

Preston County, WV

County · WV · West Virginia

STRONG BUYER'S MARKET

\$78K

MEDIAN SALE PRICE

-30.3%

1-YR CHANGE

318

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



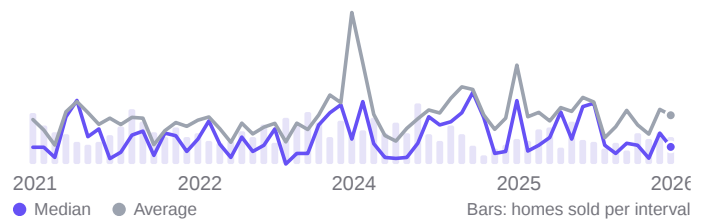
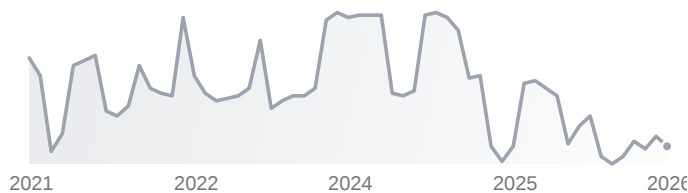
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$76K · Average \$154K

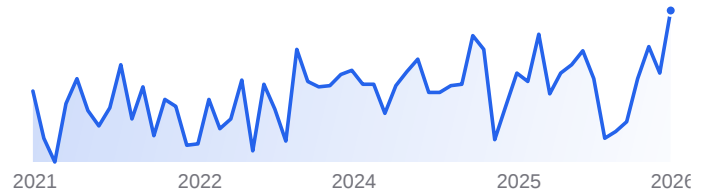
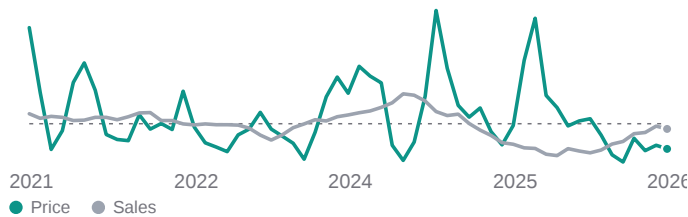


Growth (year over year)

Price -30.3% · Sales -6.2%

Price per square foot

\$163/ft²

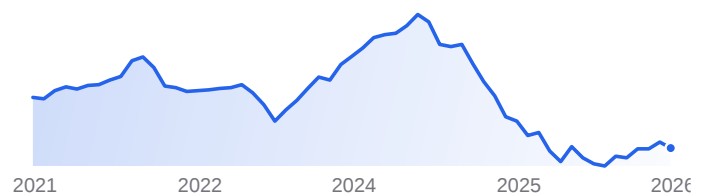
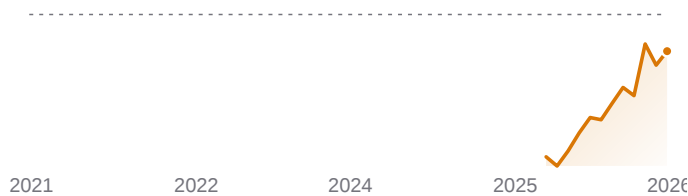


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

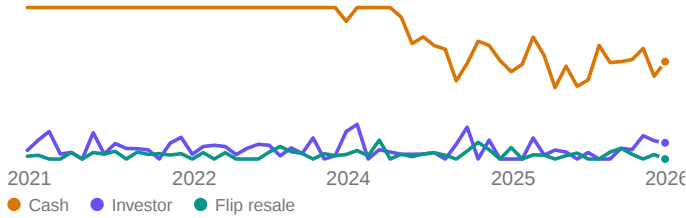
1.7%



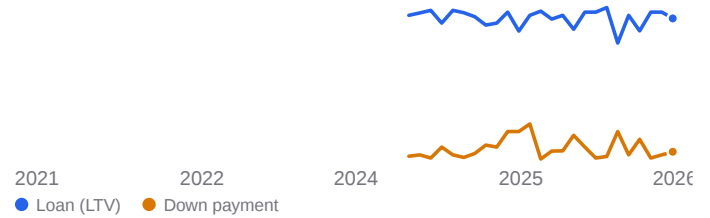
BUYERS & OUTCOMES

Buyer mix

Cash 64% · Investor 11% · Flip resale 0%

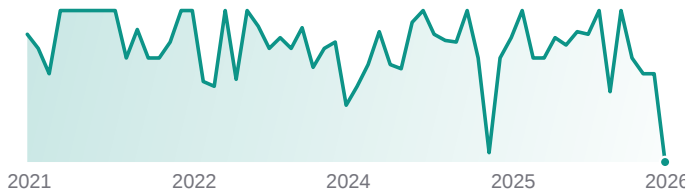


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.0%



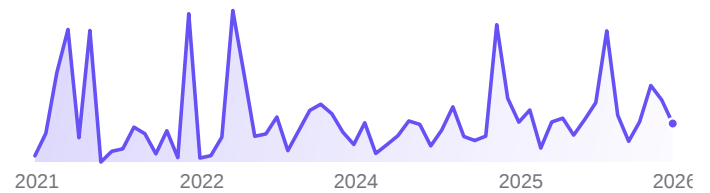
Sellers who sold at a gain

20%



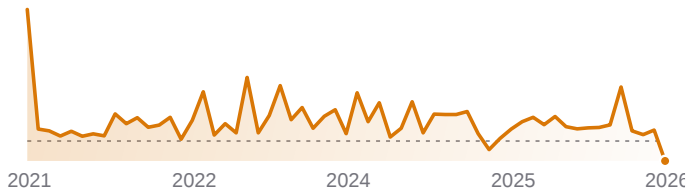
Typical hold before selling

3.8 yrs



Median annualized return at resale

-6.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	18,871
Median value (AVM)	\$203K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1979
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	92%
Underwater (LTV 125% or more)	0.6%
Owner occupied	61%
Company owned	4.1%
Median loan-to-value	0%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	34,252
Density	53 / mi²
Median household income	\$63K
Average household income	\$78K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	30
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	10.5%
Unemployment	1.0%
Average temp	49°F
Annual precip	51 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.