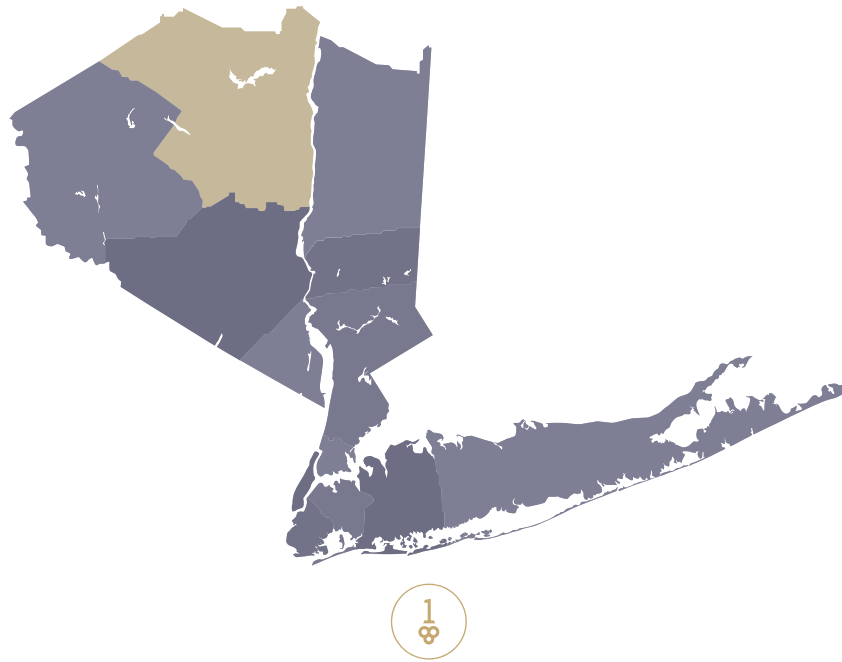


December 2023

Ulster County reported a residential closed median sales price of \$435,000 in December 2023, which is an increase of 11.50% from \$390,000, reported on the MLS in December 2022. There were 63 closed residential sales transactions and 50 pending transactions reported on the MLS in December 2023, following 63 closed and 76 pending transactions reported the month prior.



Closed Median Home Price	2
Closed Transactions	3
Pending Transactions	4

*Note that Condo Sales reflected in the bar graphs include listings with HOA fees.

Ulster, rich in wild woodlands and fertile farmland, is known for its thriving farms, wide-open spaces, charming shops and restaurants, and the opportunity to live free of NYC congestion. Those seeking a secluded spot find respite on remote properties, just beyond the Catskill Forest Preserve, and enjoy local farmers' markets, kayaking, and plentiful historic sites.

Sold Property Median Price for:

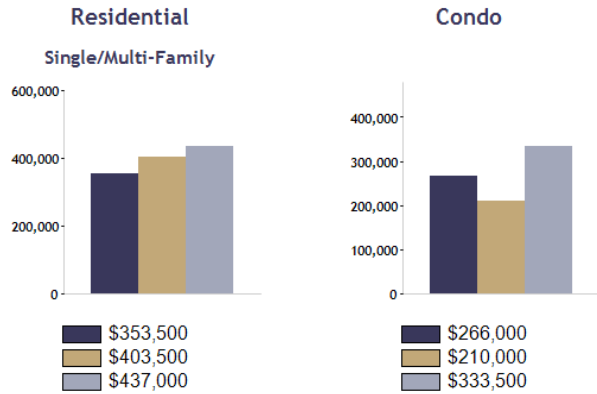
Location: Ulster (County)

