

Ritchie County, WV

County · WV · West Virginia

SELLER'S MARKET

\$138K

MEDIAN SALE PRICE

+228.1%

1-YR CHANGE

44

SALES (12 MO)

\$102K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

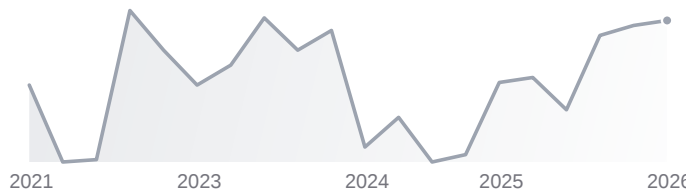
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

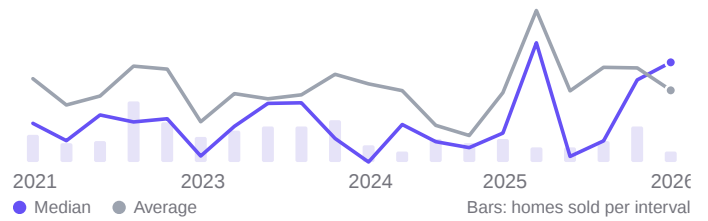
Market temperature (0–100)

61 / 100



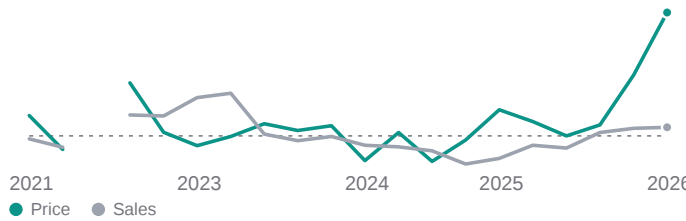
Sale prices

Median \$140K · Average \$113K



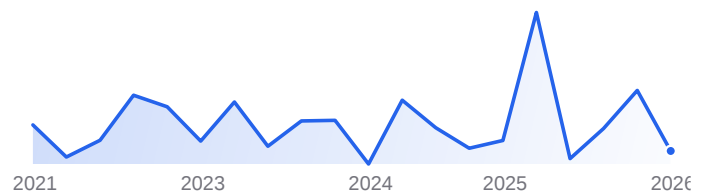
Growth (year over year)

Price +228.1% · Sales +15.8%



Price per square foot

\$44/ft²



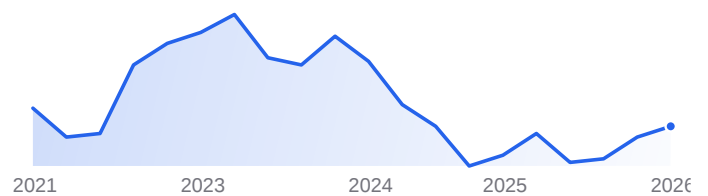
Sale premium vs estimated value

-24.2%



Annual turnover (share of homes sold)

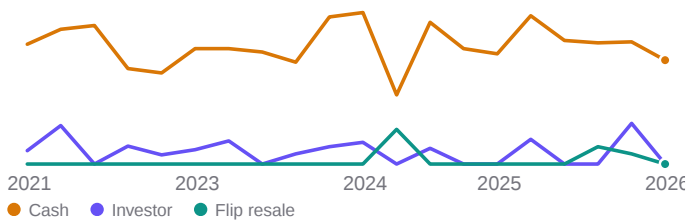
0.9%



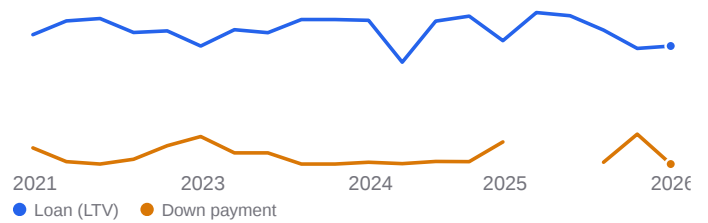
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

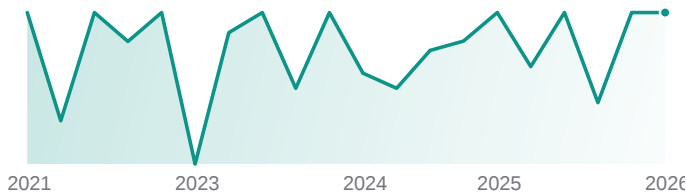


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



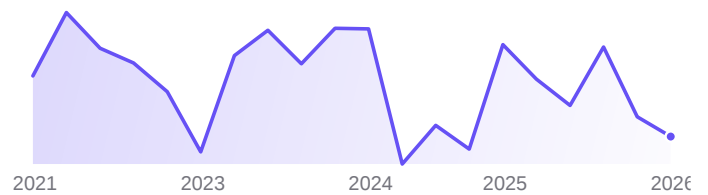
Sellers who sold at a gain

100%



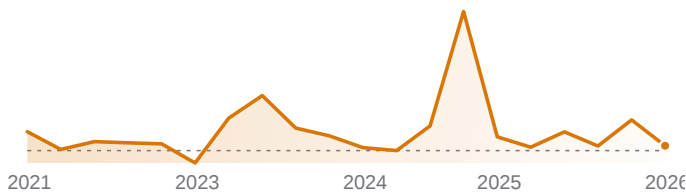
Typical hold before selling

3.0 yrs



Median annualized return at resale

+1.6%



HOUSING STOCK

Homes	5,143
Median value (AVM)	\$102K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1949
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	3.3%
Owner occupied	49%
Company owned	6.1%
Median loan-to-value	0%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	8,202
Density	18 / mi²
Median household income	\$51K
Average household income	\$69K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	24.1%
Unemployment	1.3%
Average temp	53°F
Annual precip	45 in
Sunshine	40%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.