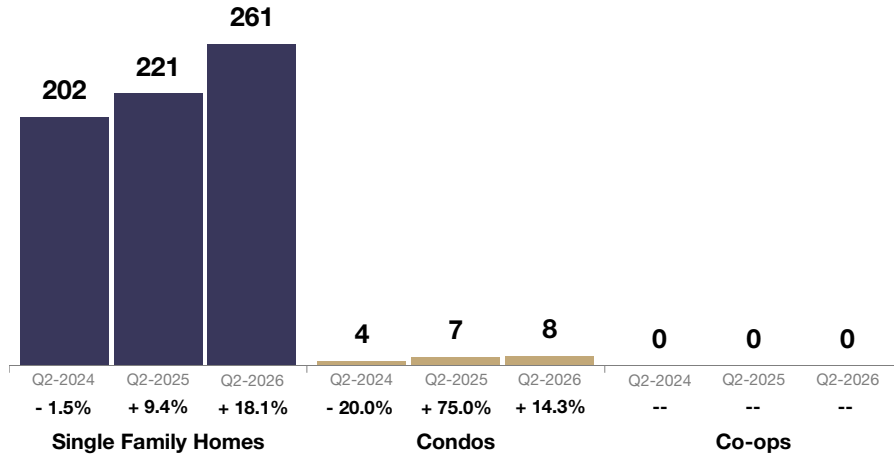


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	296	2	0
Q4-2023	224	2	0
Q1-2024	213	8	0
Q2-2024	421	7	0
Q3-2024	360	10	1
Q4-2024	278	3	0
Q1-2025	242	2	0
Q2-2025	468	14	0
Q3-2025	354	10	0
Q4-2025	280	6	0
Q1-2026	229	7	0
Q2-2026	497	26	1

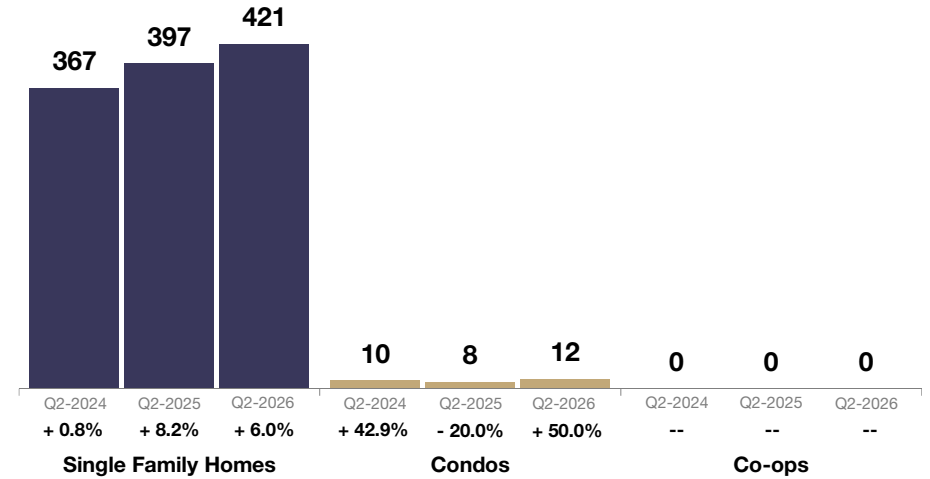
Pending Sales

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

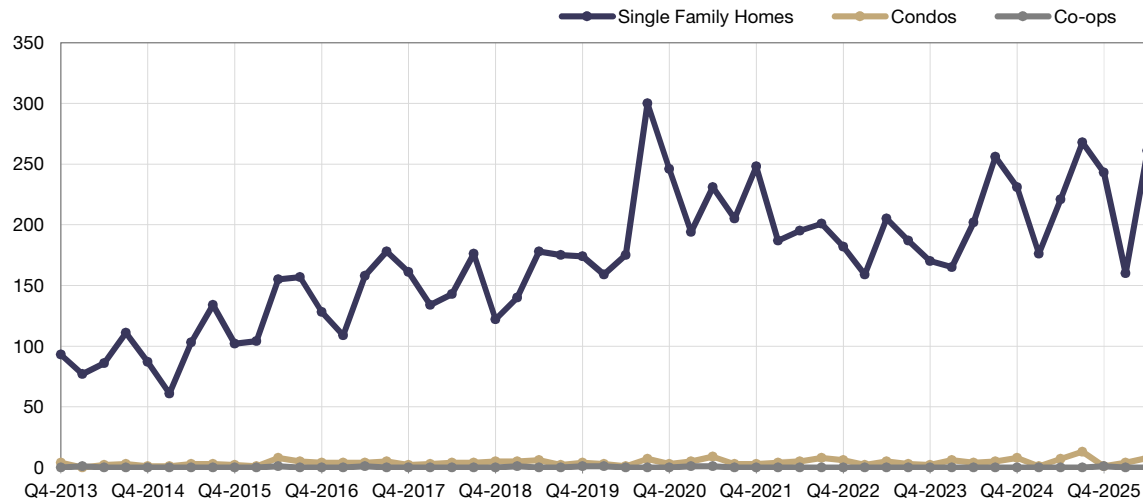
Q2-2026



Year to Date



Historical Pending Sales by Quarter



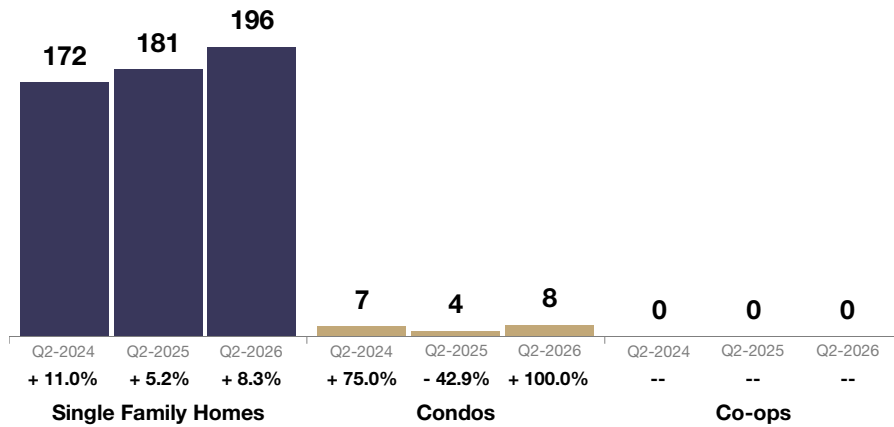
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	231	8	0
Q1-2025	176	1	0
Q2-2025	221	7	0
Q3-2025	268	13	0
Q4-2025	243	1	1
Q1-2026	160	4	0
Q2-2026	261	8	0

