

Slingerlands 12159

ZIP code · NY · New York > Albany County

BUYER'S MARKET

\$439K

MEDIAN SALE PRICE

-17.6%

1-YR CHANGE

57

SALES (12 MO)

\$550K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



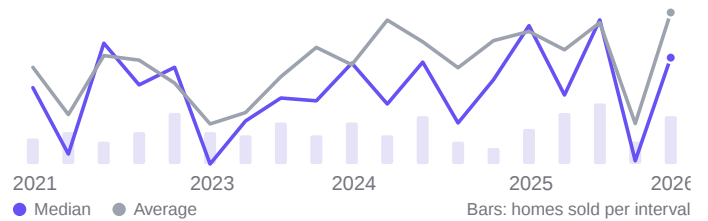
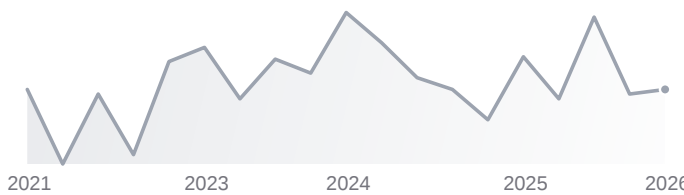
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$480K · Average \$579K

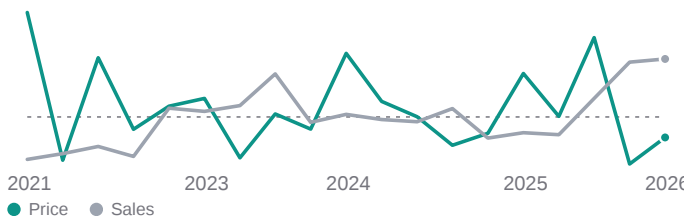


Growth (year over year)

Price -17.6% · Sales +50.0%

Price per square foot

\$258/ft²

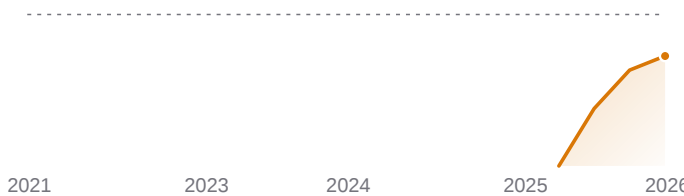


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

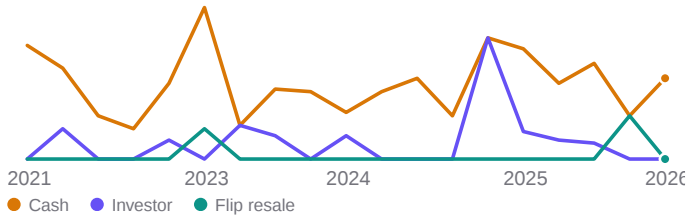
2.0%



BUYERS & OUTCOMES

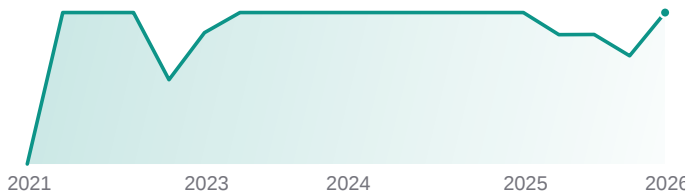
Buyer mix

Cash 27% · Investor 0% · Flip resale 0%



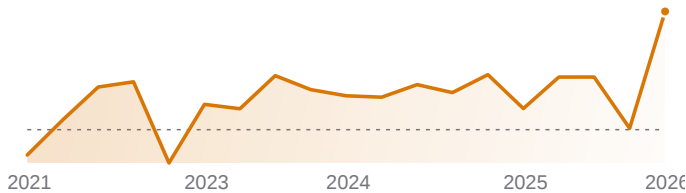
Sellers who sold at a gain

100%

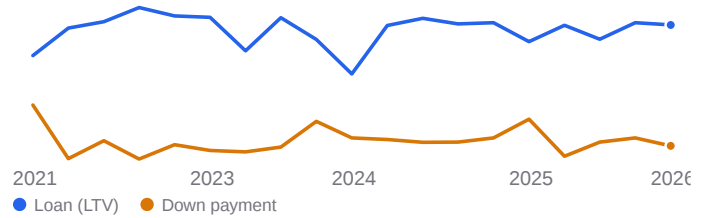


Median annualized return at resale

+12.1%

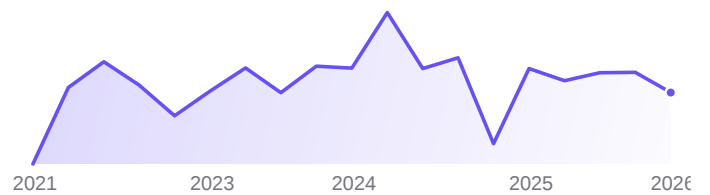


Financing (share of purchase price) Loan (LTV) 79% · Down payment 16%



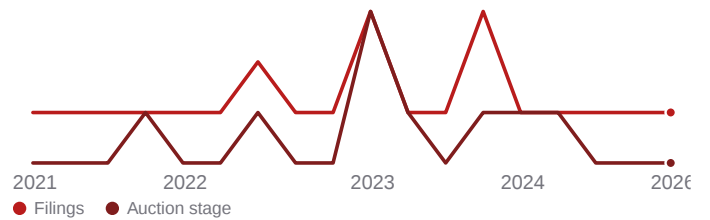
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,785
Median value (AVM)	\$550K
Median size	2,394 ft²
Median bedrooms	4
Median year built	1989
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.7%
Owner occupied	91%
Company owned	13%
Median loan-to-value	49%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	8,266
Density	588 / mi²
Median household income	\$108K
Average household income	\$148K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	57
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	4.4%
Unemployment	1.0%
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.