Date Range

Dec 2021	Dec 2022	Dec 2023
----------	----------	----------

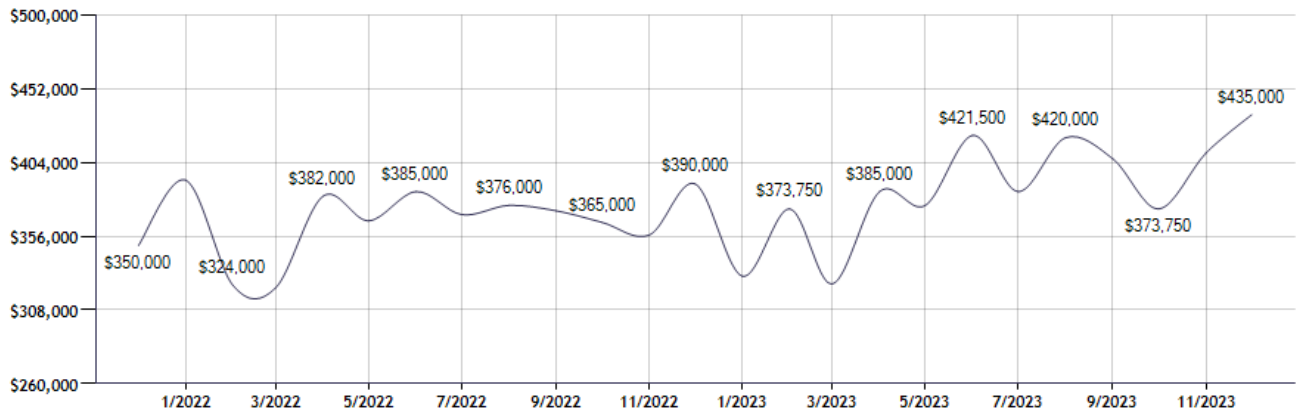
Current Available Inventory - 234
 Current Median List Price - \$499,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	\$435,000	\$390,000	11.5
Nov-2023	\$410,000	\$356,750	14.9
Oct-2023	\$373,750	\$365,000	2.4
Sep-2023	\$406,250	\$372,500	9.1
Aug-2023	\$420,000	\$376,000	11.7
Jul-2023	\$385,000	\$370,000	4.1
Jun-2023	\$421,500	\$385,000	9.5
May-2023	\$376,000	\$366,000	2.7
Apr-2023	\$385,000	\$382,000	0.8
Mar-2023	\$325,000	\$322,500	0.8
Feb-2023	\$373,750	\$324,000	15.4
Jan-2023	\$330,000	\$392,500	-15.9

Sold Property Median Price for: Location: Ulster (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

Sold Property Counts for:

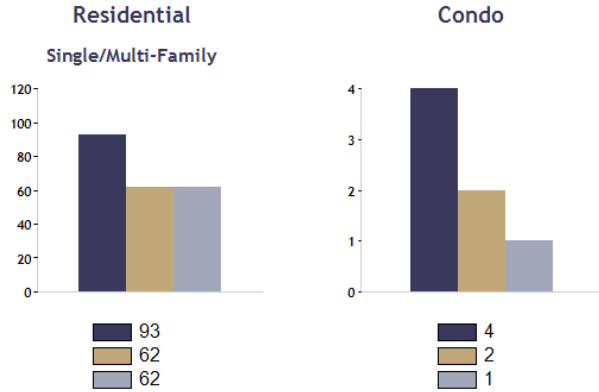
Location: Ulster (County)

Date Range



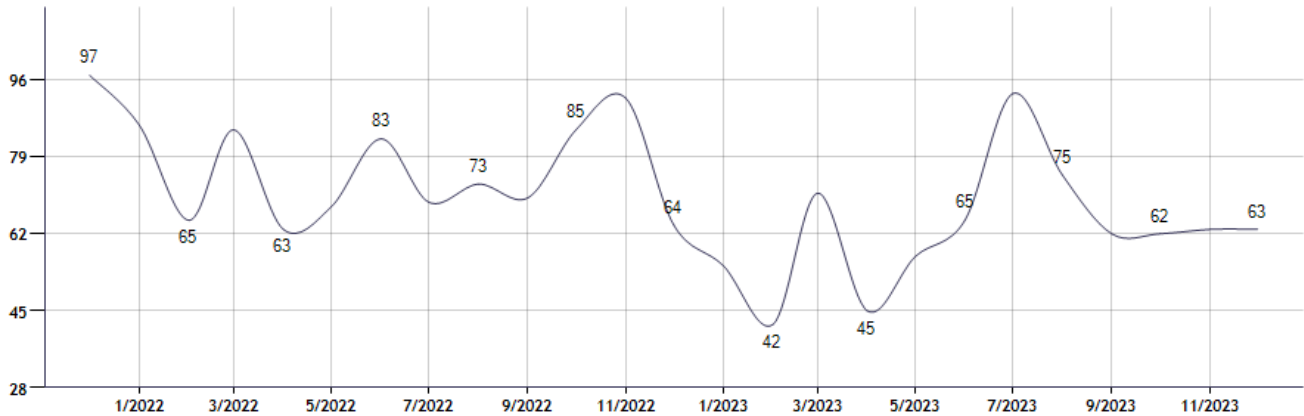
Current Available Inventory - 234
Current Median List Price - \$499,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	63	64	-1.6
Nov-2023	63	92	-31.5
Oct-2023	62	85	-27.1
Sep-2023	62	70	-11.4
Aug-2023	75	73	2.7
Jul-2023	93	69	34.8
Jun-2023	65	83	-21.7
May-2023	57	68	-16.2
Apr-2023	45	63	-28.6
Mar-2023	71	85	-16.5
Feb-2023	42	65	-35.4
Jan-2023	55	86	-36.0

