

A  
Sullivan County  
Democrat  
publication  
May 2025

PRICELESS

# home in the country



Voted Best Real Estate Guide in New York State



# Recent Home Sales

Statistics by Sullivan County Board of Realtors

<p>1. 805637 Rockland Township</p>  <p>3 BR/1 BA Acres: 0.12 Sold For: \$172,000 School Tax: \$1,475.98 Town &amp; County:</p> <p>Built: 1920 Listed By: Carole Edwards Realty, LLC Sold By: Non-MLS</p>	<p>2. H6316524 Tusten Township Mobile Home W/ Land</p>  <p>3 BR/2 BA Acres: 12.38 Sold For: \$240,000 School Tax: \$2,800.44 Town &amp; County:</p> <p>Built: 2003 Listed By: Keller Williams Hudson Valley Sold By: Eagle Valley Realty</p>	<p>3 H6323940 Thompson Township Townhouse</p>  <p>2 BR/2 BA Acres: 0.04 Sold For: \$280,000 School Tax: \$74.53 Town &amp; County:</p> <p>Built: 1985 Listed By: Rieber Realty, Inc. Sold By: Non-MLS</p>	<p>4. H6314546 Fallsburg Township Ranch</p>  <p>3 BR/2 1/2 BA Acres: 0.34 Sold For: \$350,000 School Tax: \$1,562.20 Town &amp; County:</p> <p>Built: 1985 Listed By: Catskills Home Services Sold By: Catskills Home Services</p>
<p>5. H6333983 Bethel Township Ranch</p>  <p>3 BR/3 BA Acres: 3.43 Sold For: \$410,000 School Tax: \$2,878.95 Town &amp; County:</p> <p>Built: 1989 Listed By: Malek Properties, Inc. Sold By: Keller Williams Hudson Valley</p>	<p>6. H6328304 Delaware Township Colonial/ Contemporary</p>  <p>4 BR/2 1/2 BA Acres: 3.02 Sold For: \$500,000 School Tax: \$4,356.35 Town &amp; County:</p> <p>Built: 2007 Listed By: Country House Realty, Inc. Sold By: Country House Realty, Inc.</p>	<p>7. H6309428 Fremont Township Contemporary</p>  <p>4 BR/2 1/2 BA Acres: 5.43 Sold For: \$621,875 School Tax: \$6,850.36 Town &amp; County:</p> <p>Built: 2006 Listed By: Matthew J. Freda Real Estate Sold By: Country House Realty, Inc.</p>	<p>8. H6310843 Rockland Township Contemporary</p>  <p>4 BR/3 BA Acres: 133.28 Sold For: \$890,000 School Tax: \$7,903.96 Town &amp; County:</p> <p>Built: 1977 Listed By: Eagle River Realty, LLC Sold By: Carole Edwards Realty, LLC</p>

## Allison-Devore General Contractors Inc.

### Residential and Commercial Construction

[www.allisondevore.com](http://www.allisondevore.com)


## Scott Allison

### Vice President

120 Muthig Rd, Hurleyville, NY 12747

845-292-7620 Office

sallison@allisondevore.com

845-701-2645 Cell

845-292-5143 Fax



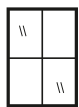
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# Enhancing your Catskills home with pools and spas

STORY BY MATHEW ALBECK  
PHOTOS BY SYLVIA BERGER

Since 1983, Clear-Rite Pools and Spas, Inc. has been providing professional in-ground pool and spa installation and dependable after-sale service to Sullivan County.

Owners Bob and Sylvia Berger are Sullivan County natives and oversee a team of 15 dedicated employees who will help you select the right pool or spa for your property, execute its installation, and deliver excellent and timely after-sale customer service.

With a thorough understanding of the unique Catskills climate and weather, they have developed a lifetime steel wall/vinyl liner pool, which allows for ultimate flexibility and strength.

