

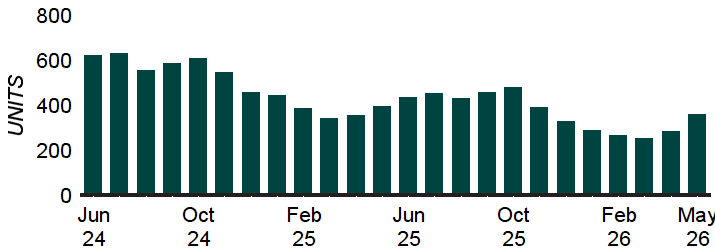
# MAY 2026 MARKET REPORT

Ulster - All Single Family Residential

	May 2026	CHANGE FROM April 2026	CHANGE FROM May 2025
MEDIAN SALE PRICE	\$465,000	▼ -3.10%	▼ -1.70%
AVERAGE SALE PRICE	\$543,189	▼ -7.60%	▼ -1.00%
UNITS SOLD	71	▼ -5.30%	▼ -13.40%
AVERAGE DAYS ON MARKET	77	▼ -19.80%	▼ -8.30%
% OF SALES PRICE	98.99	▲ 3.50%	▲ 0.50%
UNITS FOR SALE	490	▲ 20.70%	▼ -5.00%
MONTHS OF INVENTORY	6.90	▲ 27.80%	▲ 9.50%