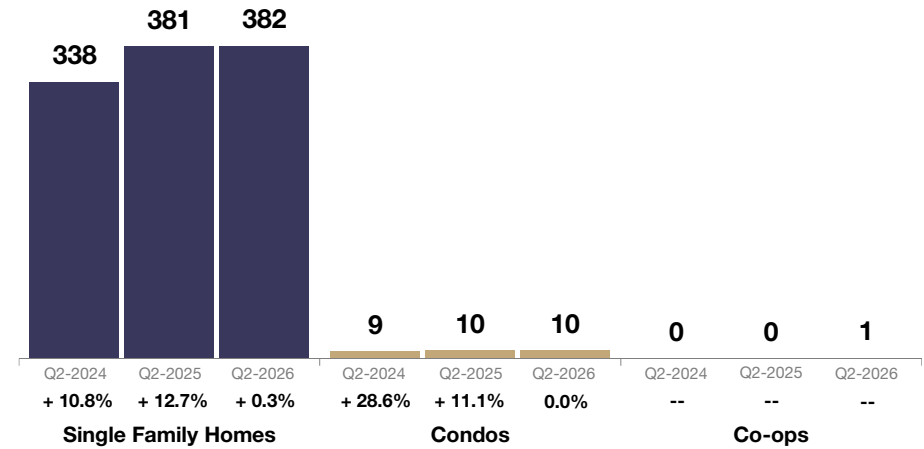
Closed Sales

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

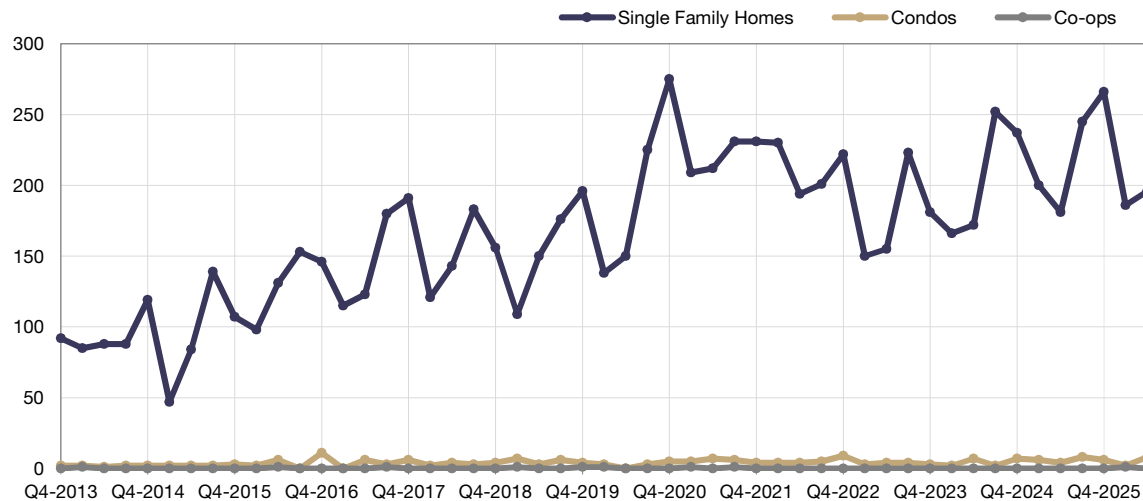
Q2-2026



Year to Date



Historical Closed Sales by Quarter



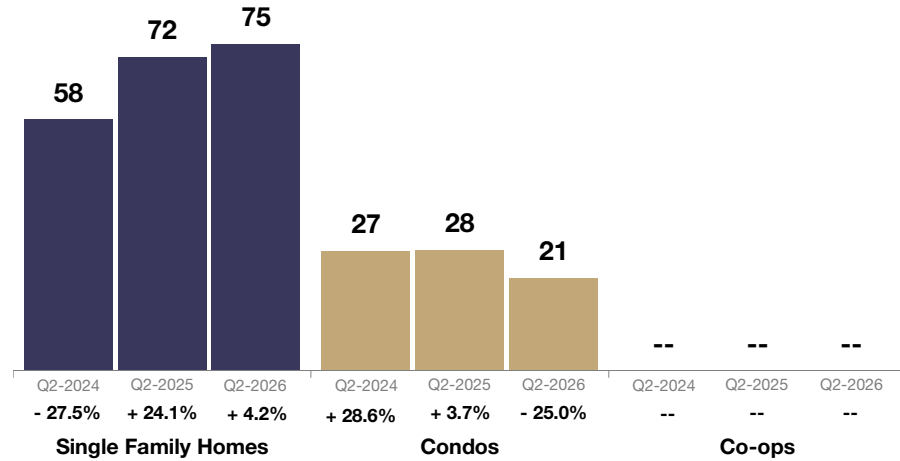
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	181	4	0
Q3-2025	245	8	0
Q4-2025	266	6	0
Q1-2026	186	2	1
Q2-2026	196	8	0

