

Roane County, WV

County · WV · West Virginia

BUYER'S MARKET

\$93K

MEDIAN SALE PRICE

-20.1%

1-YR CHANGE

177

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



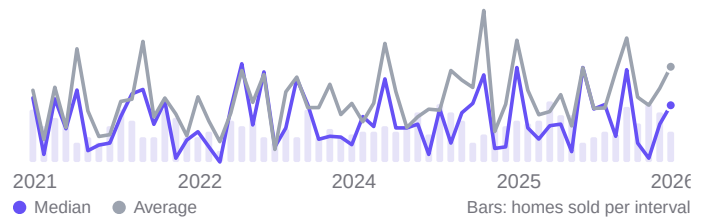
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$125K · Average \$176K

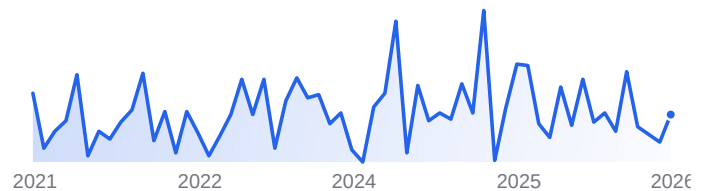
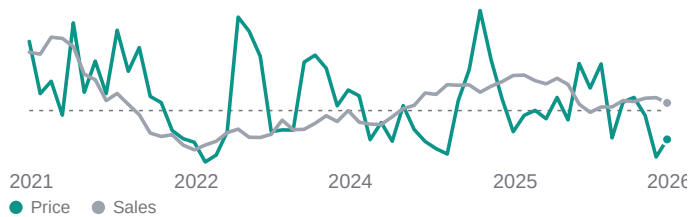


Growth (year over year)

Price -20.1% · Sales +5.4%

Price per square foot

\$74/ft²

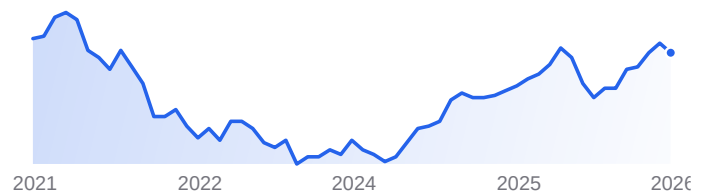


Sale premium vs estimated value

-26.7%

Annual turnover (share of homes sold)

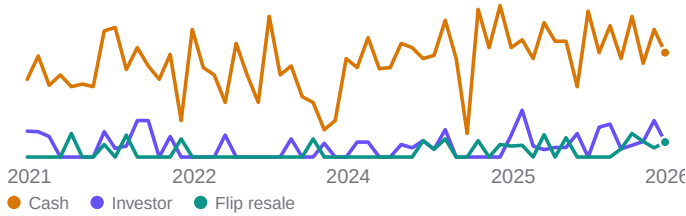
2.5%



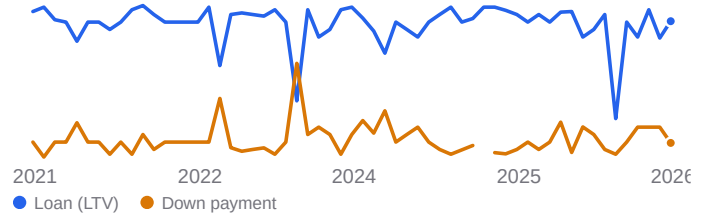
BUYERS & OUTCOMES

Buyer mix

Cash 64% · Investor 9.1% · Flip resale 9.1%

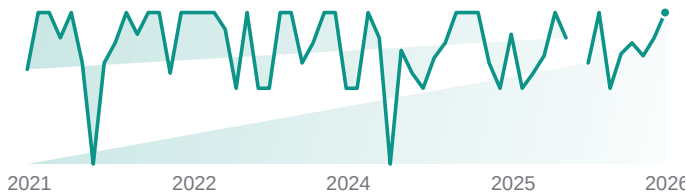


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.4%



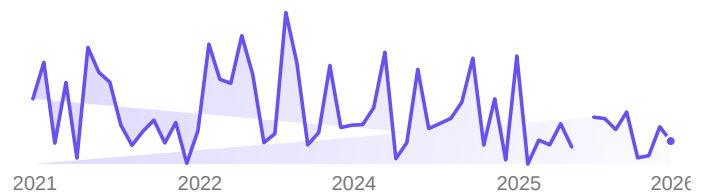
Sellers who sold at a gain

100%



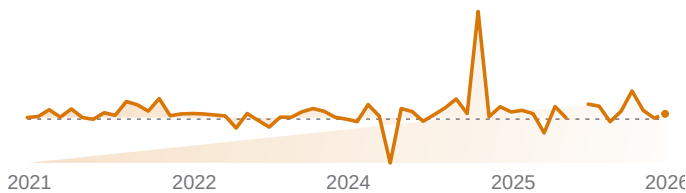
Typical hold before selling

3.2 yrs



Median annualized return at resale

+3.7%



HOUSING STOCK

Homes	7,101
Median value (AVM)	\$132K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1973
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.5%
Owner occupied	69%
Company owned	6.3%
Median loan-to-value	0%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	13,604
Density	28 / mi²
Median household income	\$43K
Average household income	\$61K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	36
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	19.6%
Unemployment	1.1%
Average temp	54°F
Annual precip	46 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.