

Pocahontas County, WV

County · WV · West Virginia

\$165K

MEDIAN SALE PRICE

31

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

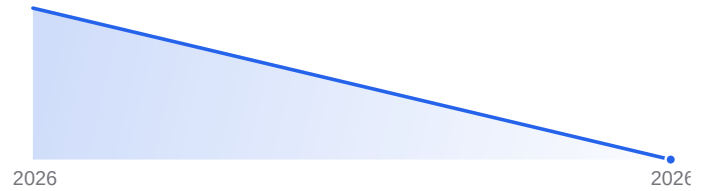
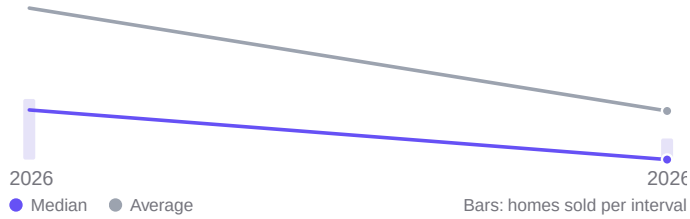
MARKET TRENDS (5 YEARS)

Sale prices

Median \$155K · Average \$175K

Price per square foot

\$214/ft²

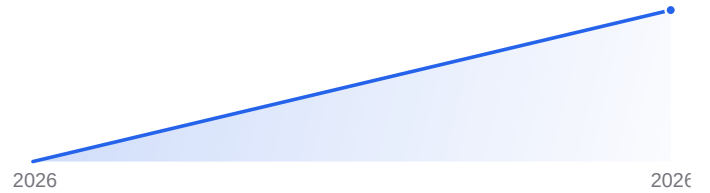
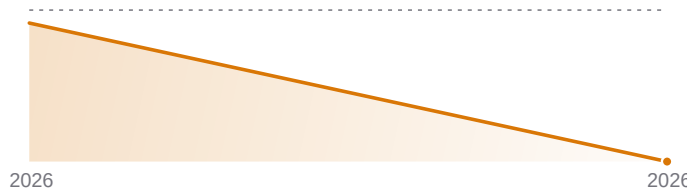


Sale premium vs estimated value

-35.6%

Annual turnover (share of homes sold)

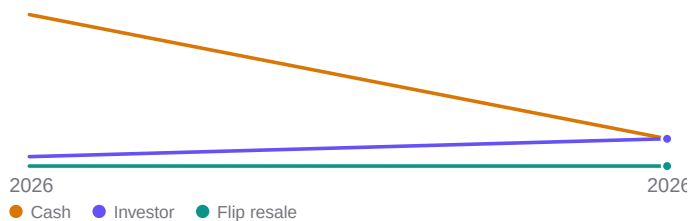
0.4%



BUYERS & OUTCOMES

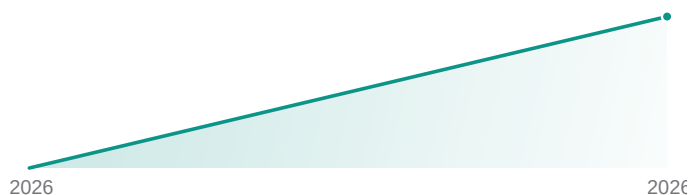
Buyer mix

Cash 13% · Investor 13% · Flip resale 0%



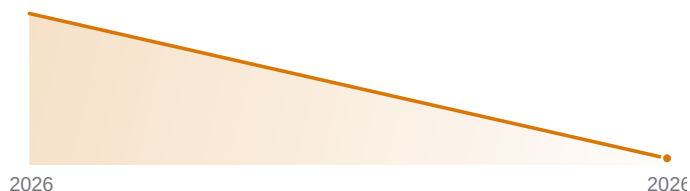
Sellers who sold at a gain

100%



Median annualized return at resale

+0.2%

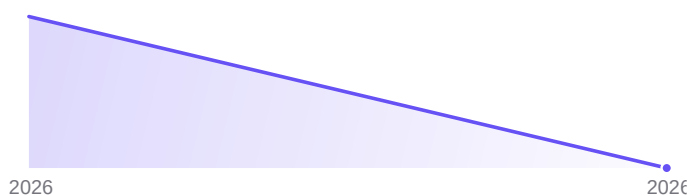


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

13.6 yrs



HOUSING STOCK

Homes	8,802
Median value (AVM)	\$187K
Median size	1,184 ft ²
Median bedrooms	3
Median year built	1982
Single family	53%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0.8%
Owner occupied	31%
Company owned	12%
Median loan-to-value	0%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	7,708
Density	8 / mi²
Median household income	\$46K
Average household income	\$60K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	44
Homes occupied	54%
Bachelor's or higher	8%
Poverty rate	21.7%
Unemployment	1.1%
Average temp	47°F
Annual precip	50 in
Sunshine	40%

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.