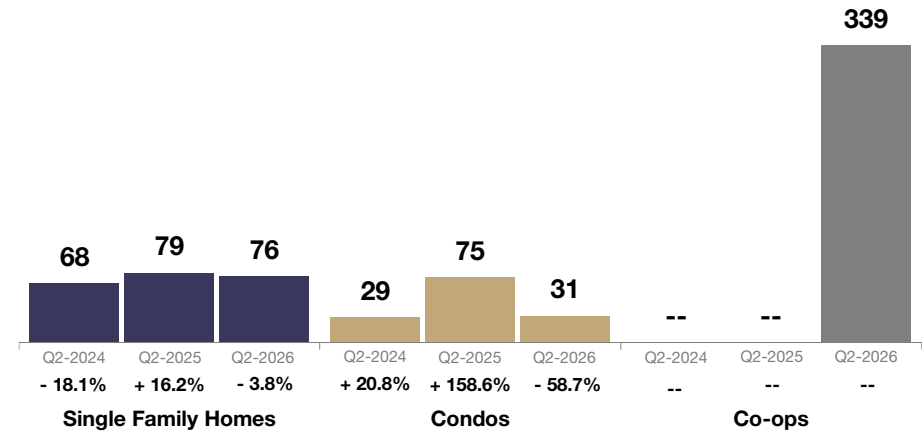
Days on Market Until Sale

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

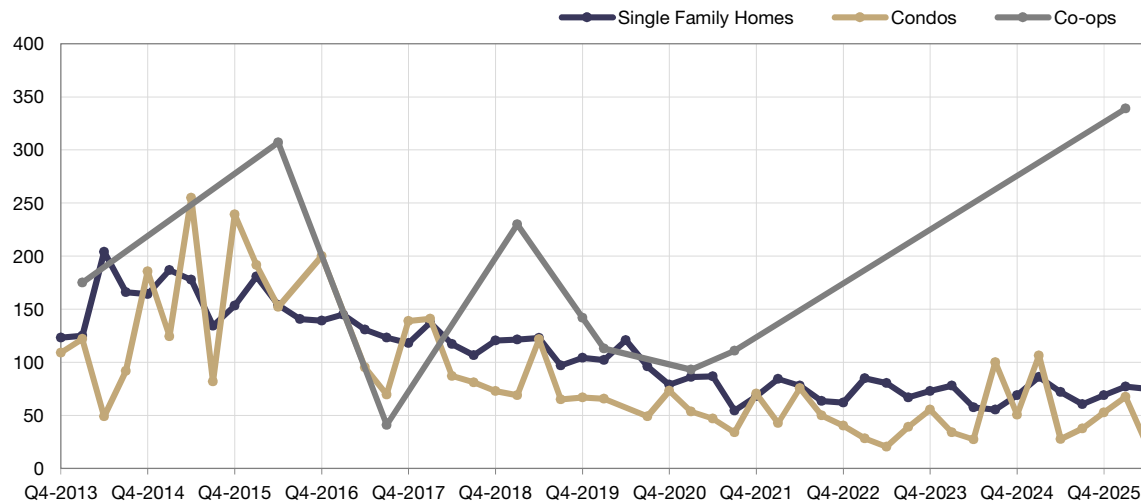
Q2-2026



Year to Date



Historical Days on Market Until Sale by Quarter



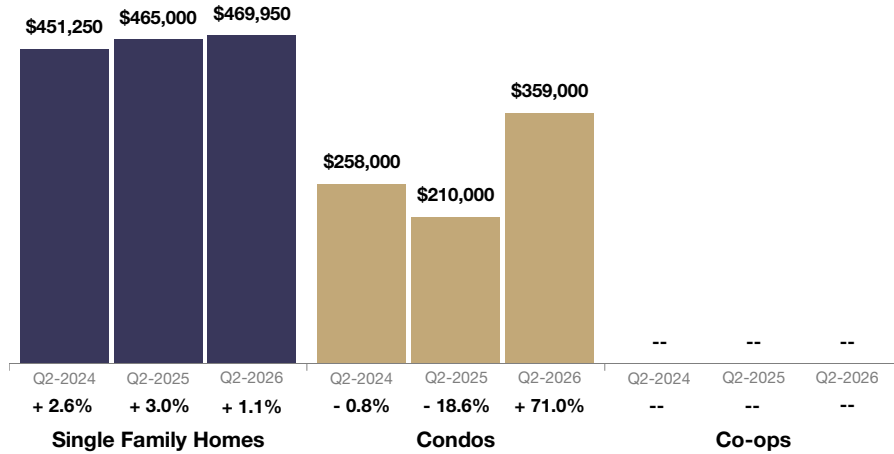
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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
Q2-2026	75	21	--

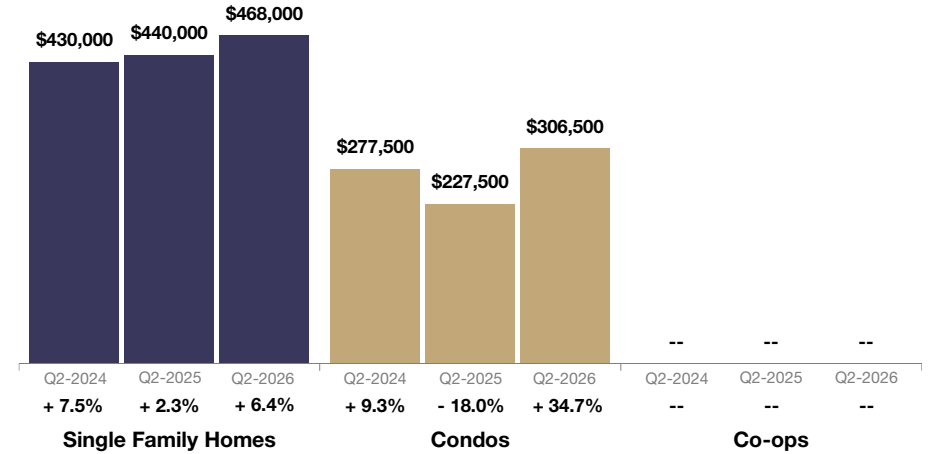
Median Pending Price

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.

