

# Altamont 12009

ZIP code · NY · New York > Albany County > Altamont

BALANCED MARKET

**\$495K**

MEDIAN SALE PRICE

**+6.9%**

1-YR CHANGE

**46**

SALES (12 MO)

**\$405K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



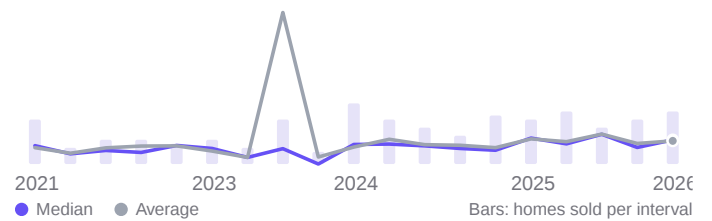
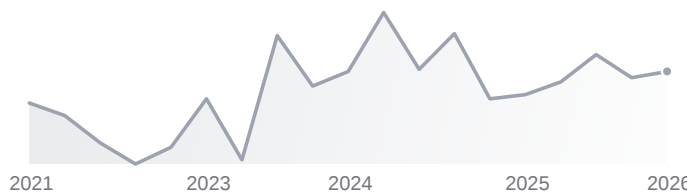
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$498K · Average \$482K

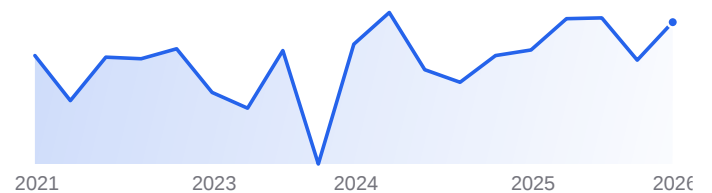
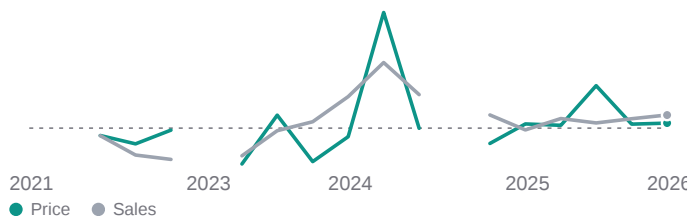


Growth (year over year)

Price +6.9% · Sales +17.9%

Price per square foot

\$239/ft²

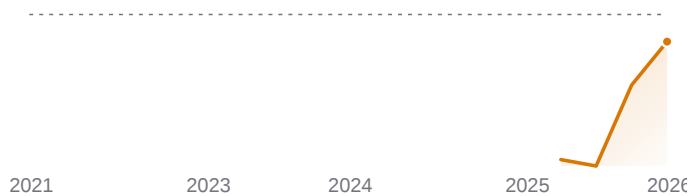


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

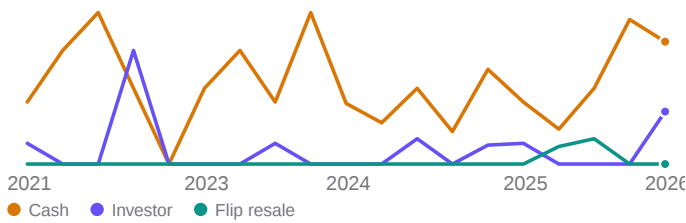
1.7%



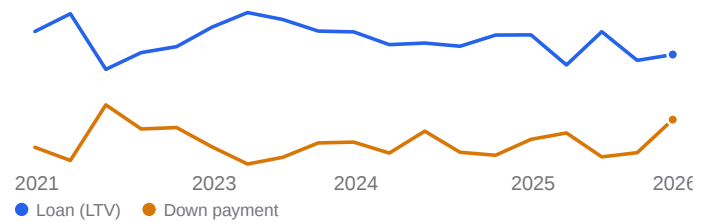
## BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 23% · Flip resale 0%

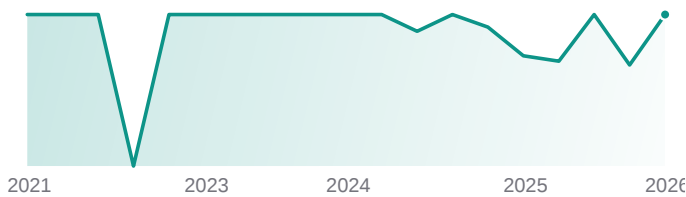


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



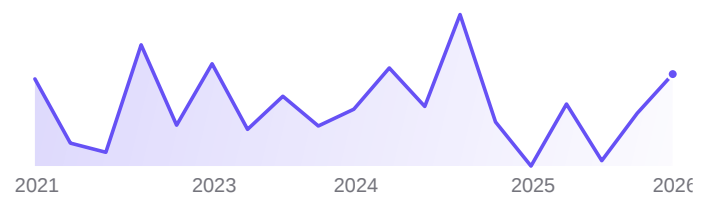
Sellers who sold at a gain

100%



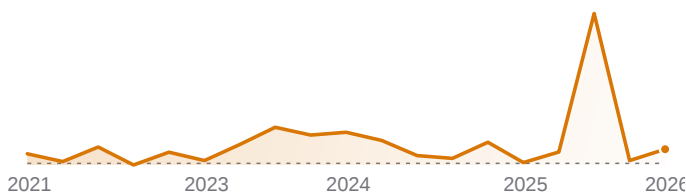
Typical hold before selling

12.0 yrs



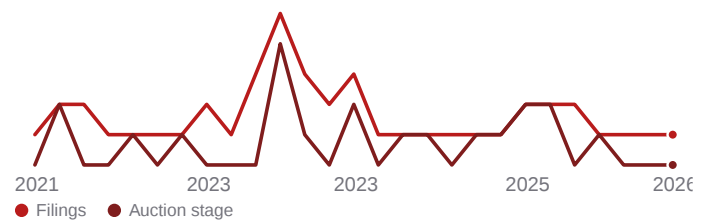
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,752     |
| Median value (AVM) | \$405K    |
| Median size        | 1,892 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1974      |
| Single family      | 74%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 51%      |
| Underwater (LTV 125% or more) | 1.1%     |
| Owner occupied                | 82%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 50%      |
| Typical ownership tenure      | 19.9 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 9,093     |
| Density                          | 174 / mi² |
| Median household income          | \$104K    |
| Average household income         | \$123K    |
| Crime index (US avg 100)         | 109       |
| Air pollution index (US avg 100) | 83        |
| Earthquake index (US avg 100)    | 63        |
| Homes occupied                   | 93%       |
| Bachelor's or higher             | 27%       |
| Poverty rate                     | 5.0%      |
| Unemployment                     | 0.9%      |
| Average temp                     | 46°F      |
| Annual precip                    | 39 in     |
| Sunshine                         | 52%       |

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