

# Alplaus 12008

ZIP code · NY · New York > Schenectady County

**\$338K**

MEDIAN SALE PRICE

**3**

SALES (12 MO)

**\$306K**

MEDIAN VALUE (AVM)

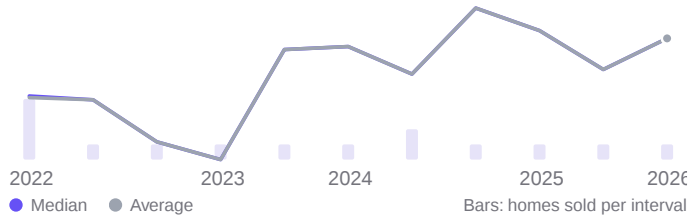
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$379K · Average \$379K

Growth (year over year)

Price +41.1% · Sales -60.0%

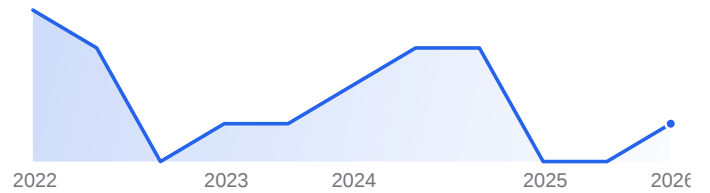


Price per square foot

\$201/ft²

Annual turnover (share of homes sold)

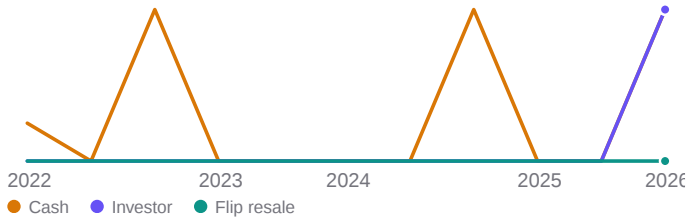
2.2%



## BUYERS & OUTCOMES

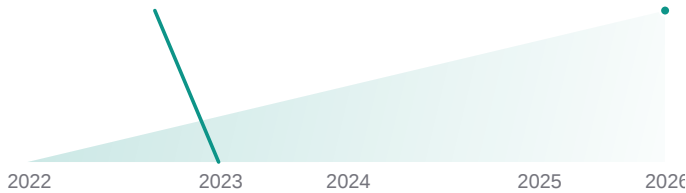
### Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



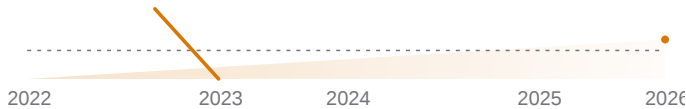
### Sellers who sold at a gain

100%

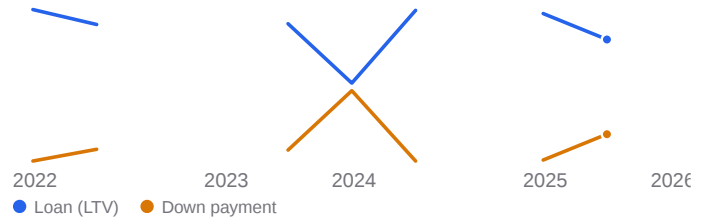


### Median annualized return at resale

+4.0%

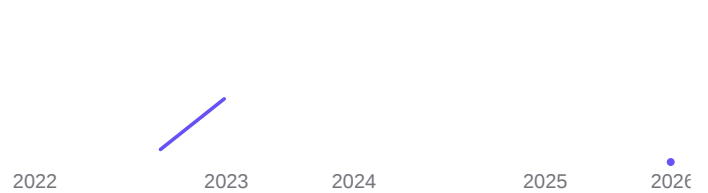


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

2.1 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 134       |
| Median value (AVM) | \$306K    |
| Median size        | 1,683 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1920      |
| Single family      | 93%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 55%      |
| Underwater (LTV 125% or more) | 1.0%     |
| Owner occupied                | 94%      |
| Company owned                 | 9.0%     |
| Median loan-to-value          | 47%      |
| Typical ownership tenure      | 13.0 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 541         |
| Density                          | 1,176 / mi² |
| Median household income          | \$133K      |
| Average household income         | \$135K      |
| Crime index (US avg 100)         | 32          |
| Air pollution index (US avg 100) | 85          |
| Earthquake index (US avg 100)    | 67          |
| Homes occupied                   | 91%         |
| Bachelor's or higher             | 41%         |
| Poverty rate                     | 7.0%        |
| Unemployment                     | 1.0%        |
| Average temp                     | 48°F        |
| Annual precip                    | 38 in       |
| Sunshine                         | 52%         |

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.