

Nicholas County, WV

County · WV · West Virginia

STRONG BUYER'S MARKET

\$69K

MEDIAN SALE PRICE

-44.6%

1-YR CHANGE

60

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



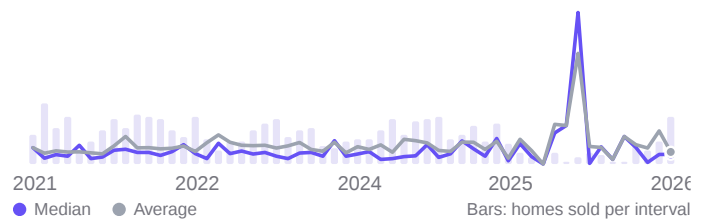
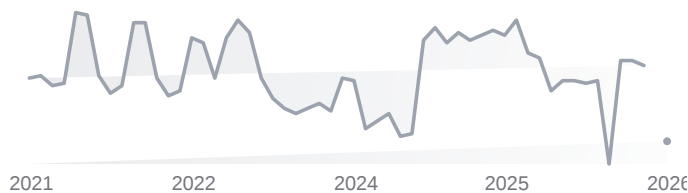
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

14 / 100

Sale prices

Median \$86K · Average \$103K

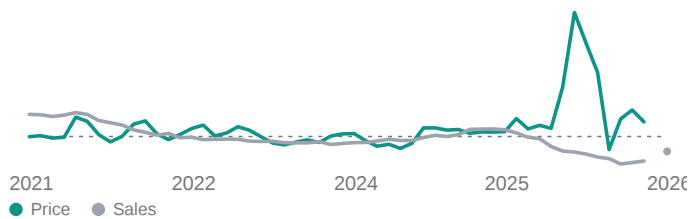


Growth (year over year)

Price -44.6% · Sales -46.9%

Price per square foot

\$71/ft²

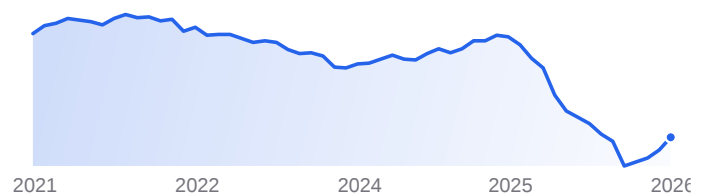


Sale premium vs estimated value

-23.2%

Annual turnover (share of homes sold)

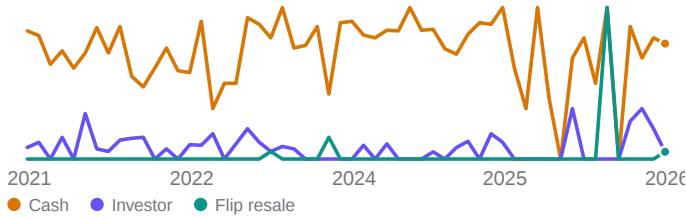
0.5%



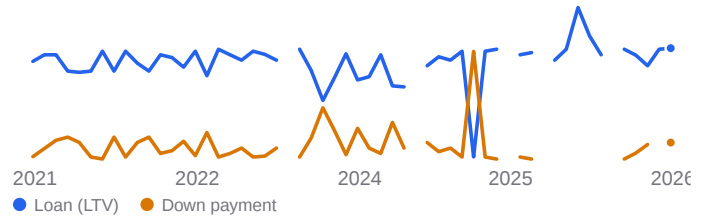
BUYERS & OUTCOMES

Buyer mix

Cash 76% · Investor 4.8% · Flip resale 4.8%

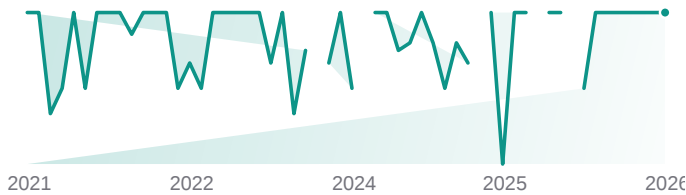


Financing (share of purchase price) Loan (LTV) 101% · Down payment 15%



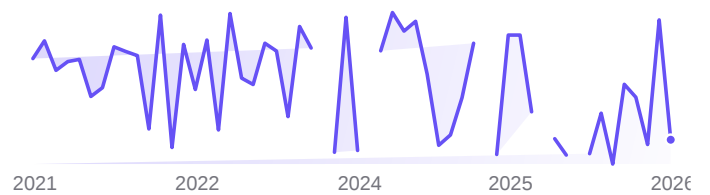
Sellers who sold at a gain

100%



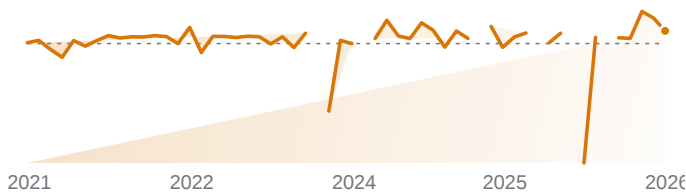
Typical hold before selling

2.8 yrs



Median annualized return at resale

+7.5%



HOUSING STOCK

Homes	12,571
Median value (AVM)	\$137K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1977
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.8%
Owner occupied	56%
Company owned	5.1%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	24,158
Density	37 / mi²
Median household income	\$49K
Average household income	\$69K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	45
Homes occupied	84%
Bachelor's or higher	11%
Poverty rate	15.2%
Unemployment	1.1%
Average temp	51°F
Annual precip	52 in
Sunshine	45%

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.