

Wayne County, WV

County · WV · West Virginia

BUYER'S MARKET

\$90K

MEDIAN SALE PRICE

-45.7%

1-YR CHANGE

224

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



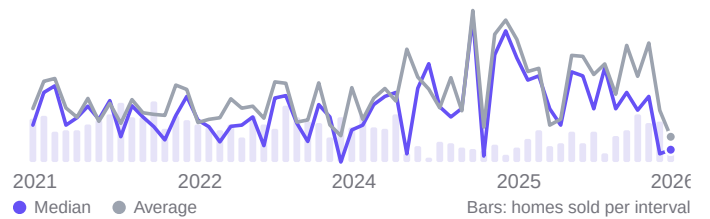
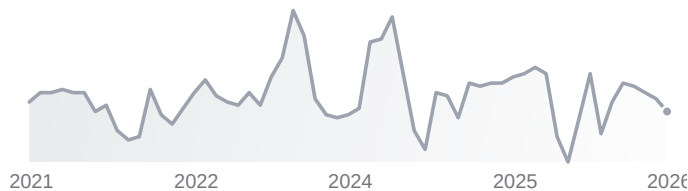
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$70K · Average \$86K

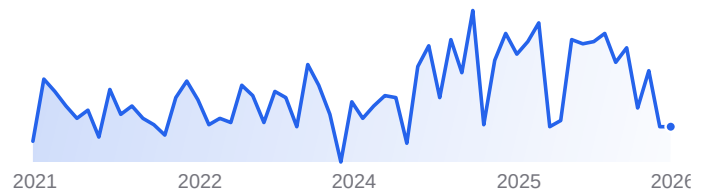
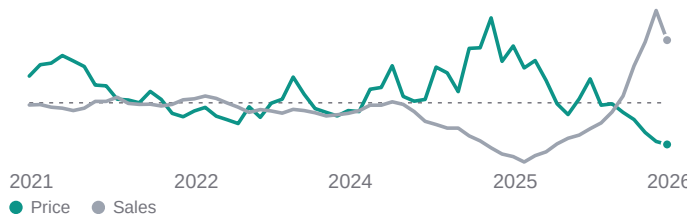


Growth (year over year)

Price -45.7% · Sales +68.4%

Price per square foot

\$66/ft²

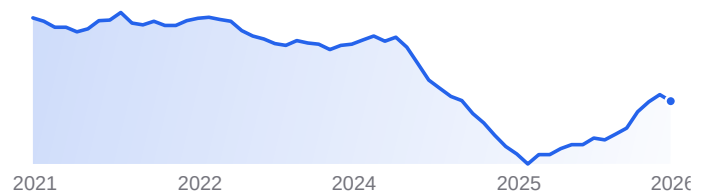
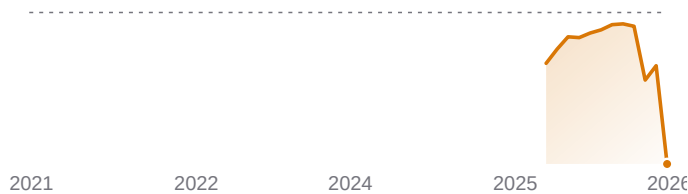


Sale premium vs estimated value

-24.5%

Annual turnover (share of homes sold)

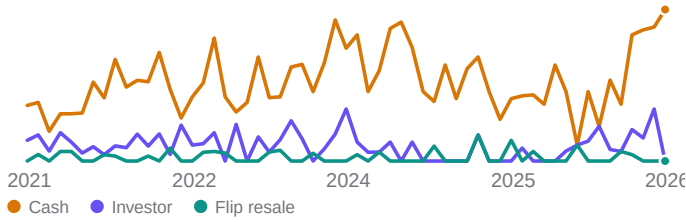
1.3%



BUYERS & OUTCOMES

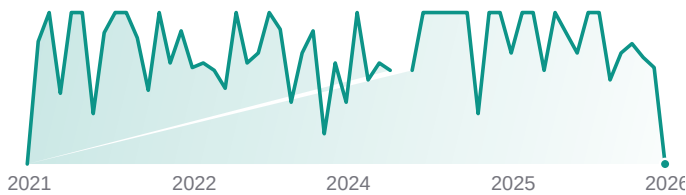
Buyer mix

Cash 73% · Investor 0% · Flip resale 0%



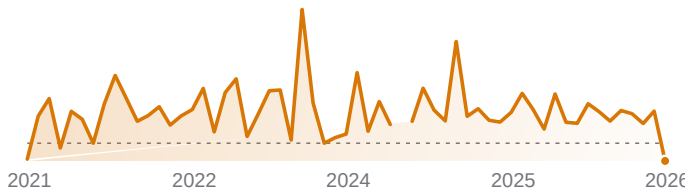
Sellers who sold at a gain

25%

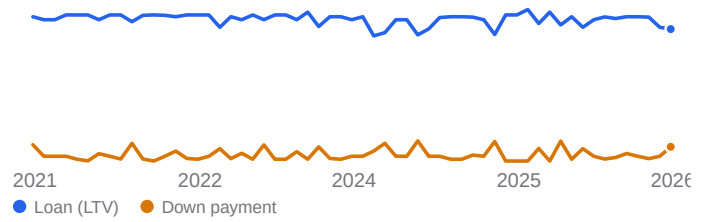


Median annualized return at resale

-3.4%

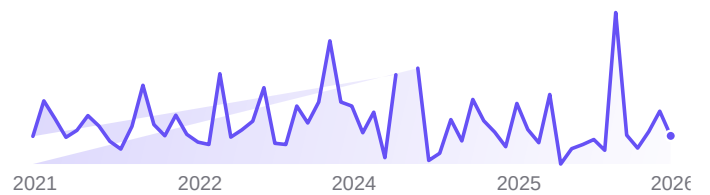


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



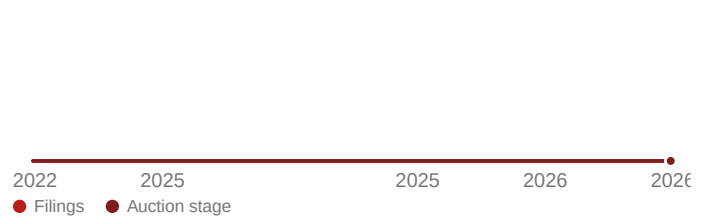
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	17,065
Median value (AVM)	\$142K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1967
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.3%
Owner occupied	66%
Company owned	6.1%
Median loan-to-value	30%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	37,689
Density	75 / mi²
Median household income	\$53K
Average household income	\$73K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	47
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	15.4%
Unemployment	1.1%
Average temp	55°F
Annual precip	44 in
Sunshine	44%

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.