

Queensbury 12804

ZIP code · NY · New York > Warren County

BALANCED MARKET

\$344K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

293

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



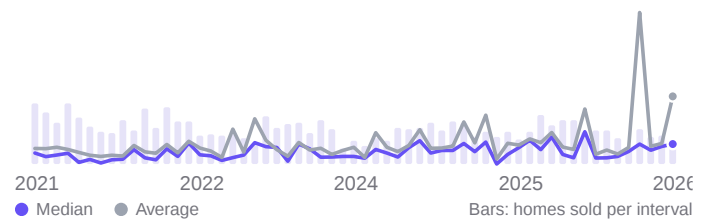
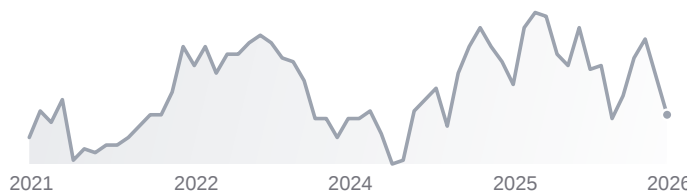
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$365K · Average \$711K

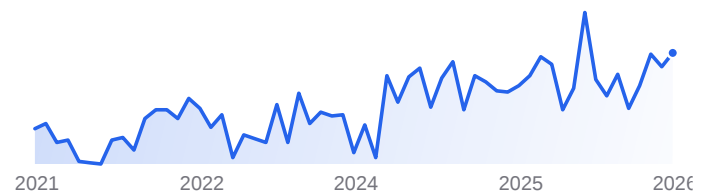
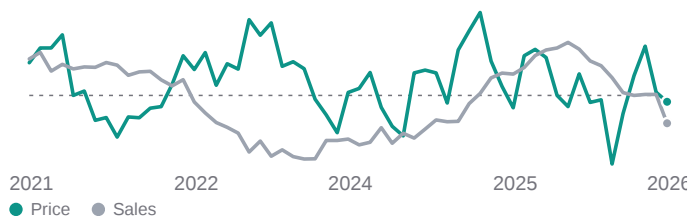


Growth (year over year)

Price -2.3% · Sales -9.8%

Price per square foot

\$238/ft²

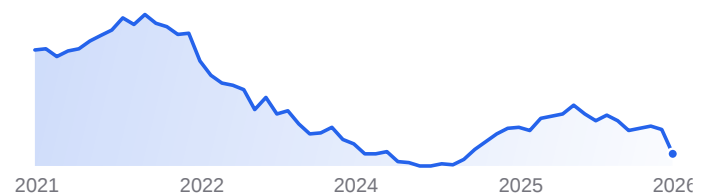
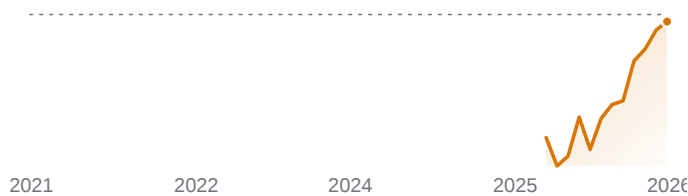


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

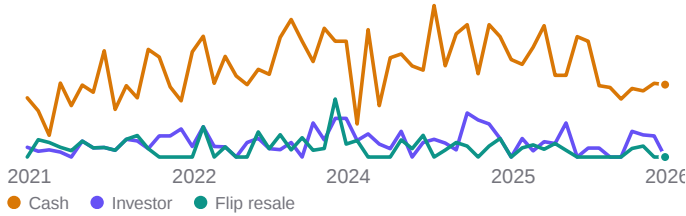
3.0%



BUYERS & OUTCOMES

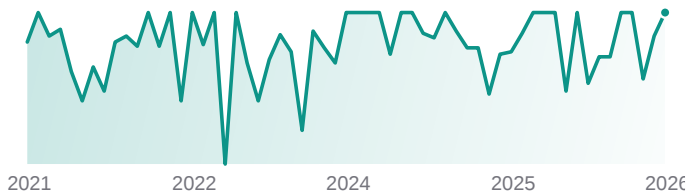
Buyer mix

Cash 31% · Investor 0% · Flip resale 0%



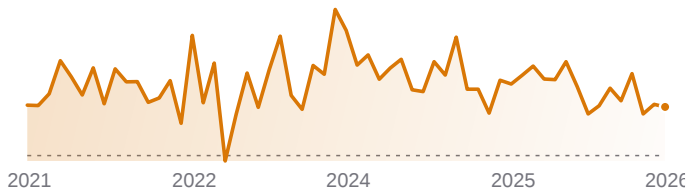
Sellers who sold at a gain

100%

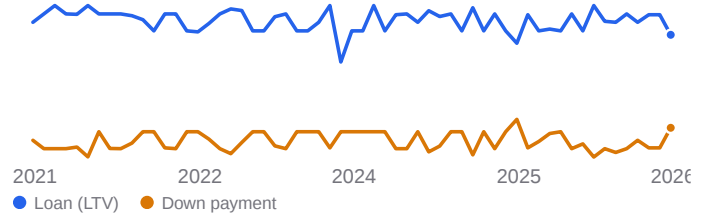


Median annualized return at resale

+3.7%

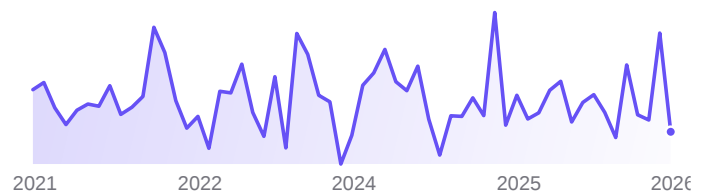


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



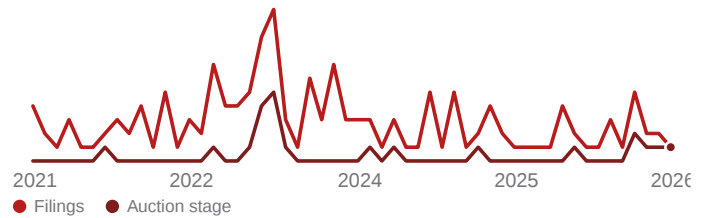
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,683
Median value (AVM)	\$365K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1984
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.6%
Owner occupied	83%
Company owned	13%
Median loan-to-value	27%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	26,731
Density	484 / mi²
Median household income	\$91K
Average household income	\$114K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	74
Homes occupied	91%
Bachelor's or higher	22%
Poverty rate	8.6%
Unemployment	1.0%
Average temp	46°F
Annual precip	42 in
Sunshine	52%

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