

Princeton 24739

ZIP code · WV · West Virginia > Mercer County > Princeton

BUYER'S MARKET

\$148K

MEDIAN SALE PRICE

-27.8%

1-YR CHANGE

78

SALES (12 MO)

\$197K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



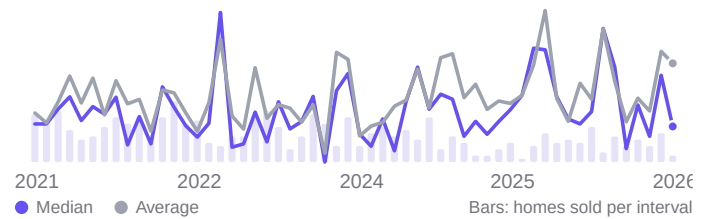
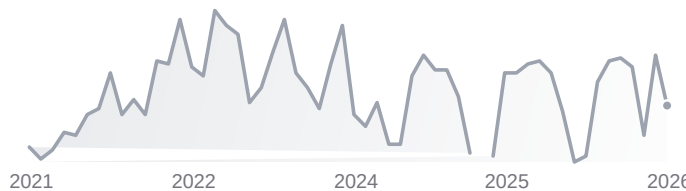
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$120K · Average \$248K

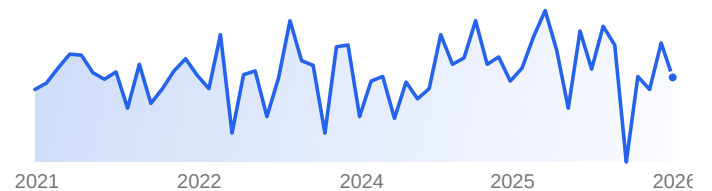
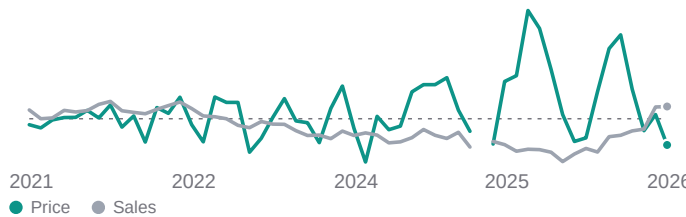


Growth (year over year)

Price -27.8% · Sales +13.0%

Price per square foot

\$99/ft²



Sale premium vs estimated value

+16.4%

Annual turnover (share of homes sold)

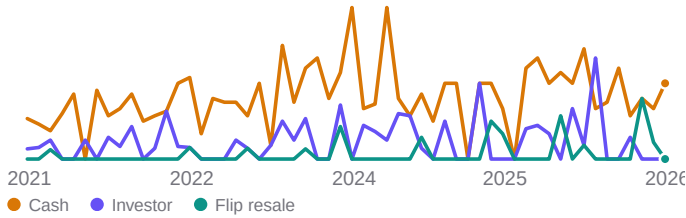
1.4%



BUYERS & OUTCOMES

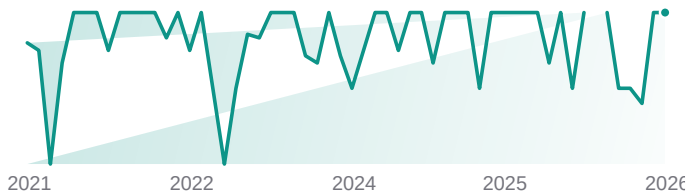
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



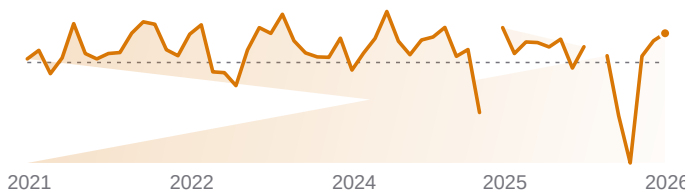
Sellers who sold at a gain

100%

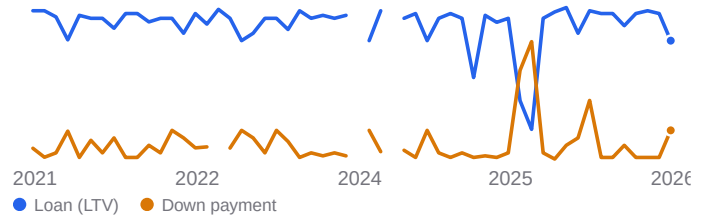


Median annualized return at resale

+9.2%

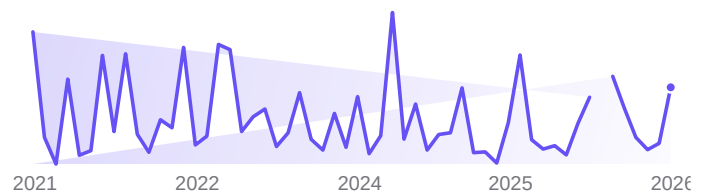


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



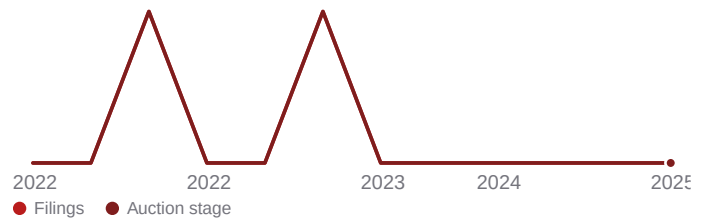
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,425
Median value (AVM)	\$197K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1977
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.0%
Owner occupied	68%
Company owned	5.2%
Median loan-to-value	0%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	15,156
Density	109 / mi²
Median household income	\$59K
Average household income	\$73K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	103
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	16.6%
Unemployment	1.1%
Average temp	52°F
Annual precip	38 in
Sunshine	43%

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