

Birch River

Community · WV · West Virginia · Nicholas County

\$154K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$110K

MEDIAN VALUE (AVM)

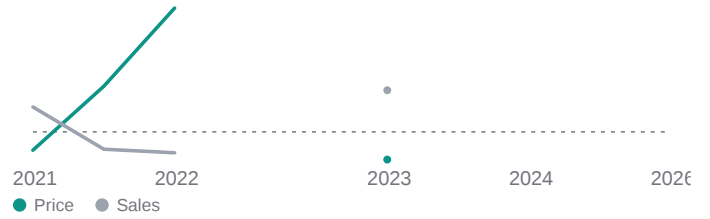
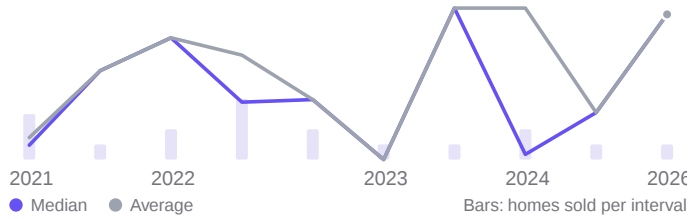
MARKET TRENDS (5 YEARS)

Sale prices

Median \$154K · Average \$154K

Growth (year over year)

Price -88.6% · Sales +133.3%

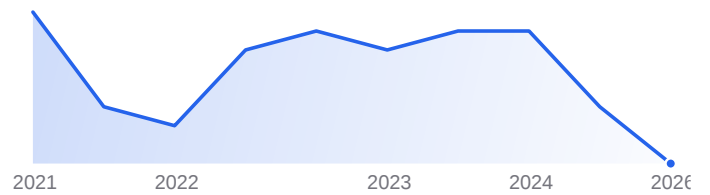
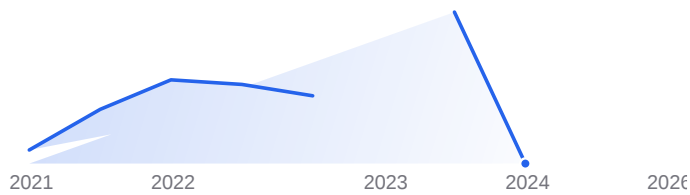


Price per square foot

\$20/ft²

Annual turnover (share of homes sold)

0.2%



BUYERS & OUTCOMES



HOUSING STOCK

Homes	544
Median value (AVM)	\$110K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1978
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	3.6%
Owner occupied	52%
Company owned	3.5%
Median loan-to-value	0%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	6
Density	16 / mi²
Median household income	\$43K
Average household income	\$52K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	43
Homes occupied	80%
Bachelor's or higher	8%
Poverty rate	8.6%
Unemployment	1.4%
Average temp	51°F
Annual precip	53 in
Sunshine	45%

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