

Table 3-2: Median Sales Prices for Homes in Ulster County 1996-2009

Year	Median Price	Percent Change
1996	\$95,000	---
1997	\$95,000	0.0%
1998	\$98,500	3.7%
1999	\$105,000	6.6%
2000	\$118,000	12.4%
2001	\$127,000	7.6%
2002	\$142,500	12.2%
2003	\$170,000	19.3%
2004	\$200,000	17.6%
2005	\$240,000	20.0%
2006	\$244,665	1.9%
2007	\$246,000	0.5%
2008	\$240,000	-2.4%
2009	\$222,800	-7.2%
Change in Median Price from 1996 to 2009		134.5%
Average Annual Change		9.6%

Source: Report entitled A Three County Regional Housing Needs Assessment: Ulster, Orange, and Dutchess Counties from 2006 to 2020, and the New York State Office of Real Property Services.