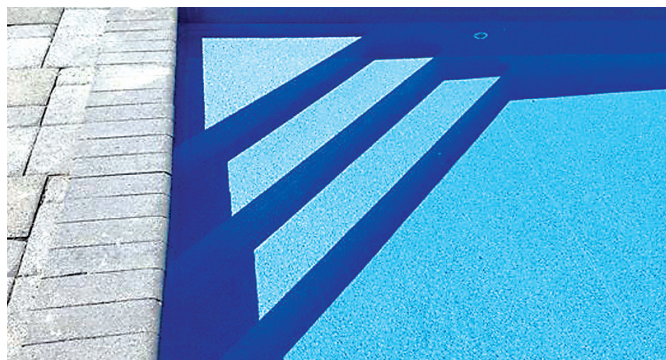
Clear-Rite Pools, based in Jeffersonville, builds custom-designed and shaped in-ground

swimming pools to meet all customer needs. They offer a variety of pool dimensions and a variety of styles from which to choose.

In addition, Clear-Rite Pools offers specialty options to further enhance your new pool, including automatic vacuuming systems, salt chlorine generators, winter safety stretch covers, custom-designed in-pool steps, underwater LED lighting, electronic liner leak detection, automatic pool cover systems, heaters, and heat pumps.

They also provide excellent response time for service and repairs if a problem with your pool or spa occurs.

For over 40 years, Sylvia and Bob Berger have been enhancing homes in the Catskills with in-ground pools and spas and have seen first hand how it improves



Enhance the beauty of your home with a new in-ground pool.

Pools offer ample space to relax, exercise, and gather with friends and family.

residents' lifestyles. Pools are a staple of summertime in the Catskills and provide a great location and activity for parties with friends and family.

Swimming is a wonderful form of low-impact exercise with numerous health benefits, including cardiovascular health, endurance, muscle strength, and mental well-being. "We ultimately want to continue to serve and be a

part in helping make the Sullivan County Catskills a paradise in the mountains for people to enjoy with their pools and spas," said Sylvia.

To enhance your Catskills home with a new pool or spa, you can contact Clear-Rite Pools and Spas at 845-482-4646, email at [crpsny@gmail.com](mailto:crpsny@gmail.com), or visit their website at [crpsny.com](http://crpsny.com).



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**Asking \$697,000** MLS #843899



### 729 ST JOSEPHS ROAD

Discover a Piece of History & Untapped Potential at Forestburgh's Historic Gillman Depot! It sits on three adjoining lots, presenting a wealth of possibilities for investors, developers, and those with a passion for agriculture and the great outdoors. Beautiful old bead board dresses the vaulted ceiling with gable windows and grounded with a large stone fireplace perfect for a home or storefront.

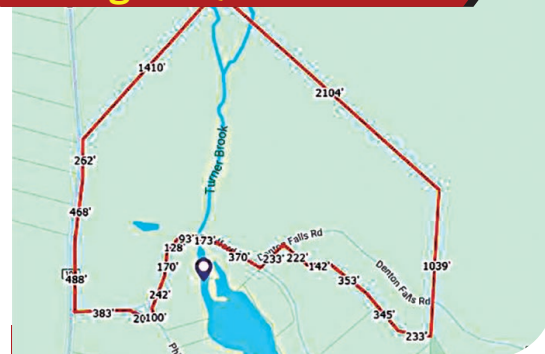
**Asking \$775,000** MLS #842571



### 1 BRADFORD ROAD

4BR/3Bath lakefront mid-century modern home on the 48 acre Gillman Pond noted for its exceptional fishing. The property adjoins the 83 acre land parcel which could create an incredible estate. Nestled within the embrace of the Neversink Unique Area, you'll be surrounded by 5,466 acres of state-owned FOREVER WILD land, ensuring a lifetime of unspoiled natural beauty.

**Asking \$697,000** MLS #843875



### 24 DENTON FALL ROAD

83 acres of mature woodlands with Turner Brook flowing through it.. 1218 ft of Cold Spring Rd frontage positioned between the Lost Lake development and the Neversink Unique Area. A private retreat, to establish a legacy surrounded by enduring natural beauty.



