

Oak Hill 12460

ZIP code · NY · New York > Albany County

\$263K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$323K

MEDIAN VALUE (AVM)

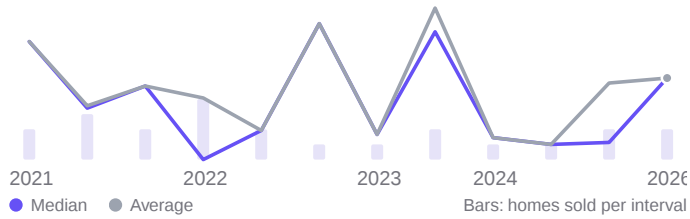
MARKET TRENDS (5 YEARS)

Sale prices

Median \$263K · Average \$263K

Growth (year over year)

Price -84.0% · Sales +50.0%

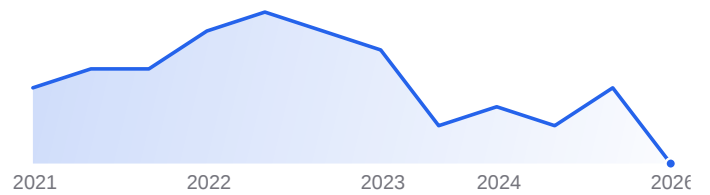
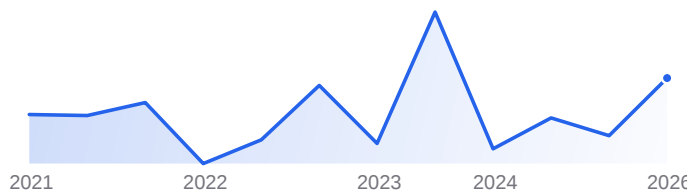


Price per square foot

\$181/ft²

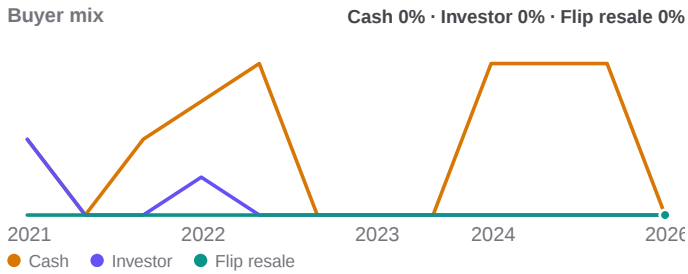
Annual turnover (share of homes sold)

1.5%



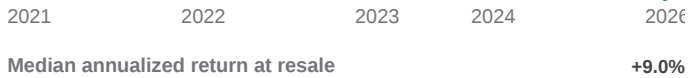
BUYERS & OUTCOMES

Buyer mix



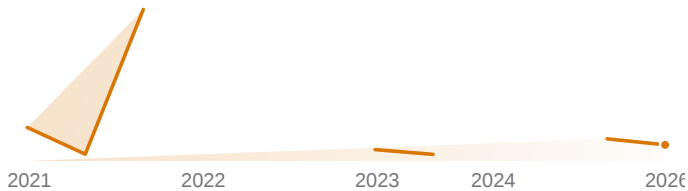
Sellers who sold at a gain

100%

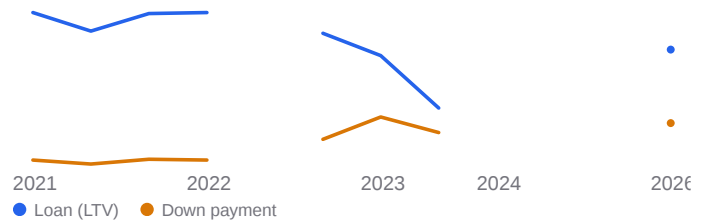


Median annualized return at resale

+9.0%

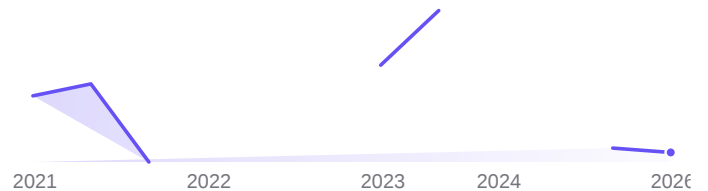


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



Typical hold before selling

3.4 yrs



HOUSING STOCK

Homes	135
Median value (AVM)	\$323K
Median size	1,760 ft²
Median bedrooms	3
Median year built	1954
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.2%
Owner occupied	65%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	182
Density	39 / mi ²
Median household income	\$84K
Average household income	\$96K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	55
Homes occupied	68%
Bachelor's or higher	26%
Poverty rate	7.9%
Unemployment	0.9%
Average temp	45°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.