

Kingston

City · NY · New York > Ulster County

BUYER'S MARKET

\$368K

MEDIAN SALE PRICE

+12.1%

1-YR CHANGE

96

SALES (12 MO)

\$378K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



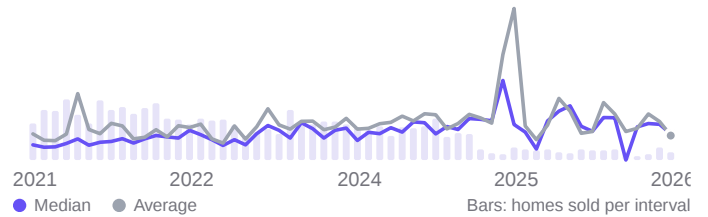
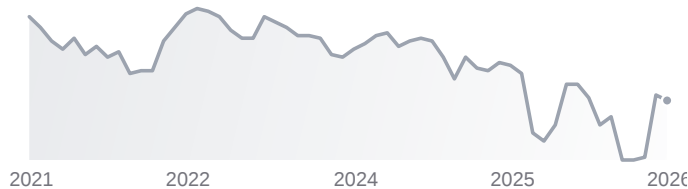
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$329K · Average \$319K

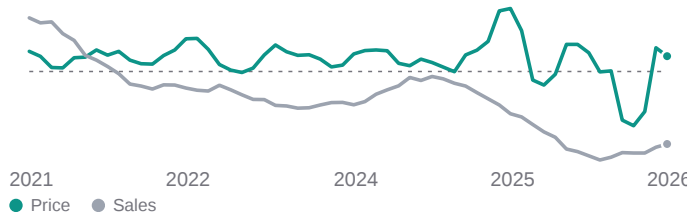


Growth (year over year)

Price +12.1% · Sales -57.5%

Price per square foot

\$244/ft²

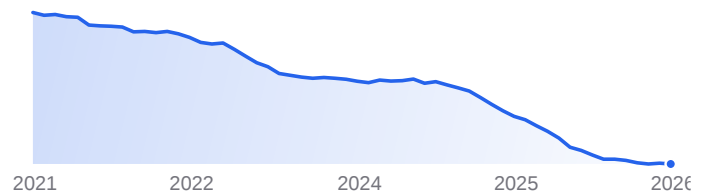
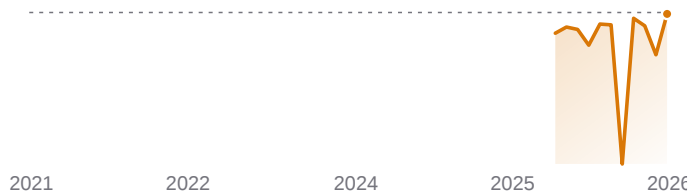


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

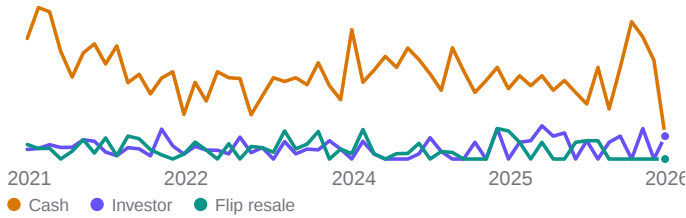
0.9%



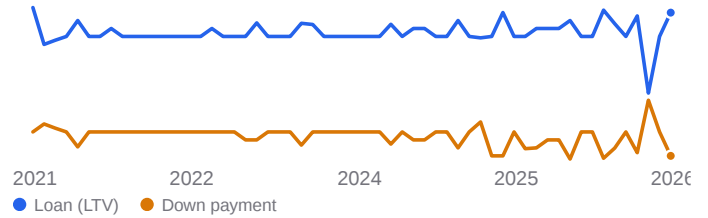
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 13% · Flip resale 0%

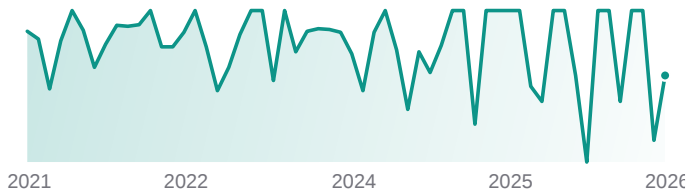


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



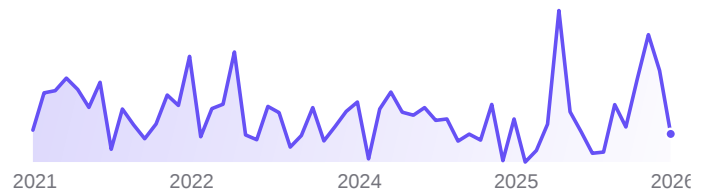
Sellers who sold at a gain

86%



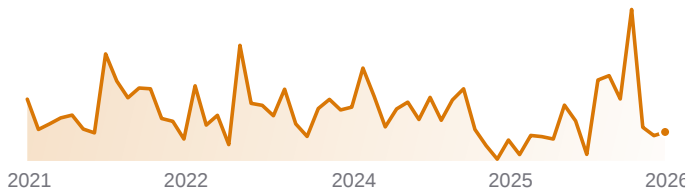
Typical hold before selling

4.3 yrs



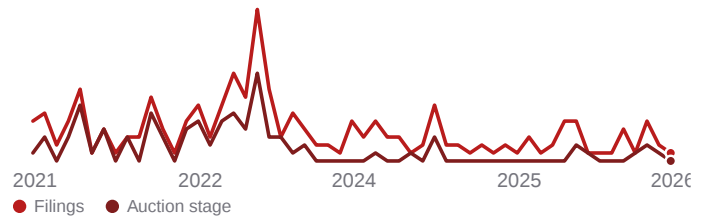
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,928
Median value (AVM)	\$378K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1938
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.8%
Owner occupied	76%
Company owned	14%
Median loan-to-value	28%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	24,227
Density	3,238 / mi²
Median household income	\$64K
Average household income	\$88K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	61
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	21.2%
Unemployment	1.0%
Average temp	48°F
Annual precip	47 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.