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**\$535,000** MLS #PW-250948



**SINGLE FAMILY RESIDENCE**  
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**\$450,000** MLS #857264



**SINGLE FAMILY RESIDENCE**  
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**\$550,000** MLS #847049



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Allison-Devore has five decades of experience in the building business and has kept up-to-date on the latest trends and designs to build beautiful homes.

# Allison-Devore Contractors:

## Crafting a legacy in Sullivan County

STORY BY VINCENT KURZROCK

In a region where craftsmanship, reputation, and roots matter, Allison-Devore General Contractors Inc. has built more than just homes and commercial spaces — they've built trust.

For over five decades, this family-run company based in Hurleyville, has remained a staple in the construction landscape of Sullivan County, known for quality work and honest relationships.

The story begins with Carl Allison, who began learning the trade while still in high school, working alongside his father, Edgar Allison, a Master Carpenter. After gaining experience as a Union Carpenter and even spending time as a New York State Correction Officer, Carl took a leap of faith and founded

Allison Builders in 1972, with his wife Patricia managing the books.

Just a few years later, in 1975, a large project for the Frost Valley YMCA proved too big for Carl to handle alone — so he partnered with Leo Devore, and the company became Allison-Devore General Contractors Inc.

Carl and Leo worked side by side for years until Leo's retirement in 1995, when Carl purchased his share of the business. Since then,

Carl and Patricia, together with their son, Scott Allison, have continued to operate and grow the business. Today, Pat and Scott lead the company together, continuing a tradition of hard work and unwavering commitment to quality.

"We have always insisted on doing the highest quality work possible and standing behind every project," Scott stated. "We've had very few callbacks, and we're quick to respond when clients

have questions or concerns. That's what keeps customers happy — and word of mouth is still the best advertising."

For the Allison family, Sullivan County isn't just a location — it's home.

"We love it here," Scott explains. "It's where we live and work, and we feel very blessed to be able to make a good living for our family in this beautiful area. We hope our children and grandchildren who wish to stay can do the same."

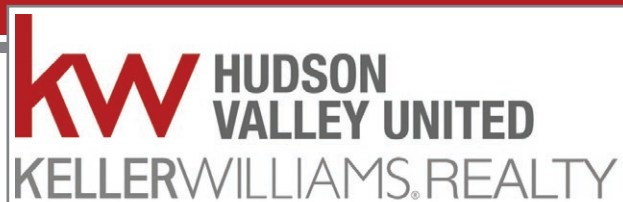
Their work spans a wide range of construction needs — from home renovations to new residential builds to commercial construction.

"We do virtually any type of construction," Scott says. "We are

CONTINUED ON PAGE 10H



## Visit Jasons Places in the Country



**Asking  
\$360,000**



### 20 Bowers Drive Hurleyville NY MLS #845555

Country Cape Cod home on 1 acre located within the Tri-Valley school district on a dead end road surrounded by farm land. Level yard and paved driveway with long stone wall out front add to the country feel. Roof is 5 years old architectural style shingles. Main level of home features both living room and family room along with full bedroom and full bathroom. Nice size kitchen with eat in area, new dishwasher and center island. Windows with views of fields out back from the kitchen along with door to backyard patio area. Upstairs features 2 additional bedrooms along with a small nook area and 2nd full bathroom. Full basement with laundry connections, great area for storage along with bilco doors for access to outside. Home is centrally located to a number of towns including, Liberty, Hurleyville, Neversink, Loch Sheldrake and more.



**Asking \$299,000**

pantry area off kitchen. Upstairs features 2 bedrooms and full bathroom. Covered front porch along with 1-car detached garage. Close to 17 for easy commute along with walk to town of Parkville. Short drive to Livingston Manor.

