

Pattersonville 12137

ZIP code · NY · New York > Schenectady County

BUYER'S MARKET

\$80K

MEDIAN SALE PRICE

-71.8%

1-YR CHANGE

18

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



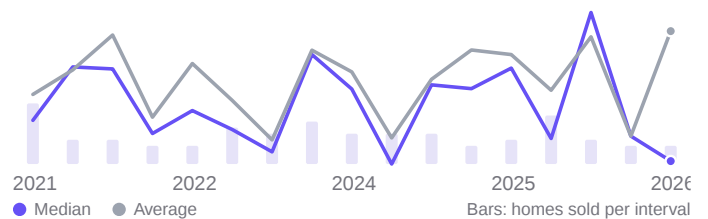
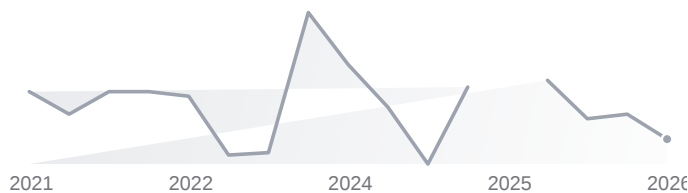
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$80K · Average \$349K

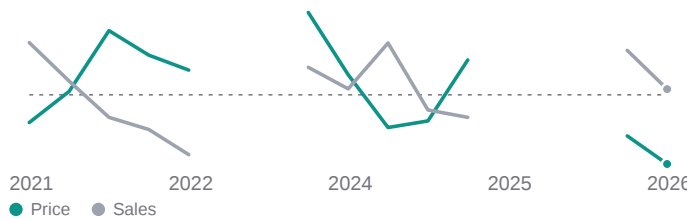


Growth (year over year)

Price -71.8% · Sales +5.9%

Price per square foot

\$77/ft²

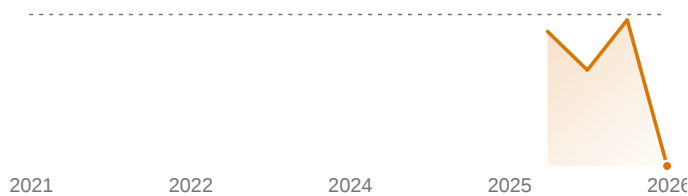


Sale premium vs estimated value

-47.1%

Annual turnover (share of homes sold)

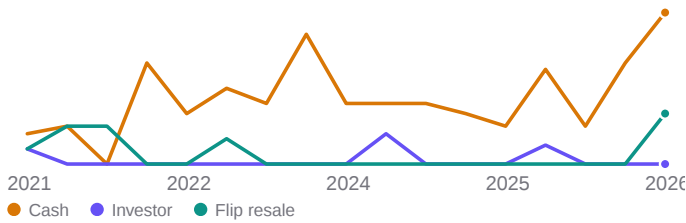
2.6%



BUYERS & OUTCOMES

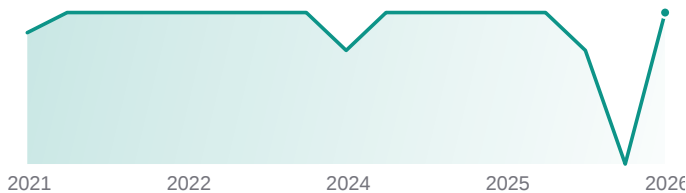
Buyer mix

Cash 100% · Investor 0% · Flip resale 33%



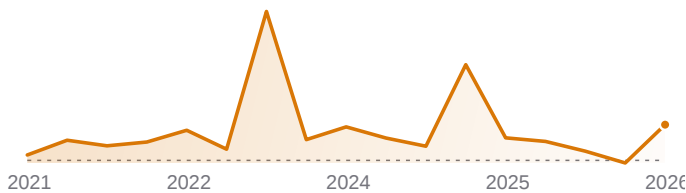
Sellers who sold at a gain

100%

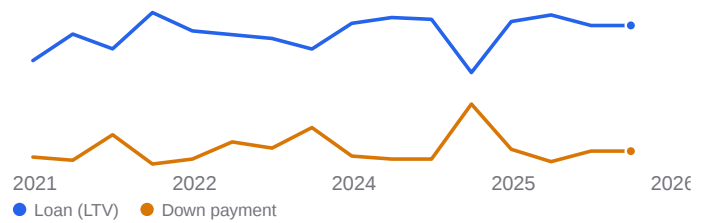


Median annualized return at resale

+13.3%

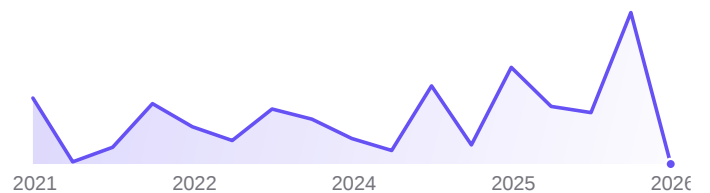


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



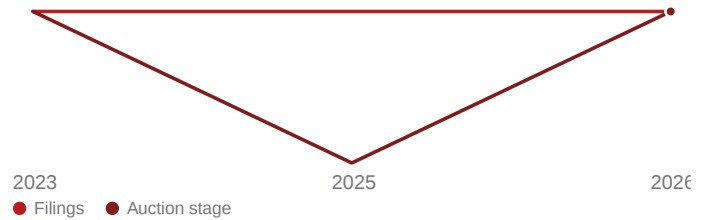
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	699
Median value (AVM)	\$305K
Median size	1,582 ft²
Median bedrooms	3
Median year built	1972
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	8.2%
Median loan-to-value	37%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	1,659
Density	69 / mi²
Median household income	\$99K
Average household income	\$121K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	66
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	6.7%
Unemployment	1.2%
Average temp	46°F
Annual precip	43 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.