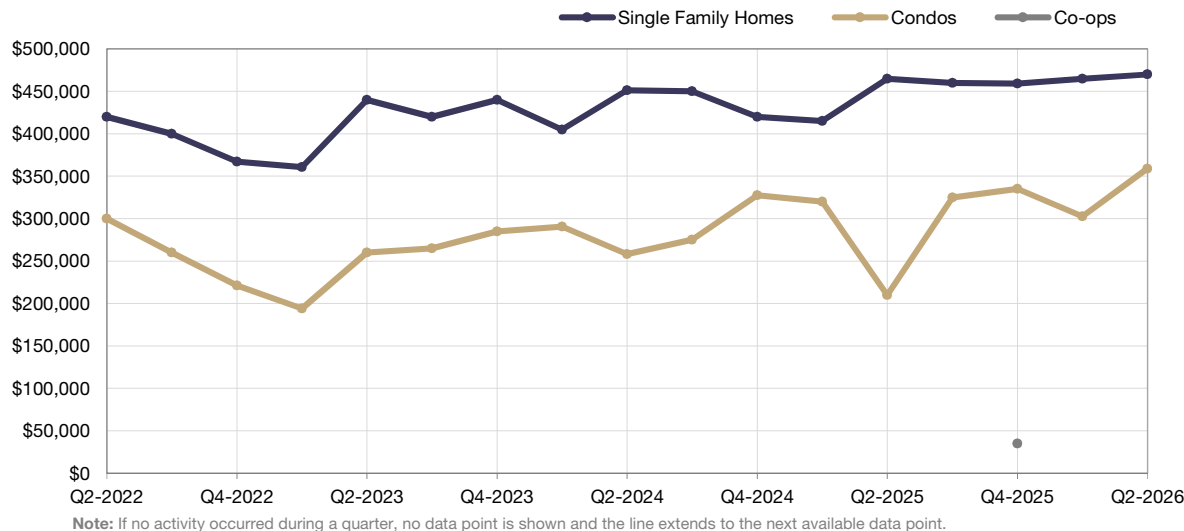
Q2-2026



Year to Date



Historical Median Pending Price by Quarter

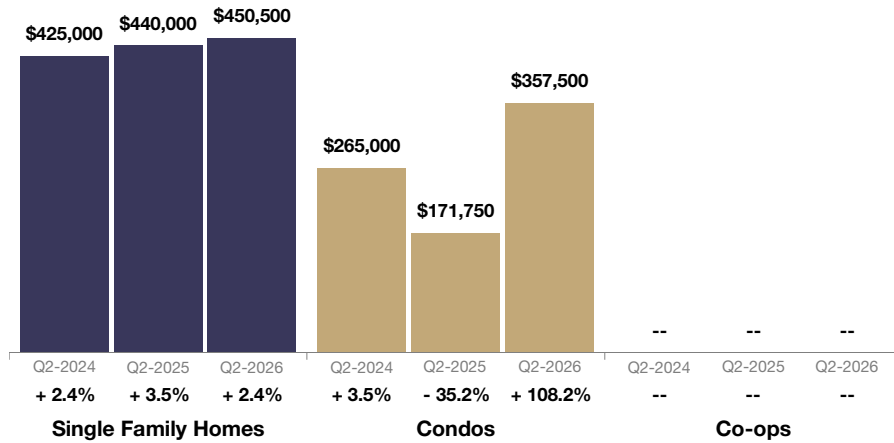


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	\$420,000	\$265,000	--
Q4-2023	\$439,934	\$285,000	--
Q1-2024	\$405,000	\$290,500	--
Q2-2024	\$451,250	\$258,000	--
Q3-2024	\$450,000	\$275,000	--
Q4-2024	\$420,000	\$327,500	--
Q1-2025	\$414,950	\$320,000	--
Q2-2025	\$465,000	\$210,000	--
Q3-2025	\$460,000	\$325,000	--
Q4-2025	\$459,000	\$335,000	\$35,000
Q1-2026	\$465,000	\$302,500	--
Q2-2026	\$469,950	\$359,000	--

