

Lewis County, WV

County · WV · West Virginia

STRONG BUYER'S MARKET

\$110K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

136

SALES (12 MO)

\$141K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



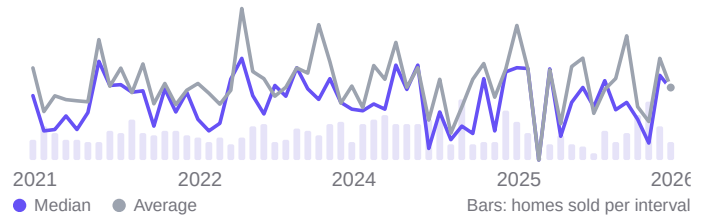
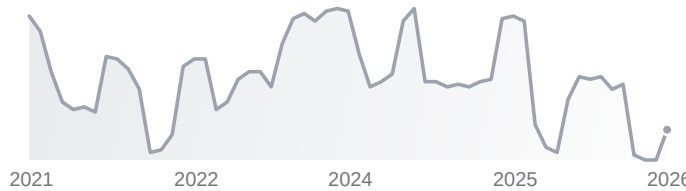
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

17 / 100

Sale prices

Median \$130K · Average \$132K

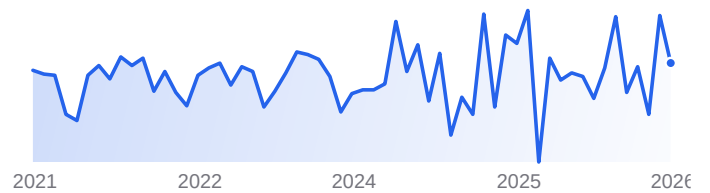
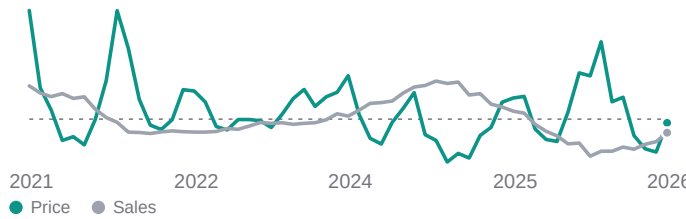


Growth (year over year)

Price -4.6% · Sales -16.6%

Price per square foot

\$89/ft²

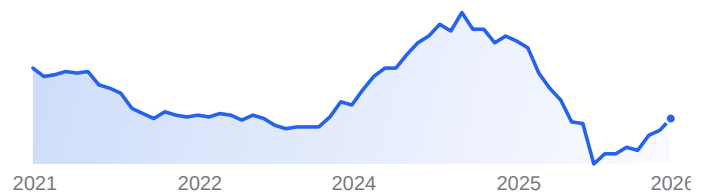
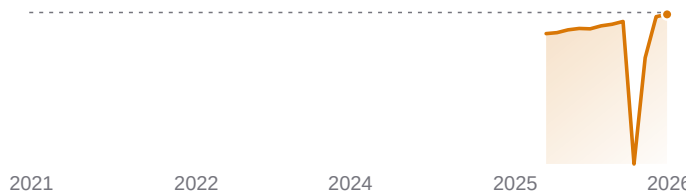


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

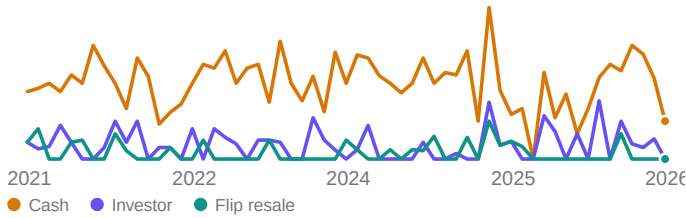
1.6%



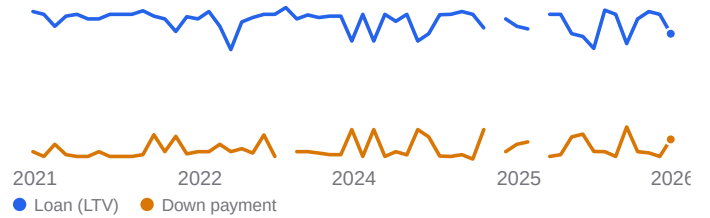
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

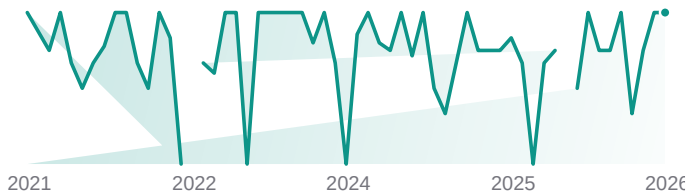


Financing (share of purchase price) Loan (LTV) 85% · Down payment 13%



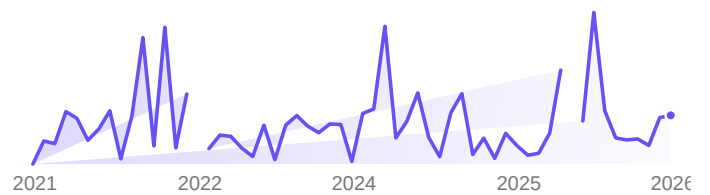
Sellers who sold at a gain

100%



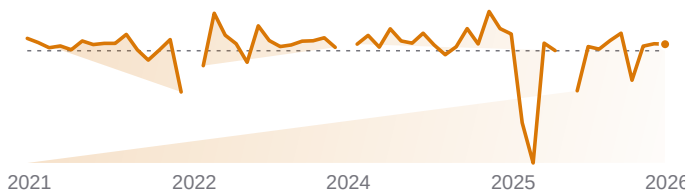
Typical hold before selling

6.2 yrs



Median annualized return at resale

+4.6%



HOUSING STOCK

Homes	8,371
Median value (AVM)	\$141K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1965
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.7%
Owner occupied	69%
Company owned	5.5%
Median loan-to-value	0%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	16,512
Density	43 / mi²
Median household income	\$54K
Average household income	\$77K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	31
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	16.5%
Unemployment	1.3%
Average temp	52°F
Annual precip	50 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.