### 120 Clearwater Drive Livingston Manor NY MLS #6335493

Welcome to Clearwater Estates a private community with lake access to Sand Pond. Tucked up in Shandeleer just minutes from Livingston Manor main street set on 5.35 acres sits 120 Clearwater Estates a newer construction Cape Cod style home featuring 3 bedrooms, 2.5 bathrooms, along with 2 additional bonus rooms can be used for home office, or home gym area. Enjoy the warmth of wood burning fireplace in living room, open layout in kitchen which features new quartz countertops and stainless appliances, leading into the dining area with sliders leading to large back deck and private backyard. Main suite on first floor, along with full bathroom with large soaking tub, laundry and half bath also on main level living. Upstairs features 2 large bedrooms along with a full bathroom, the 2 bonus rooms are also upstairs in the dormer space. Full walkout basement with secondary wood burning stove in basement along with other mechanicals. Clearwater Estates has private access to Sand Pond a spring fed lake great for fishing or swimming. Minutes to the Arnold house for dining or lodging for guests, minutes to main street Livingston Manor for grocery store and additional shops and dining. Community does allow short term rentals.



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CONTINUED FROM PAGE 8H

proud of every project we attach our name to. I always remind our team that we're only as good as our last job, and we try to treat every client as if they're our most important — because they are."

A recent highlight for the company was the Bradstan Boutique Hotel at the new Eldred Preserve, a project that Scott describes as particularly special. But every job, big or small, is handled with care.

Each project is assigned a dedicated superintendent, selected based on their strengths and the project's requirements.

What sets Allison-Devore apart is their people and their principles.

"We employ very skilled tradesmen and pay them well," Scott says. "And we won't put anyone in your home that we wouldn't want in ours. We're also always accessible — our office is in our home, and it's not unusual to get calls from 5 a.m. to 10 p.m."

Being a trusted business in a



Allison-Devore works hard at not only building homes but building relationships with its customers so every home comes out just the way the customer wants.

small town also means maintaining a stellar reputation.

"Bad news travels fast," Scott notes. "So we work hard to make sure our customers are satisfied and spreading the good kind of news about Allison-Devore."

They also make a point to support the local economy. "It's very

important to us to do as much business in Sullivan County as we can," he says. "Most of our suppliers and subcontractors are local. We only go outside the area when we can't get what we need here."

When new clients get in touch, the process begins with a face-to-face meeting.

"We want to get to know each other, understand expectations about schedule, price, and quality," Scott says. "We also provide a reference list of past clients with similar projects."

Transparency is a cornerstone of their operations. "We provide copies of all material and subcontractor invoices showing our cost and markup. We track and share daily man-hours, and we encourage questions. We're always happy to explain any concerns."

Scott has some advice for homeowners new to construction: "Do your homework. This may be one of the most expensive decisions you make, so be sure you're hiring an honest, experienced, and reliable builder. If a price seems too good to be true — it probably is."

While most of their work is directed by architect plans and specifications, they take sustainability seriously.

"We recycle materials whenever

CONTINUED ON PAGE 12H

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CONTINUED FROM PAGE 10H

we can and use environmentally friendly products and methods," Scott says.

They also stay current with codes and trends. The team has strong relationships with local building departments and inspectors. If something's out-of-date on a plan, they let [Allison-Devore] know right away. Architects often ask for their input on materials and methods that work best, as well.

Allison-Devore has many talented craftsmen on their staff which makes a home unique and tasteful, inside and out.

#### Lending a community hand

Beyond construction, Allison-Devore regularly supports local nonprofits with financial donations, reinforcing their place as community supporters, not just contractors.

Looking ahead, the company is busy with projects scheduled

into 2025 and 2026, but Scott acknowledges a challenge the whole industry is facing: an aging workforce.

"The biggest issue we're dealing with is finding young people interested in the trades. Traditionally, you learned by working alongside a skilled craftsman. That model's harder to find now."

Still, Scott and Pat remain hopeful — and ready. They're always looking at new opportunities.

"You never know what the next phone call might bring," stated Scott.

To learn more or inquire about a project, contact:

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### NESTLED IN NATURE...