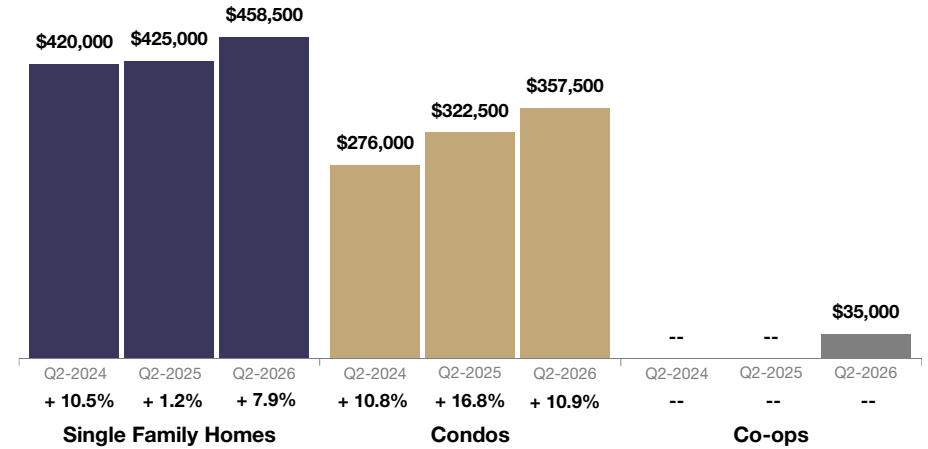
Median Sales Price

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

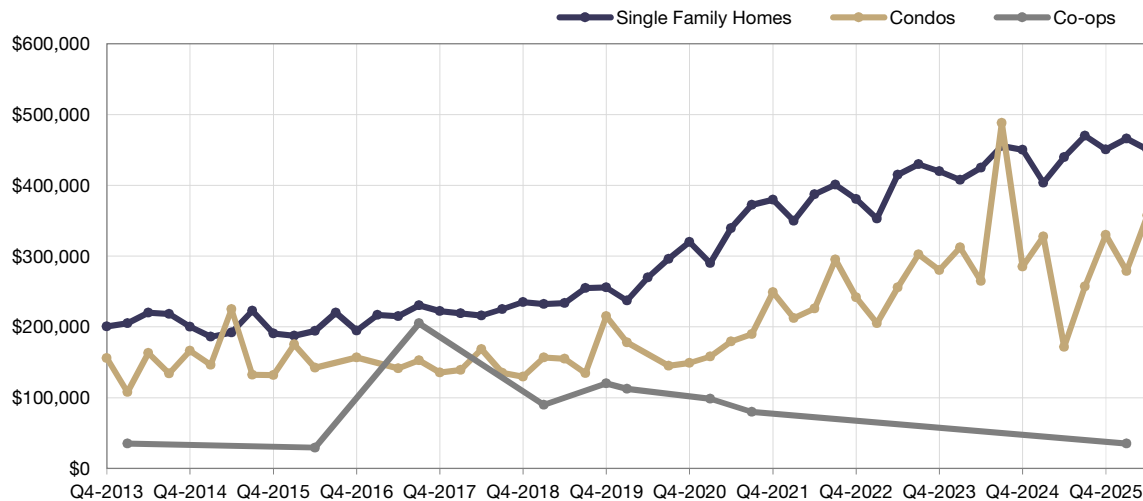
Q2-2026



Year to Date



Historical Median Sales Price by Quarter

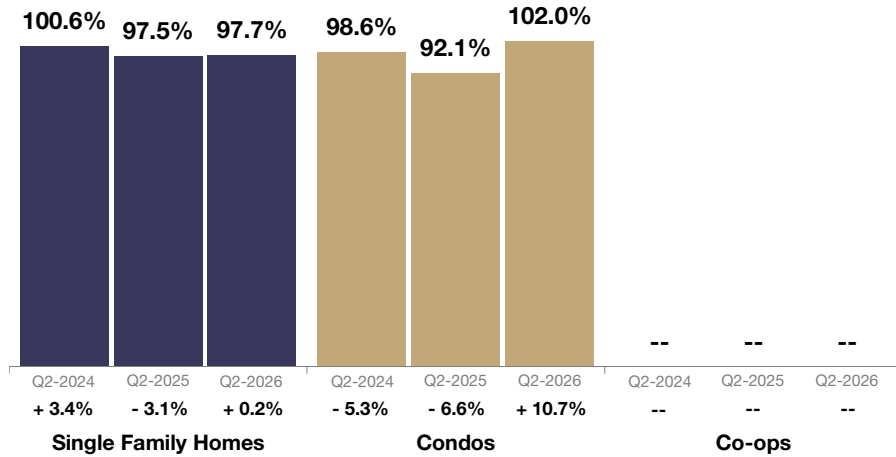


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	\$430,000	\$302,500	--
Q4-2023	\$420,000	\$280,000	--
Q1-2024	\$407,750	\$312,500	--
Q2-2024	\$425,000	\$265,000	--
Q3-2024	\$455,750	\$488,000	--
Q4-2024	\$450,000	\$285,000	--
Q1-2025	\$403,750	\$327,500	--
Q2-2025	\$440,000	\$171,750	--
Q3-2025	\$470,000	\$257,000	--
Q4-2025	\$450,500	\$330,000	--
Q1-2026	\$466,000	\$278,750	\$35,000
Q2-2026	\$450,500	\$357,500	--

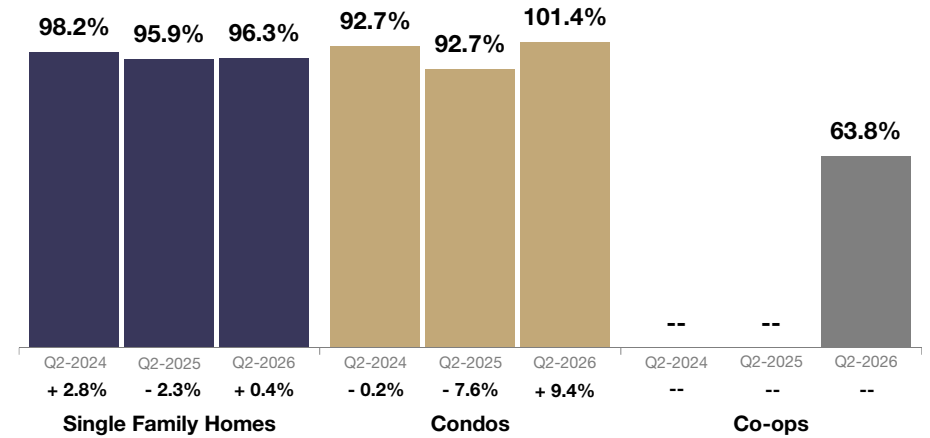
Percent of Original List Price Received

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.

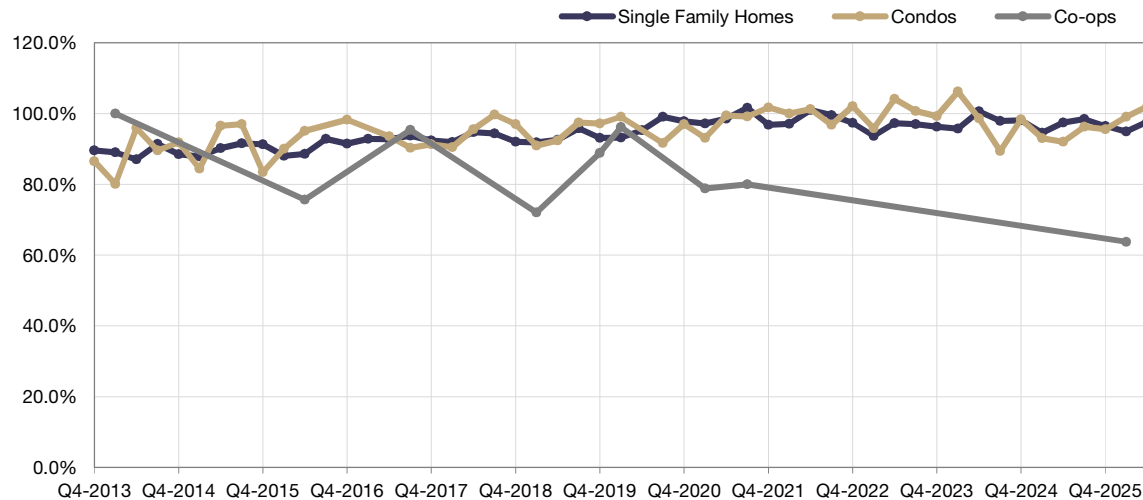
Q2-2026



Year to Date



Historical Percent of Original List Price Received 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.

