

Chapmanville

City · WV · West Virginia > Logan County

BUYER'S MARKET

\$143K

MEDIAN SALE PRICE

27

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



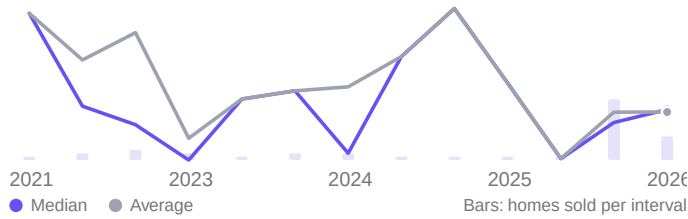
MARKET TRENDS (5 YEARS)

Sale prices

Median \$130K · Average \$125K

Growth (year over year)

Price -59.1% · Sales +150.0%



Price per square foot

\$116/ft²

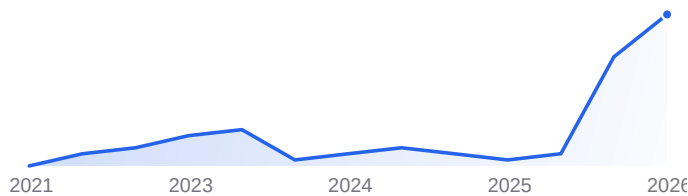
Sale premium vs estimated value

+1.2%



Annual turnover (share of homes sold)

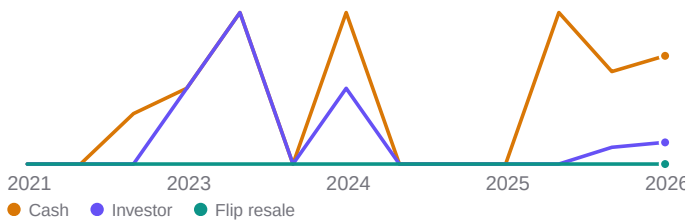
0.8%



BUYERS & OUTCOMES

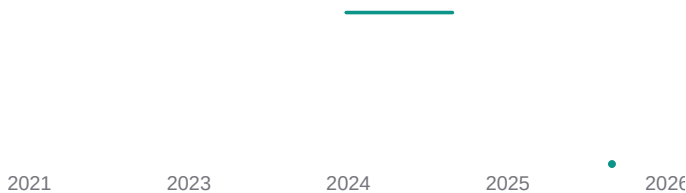
Buyer mix

Cash 71% · Investor 14% · Flip resale 0%



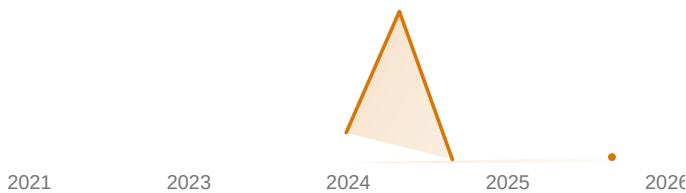
Sellers who sold at a gain

72%

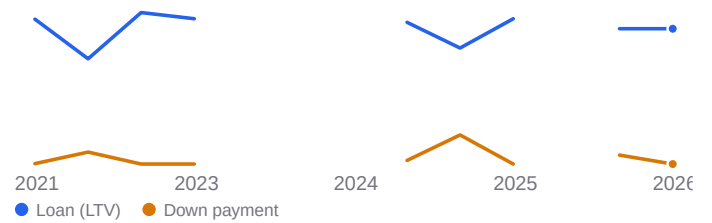


Median annualized return at resale

+1.5%

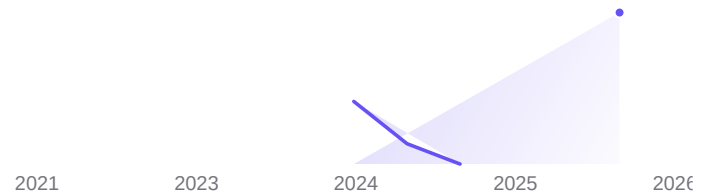


Financing (share of purchase price) Loan (LTV) 92% · Down payment 1.8%



Typical hold before selling

16.9 yrs



HOUSING STOCK

Homes	3,415
Median value (AVM)	\$177K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1980
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.4%
Owner occupied	69%
Company owned	4.1%
Median loan-to-value	0%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	972
Density	1,480 / mi²
Median household income	\$30K
Average household income	\$55K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	59
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	35.4%
Unemployment	1.1%
Average temp	54°F
Annual precip	46 in
Sunshine	43%

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.