

Selkirk 12158

ZIP code · NY · New York > Albany County

SELLER'S MARKET

\$395K

MEDIAN SALE PRICE

+20.6%

1-YR CHANGE

58

SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

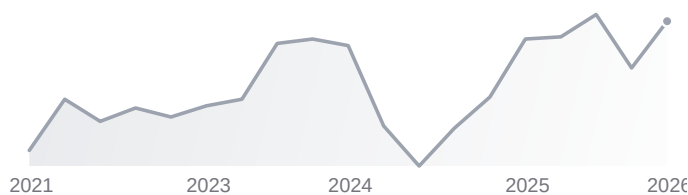
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

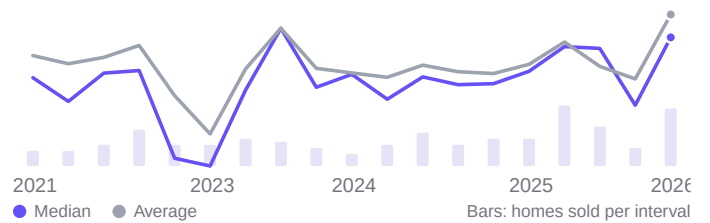
Market temperature (0–100)

71 / 100



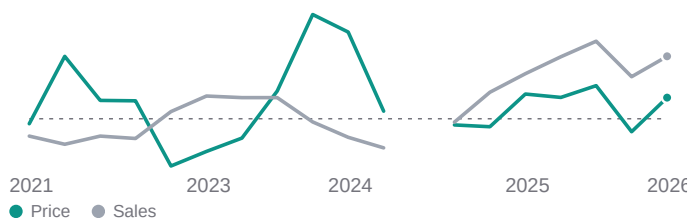
Sale prices

Median \$394K · Average \$438K



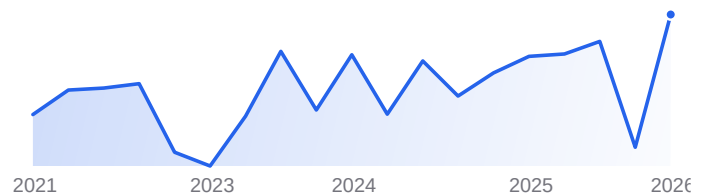
Growth (year over year)

Price +20.6% · Sales +61.1%



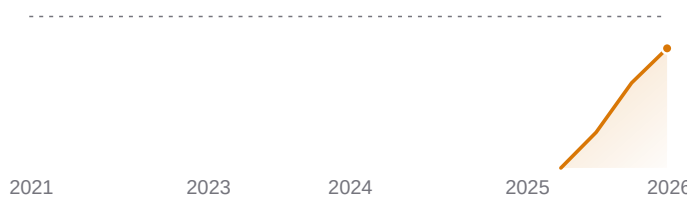
Price per square foot

\$250/ft²



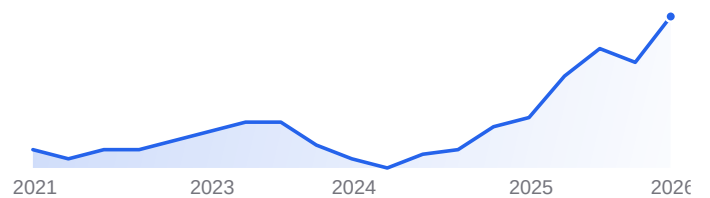
Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

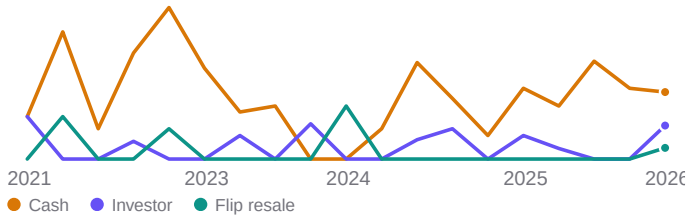
2.6%



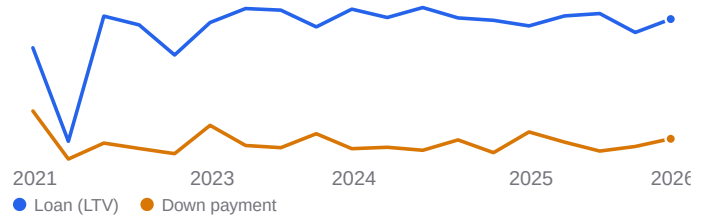
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 16% · Flip resale 5.3%

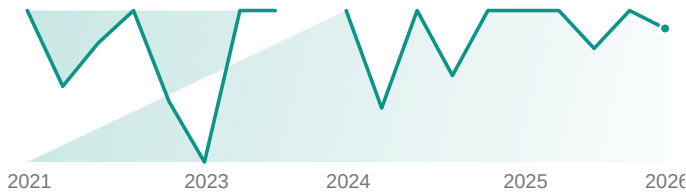


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



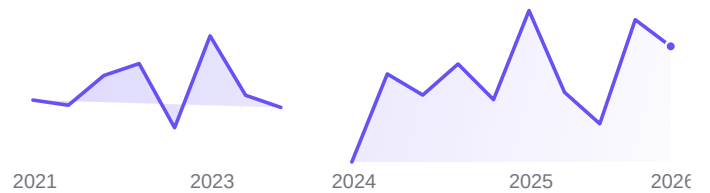
Sellers who sold at a gain

92%



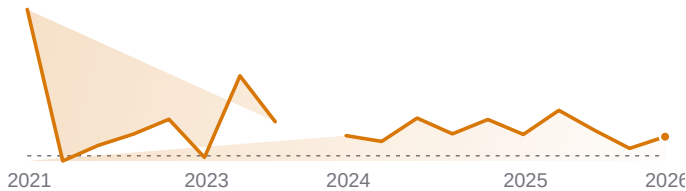
Typical hold before selling

11.1 yrs



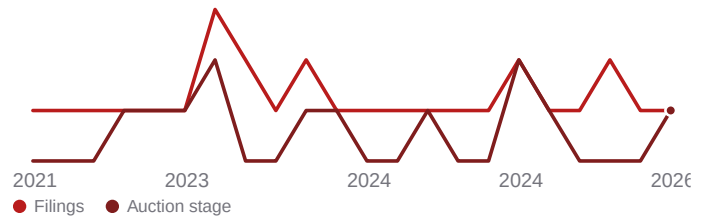
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,194
Median value (AVM)	\$339K
Median size	1,710 ft²
Median bedrooms	3
Median year built	1978
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	16%
Median loan-to-value	50%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	7,535
Density	238 / mi²
Median household income	\$90K
Average household income	\$116K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	9.9%
Unemployment	0.9%
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.