

Albany 12203

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

BALANCED MARKET

\$307K

MEDIAN SALE PRICE

+9.4%

1-YR CHANGE

207

SALES (12 MO)

\$309K

MEDIAN VALUE (AVM)

Market temperature

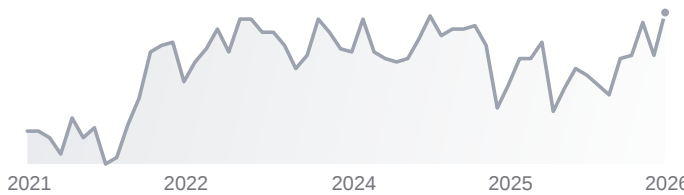
Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

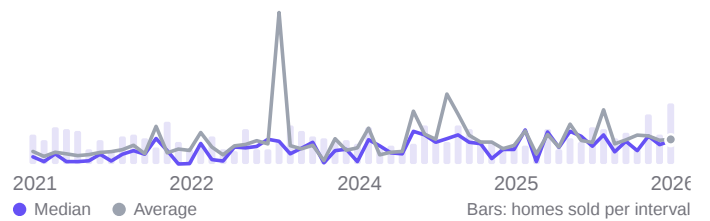
Market temperature (0–100)

57 / 100



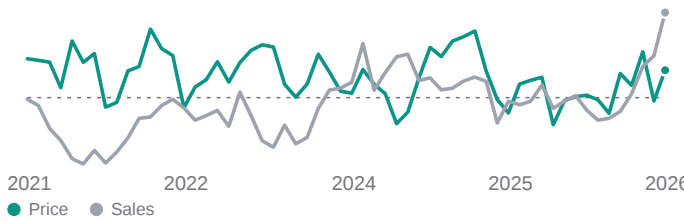
Sale prices

Median \$305K · Average \$312K



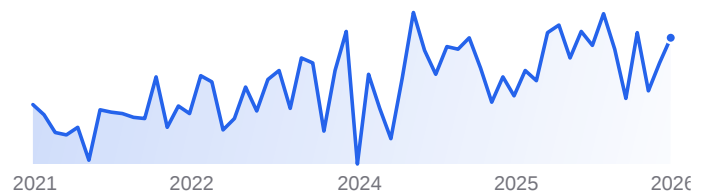
Growth (year over year)

Price +9.4% · Sales +29.4%



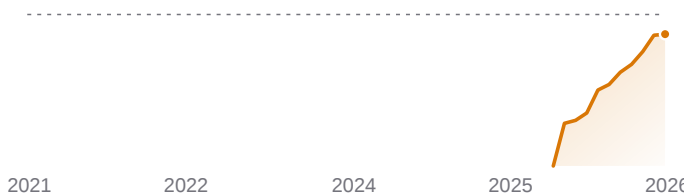
Price per square foot

\$209/ft²



Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

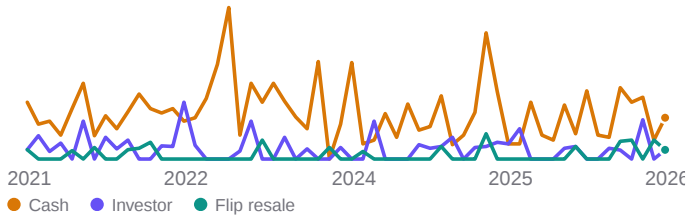
2.5%



BUYERS & OUTCOMES

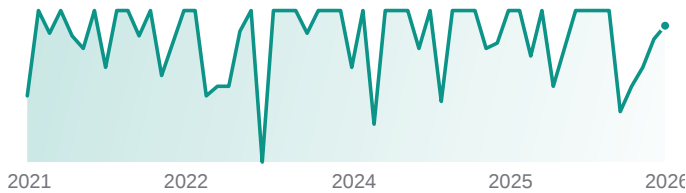
Buyer mix

Cash 27% · Investor 6.1% · Flip resale 6.1%



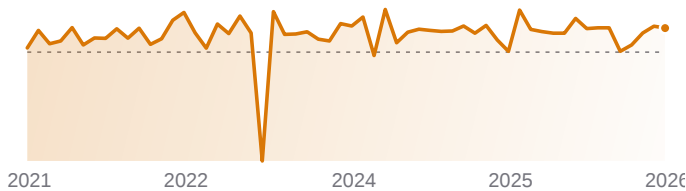
Sellers who sold at a gain

93%

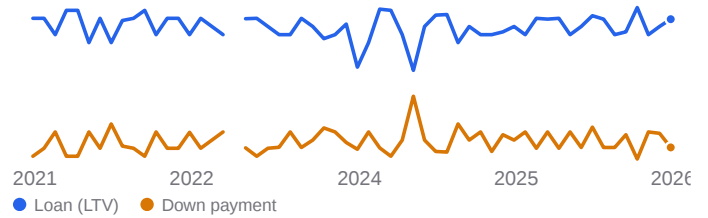


Median annualized return at resale

+5.3%

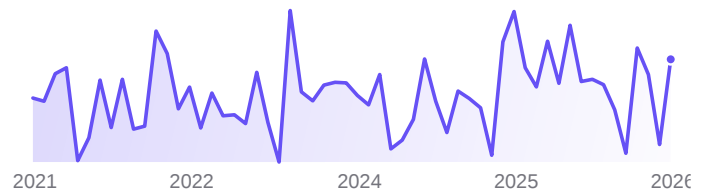


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



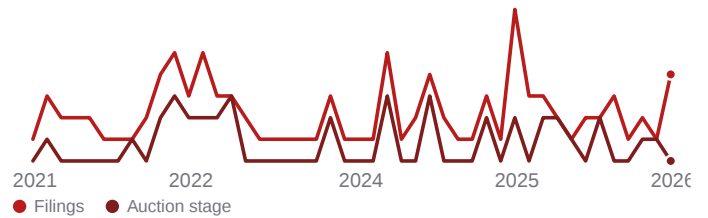
Typical hold before selling

12.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	8,367
Median value (AVM)	\$309K
Median size	1,629 ft²
Median bedrooms	3
Median year built	1954
Single family	70%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.1%
Owner occupied	78%
Company owned	17%
Median loan-to-value	52%

Typical ownership tenure

12.5 yrs

COMMUNITY

Population	28,656
Density	2,694 / mi²
Median household income	\$78K
Average household income	\$104K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	62
Homes occupied	91%
Bachelor's or higher	28%
Poverty rate	13.6%
Unemployment	0.9%
Average temp	48°F
Annual precip	38 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.