

# Local Market Update for Quarter 1 – 2016

A Research Tool Provided by the Hudson Gateway Association of REALTORS®



## Ulster County

### Single-Family Homes

Key Metrics	Quarter 1			Last 12 Months		
	2015	2016	Percent Change	Thru 3-2015	Thru 3-2016	Percent Change
New Listings	153	177	+ 15.7%	746	770	+ 3.2%
Closed Sales	36	75	+ 108.3%	270	315	+ 16.7%
Days on Market Until Sale	184	177	- 3.8%	176	141	- 19.9%
Median Sales Price*	\$171,250	\$171,750	+ 0.3%	\$190,000	\$190,000	0.0%
Percent of Original List Price Received*	88.6%	88.1%	- 0.6%	88.1%	90.2%	+ 2.4%
Inventory of Homes for Sale	346	357	+ 3.2%	--	--	--

### Condos

Key Metrics	Quarter 1			Last 12 Months		
	2015	2016	Percent Change	Thru 3-2015	Thru 3-2016	Percent Change
New Listings	6	4	- 33.3%	20	18	- 10.0%
Closed Sales	2	1	- 50.0%	5	6	+ 20.0%
Days on Market Until Sale	125	99	- 20.8%	108	135	+ 25.0%
Median Sales Price*	\$146,500	\$200,000	+ 36.5%	\$144,000	\$167,000	+ 16.0%
Percent of Original List Price Received*	84.4%	91.0%	+ 7.8%	87.5%	93.4%	+ 6.7%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--

### Co-Ops

Key Metrics	Quarter 1			Last 12 Months		
	2015	2016	Percent Change	Thru 3-2015	Thru 3-2016	Percent Change
New Listings	0	0	--	0	1	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	0	1	--	--	--	--

\* Does not account for sale concessions and/or down payment assistance. Note: Percent changes are calculated using rounded figures, and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type Last 12 Months