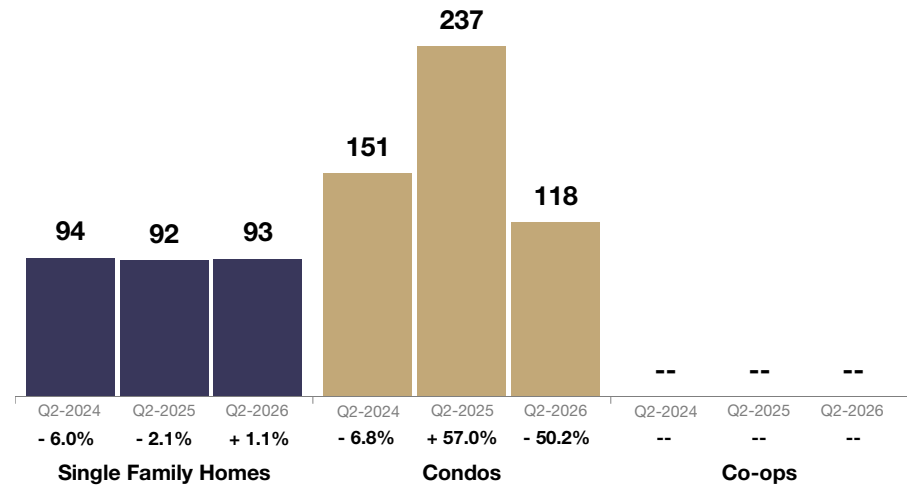
Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	97.0%	100.7%	--
Q4-2023	96.3%	99.2%	--
Q1-2024	95.7%	106.2%	--
Q2-2024	100.6%	98.6%	--
Q3-2024	97.9%	89.4%	--
Q4-2024	98.1%	98.3%	--
Q1-2025	94.5%	93.1%	--
Q2-2025	97.5%	92.1%	--
Q3-2025	98.5%	96.3%	--
Q4-2025	96.4%	95.6%	--
Q1-2026	94.9%	99.1%	63.8%
Q2-2026	97.7%	102.0%	--

Housing Affordability Index

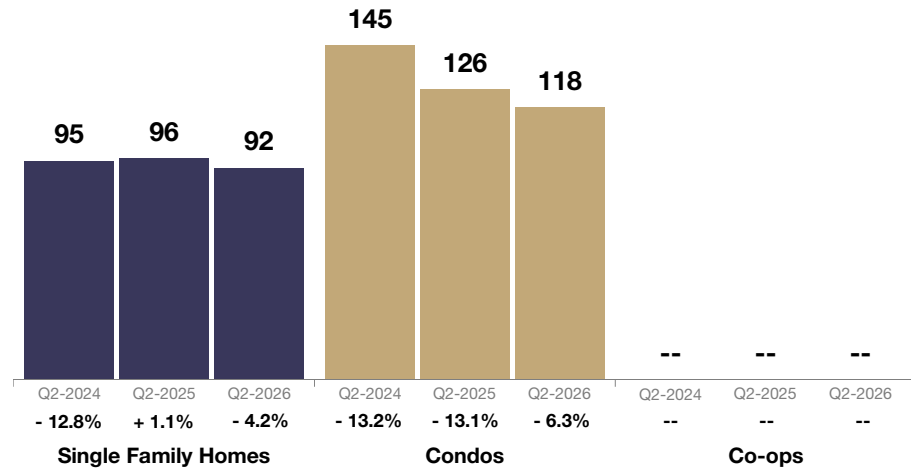
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