Sweet cottage in the Smallwood lake community Turn-Key ready. Open plan, 2 BR, fireplace, wood floors, updated interior, outdoor sauna and firepit. Heated 2-story detached garage perfect for storage/ workshop/ studio space. **\$279,900**



### SMALLWOOD LAKEFRONT

Original Smallwood home perched on a knoll overlooking peaceful shores of Mountain Lake. Offers open floor plan 3 BR, 2 BA, fireplace, bonus room and two enclosed porches. Lovely stonework, majestic views and sunsets. **\$574,900**



### UPDATED HOME, BARN AND ACREAGE

Immaculate home offers spacious layout with 3 BR's, 2 BA's including primary suite and finished lower level with wood stove. Features include front and rear sun decks, gazebo with hot tub, attached garage and large barn on 21+ acres. **\$473,500**

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96165



# Paradise awaits you...



# ...at this Shandelee Rd. home

BY AUTUMN SCHANIL  
CONTRIBUTED PHOTOS BY CAROLE BAROTTI

**T**ake a moment and close your eyes. Now imagine waking up, warm and cozy, to sunlight streaming in through large windows and the smell of coffee brewing from the kitchen.

You wrap a soft sweater robe around you and walk downstairs admiring the shades of green and rolling mountains through the windows as you pass. You get your favorite ceramic mug, fill it nearly to the top before gently walking outside to sit on the wrap-around porch and



witness the world as it wakes up – the birds in the flowering trees, the buzz of honey bees, and the sound of the creek in the distance.

If this sounds like a personal paradise and you're left with a smile on your face as you open your eyes, this home on Shandelee Road in Livingston Manor may be right up your alley.

A long private driveway leading to the house offers seclusion and a quiet peace not always easy to find these days. From the outside, the farmhouse is chic and charming,

CONTINUED ON PAGE 16H

**Upper Left:** This home on Shandelee Rd. sits beautifully on the property, overlooking the surrounding hillsides.

**Left:** Both the first floor and second floor decks offer a great place to rest and enjoy the scenery.

**Above:** Stone walls and tree lines frame the property.



CONTINUED FROM PAGE 15H

looking out over a stonewall, gardens, and open fields. Inside, wood and tile floors feel natural while the open concept feels airy and bright.

Cathedral ceilings in the living room with an inviting stone fireplace ensure cozy evenings. Three full baths, walk-in closets in the bedrooms, and a grand suite with access to the second floor porch mean plenty of room for a family, or for guests. The kitchen is open with a center island and direct view of the dining room.

A full unfinished basement with radiant heat has the potential to be whatever you desire - a home theater, a workout space, or a cozy den.

Let's not forget the beautifully maintained property with two ponds, streams, and plenty of acreage for walking and enjoying the nature of the Catskills.



These high ceilings and large windows help bring the outdoors inside and provide a wonderful vista to the world around you.

At right, a modern kitchen for all your cooking and eating needs.



This is one of two ponds on the property, which helps sustain wildlife and provides a relative calm to the property.

A formal dining room with a view.







## home features

**MLS No:** 860420

**Price:** \$595,000

**Acreage:** 20.64

**Bathrooms:** 3

**Bedrooms:** 3

**Type:** Single Family Home

**Style:** Farmhouse, Two-Story

**Total Square Feet:** 2,254

**School:** Sullivan West Central School

**Year Built:** 1999

**Features:**

Two story, covered wrap around porch, walk out access from basement, streams, two ponds,

wooded and open landscape, private, attached 2-car garage, detached garage, cathedral ceiling, open concept, large master bath, large windows, mountain views, close to shops and activities.

**Listed By:**

Carole Barotti

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# Pay attention, Hudson Valley: We are seeing something new in the data from Q1 of 2025

BY FRED STABBERT III

For the first time since the pandemic, the Hudson Valley saw an increase in Q1 sales, an increase in new listings, and an increase in the total inventory of homes for sale during Q1. Those metrics had been falling steadily for at least the past five years.

Although Sullivan County's total closed sales dropped from 167 to 157 from the first quarter of 2024 to 2025, the median sales price saw the largest increase of the nine counties in the report.

Sullivan County's median sales price of single family homes topped the \$300,000 mark for the first time, increasing \$54,000 year over year, or 15.68 percent. The increase far outpaced the other counties –percentage wise – and the six-year trend showed even more dramatic numbers.

In 2019, single-family homes median price in Sullivan County was \$130,000.

In 2025, single-family homes median price in Sullivan County was \$334,900.

That increase – \$204,900 – is nearly double of any other county in the survey, coming in at 157.6%.

