

Coeymans Hollow 12046

ZIP code · NY · New York > Albany County

SELLER'S MARKET

\$275K

MEDIAN SALE PRICE

-47.5%

1-YR CHANGE

5

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

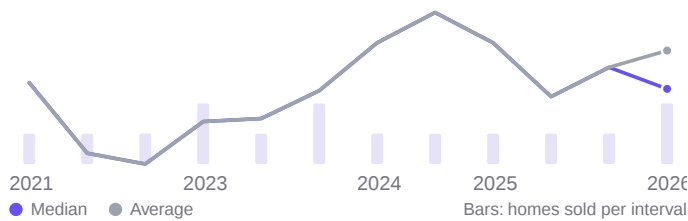
MARKET TRENDS (5 YEARS)

Sale prices

Median \$275K · Average \$400K

Growth (year over year)

Price -47.5% · Sales +150.0%



Price per square foot

\$154/ft²

Sale premium vs estimated value

-3.2%



Annual turnover (share of homes sold)

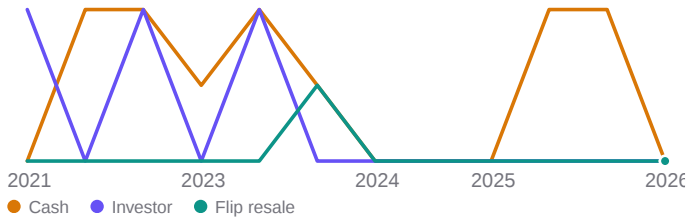
1.7%



BUYERS & OUTCOMES

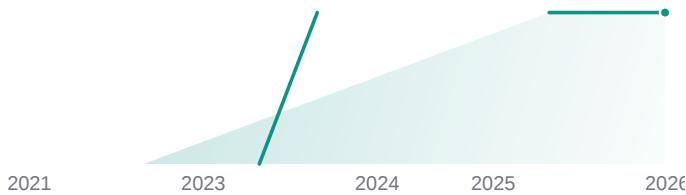
Buyer mix

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



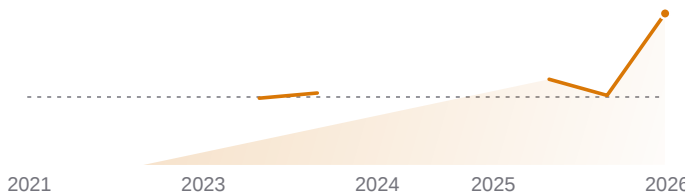
Sellers who sold at a gain

100%

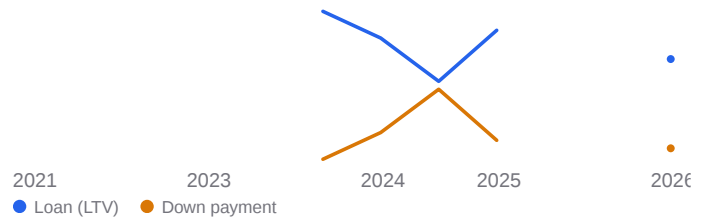


Median annualized return at resale

+102.7%

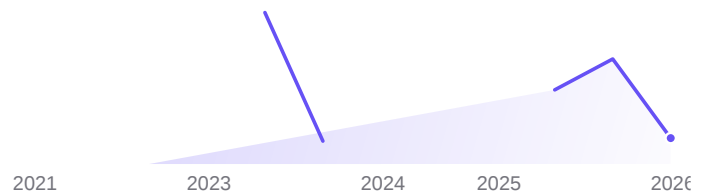


Financing (share of purchase price) Loan (LTV) 67% · Down payment 10%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	290
Median value (AVM)	\$285K
Median size	1,654 ft²
Median bedrooms	3
Median year built	1960
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.5%
Owner occupied	85%
Company owned	8.3%
Median loan-to-value	44%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	790
Density	45 / mi²
Median household income	\$93K
Average household income	\$114K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	57
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	8.3%
Unemployment	1.0%
Average temp	47°F
Annual precip	41 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.