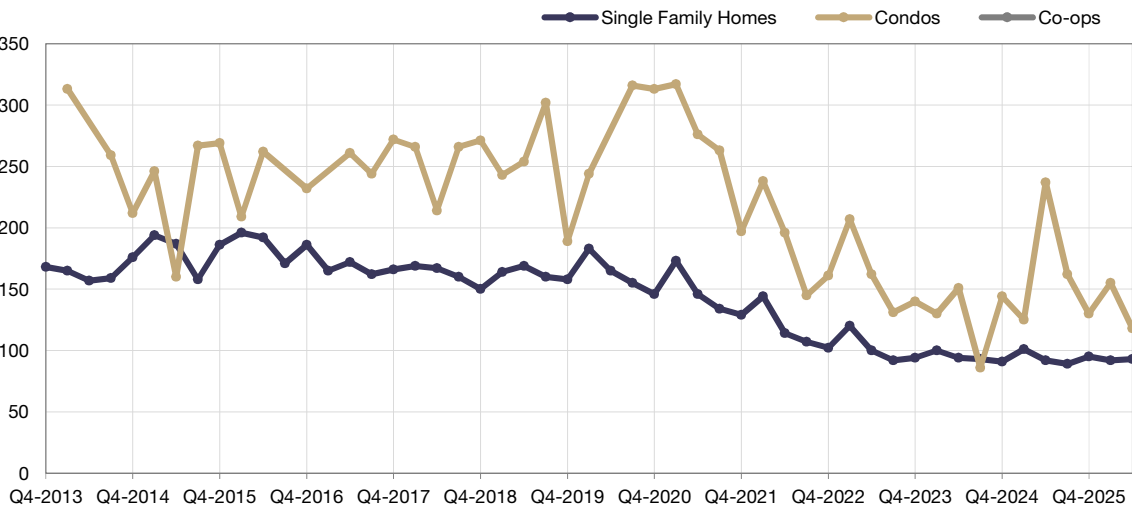
Q2-2026



Year to Date



Historical Housing Affordability Index by Quarter

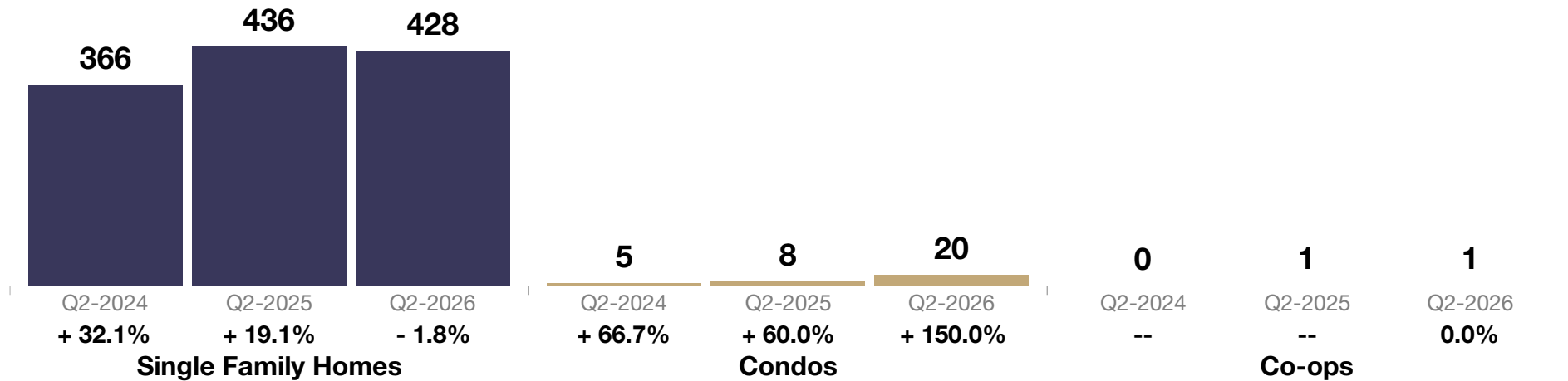


Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	92	131	--
Q4-2023	94	140	--
Q1-2024	100	130	--
Q2-2024	94	151	--
Q3-2024	93	86	--
Q4-2024	91	144	--
Q1-2025	101	125	--
Q2-2025	92	237	--
Q3-2025	89	162	--
Q4-2025	95	130	--
Q1-2026	92	155	--
Q2-2026	93	118	--

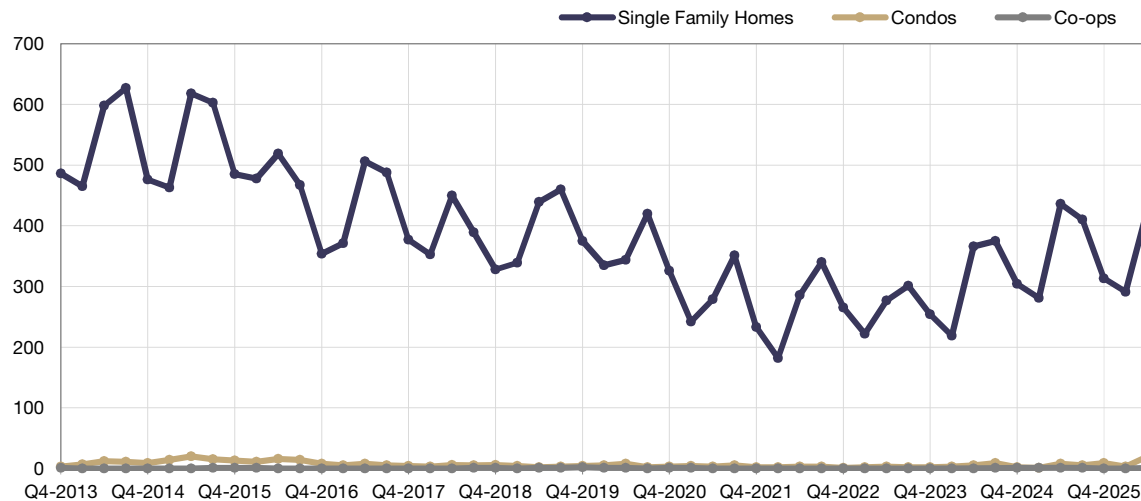
Inventory of Homes for Sale

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

Q2-2026



Historical Inventory of Homes for Sale by Quarter



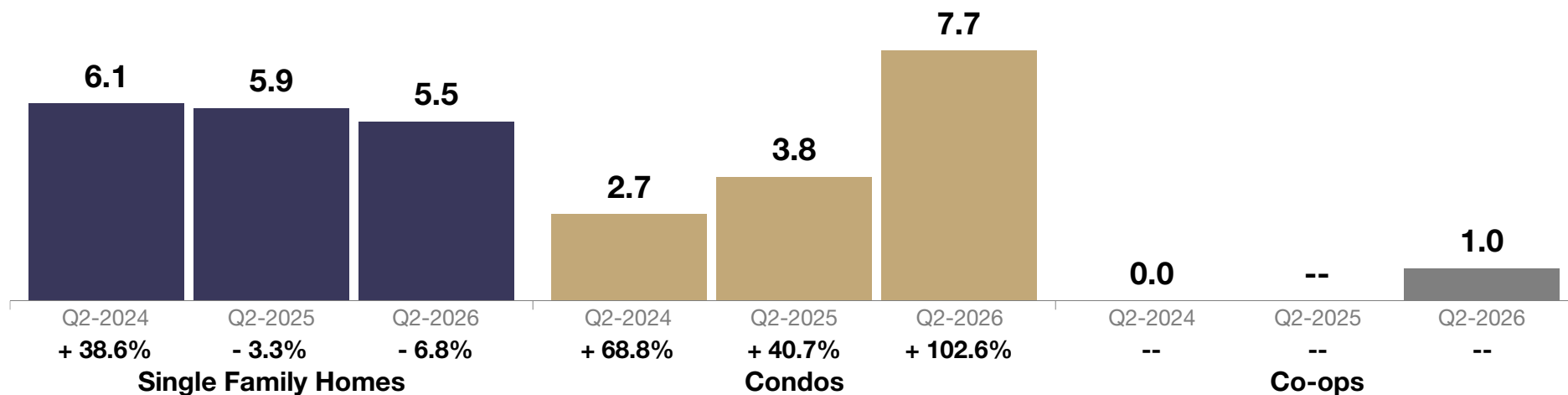
Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
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	410	5	1
Q4-2025	313	9	0
Q1-2026	291	3	0
Q2-2026	428	20	1