**Digging Deeper**

The data do not tell us why there has been a slight rebound in new listings and inventory. Are more of our Baby Boomer generation neighbors retiring

and putting their homes on the market? Are people resigned to the likelihood that interest rates are not going to shift significantly? Is new housing stock hitting the market?

No matter the cause, getting more inventory onto the market could help drive down prices.

We should not get too excited. Prices continued to rise in every county during Q1. The median price for Q1 was over \$300,000 for the first time ever, and Rockland County became the first to have a Q1 median price that was greater than \$700,000.

Ever-rising home prices are good news for those who own a home. They are watching their equity grow. But it's not good news for first-time homebuyers who cannot reach the first rung of the homeownership ladder.

In 2024, Pattern found that median home prices were about \$99,000 to \$280,000 higher than the maximum mortgage first-time homebuyers could qualify for in the region. Pattern will update its homeownership analysis this summer.

The greater that gap between home costs and buying power, and the longer it persists, the more our region risks losing a generation of aspiring homeowners who decide to move elsewhere to grasp the American Dream, according to the Pattern for Progress Regional Housing Market Report.

For more than a decade, Hudson Valley Pattern for Progress has compiled annual and quarterly reports that analyze the housing market across our region. These reports have allowed Pattern to spot trends, anomalies, challenges, and opportunities within the homebuying market across nine counties, stretching from the Hudson Valley up the Hudson River to near Albany. Pattern's analysis of the regional housing market is part of their broader work on housing through our Center for Housing Solutions.

## MERIDIAN SALE PRICE

								2024-2025		2019-2025	
	2019	2020	2021	2022	2023	2024	2025	\$ change	% change	\$ change	% change
Columbia	\$252,500	\$280,000	\$327,500	\$378,950	\$433,000	\$420,000	\$465,000	\$45,000	10.39%	\$212,500	84.2%
Dutchess	\$267,250	\$282,500	\$360,000	\$379,995	\$375,000	\$406,000	\$460,000	\$54,000	14.40%	\$192,750	72.1%
Greene	\$210,000	\$207,000	\$262,500	\$293,236	\$298,000	\$319,000	\$325,000	\$6,000	2.01%	\$115,000	54.8%
Orange	\$237,950	\$267,800	\$329,000	\$355,000	\$365,000	\$400,000	\$440,000	\$40,000	10.96%	\$202,050	84.9%
Putnam	\$315,000	\$324,700	\$375,000	\$440,000	\$415,000	\$471,000	\$519,900	\$48,900	11.78%	\$204,900	65.1%
Rockland	\$390,000	\$415,000	\$485,000	\$535,000	\$574,000	\$620,000	\$710,000	\$90,000	15.68%	\$320,000	82.1%
Sullivan	\$130,000	\$163,500	\$222,000	\$268,000	\$259,000	\$280,000	\$334,900	\$54,900	21.20%	\$204,900	157.6%
Ulster	\$225,000	\$235,250	\$295,000	\$345,000	\$345,000	\$406,000	\$425,000	\$19,000	5.51%	\$200,000	88.90%
Westchester	\$450,000	\$500,000	\$560,000	\$560,000	\$550,000	\$630,000	\$680,000	\$50,000	9.09%	\$230,000	51.1%

### QUICK FACTS:

With Sullivan County surpassing \$300,000 inQ1 for the first time, all counties are now over that threshold. Rockland County became the first to ever exceed a median sales price of \$700,000 in Q1. All counties saw their Q1sales prices continue to rise.



# TOTAL CLOSED SALES

## QUICK FACTS:

Although the change is small, sales numbers show that more housing stock moved through the market in Q1. It marked the first increase in Q1 sales since the pandemic.

