

West Sand Lake 12196

ZIP code · NY · New York · Rensselaer County · West Sand Lake

BALANCED MARKET

\$528K

MEDIAN SALE PRICE

+63.1%

1-YR CHANGE

23

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



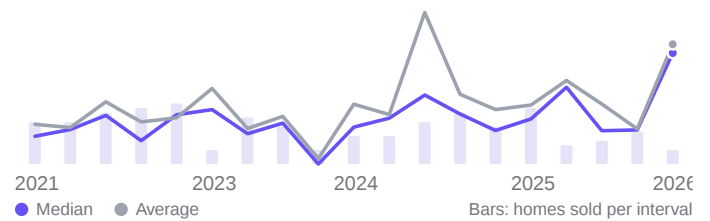
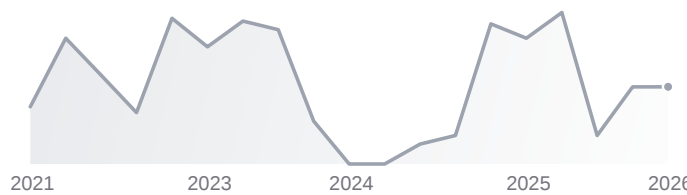
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$538K · Average \$567K

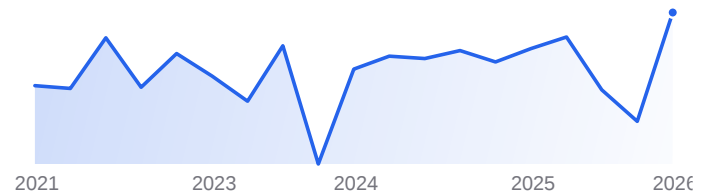
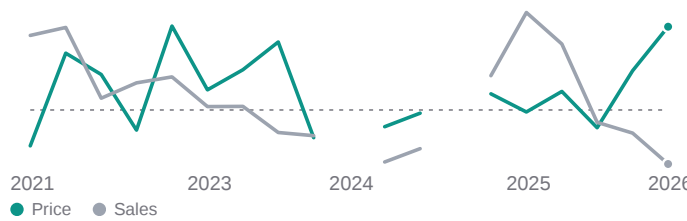


Growth (year over year)

Price +63.1% · Sales -41.0%

Price per square foot

\$240/ft²

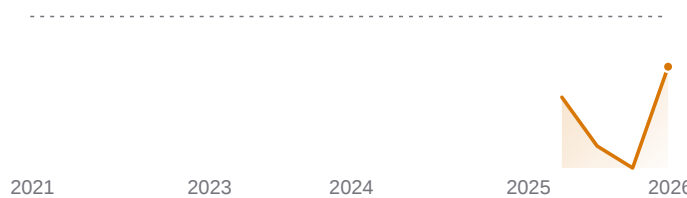


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

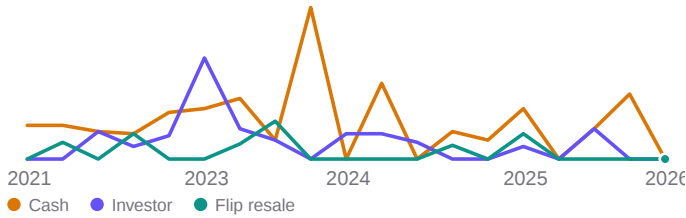
2.2%



BUYERS & OUTCOMES

Buyer mix

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



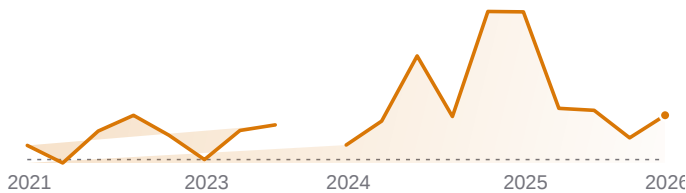
Sellers who sold at a gain

100%

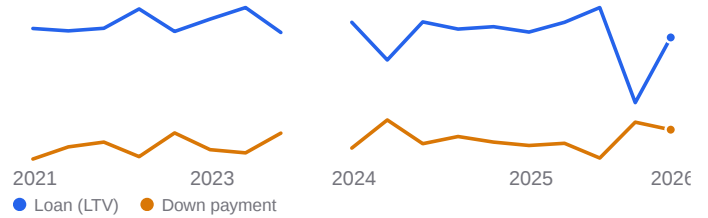


Median annualized return at resale

+7.2%

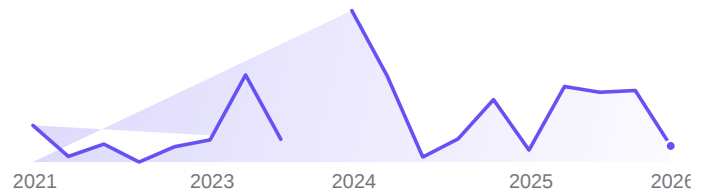


Financing (share of purchase price) Loan (LTV) 77% · Down payment 22%



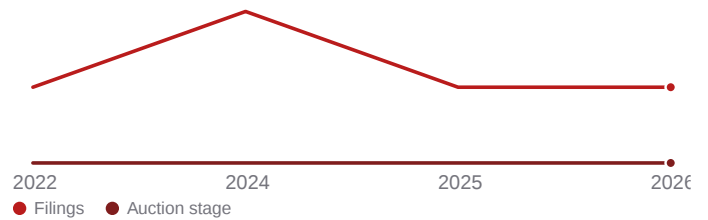
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,027
Median value (AVM)	\$398K
Median size	1,848 ft²
Median bedrooms	3
Median year built	1973
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	79%
Median loan-to-value	24%
Typical ownership tenure	21.9 yrs

COMMUNITY

Population	2,955
Density	333 / mi²
Median household income	\$117K
Average household income	\$144K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	62
Homes occupied	92%
Bachelor's or higher	28%
Poverty rate	5.5%
Unemployment	1.0%
Average temp	46°F
Annual precip	41 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.