

Ulster County, NY

County · NY · New York

BALANCED MARKET

\$408K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

1,543

SALES (12 MO)

\$445K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



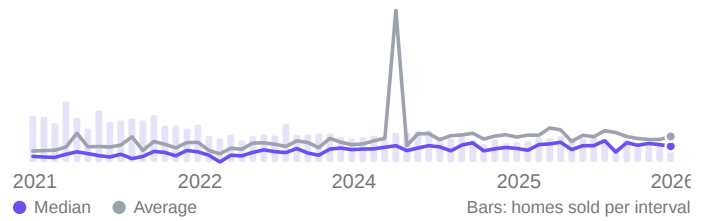
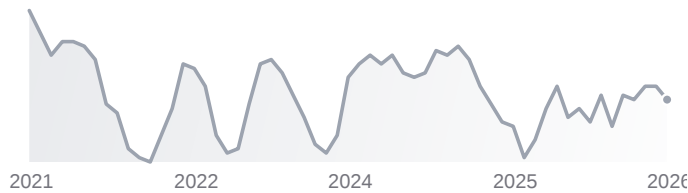
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$395K · Average \$483K

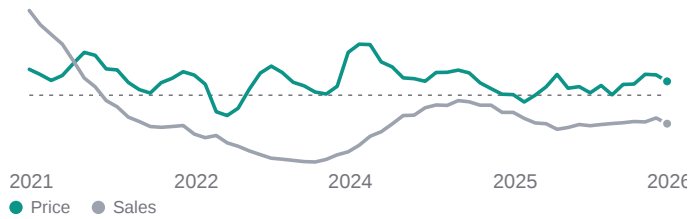


Growth (year over year)

Price +7.1% · Sales -14.4%

Price per square foot

\$272/ft²

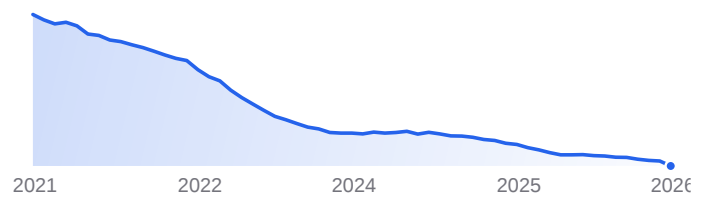
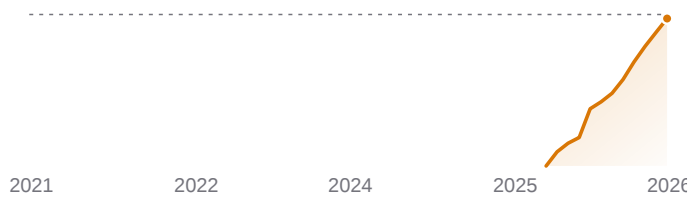


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

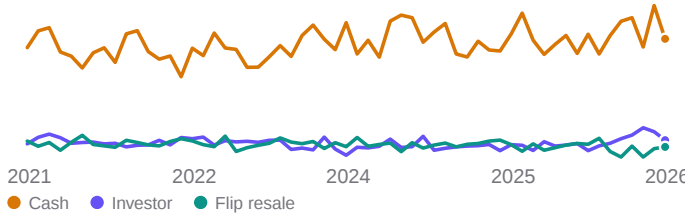
2.3%



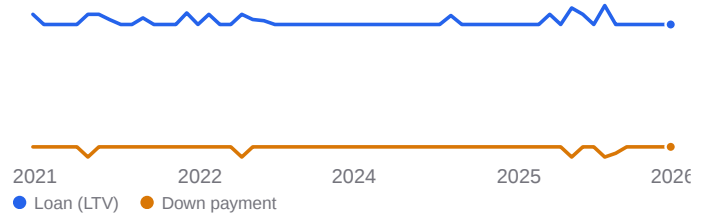
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 6.6% · Flip resale 3.9%

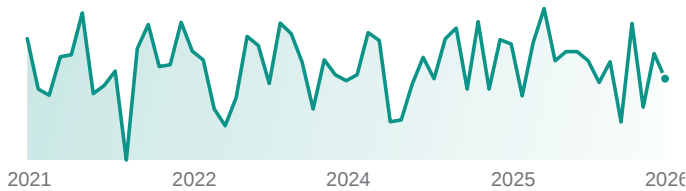


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



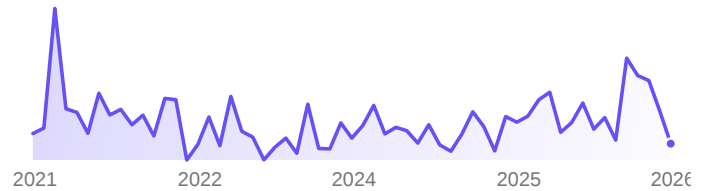
Sellers who sold at a gain

91%



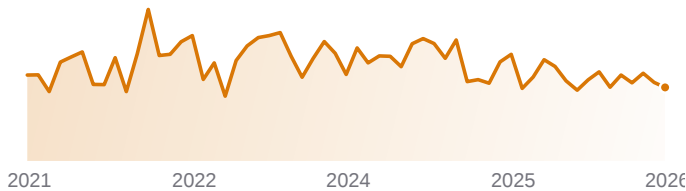
Typical hold before selling

5.3 yrs



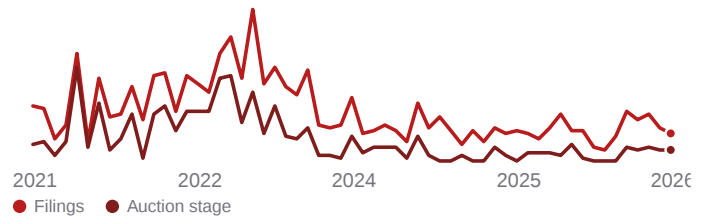
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 10 · Auction stage 4



HOUSING STOCK

Homes	65,987
Median value (AVM)	\$445K
Median size	1,612 ft²
Median bedrooms	3
Median year built	1962
Single family	75%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.8%
Owner occupied	73%
Company owned	14%
Median loan-to-value	32%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	183,558
Density	163 / mi²
Median household income	\$78K
Average household income	\$109K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	63
Homes occupied	87%
Bachelor's or higher	22%
Poverty rate	16.6%
Unemployment	0.9%
Average temp	48°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.