

Amsterdam

City · NY · New York > Montgomery County

BALANCED MARKET

\$229K

MEDIAN SALE PRICE

+9.6%

1-YR CHANGE

358

SALES (12 MO)

\$251K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



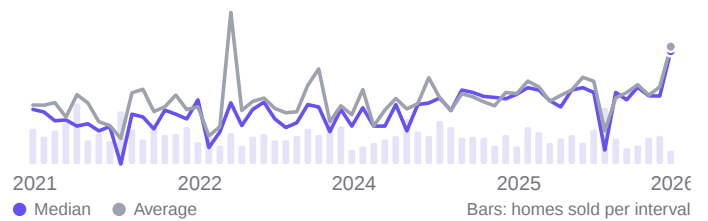
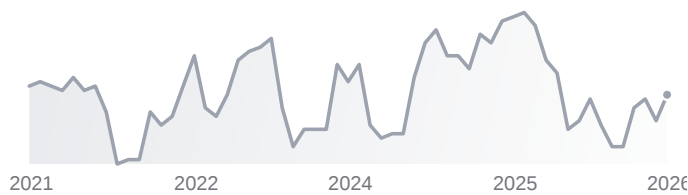
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$291K · Average \$301K

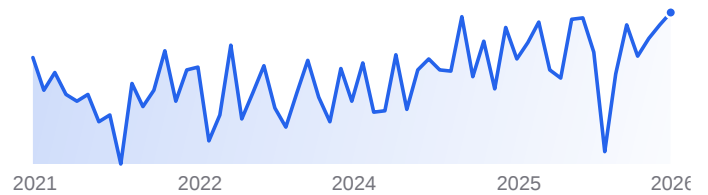
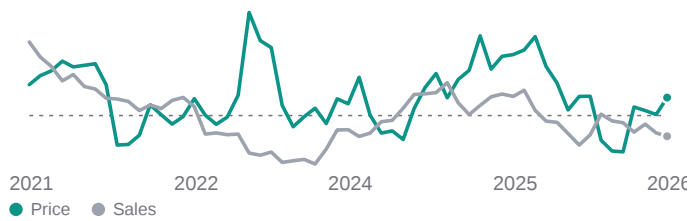


Growth (year over year)

Price +9.6% · Sales -11.2%

Price per square foot

\$142/ft²

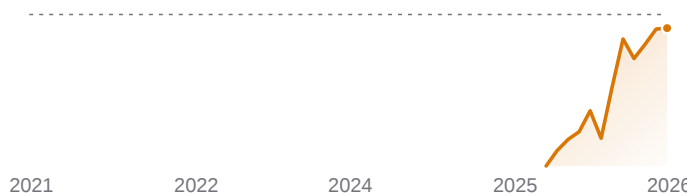


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

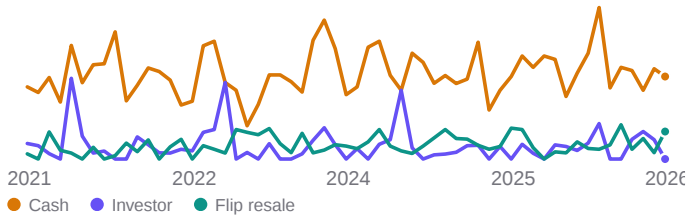
3.9%



BUYERS & OUTCOMES

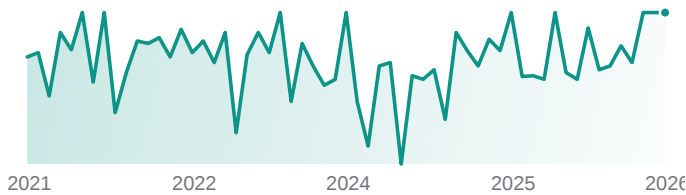
Buyer mix

Cash 40% · Investor 0% · Flip resale 13%



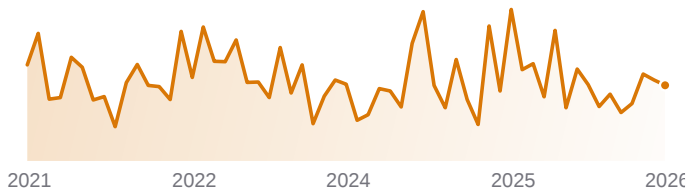
Sellers who sold at a gain

100%

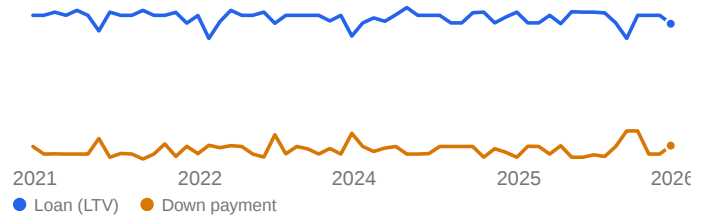


Median annualized return at resale

+8.0%

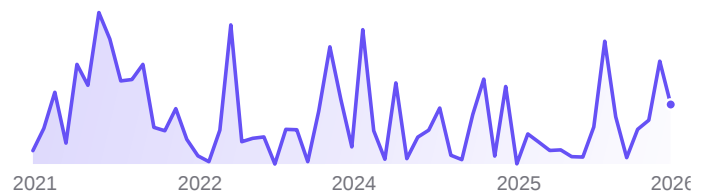


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



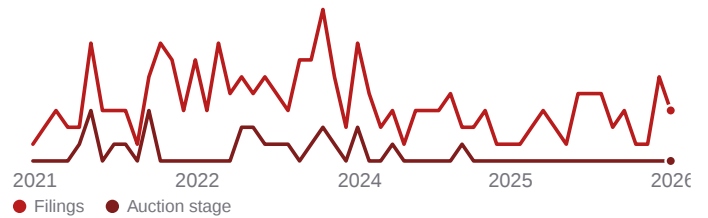
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	9,255
Median value (AVM)	\$251K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1940
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	18,327
Density	3,121 / mi²
Median household income	\$49K
Average household income	\$66K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	66
Homes occupied	84%
Bachelor's or higher	13%
Poverty rate	16.8%
Unemployment	1.4%
Average temp	47°F
Annual precip	41 in
Sunshine	52%

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.