

# Fenwick

Community · WV · West Virginia · Nicholas County

**\$380K**

MEDIAN SALE PRICE

**2**

SALES (12 MO)

**\$138K**

MEDIAN VALUE (AVM)

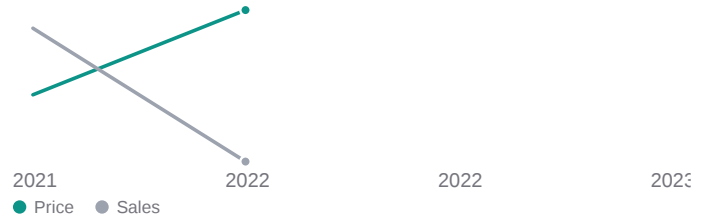
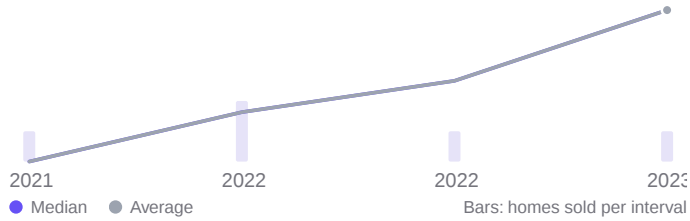
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$380K · Average \$380K

Growth (year over year)

Price +170.4% · Sales +0.0%

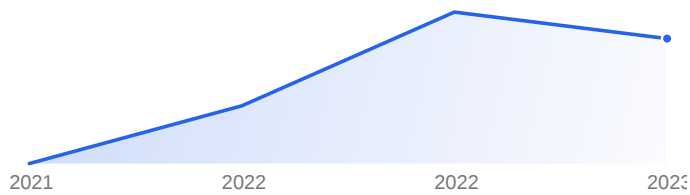


Price per square foot

**\$93/ft²**

Annual turnover (share of homes sold)

**1.1%**



## BUYERS & OUTCOMES

Buyer mix

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



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 186       |
| Median value (AVM) | \$138K    |
| Median size        | 1,456 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 61%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 95%      |
| Underwater (LTV 125% or more) | 3.3%     |
| Owner occupied                | 54%      |
| Company owned                 | 3.8%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 10.2 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 19        |
| Density                          | 127 / mi² |
| Median household income          | \$39K     |
| Average household income         | \$53K     |
| Crime index (US avg 100)         | 165       |
| Air pollution index (US avg 100) | 100       |
| Earthquake index (US avg 100)    | 45        |
| Homes occupied                   | 74%       |
| Bachelor's or higher             | 8%        |

|               |              |
|---------------|--------------|
| Poverty rate  | <b>32.5%</b> |
| Unemployment  | <b>0.7%</b>  |
| Average temp  | <b>49°F</b>  |
| Annual precip | <b>53 in</b> |
| Sunshine      | <b>45%</b>   |

Market metrics are derived from recorded arms-length deeds through April 2023, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.