

Marion County, WV

County · WV · West Virginia

BALANCED MARKET

\$114K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

827

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



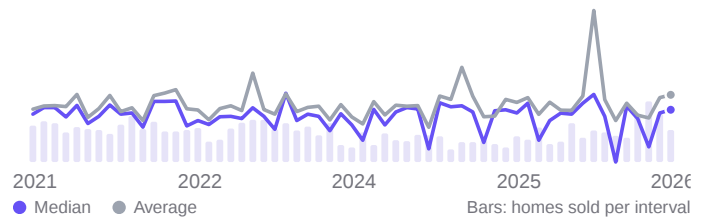
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$145K · Average \$179K

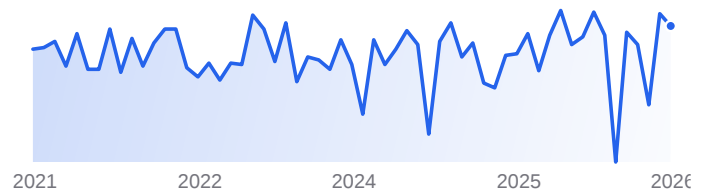
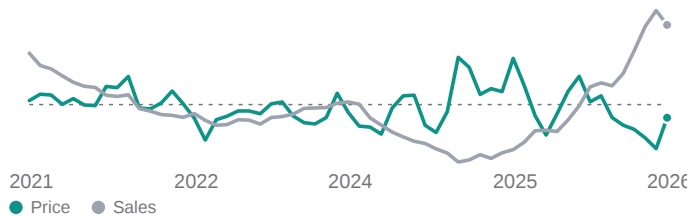


Growth (year over year)

Price -8.1% · Sales +49.0%

Price per square foot

\$115/ft²

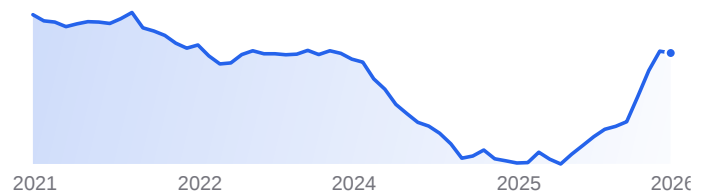
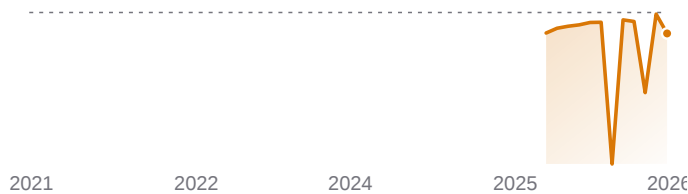


Sale premium vs estimated value

-8.0%

Annual turnover (share of homes sold)

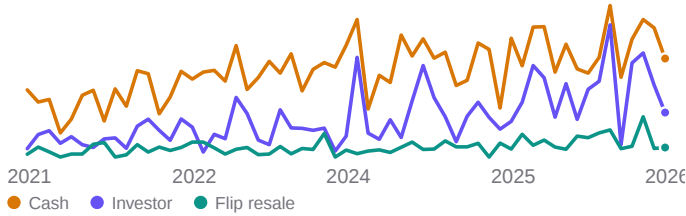
3.4%



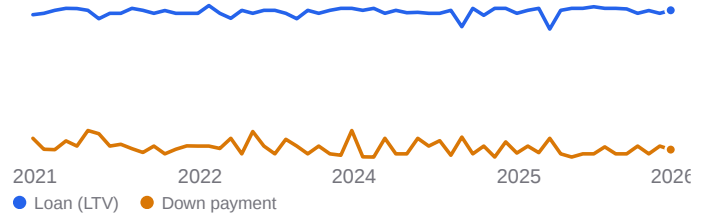
BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 21% · Flip resale 4.5%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 7.8%



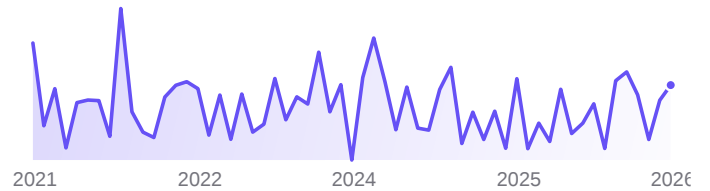
Sellers who sold at a gain

78%



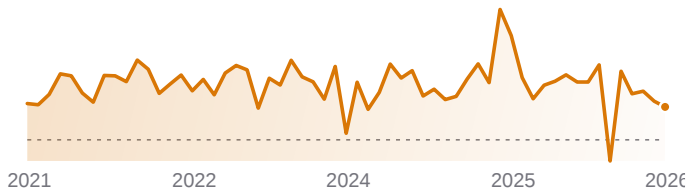
Typical hold before selling

5.8 yrs



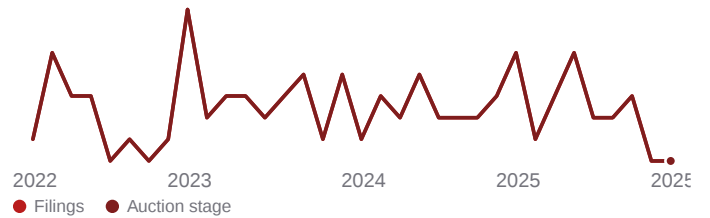
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	24,039
Median value (AVM)	\$178K
Median size	1,486 ft²
Median bedrooms	3
Median year built	1950
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.3%
Owner occupied	77%
Company owned	11%
Median loan-to-value	36%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	55,983
Density	181 / mi²
Median household income	\$63K
Average household income	\$78K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	31
Homes occupied	87%
Bachelor's or higher	18%
Poverty rate	14.3%
Unemployment	1.1%
Average temp	52°F
Annual precip	46 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.