

Broadalbin 12025

ZIP code · NY · New York > Fulton County > Broadalbin

BALANCED MARKET

\$302K

MEDIAN SALE PRICE

+23.6%

1-YR CHANGE

71

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



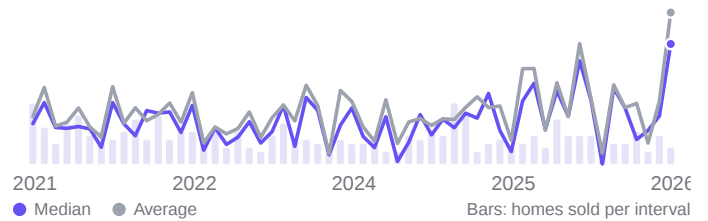
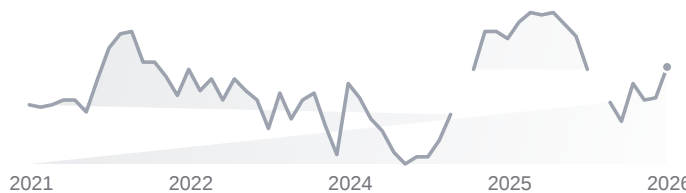
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$502K · Average \$621K

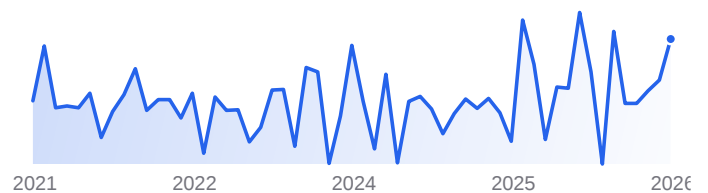
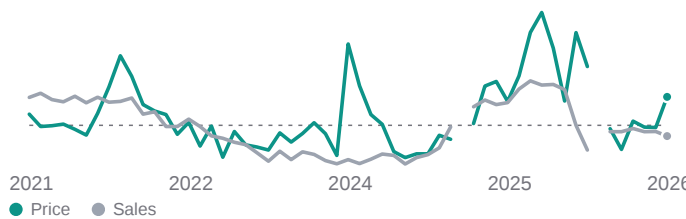


Growth (year over year)

Price +23.6% · Sales -9.0%

Price per square foot

\$250/ft²

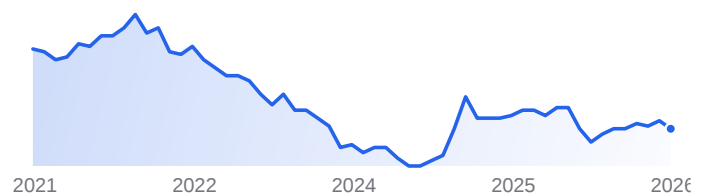
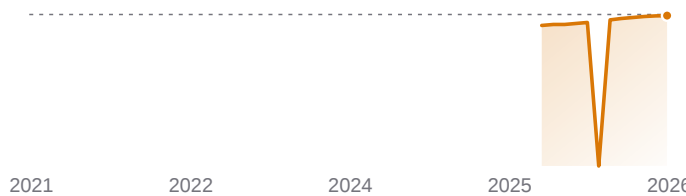


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

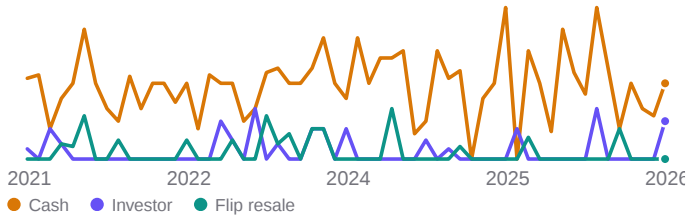
2.5%



BUYERS & OUTCOMES

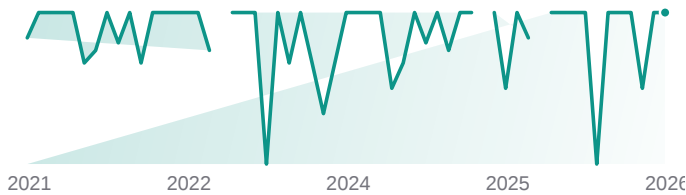
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



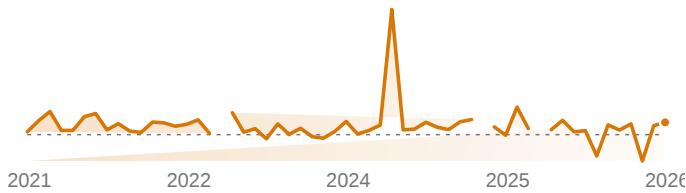
Sellers who sold at a gain

100%

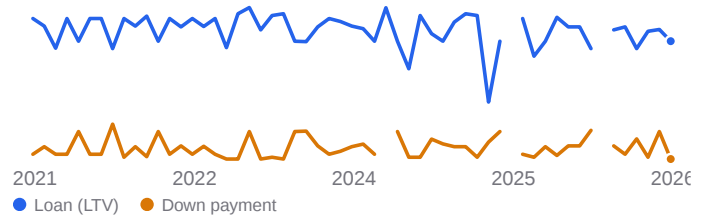


Median annualized return at resale

+10.1%

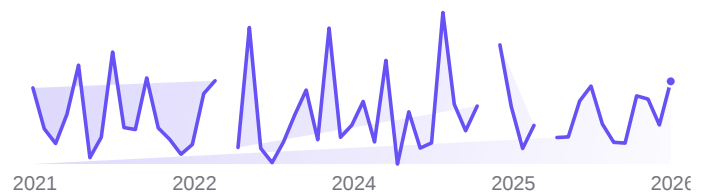


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



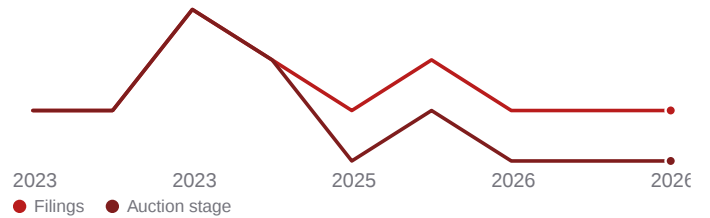
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,807
Median value (AVM)	\$284K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1964
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.1%
Owner occupied	68%
Company owned	11%
Median loan-to-value	23%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	5,239
Density	116 / mi²
Median household income	\$65K
Average household income	\$93K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	65
Homes occupied	74%
Bachelor's or higher	17%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	45°F
Annual precip	46 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.