

East Nassau 12062

ZIP code · NY · New York · Rensselaer County · East Nassau

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

+24.3%

1-YR CHANGE

19

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



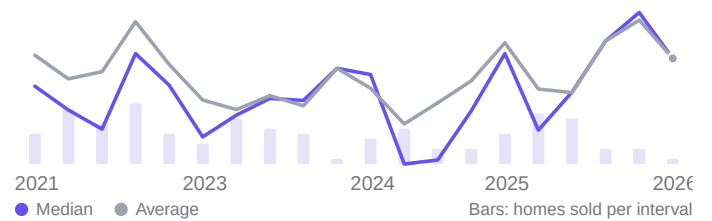
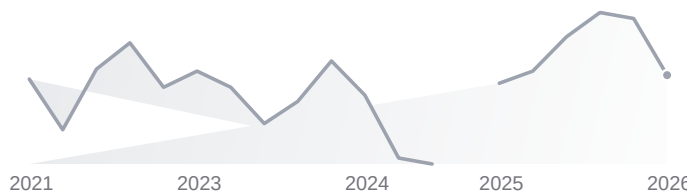
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$255K · Average \$255K

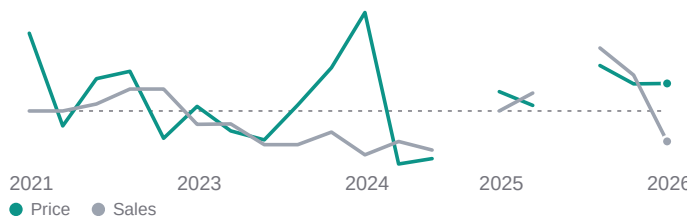


Growth (year over year)

Price +24.3% · Sales -26.9%

Price per square foot

\$287/ft²

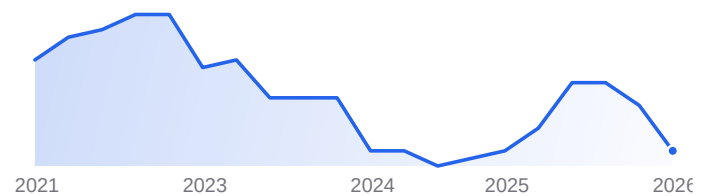


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

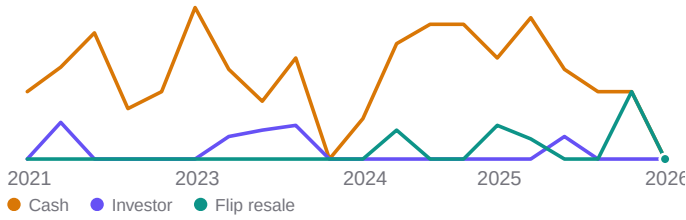
2.5%



BUYERS & OUTCOMES

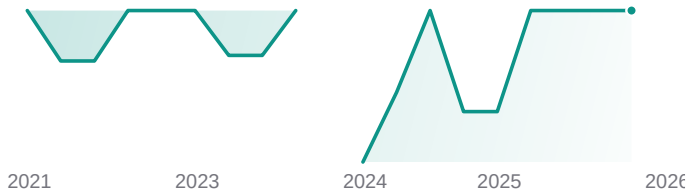
Buyer mix

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



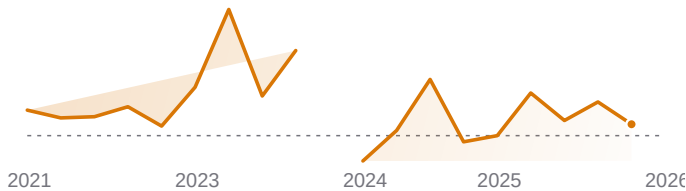
Sellers who sold at a gain

100%

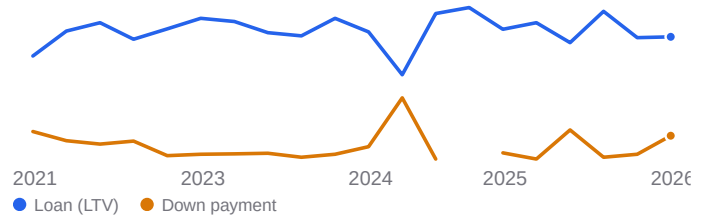


Median annualized return at resale

+3.6%

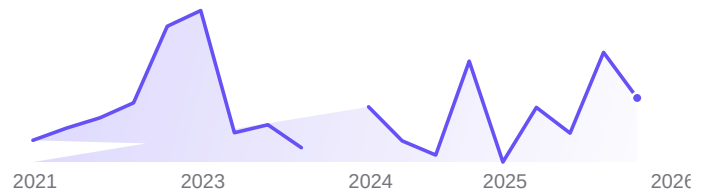


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



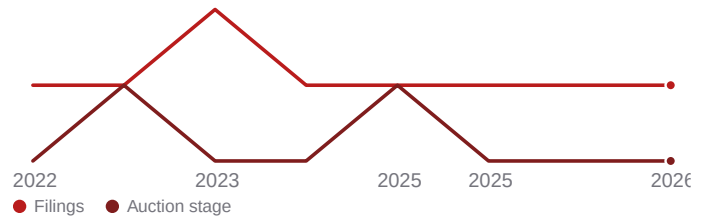
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	771
Median value (AVM)	\$298K
Median size	1,482 ft²
Median bedrooms	3
Median year built	1972
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	39%
Median loan-to-value	24%
Typical ownership tenure	22.4 yrs

COMMUNITY

Population	1,796
Density	67 / mi²
Median household income	\$92K
Average household income	\$104K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	57
Homes occupied	84%
Bachelor's or higher	28%
Poverty rate	4.3%
Unemployment	1.3%
Average temp	46°F
Annual precip	43 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.