

Putnam County, WV

County · WV · West Virginia

BALANCED MARKET

\$244K

MEDIAN SALE PRICE

-12.3%

1-YR CHANGE

585

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



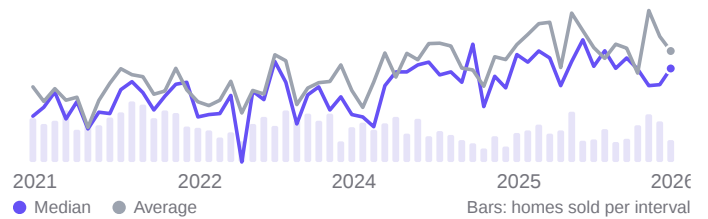
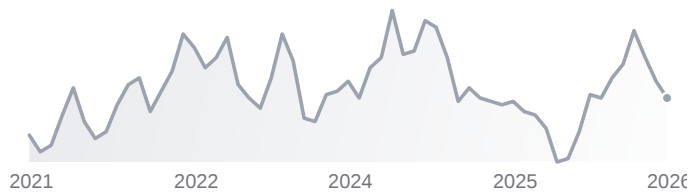
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$260K · Average \$285K

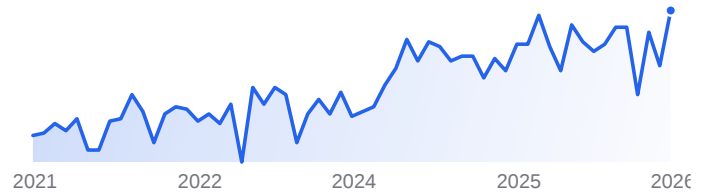
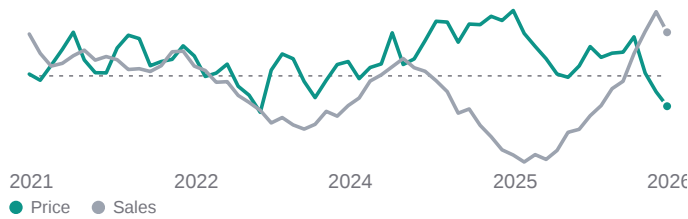


Growth (year over year)

Price -12.3% · Sales +17.7%

Price per square foot

\$164/ft²

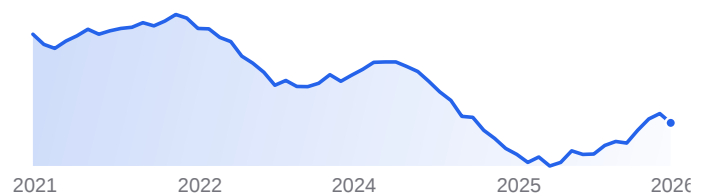
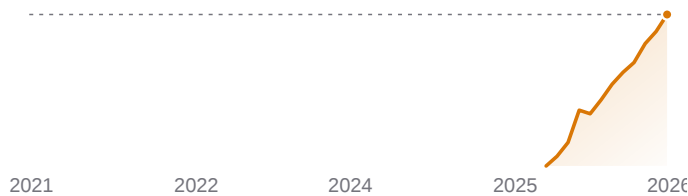


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

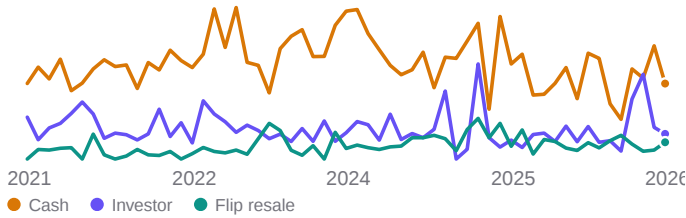
2.5%



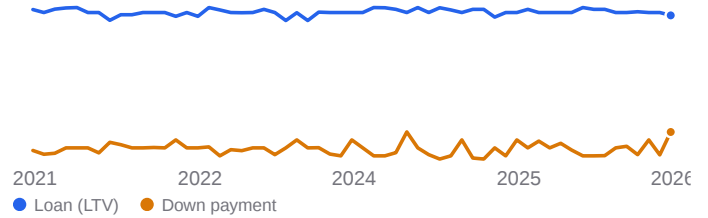
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 8.8% · Flip resale 5.9%

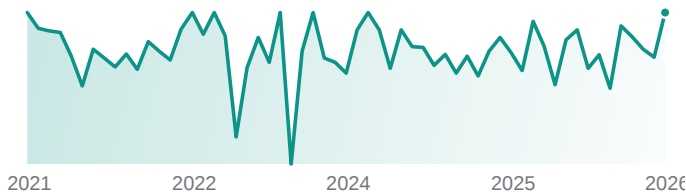


Financing (share of purchase price) Loan (LTV) 93% · Down payment 20%



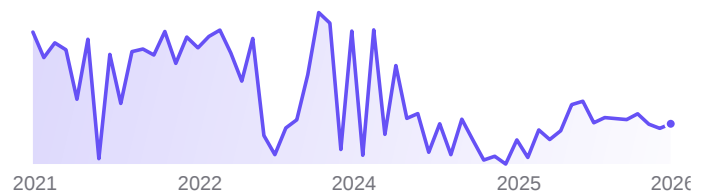
Sellers who sold at a gain

100%



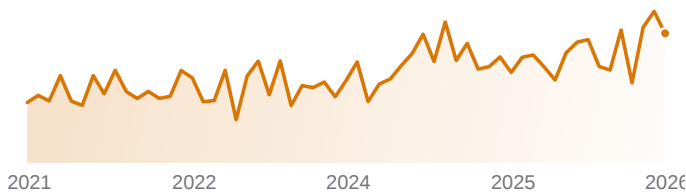
Typical hold before selling

5.4 yrs



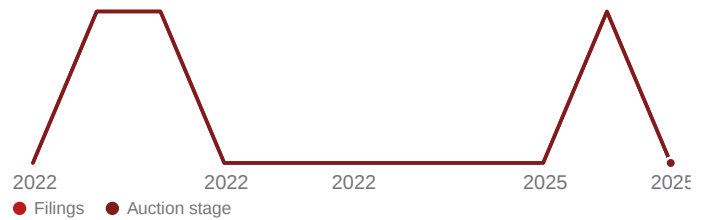
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	23,388
Median value (AVM)	\$258K
Median size	1,770 ft²
Median bedrooms	3
Median year built	1987
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.6%
Owner occupied	78%
Company owned	4.6%
Median loan-to-value	42%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	57,355
Density	166 / mi²
Median household income	\$77K
Average household income	\$97K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	44
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	11.6%
Unemployment	1.0%
Average temp	54°F
Annual precip	43 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.