

Gansevoort 12831

ZIP code · NY · New York > Saratoga County

BALANCED MARKET

\$445K

MEDIAN SALE PRICE

+14.0%

1-YR CHANGE

163

SALES (12 MO)

\$448K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



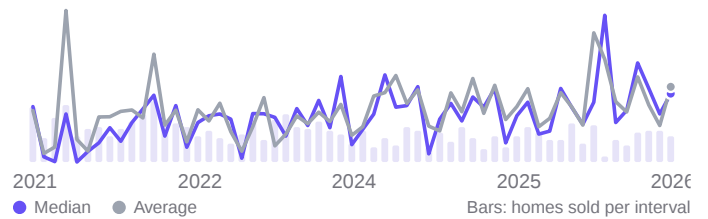
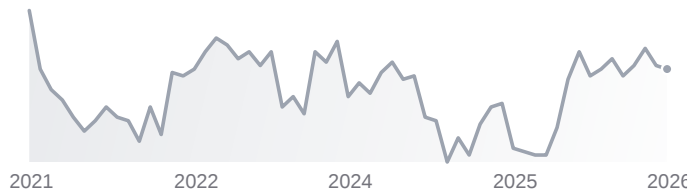
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$460K · Average \$480K

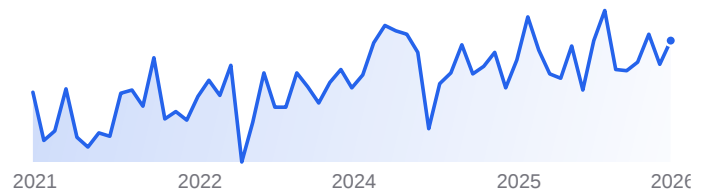
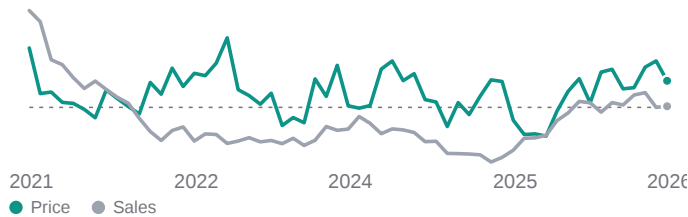


Growth (year over year)

Price +14.0% · Sales +0.6%

Price per square foot

\$254/ft²

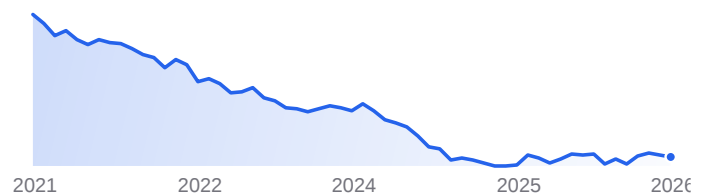
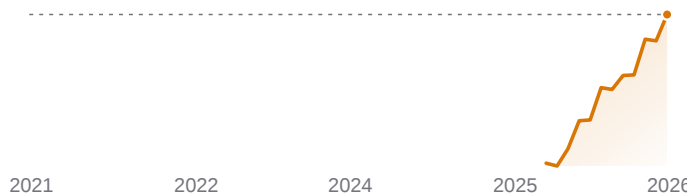


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

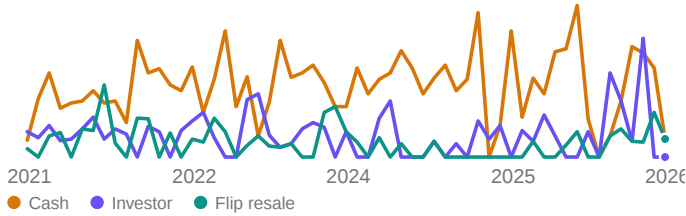
2.9%



BUYERS & OUTCOMES

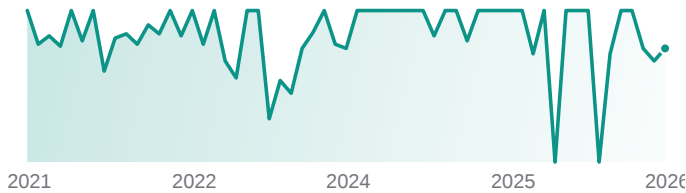
Buyer mix

Cash 7.1% · Investor 0% · Flip resale 7.1%



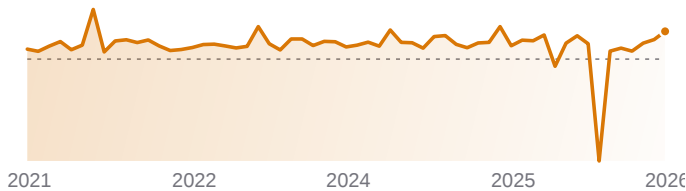
Sellers who sold at a gain

88%

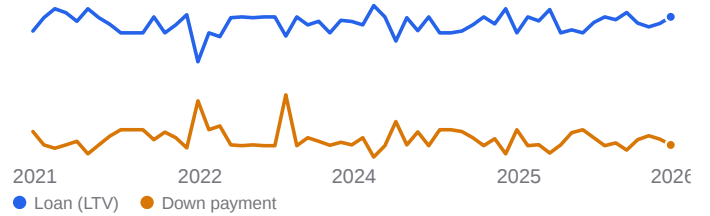


Median annualized return at resale

+10.2%

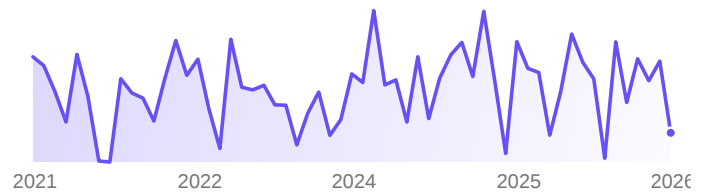


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



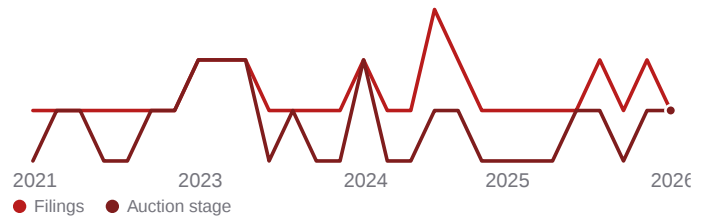
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,665
Median value (AVM)	\$448K
Median size	1,798 ft²
Median bedrooms	3
Median year built	1990
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.5%
Owner occupied	90%
Company owned	8.4%
Median loan-to-value	42%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	18,650
Density	267 / mi²
Median household income	\$101K
Average household income	\$118K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	69
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	5.0%
Unemployment	0.9%
Average temp	47°F
Annual precip	41 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.