

Montcalm

Community · WV · West Virginia > Mercer County

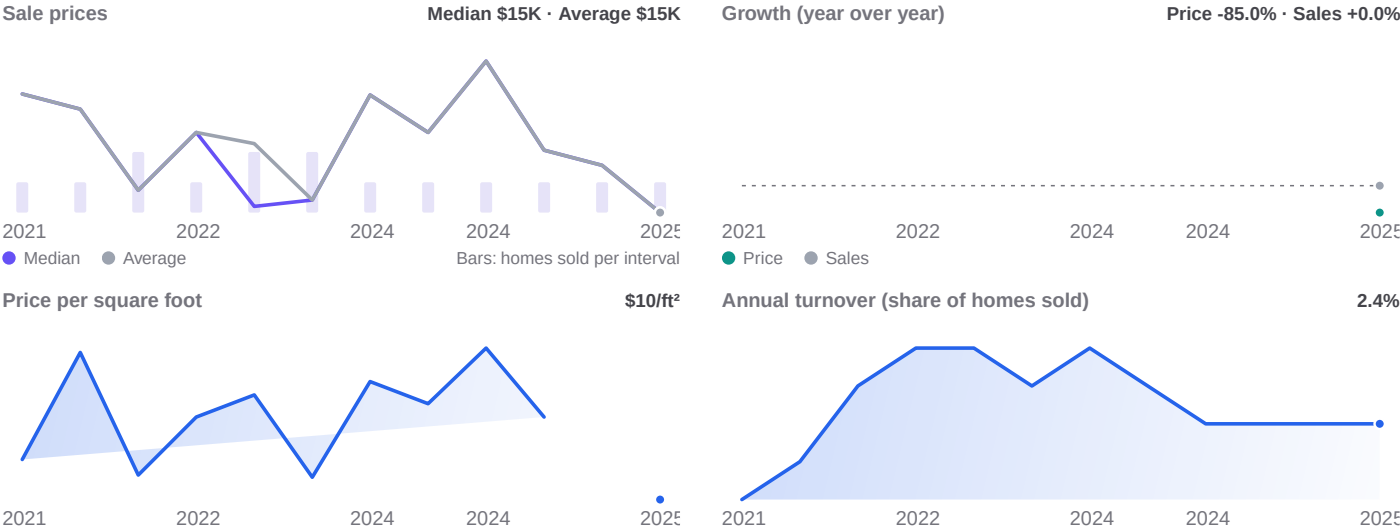
\$15K
MEDIAN SALE PRICE

-85.0%
1-YR CHANGE

3
SALES (12 MO)

\$54K
MEDIAN VALUE (AVM)

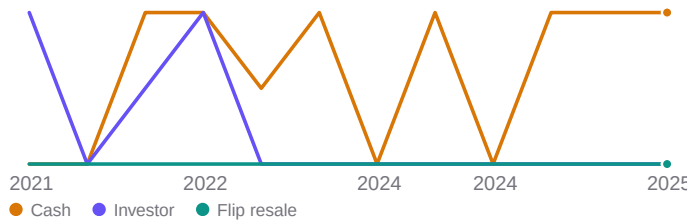
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

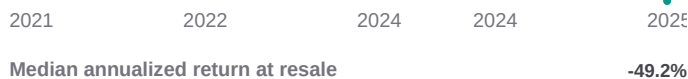
0%

Financing (share of purchase price) Loan (LTV) 123% · Down payment 20%



Typical hold before selling

2.6 yrs



Median annualized return at resale

-49.2%



HOUSING STOCK

Homes	123
Median value (AVM)	\$54K
Median size	1,148 ft²
Median bedrooms	3
Median year built	1940
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	6.3%
Owner occupied	54%
Company owned	2.4%
Median loan-to-value	0%
Typical ownership tenure	4.4 yrs

COMMUNITY

Population	560
Density	205 / mi²
Median household income	\$51K
Average household income	\$58K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	101
Homes occupied	90%
Bachelor's or higher	6%
Poverty rate	19.8%
Unemployment	1.1%
Average temp	52°F
Annual precip	40 in
Sunshine	43%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.