

Mercer County, WV

County · WV · West Virginia

BUYER'S MARKET

\$131K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

418

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



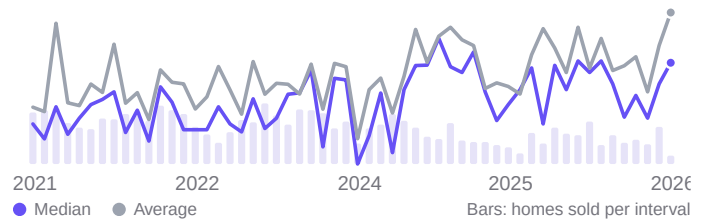
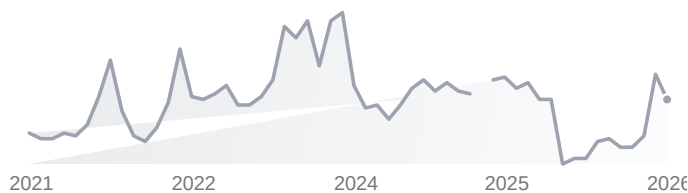
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$154K · Average \$197K

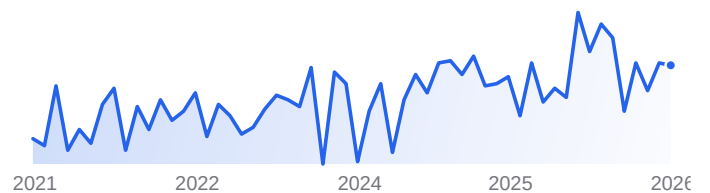
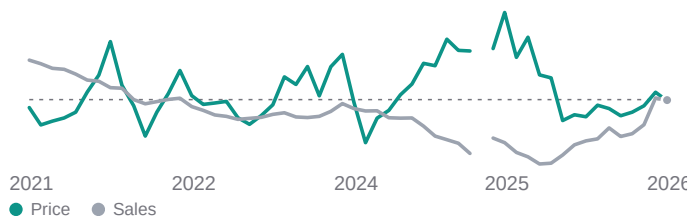


Growth (year over year)

Price -0.6% · Sales -0.2%

Price per square foot

\$99/ft²

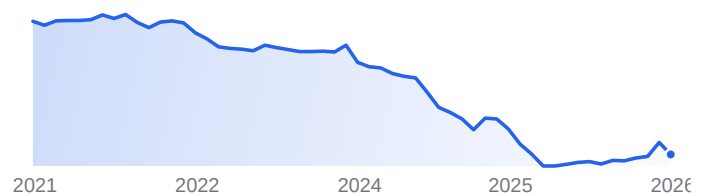
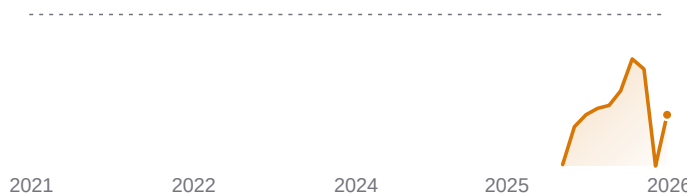


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

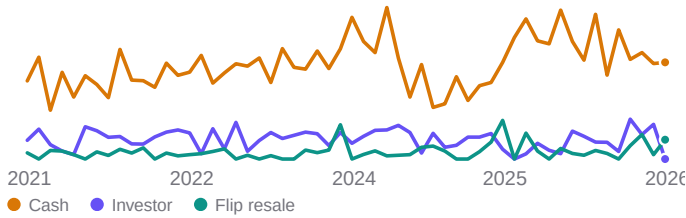
1.6%



BUYERS & OUTCOMES

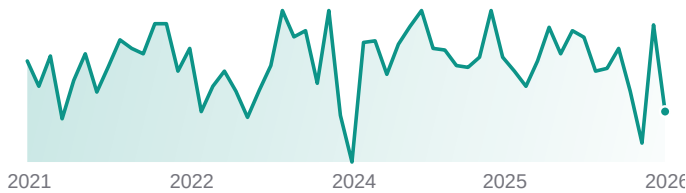
Buyer mix

Cash 45% · Investor 0% · Flip resale 9.1%



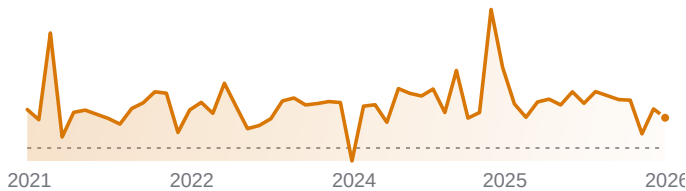
Sellers who sold at a gain

67%

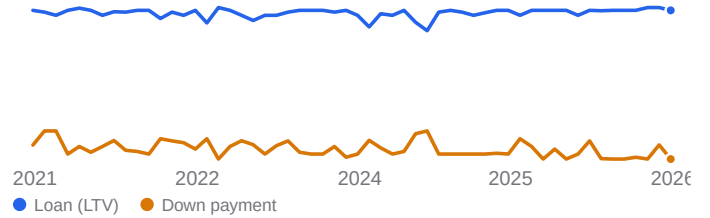


Median annualized return at resale

+4.1%

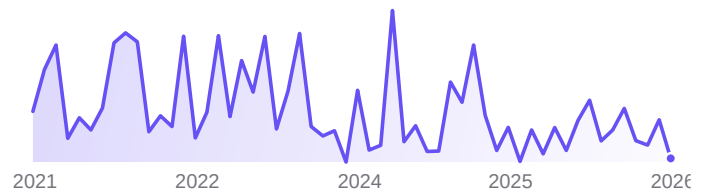


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	26,399
Median value (AVM)	\$131K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1955
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.8%
Owner occupied	66%
Company owned	6.8%
Median loan-to-value	0%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	57,762
Density	138 / mi²
Median household income	\$48K
Average household income	\$68K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	102
Homes occupied	85%
Bachelor's or higher	13%
Poverty rate	16.8%
Unemployment	1.0%
Average temp	52°F
Annual precip	39 in
Sunshine	43%

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