

Albany 12202

ZIP code · NY · New York > Albany County > Albany

BUYER'S MARKET

\$180K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

54

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



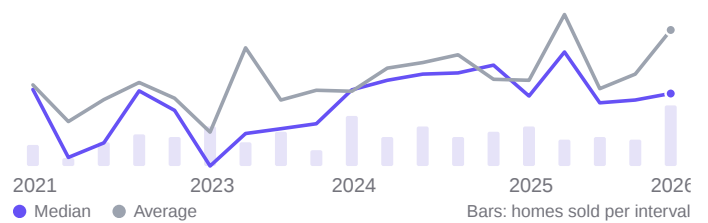
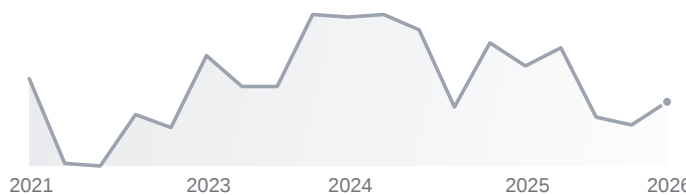
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$179K · Average \$268K

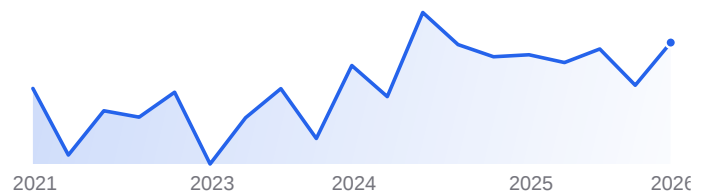
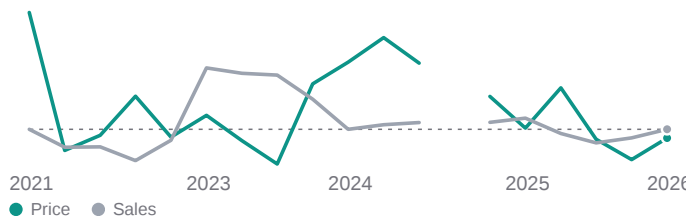


Growth (year over year)

Price -8.1% · Sales +0.0%

Price per square foot

\$106/ft²

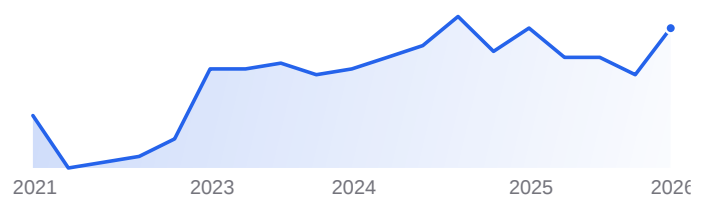


Sale premium vs estimated value

+1.5%

Annual turnover (share of homes sold)

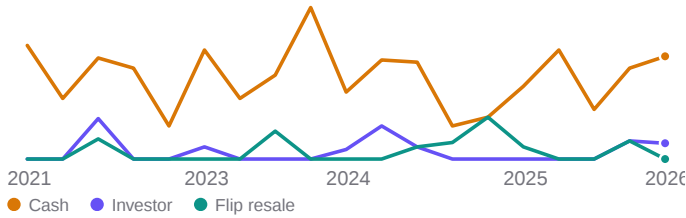
2.7%



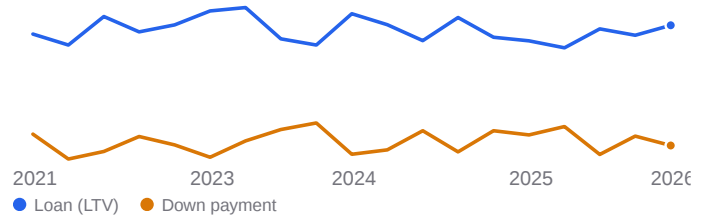
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 8.7% · Flip resale 0%

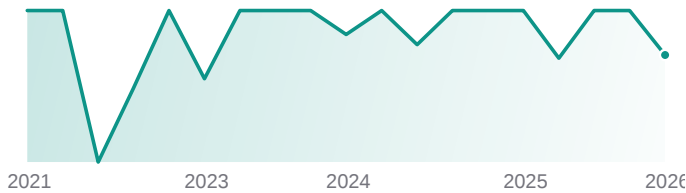


Financing (share of purchase price) Loan (LTV) 88% · Down payment 11%



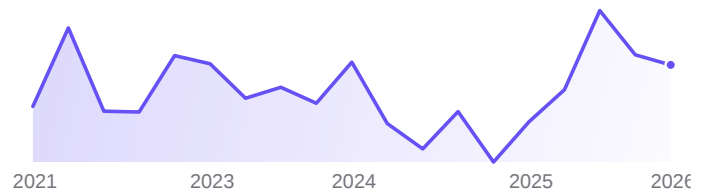
Sellers who sold at a gain

87%



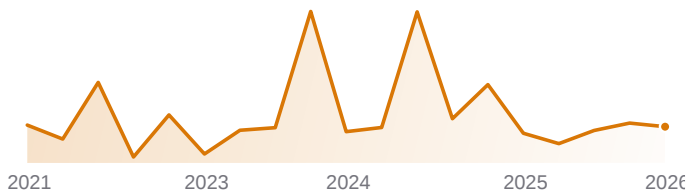
Typical hold before selling

12.3 yrs



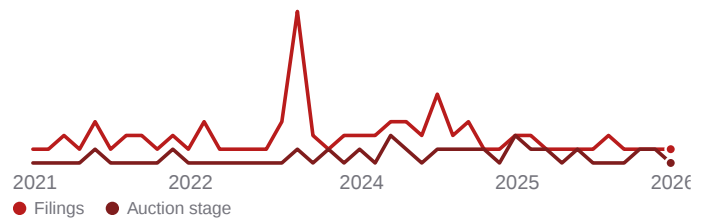
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,032
Median value (AVM)	\$171K
Median size	1,832 ft²
Median bedrooms	3
Median year built	1900
Single family	29%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	59%
Company owned	25%
Median loan-to-value	43%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	9,400
Density	4,105 / mi²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	58
Homes occupied	88%
Bachelor's or higher	19%
Poverty rate	28.6%
Unemployment	0.9%
Average temp	48°F
Annual precip	38 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.