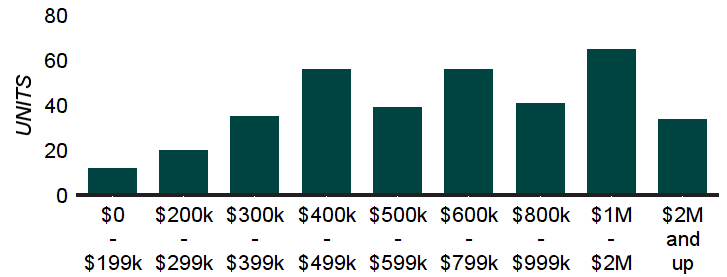
## HOMES FOR SALE

Number of homes listed for sale, end of month



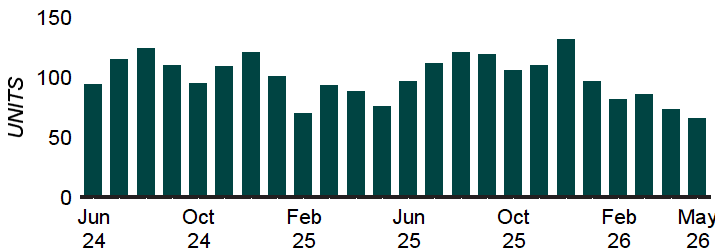
## HOMES FOR SALE BY PRICE RANGE

Number of homes listed for sale at the end of month



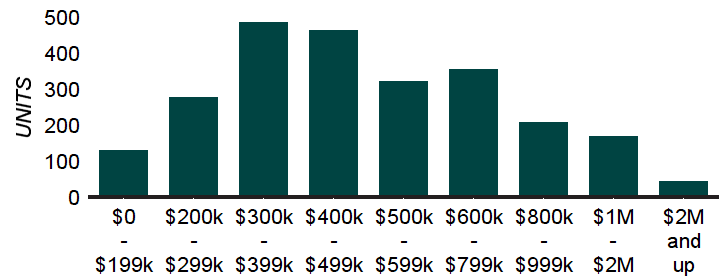
## HOMES SOLD

Number of homes sold



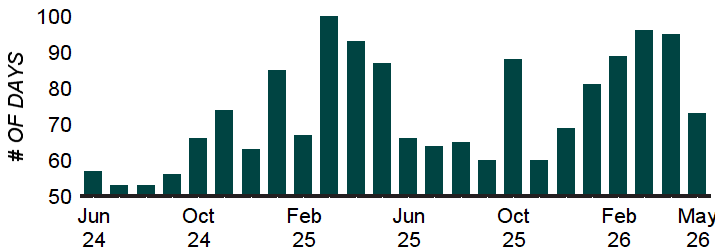
## HOMES SOLD BY PRICE RANGE

Number of homes sold in the previous two years



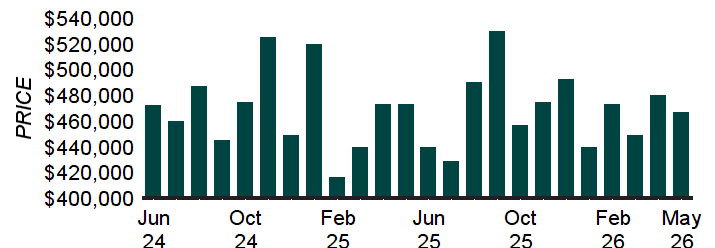
## DAYS ON MARKET - SOLD

Average days on market for all homes sold



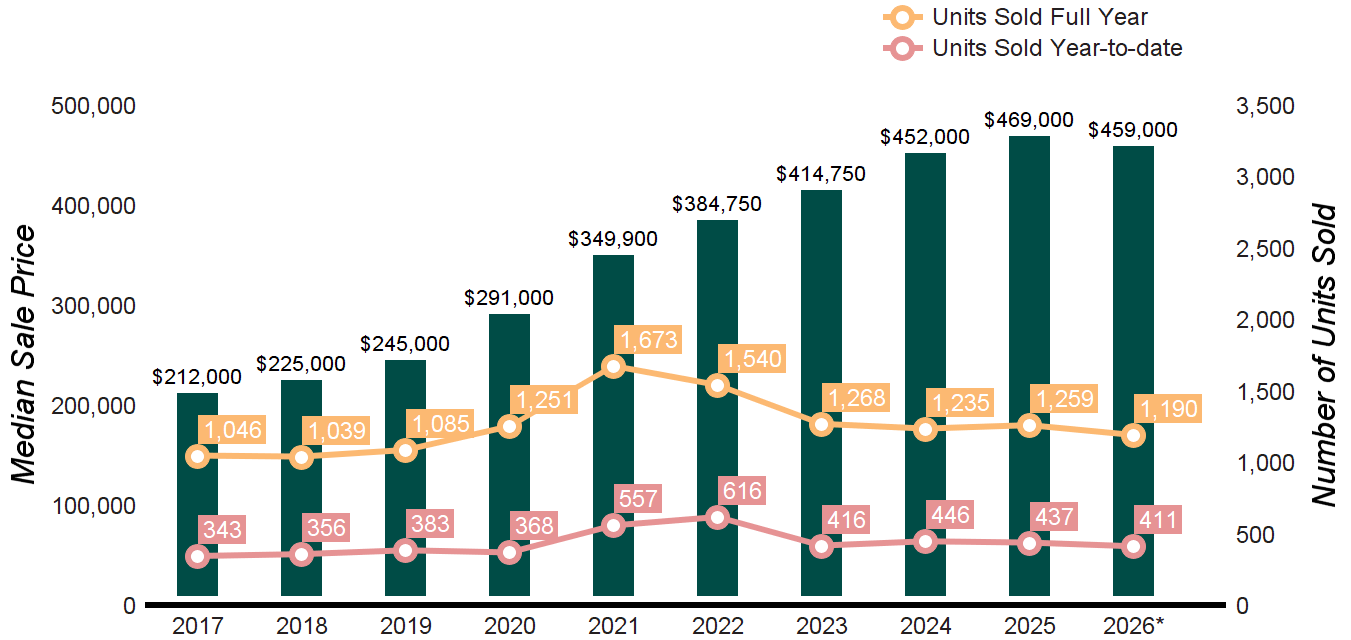
## MEDIAN SALE PRICE

Price of the "middle" homes sold - an equal number of sales were above AND below this price



# TEN-YEAR MARKET HISTORY

Ulster – All Single Family  
Residential



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026*
<b>UNITS SOLD</b>	1046	1039	1085	1251	1673	1540	1268	1235	1259	1190
	▲ 89%	▼ 1%	▲ 4%	▲ 15%	▲ 34%	▼ 8%	▼ 18%	▼ 3%	▲ 2%	▼ 5%
<b>MEDIAN SOLD PRICE</b>	\$212,000	\$225,000	\$245,000	\$291,000	\$349,900	\$384,750	\$414,750	\$452,000	\$469,000	\$459,000
	▲ 1%	▲ 6%	▲ 9%	▲ 19%	▲ 20%	▲ 10%	▲ 8%	▲ 9%	▲ 4%	▼ 2%

Data source: Hudson Valley CRMLS, Residential Homes. Information believed to be accurate but not warranted.

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\*2026 year-to-date Homes and Median Price are through 5/31/2026

For 2026, Homes on Full-Year Line Graph are annualized based on actual sales year-to-date