

Westerlo 12193

ZIP code · NY · New York > Albany County

BUYER'S MARKET

\$54K

MEDIAN SALE PRICE

22

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



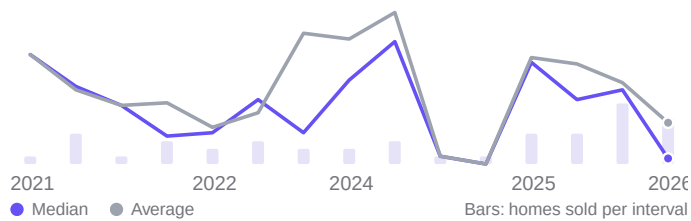
MARKET TRENDS (5 YEARS)

Sale prices

Median \$54K · Average \$146K

Growth (year over year)

Price -35.1% · Sales +100.0%

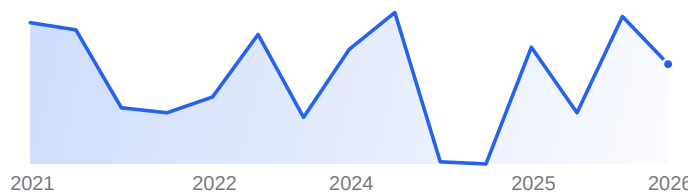


Price per square foot

\$135/ft²

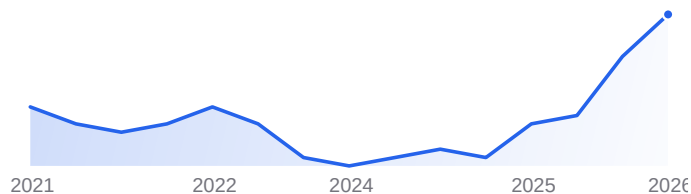
Sale premium vs estimated value

-66.2%



Annual turnover (share of homes sold)

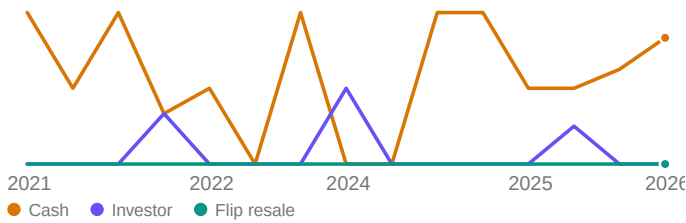
2.3%



BUYERS & OUTCOMES

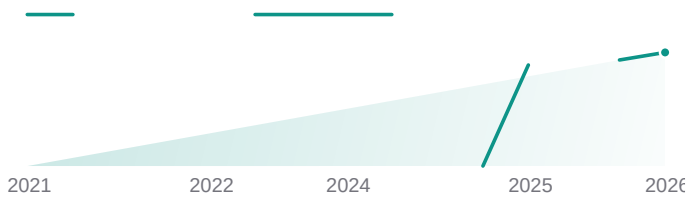
Buyer mix

Cash 83% · Investor 0% · Flip resale 0%



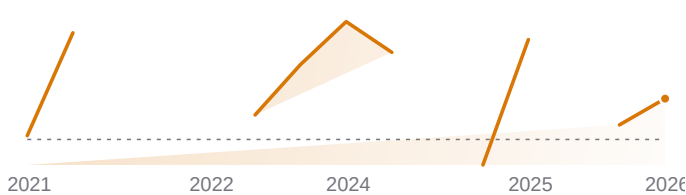
Sellers who sold at a gain

75%

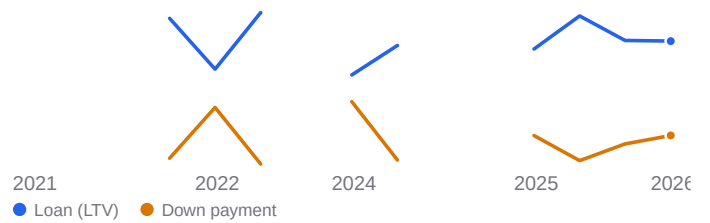


Median annualized return at resale

+3.4%

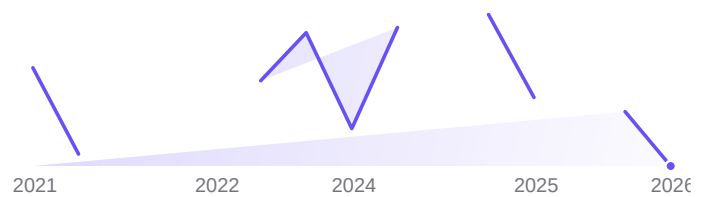


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



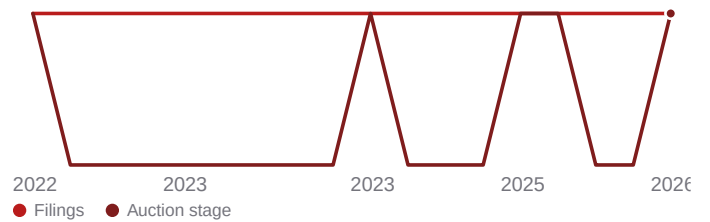
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	951
Median value (AVM)	\$308K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1975
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	76%
Company owned	9.0%
Median loan-to-value	43%
Typical ownership tenure	22.3 yrs

COMMUNITY

Population	2,233
Density	55 / mi²
Median household income	\$80K
Average household income	\$95K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	56
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	6.1%
Unemployment	0.9%
Average temp	45°F
Annual precip	44 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.