

Hardy County, WV

County · WV · West Virginia

BALANCED MARKET

\$262K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

127

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



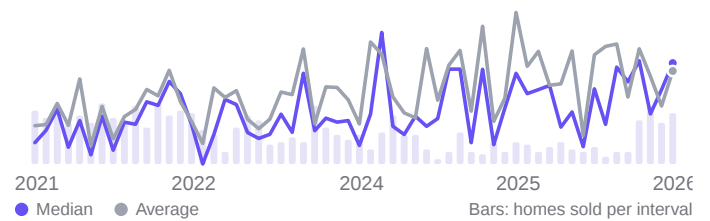
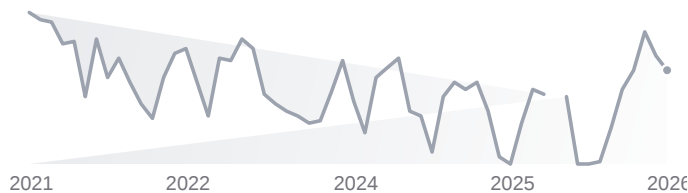
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$325K · Average \$306K

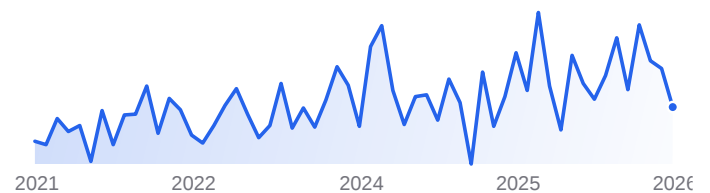
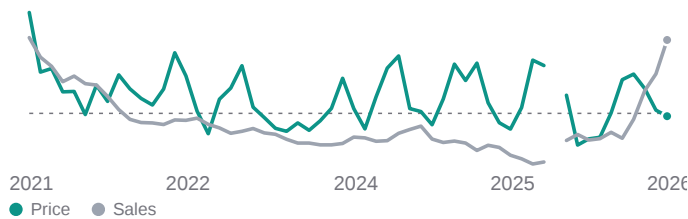


Growth (year over year)

Price -3.1% · Sales +78.9%

Price per square foot

\$146/ft²

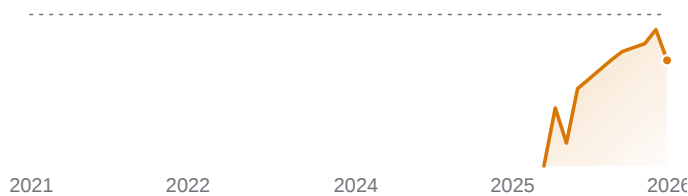


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

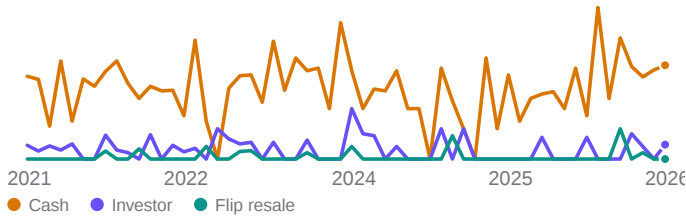
1.7%



BUYERS & OUTCOMES

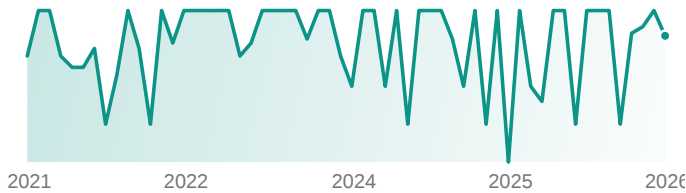
Buyer mix

Cash 62% · Investor 9.5% · Flip resale 0%



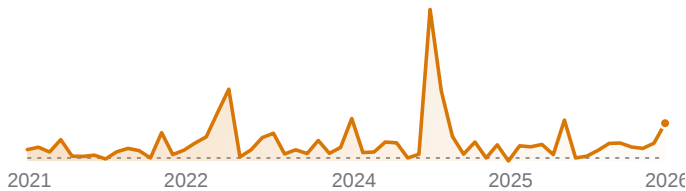
Sellers who sold at a gain

89%

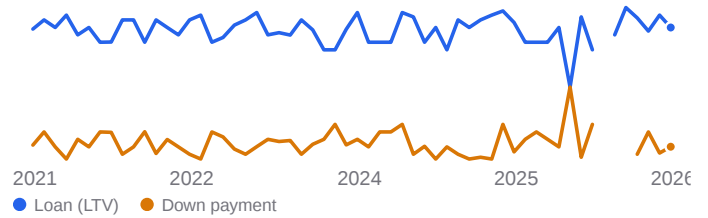


Median annualized return at resale

+18.3%

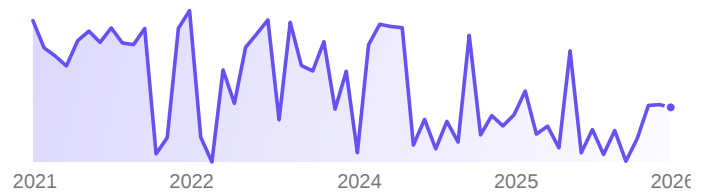


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,548
Median value (AVM)	\$221K
Median size	1,419 ft²
Median bedrooms	3
Median year built	1984
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.2%
Owner occupied	58%
Company owned	7.7%
Median loan-to-value	17%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	14,412
Density	25 / mi²
Median household income	\$50K
Average household income	\$74K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	43
Homes occupied	72%
Bachelor's or higher	8%
Poverty rate	14.0%
Unemployment	1.1%
Average temp	52°F
Annual precip	38 in
Sunshine	40%

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