

Old Chatham 12136

ZIP code · NY · New York > Columbia County

STRONG BUYER'S MARKET

\$530K

MEDIAN SALE PRICE

+76.5%

1-YR CHANGE

11

SALES (12 MO)

\$594K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



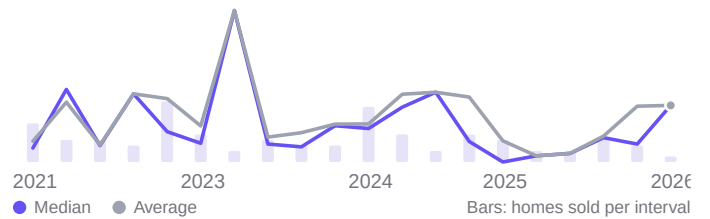
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

13 / 100

Sale prices

Median \$790K · Average \$790K

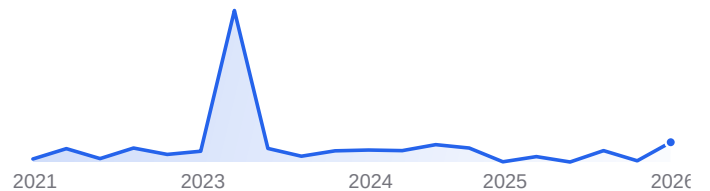
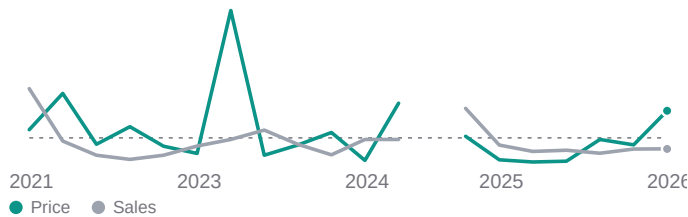


Growth (year over year)

Price +76.5% · Sales -31.3%

Price per square foot

\$376/ft²

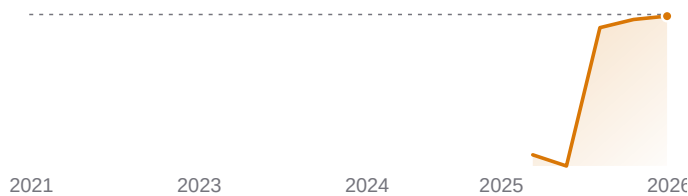


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

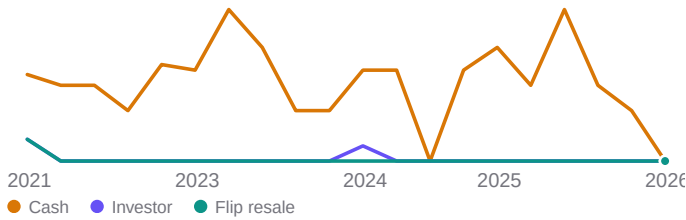
2.2%



BUYERS & OUTCOMES

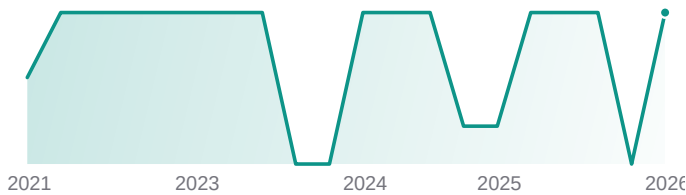
Buyer mix

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



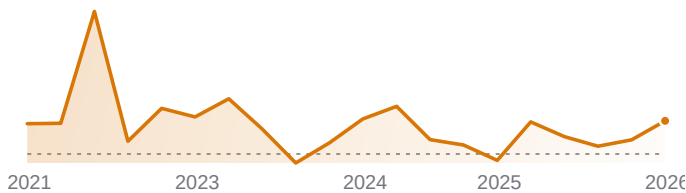
Sellers who sold at a gain

100%

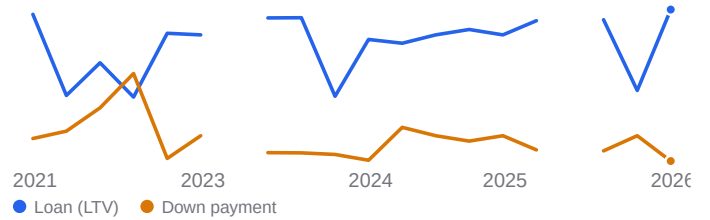


Median annualized return at resale

+8.9%

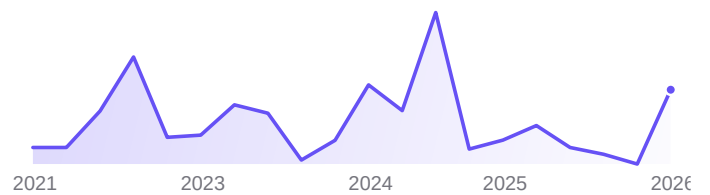


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



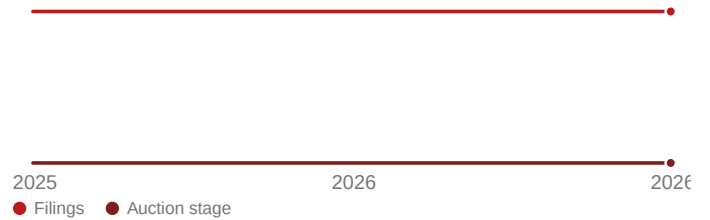
Typical hold before selling

11.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	509
Median value (AVM)	\$594K
Median size	2,016 ft²
Median bedrooms	3
Median year built	1970
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.5%
Owner occupied	70%
Company owned	11%
Median loan-to-value	17%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	1,012
Density	51 / mi²
Median household income	\$122K
Average household income	\$138K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	54
Homes occupied	80%
Bachelor's or higher	33%
Poverty rate	10.2%
Unemployment	0.9%
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.