

Barbour County, WV

County · WV · West Virginia

BUYER'S MARKET

\$89K

MEDIAN SALE PRICE

49

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



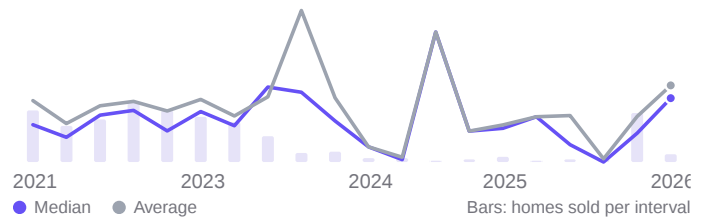
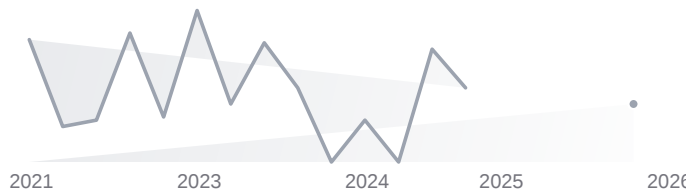
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$150K · Average \$178K

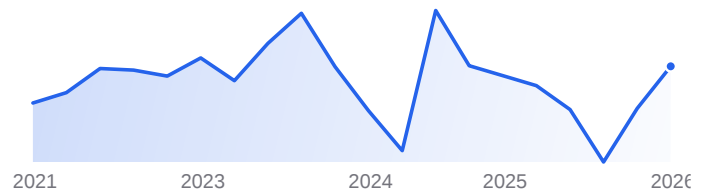
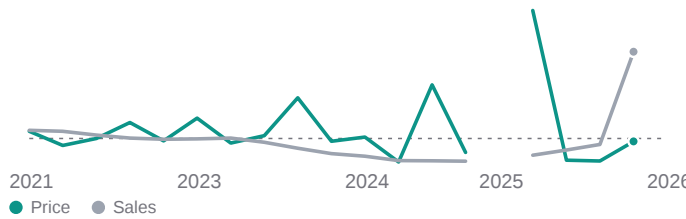


Growth (year over year)

Price -11.2% · Sales +330.0%

Price per square foot

\$90/ft²

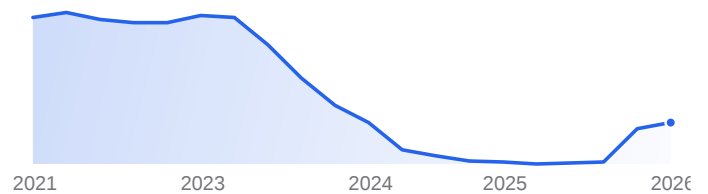


Sale premium vs estimated value

-22.7%

Annual turnover (share of homes sold)

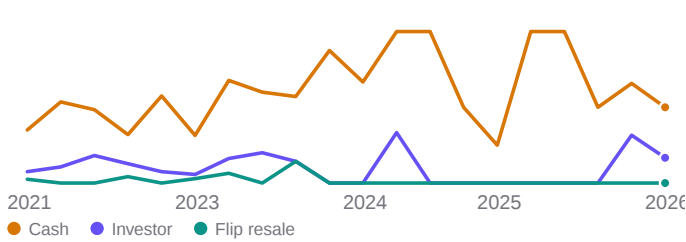
0.6%



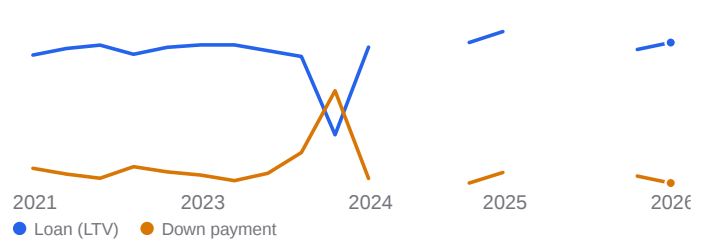
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 0%

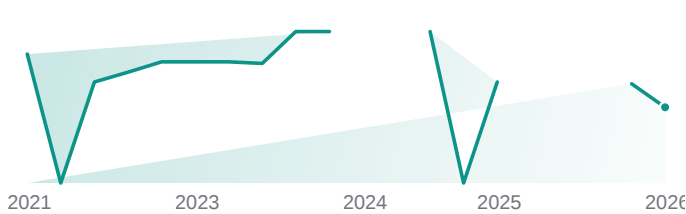


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



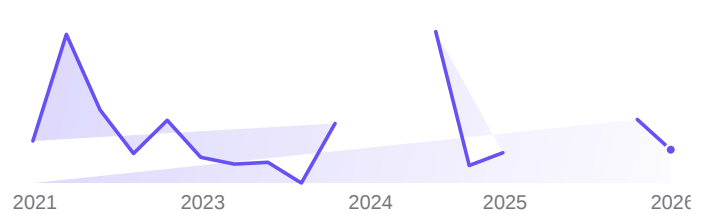
Sellers who sold at a gain

50%



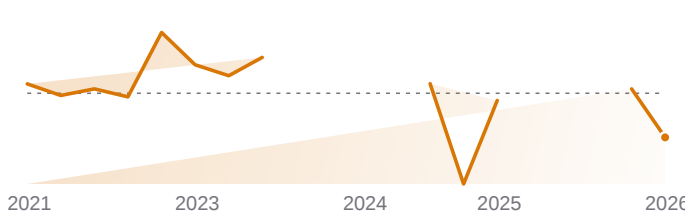
Typical hold before selling

3.7 yrs



Median annualized return at resale

-18.2%



HOUSING STOCK

Homes	7,740
Median value (AVM)	\$159K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1972
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.8%
Owner occupied	65%
Company owned	4.7%
Median loan-to-value	0%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	15,442
Density	45 / mi²
Median household income	\$46K
Average household income	\$63K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	32
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	22.3%
Unemployment	1.3%
Average temp	51°F
Annual precip	50 in
Sunshine	40%

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.