

Glenmont 12077

ZIP code · NY · New York > Albany County

BALANCED MARKET

\$384K

MEDIAN SALE PRICE

-18.3%

1-YR CHANGE

52

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



MARKET TRENDS (5 YEARS)

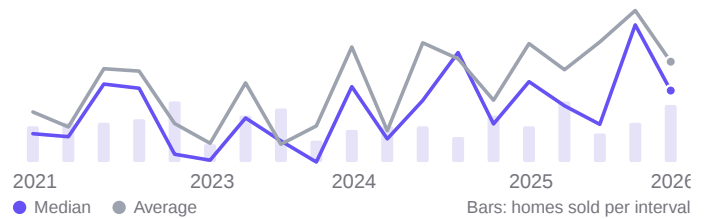
Market temperature (0–100)

43 / 100



Sale prices

Median \$410K · Average \$451K



Growth (year over year)

Price -18.3% · Sales +30.0%



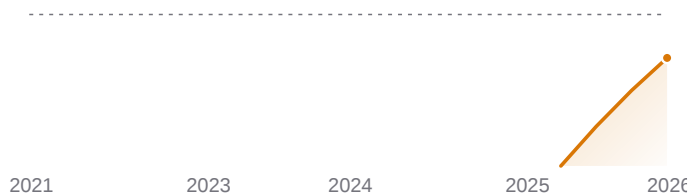
Price per square foot

\$237/ft²



Sale premium vs estimated value

-1.8%



Annual turnover (share of homes sold)

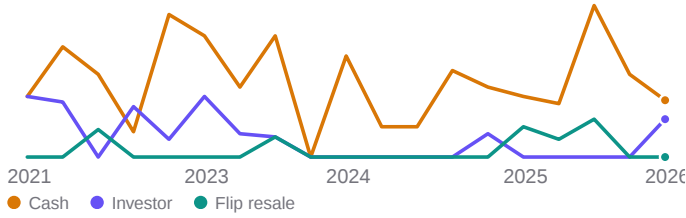
2.3%



BUYERS & OUTCOMES

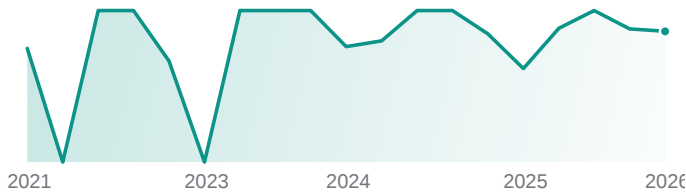
Buyer mix

Cash 19% · Investor 12% · Flip resale 0%



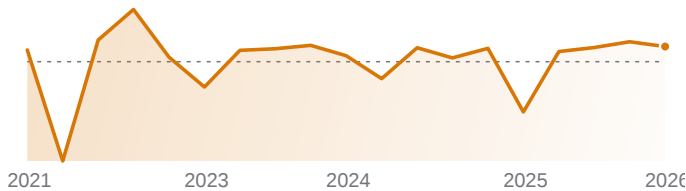
Sellers who sold at a gain

86%

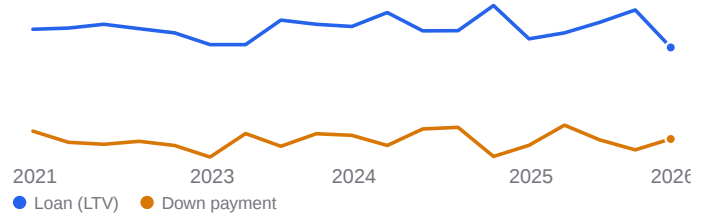


Median annualized return at resale

+5.2%

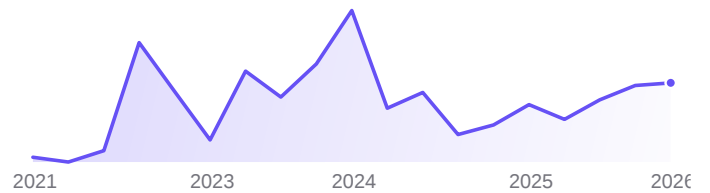


Financing (share of purchase price) Loan (LTV) 69% · Down payment 14%



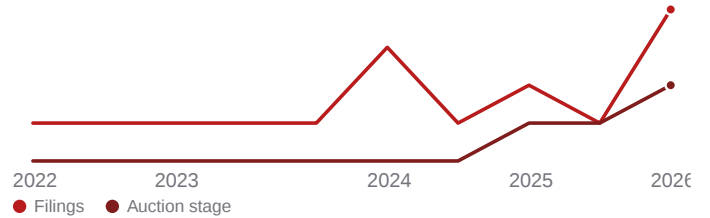
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	2,248
Median value (AVM)	\$458K
Median size	1,988 ft²
Median bedrooms	3
Median year built	1986
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.7%
Owner occupied	90%
Company owned	13%
Median loan-to-value	47%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	7,217
Density	666 / mi²
Median household income	\$132K
Average household income	\$139K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	61
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	6.2%
Unemployment	0.8%
Average temp	48°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.