

Monongalia County, WV

County · WV · West Virginia

BALANCED MARKET

\$281K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

1,162

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



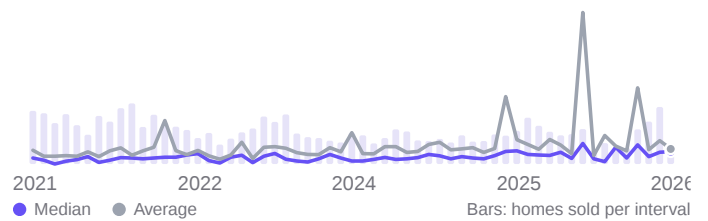
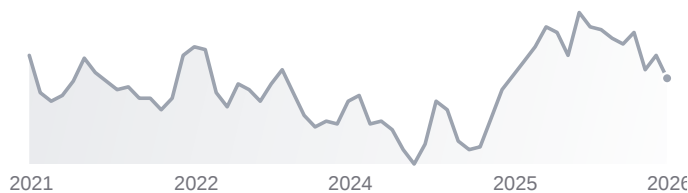
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$293K · Average \$312K

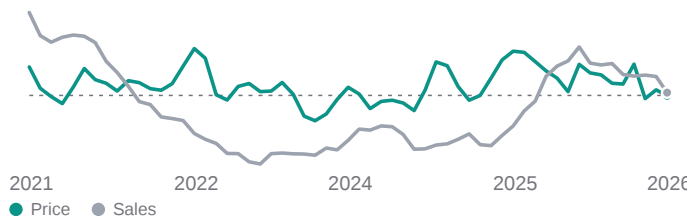


Growth (year over year)

Price -0.1% · Sales +1.2%

Price per square foot

\$184/ft²

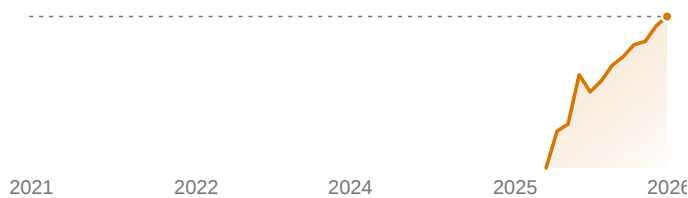


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

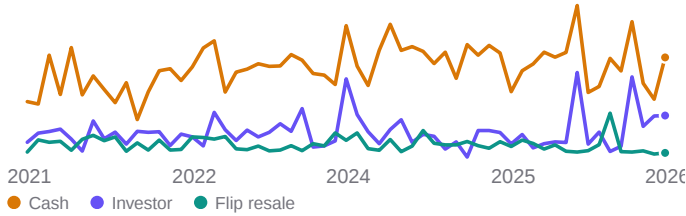
3.3%



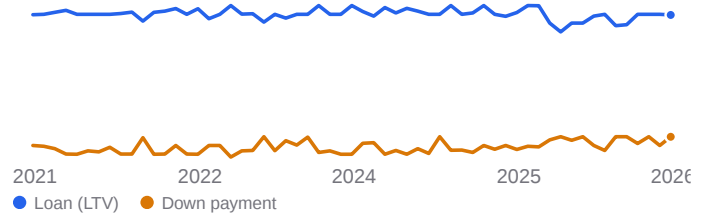
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 14% · Flip resale 1.4%

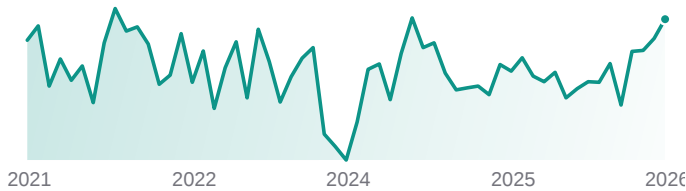


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



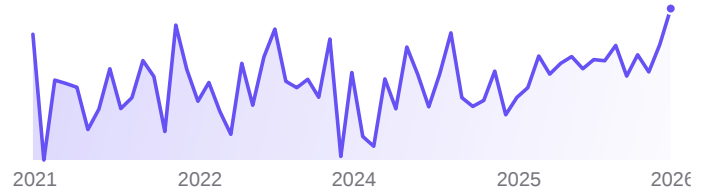
Sellers who sold at a gain

97%



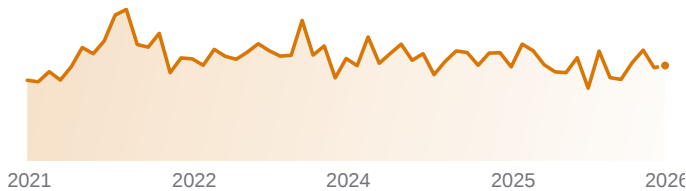
Typical hold before selling

5.7 yrs



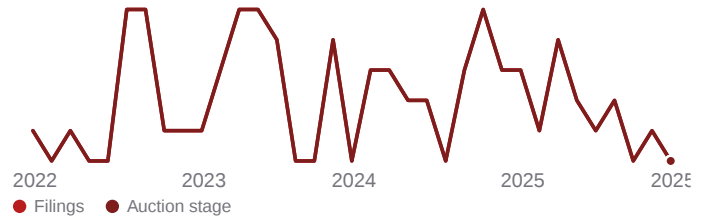
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	35,034
Median value (AVM)	\$277K
Median size	1,706 ft²
Median bedrooms	3
Median year built	1982
Single family	75%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.7%
Owner occupied	76%
Company owned	12%
Median loan-to-value	47%

Typical ownership tenure

6.6 yrs

COMMUNITY

Population	109,161
Density	303 / mi²
Median household income	\$64K
Average household income	\$94K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	30
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	21.7%
Unemployment	0.9%
Average temp	52°F
Annual precip	44 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.