

Albany 12205

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

BALANCED MARKET

\$294K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

184

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



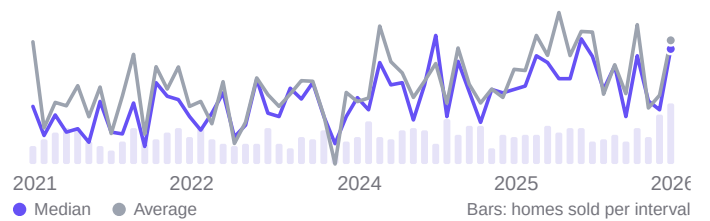
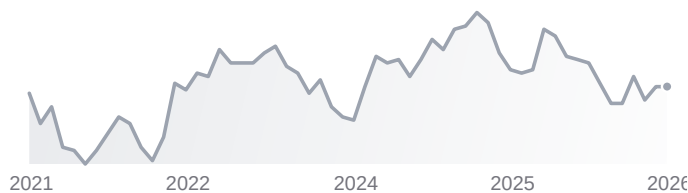
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$350K · Average \$363K

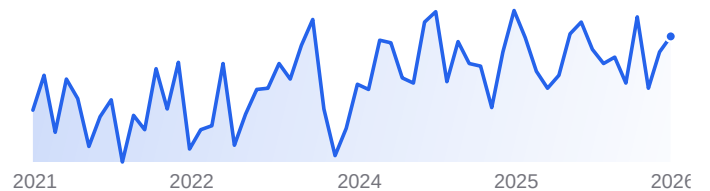
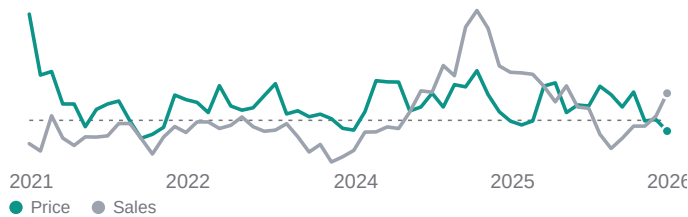


Growth (year over year)

Price -4.5% · Sales +11.5%

Price per square foot

\$234/ft²

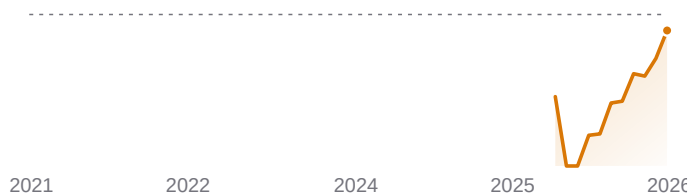


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

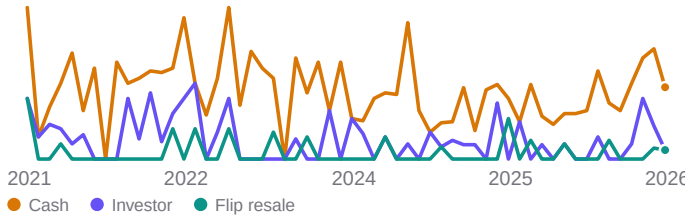
1.9%



BUYERS & OUTCOMES

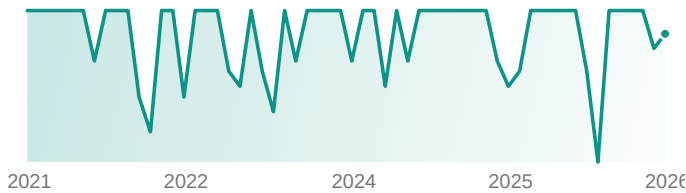
Buyer mix

Cash 30% · Investor 3.7% · Flip resale 3.7%



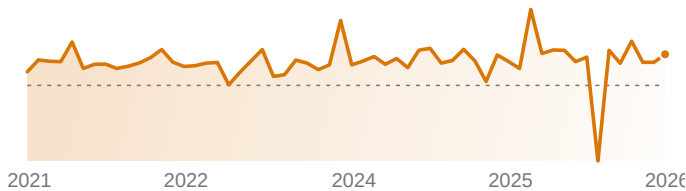
Sellers who sold at a gain

92%

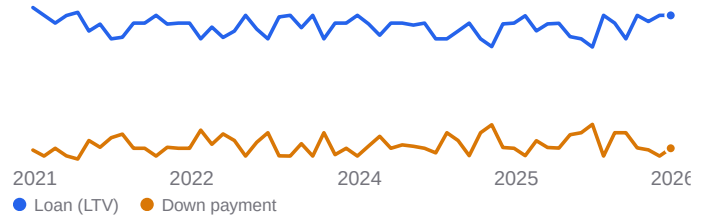


Median annualized return at resale

+5.6%

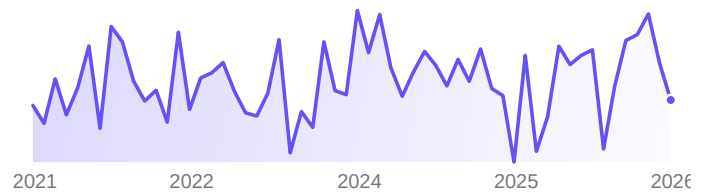


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



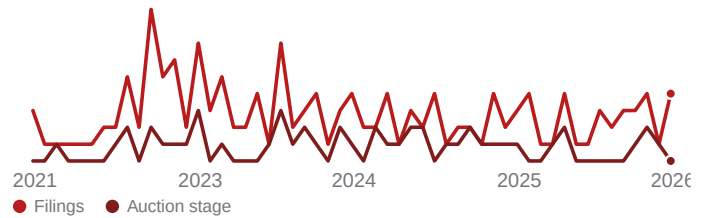
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	9,455
Median value (AVM)	\$324K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1957
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.8%
Owner occupied	81%
Company owned	13%
Median loan-to-value	50%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	31,336
Density	1,849 / mi²
Median household income	\$88K
Average household income	\$102K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	61
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	7.5%
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.