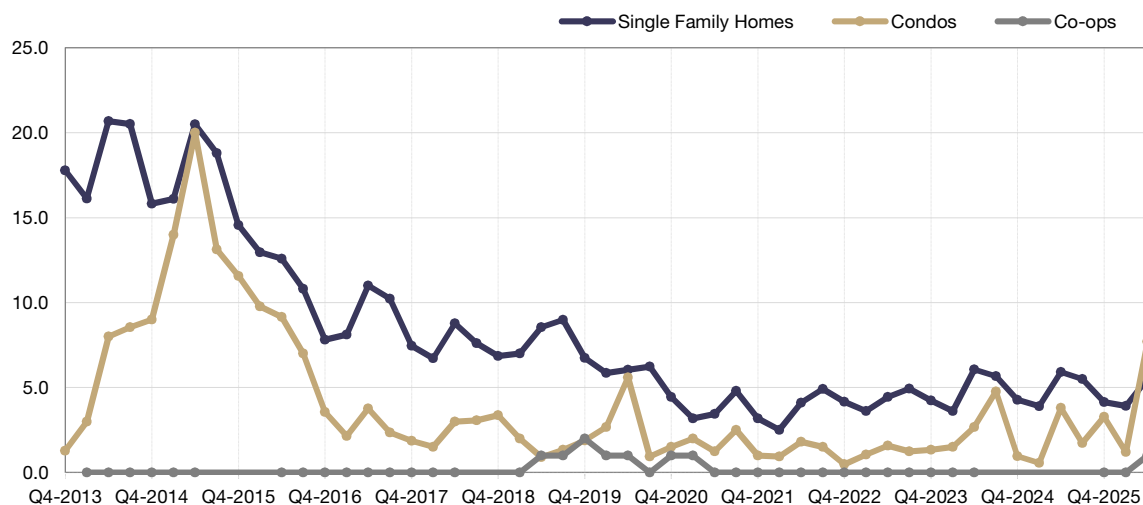
Months Supply of Inventory

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.

Q2-2026



Historical Months Supply of Inventory by Quarter

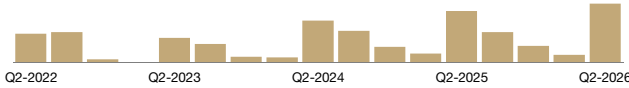
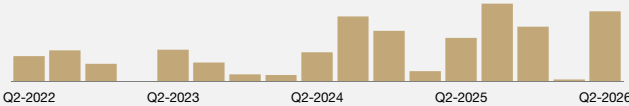
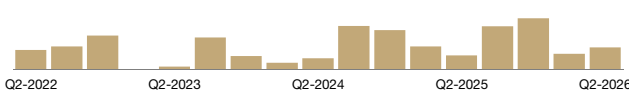
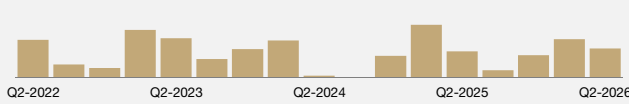
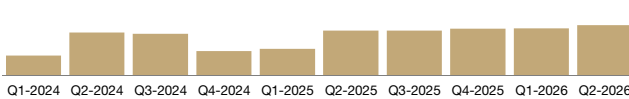
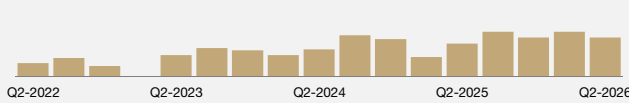
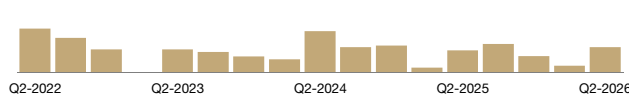
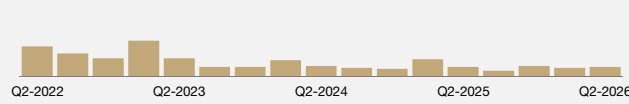
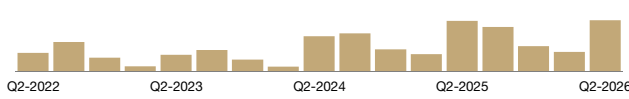
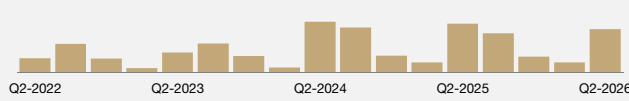


Note: If no activity occurred during a quarter, no data point is shown and the line extends to the next available data point.

Quarter	Single Family Homes	Condos	Co-ops
Q3-2023	4.9	1.3	0.0
Q4-2023	4.2	1.3	0.0
Q1-2024	3.6	1.5	0.0
Q2-2024	6.1	2.7	0.0
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	4.1	3.3	0.0
Q1-2026	3.9	1.2	0.0
Q2-2026	5.5	7.7	1.0

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	Q2-2025	Q2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		482	524	+ 8.7%	726	760	+ 4.7%
Pending Sales		228	269	+ 18.0%	405	433	+ 6.9%
Closed Sales		185	204	+ 10.3%	391	393	+ 0.5%
Days on Market		71	73	+ 2.8%	79	75	- 5.1%
Median Pending Price		\$455,000	\$467,000	+ 2.6%	\$435,000	\$465,000	+ 6.9%
Median Sales Price		\$435,000	\$450,000	+ 3.4%	\$415,000	\$451,000	+ 8.7%
Pct. of Orig. Price Received		97.3%	97.9%	+ 0.6%	95.8%	96.4%	+ 0.6%
Housing Affordability Index		94	94	0.0%	98	93	- 5.1%
Inventory of Homes for Sale		445	449	+ 0.9%	--	--	--
Months Supply of Inventory		5.9	5.6	- 5.1%	--	--	--