								2024-2025		2019-2025	
	2019	2020	2021	2022	2023	2024	2025	# change	% change	# change	% change
Columbia	138	131	189	170	125	111	128	17	13.6%	-10	-7.25%
Dutchess	623	608	888	738	580	508	506	-2	-0.3%	-117	-18.78%
Greene	131	141	200	179	139	89	111	22	15.8%	-20	-15.27%
Orange	919	852	1,315	1,119	731	643	642	-1	-0.1%	-277	-30.14%
Putnam	235	260	426	309	214	184	169	-15	-7.0%	-66	-28.09%
Rockland	542	582	792	702	439	418	477	59	13.4%	-65	-11.99%
Sullivan	208	223	352	286	199	167	157	-10	-5.0%	-51	-24.52%
Ulster	411	468	599	509	326	345	436	91	27.9%	25	6.08%
Westchester	1,688	1,669	2,323	2,171	1,453	1,315	1,414	99	6.8%	-274	-16.23%
Hudson Valley	4,895	4,934	7,084	6,183	4,206	3,780	4,040	260	6.2%	-855	-17.47%

CONTINUED ON PAGE 20H



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CONTINUED FROM PAGE 19H

## NEW LISTINGS

### QUICK FACTS:

New listings in Q1 increased modestly, surpassing those from both 2023 and 2024. It was the first increase in Q1 new listings since before 2019.

								2024-2025		2019-2025	
	2019	2020	2021	2022	2023	2024	2025	#change	% change	# change	% change
Columbia	321	300	226	194	192	180	183	3	1.6%	-138	-43.0%
Dutchess	1,197	1,043	891	743	700	655	644	-11	-1.6%	-553	-46.2%
Greene	344	287	273	244	214	237	251	14	6.5%	-93	-27.0%
Orange	1,374	1,375	1,152	1,139	943	846	899	53	5.6%	-475	-34.6%
Putnam	429	450	324	323	202	217	247	30	14.9%	-182	-42.4%
Rockland	938	944	818	762	585	632	689	57	9.7%	-249	-26.5%
Sullivan	343	323	278	253	232	248	280	32	13.8%	-63	-18.4%
Ulster	730	566	531	419	418	434	520	86	20.6%	-210	-28.8%
Westchester	3,651	3,242	3,368	3,112	2,321	2,250	2,333	83	3.6%	-1,318	-36.1%
Hudson Valley	9,327	8,530	7,861	7,189	5,807	5,699	6,046	347	6.0%	-3,281	-35.2%

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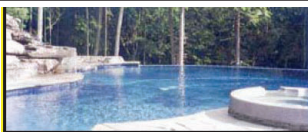


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# INVENTORY OF HOME SALES

## QUICK FACTS:

The region wide inventory of homes for sale was also up modestly for the first time since before 2019. Relatively large jumps in inventory were seen in Putnam, Rockland, and Ulster counties. Still, the total inventory is less than half the pre-pandemic baseline.

								2024-2025		2019-2025	
	2019	2020	2021	2022	2023	2024	2025	# change	% change	# change	% change
Columbia	745	632	437	296	305	255	282	27	8.9%	-463	-62.1%
Dutchess	1,604	1,513	1,019	663	753	547	544	-3	-0.4%	-1,060	-66.1%
Greene	817	611	456	342	386	349	375	26	6.7%	-442	-54.1%
Orange	1,820	1,883	1,032	1,014	988	647	773	126	12.8%	-1,047	-57.5%
Putnam	515	578	269	237	190	150	184	34	17.9%	-331	-64.3%
Rockland	1,104	1,165	605	544	469	395	488	93	19.8%	-616	-55.8%
Sullivan	1,310	1,222	860	849	361	363	391	28	7.8%	-919	-70.2%
Ulster	1,203	1,060	633	455	527	451	580	129	24.5%	-623	-51.8%
Westchester	3,643	3,446	2,836	2,239	1,826	1,291	1,377	86	4.7%	-2,266	-62.2%
Hudson Valley	12,761	12,110	8,147	6,639	5,805	4,448	4,994	546	9.4%	-7,767	-60.9%



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# Bluestone operation in East Branch gains momentum

Since February this year, Nick Fitzpatrick of Aden Aggregates corporation has been making progress at the new operational site in East Branch for his growing business in bluestone products.

His company's recent acquisition of Johnston & Rhodes includes a 30-acre mill site just across the bridge to the village, as well as 7 mining locations nearby.

