

McDowell County, WV

County · WV · West Virginia

BALANCED MARKET

\$59K

MEDIAN SALE PRICE

+37.2%

1-YR CHANGE

95

SALES (12 MO)

\$30K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$70K · Average \$87K

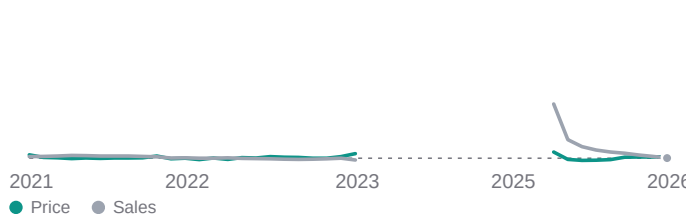


Growth (year over year)

Price +37.2% · Sales +3.3%

Price per square foot

\$65/ft²



Sale premium vs estimated value

+186.6%

Annual turnover (share of homes sold)

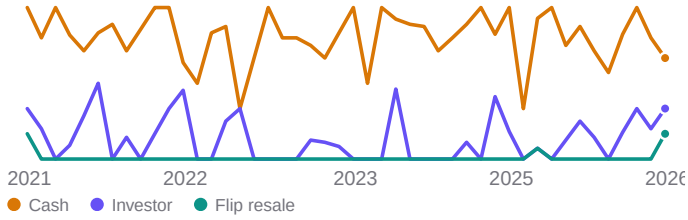
0.9%



BUYERS & OUTCOMES

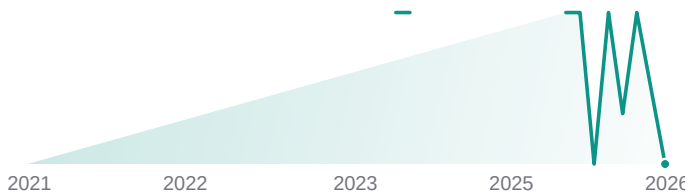
Buyer mix

Cash 67% · Investor 33% · Flip resale 17%



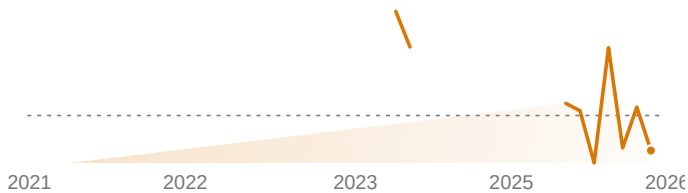
Sellers who sold at a gain

0%

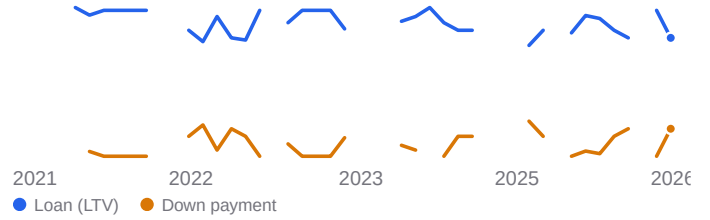


Median annualized return at resale

-15.7%

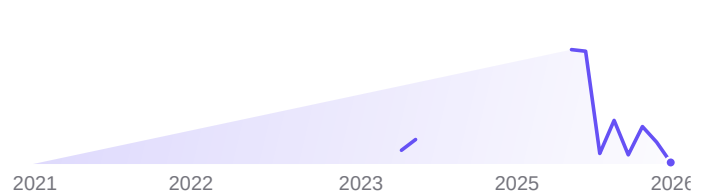


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,837
Median value (AVM)	\$30K
Median size	1,132 ft²
Median bedrooms	3
Median year built	1930
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	94%
Underwater (LTV 125% or more)	1.8%
Owner occupied	57%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	17,173
Density	32 / mi²
Median household income	\$31K
Average household income	\$43K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	90
Homes occupied	81%
Bachelor's or higher	6%
Poverty rate	35.4%
Unemployment	0.7%
Average temp	53°F
Annual precip	44 in
Sunshine	43%

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.