Sold Property Counts for: Location: Ulster (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey[®] MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>

Pending Sales Counts for:

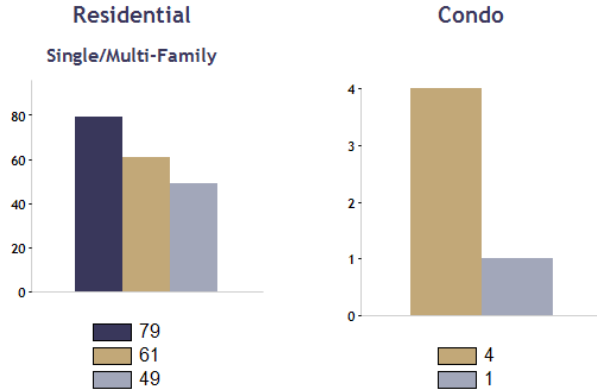
Location: Ulster (County)

Date Range

Dec 2021	Dec 2022	Dec 2023
----------	----------	----------

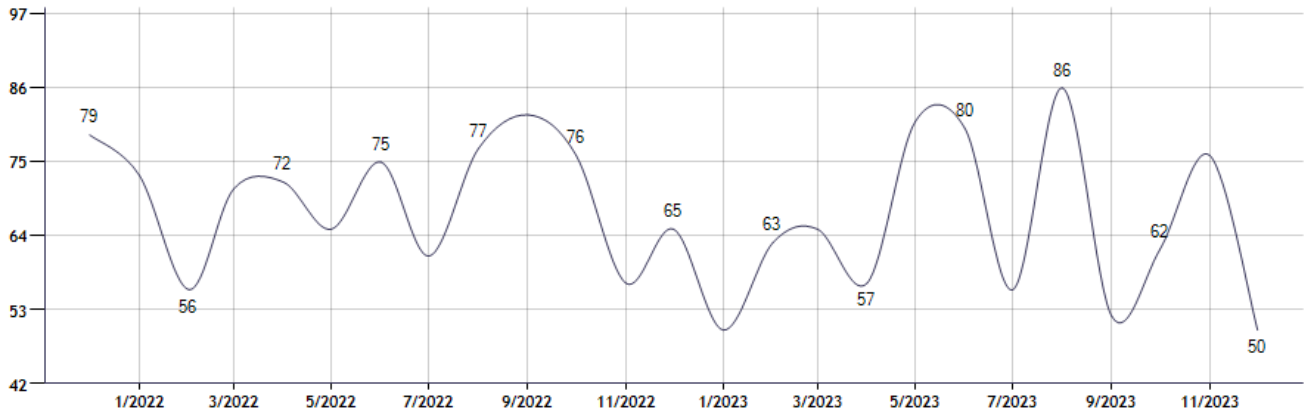
Current Available Inventory - 234
 Current Median List Price - \$499,000

Residential, Condo, Co-op Properties



Month	Current Year	Prior Year	% Change
Dec-2023	50	65	-23.1
Nov-2023	76	57	33.3
Oct-2023	62	76	-18.4
Sep-2023	52	82	-36.6
Aug-2023	86	77	11.7
Jul-2023	56	61	-8.2
Jun-2023	80	75	6.7
May-2023	81	65	24.6
Apr-2023	57	72	-20.8
Mar-2023	65	71	-8.5
Feb-2023	63	56	12.5
Jan-2023	50	73	-31.5

Pending Sales Counts for: Location: Ulster (County) (Last 24 Months - Residential, Condo, Co-op Properties)



Note: Information displayed in the data table is compiled by OneKey® MLS and represents a combined total of Residential, Condo, Co-op Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only. To access more detailed market reports visit <https://www.onekeymls.com/market-statistics>