Taking over a 4th generation, local family operation, he is bringing renewed life and energy to the well established Delaware County enterprise, Johnston & Rhodes.

As a Parksville native, Nick continues the legacy of local leadership in mining the abundant geological resources of the Catskill Mountains to produce and distribute high quality stone products to local, regional, and even international customers.



STORY AND PHOTOS  
BY HEATHER HORAK



Mike Fitzpatrick, owner of Aden Aggregates, stands amidst pallets of bluestone waiting delivery.

Bluestone is a popular resource for stone walls, like these iconic walls and bridge near the Livingston Manor School.

The principal offerings of the company are derived from a prominent bedrock in our area called greywacke sandstone. These layers were formed by erosion deposits of silica-based sand many millions of years ago that at one time were part of an underwater marine environment.

Over time these layers of dirt were compressed into a rugged and distinct bluish grey sedimentary layer that became

one of the main components of the Catskill mountains.

Bluestone has been extracted and used for a myriad of purposes since the early 1900s, including the building of national monuments such as the Supreme Court in Washington DC. Closer to home, it was used to construct the first sidewalks in New York City around the turn of the century.

It can also be found in the homes of many local residents

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Many storefronts in Livingston Manor have bluestone accents, a tribute to the history of the area.

Workers at the Johnston & Rhodes yard work on a delivery.

going back many decades, as they used it for steps, stone walls, entrance ways, pillars, retaining walls, decorative fascia and inside features such as fireplaces and mantels.

In an area of the state with comparatively little industrial development, Fitzpatrick is proud of his company's work.

"We take an abundant natural resource and capitalize on it," he comments. "Local people have expressed a lot of support and enthusiasm for the rejuvenation of this site," he said.

In fact, the company has already

hired 12 new full-time employees from the community, and expects to hire more.

As a mining operation, Fitzpatrick works closely with the Department of Environmental Conservation, who he says has been "helpful, and pleasant to work with."

When asked what challenges he has faced, Fitzpatrick countered that "there are no challenges, just solutions."

Indeed, Nick's positive attitude, enthusiasm and dedication is evident as he brings new life to this long-standing local operation.

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# The new reality for sellers



BY ANNA MILUCKY

Your home is one of your most valuable assets. While it may not be as liquid as cash, it's there for you when you're ready to sell and move forward into your next chapter.

That said, today's market has shifted. Many sellers are entering with price expectations that no longer match current conditions. According to the latest Realtor.com data, the share of home listings with price reductions hit a multi-year high in April. This trend shows that more and more sellers are starting too high and adjusting as the market responds.

Every state has seen an increase in price reductions compared to last year — this is a national pattern.

Even so, 81 percent of potential sellers still believe they'll receive their full asking price or more, according to a recent Realtor.com survey.

Much of this optimism comes from homeowners who purchased during the housing boom of the COVID-19 era and are still anchored to those peak values.

But in today's slower market, overpricing can lead to long wait times, multiple price drops, and missed opportunities. A listing that sits on the market too long can become "stale," signaling to buyers that something may be

wrong — even if that's not the case. This hesitation can reduce showings and offers, ultimately working against you.

To avoid this, it's more important than ever to work closely with your listing agent. Trust their insights and lean on their knowledge of local sales trends. A Comparative Market Analysis (CMA) can help you set a price that reflects both your home's value and the current market—putting you in a stronger position to attract the right buyer.

A Look at Our Local Market (April 2024–April 2025):

- New listings: up 13.2%
- Closed sales: up 5.3%
- Days on market until sale: up 9.6%
- Median sale price: up 10.3%
- % of original list price received: up 0.4%
- Inventory of homes for sale: up 21.3%

The market is still moving—and with the right strategy, you can move confidently with it.

Wishing you and your loved ones a safe and enjoyable Memorial Day Weekend.

Thanks for reading, and I'll see you behind the For Sale sign.

Anna Milucky is a Licensed Real Estate Salesperson working for Century 21 Country Realty at 504 Broadway in Monticello NY 12701 Cell# 845 798 5910 email: annasellshomes61@gmail.com



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