

East Chatham 12060

ZIP code · NY · New York > Columbia County

BUYER'S MARKET

\$411K

MEDIAN SALE PRICE

-23.9%

1-YR CHANGE

25

SALES (12 MO)

\$504K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



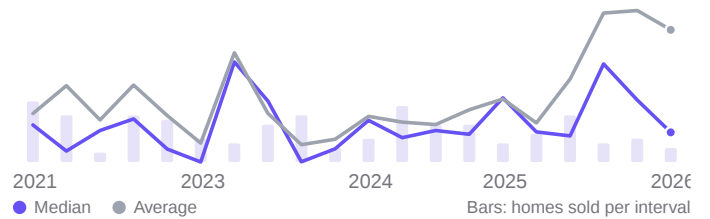
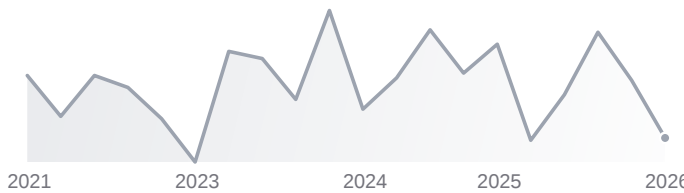
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$432K · Average \$1.2M

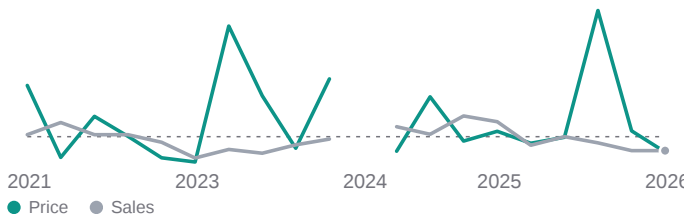


Growth (year over year)

Price -23.9% · Sales -21.9%

Price per square foot

\$315/ft²

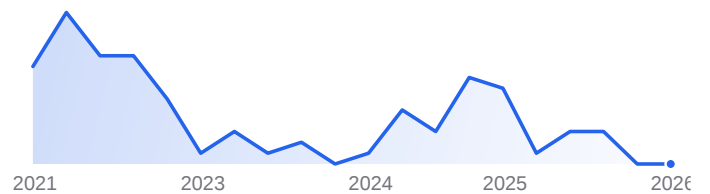


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

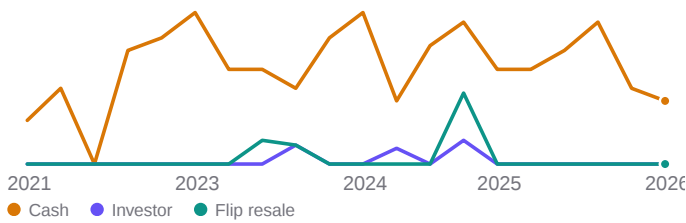
3.1%



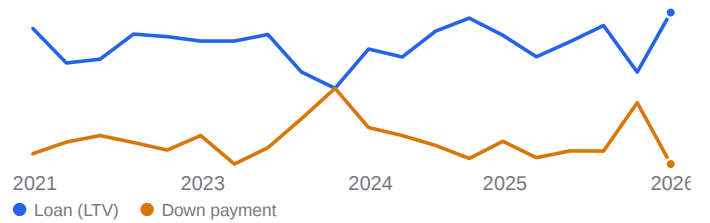
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

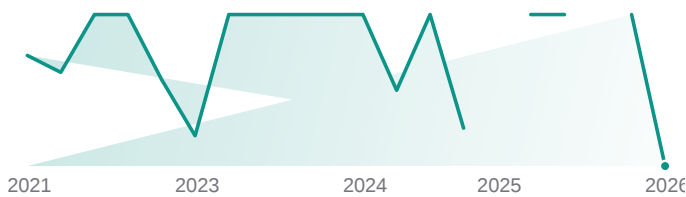


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



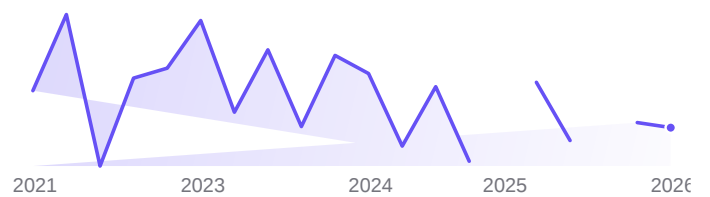
Sellers who sold at a gain

50%



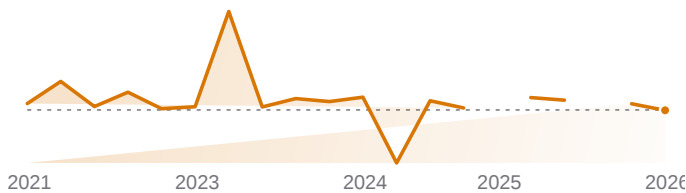
Typical hold before selling

3.9 yrs



Median annualized return at resale

-0.3%



HOUSING STOCK

Homes	794
Median value (AVM)	\$504K
Median size	1,776 ft²
Median bedrooms	3
Median year built	1975
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.5%
Owner occupied	69%
Company owned	14%
Median loan-to-value	14%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	1,907
Density	56 / mi ²
Median household income	\$86K
Average household income	\$121K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	54
Homes occupied	75%
Bachelor's or higher	21%
Poverty rate	9.4%
Unemployment	0.8%
Average temp	45°F
Annual precip	46 in
Sunshine	52%

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