

Welch 24801

ZIP code · WV · West Virginia > McDowell County > Welch

BALANCED MARKET

\$98K

MEDIAN SALE PRICE

+23.0%

1-YR CHANGE

22

SALES (12 MO)

\$38K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



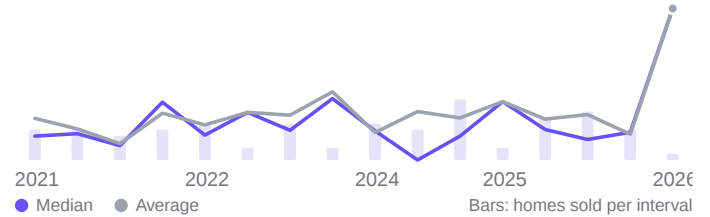
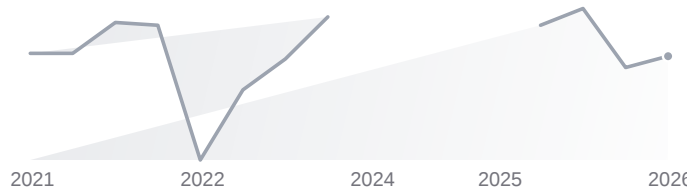
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$188K · Average \$188K

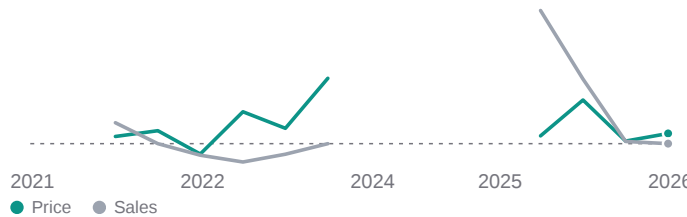


Growth (year over year)

Price +23.0% · Sales +0.0%

Price per square foot

\$121/ft²



Sale premium vs estimated value

+193.4%

Annual turnover (share of homes sold)

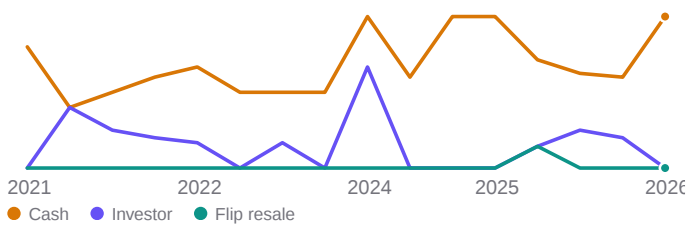
1.1%



BUYERS & OUTCOMES

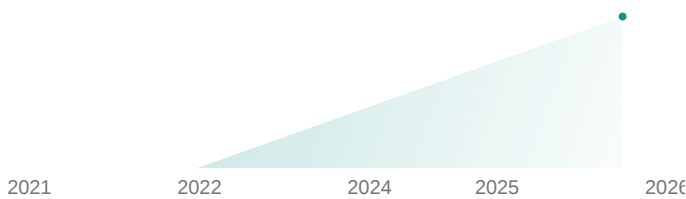
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



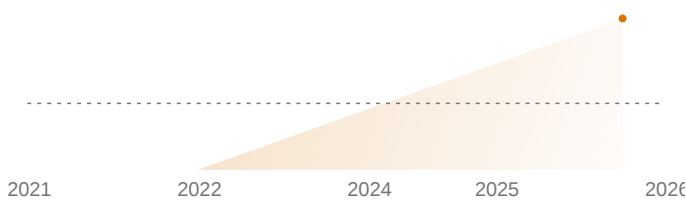
Sellers who sold at a gain

100%

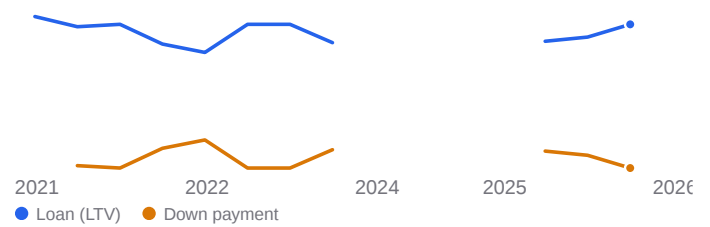


Median annualized return at resale

+19.8%

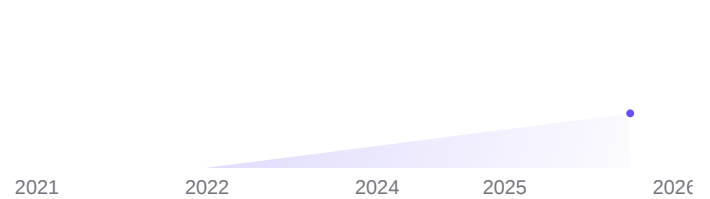


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,093
Median value (AVM)	\$38K
Median size	1,204 ft²
Median bedrooms	3
Median year built	1930
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	3.5%
Owner occupied	60%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	6,166
Density	49 / mi²
Median household income	\$31K
Average household income	\$40K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	90
Homes occupied	81%
Bachelor's or higher	6%
Poverty rate	31.6%
Unemployment	0.5%
Average temp	53°F
Annual precip	44 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.