

Jefferson County, WV

County · WV · West Virginia

SELLER'S MARKET

\$402K

MEDIAN SALE PRICE

+9.4%

1-YR CHANGE

994

SALES (12 MO)

\$408K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

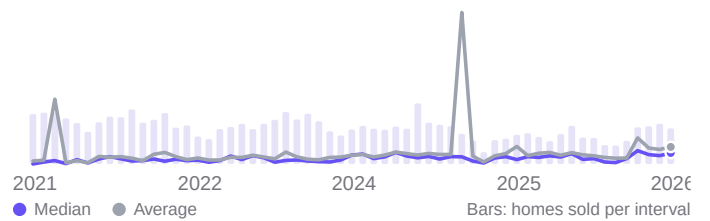
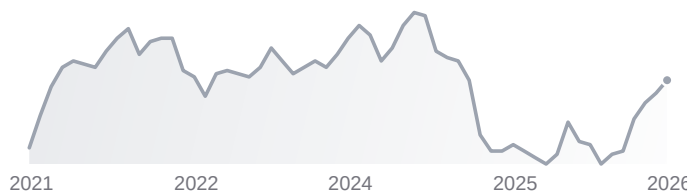
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

61 / 100

Sale prices

Median \$416K · Average \$476K

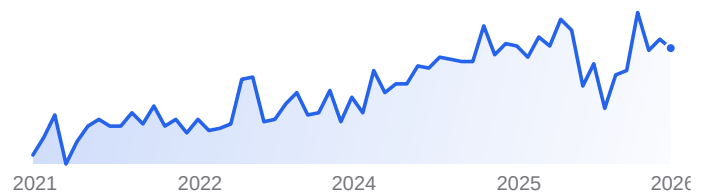
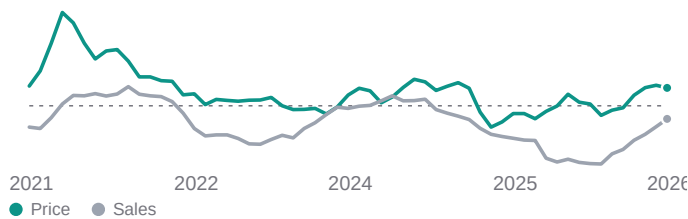


Growth (year over year)

Price +9.4% · Sales -6.9%

Price per square foot

\$195/ft²

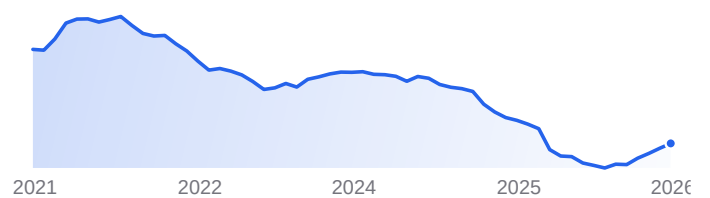
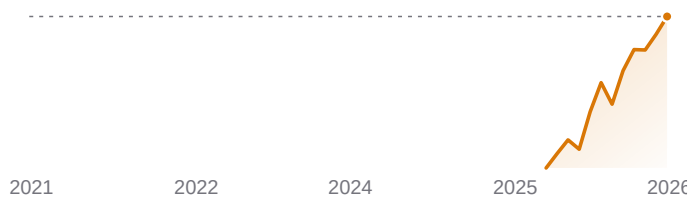


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

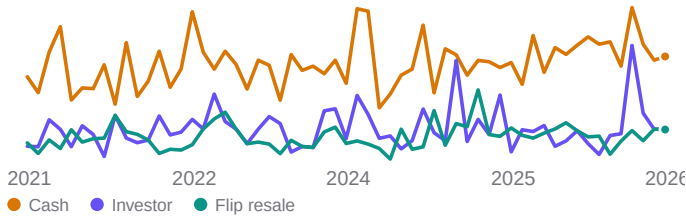
4.1%



BUYERS & OUTCOMES

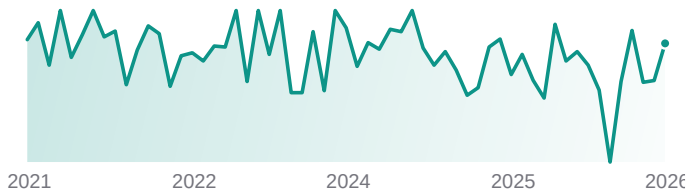
Buyer mix

Cash 22% · Investor 7.0% · Flip resale 7.0%



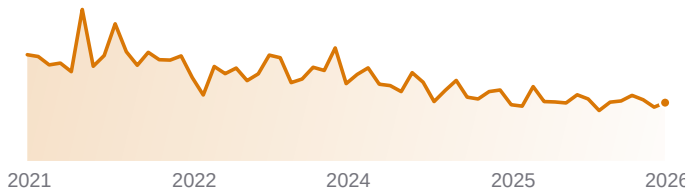
Sellers who sold at a gain

95%

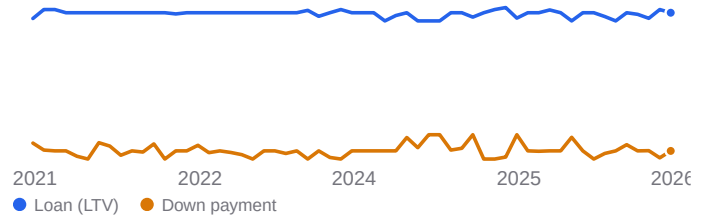


Median annualized return at resale

+5.8%

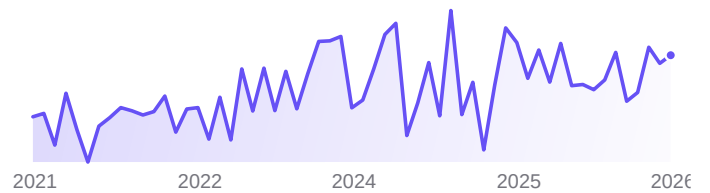


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



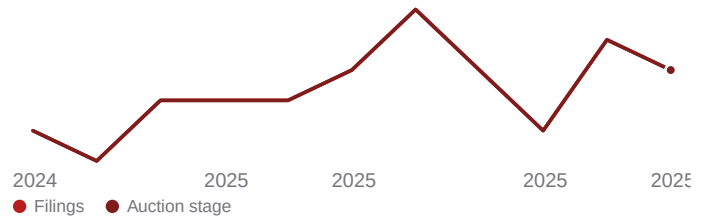
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	24,113
Median value (AVM)	\$408K
Median size	2,009 ft²
Median bedrooms	3
Median year built	1994
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.9%
Owner occupied	80%
Company owned	8.4%
Median loan-to-value	50%
Typical ownership tenure	6.1 yrs

COMMUNITY

Population	61,870
Density	296 / mi²
Median household income	\$94K
Average household income	\$114K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	42
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	7.7%
Unemployment	0.8%
Average temp	54°F
Annual precip	41 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.