

Nettie

Community · WV · West Virginia · Nicholas County

SELLER'S MARKET

\$75K

MEDIAN SALE PRICE

-64.3%

1-YR CHANGE

3

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

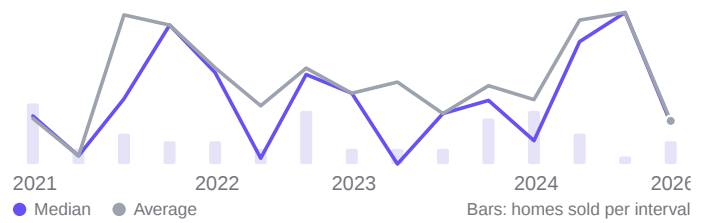
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$75K · Average \$78K

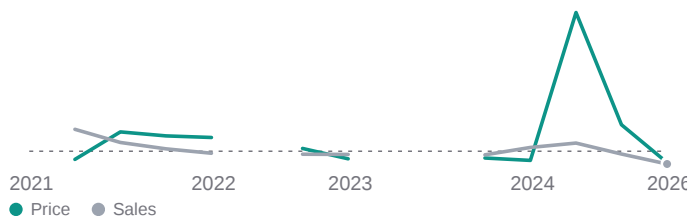


Growth (year over year)

Price -64.3% · Sales -72.7%

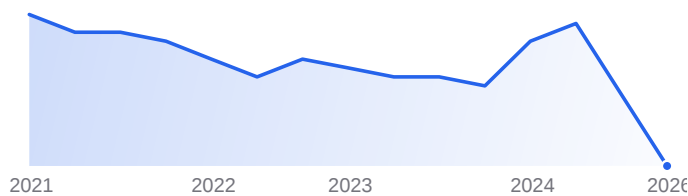
Price per square foot

\$64/ft²



Annual turnover (share of homes sold)

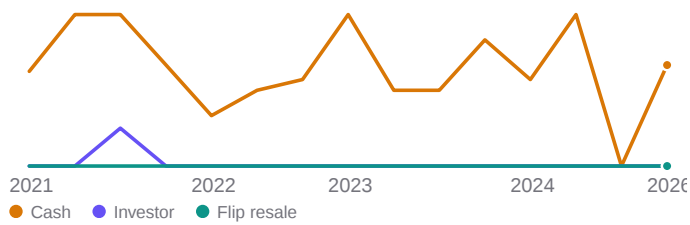
0.4%



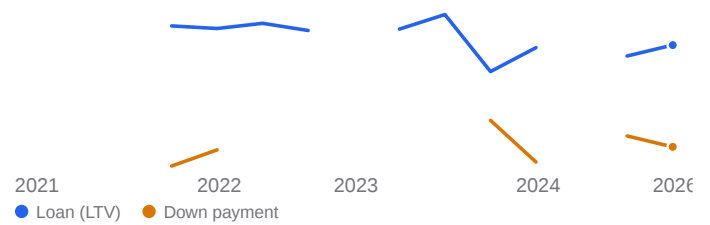
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

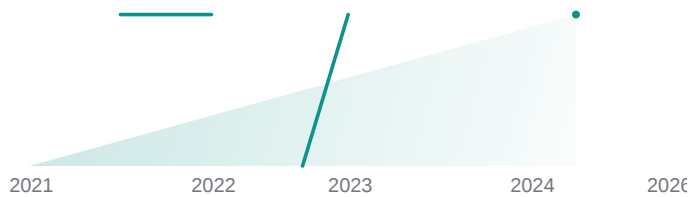


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Sellers who sold at a gain

100%



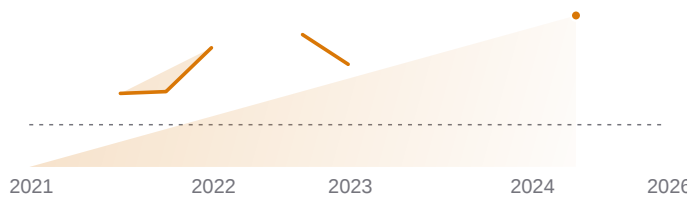
Typical hold before selling

8.6 yrs



Median annualized return at resale

+13.6%



HOUSING STOCK

Homes	774
Median value (AVM)	\$148K
Median size	1,468 ft ²
Median bedrooms	3
Median year built	1978
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.4%
Owner occupied	57%
Company owned	3.6%
Median loan-to-value	0%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	469
Density	149 / mi²
Median household income	\$43K
Average household income	\$55K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	48
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	14.7%
Unemployment	1.0%
Average temp	50°F
Annual precip	52 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.