

Oceana 24870

ZIP code · WV · West Virginia > Wyoming County > Oceana

BUYER'S MARKET

\$28K

MEDIAN SALE PRICE

-56.4%

1-YR CHANGE

26

SALES (12 MO)

\$60K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



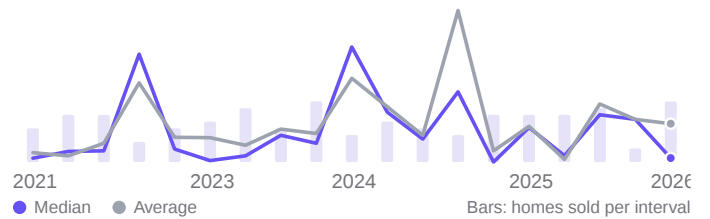
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$32K · Average \$79K

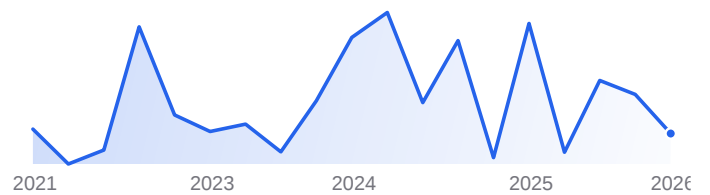
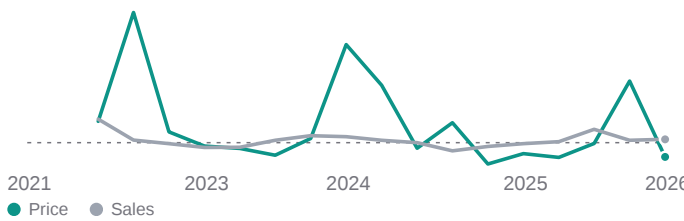


Growth (year over year)

Price -56.4% · Sales +13.0%

Price per square foot

\$30/ft²

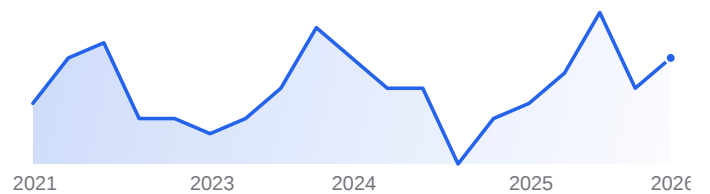


Sale premium vs estimated value

-38.4%

Annual turnover (share of homes sold)

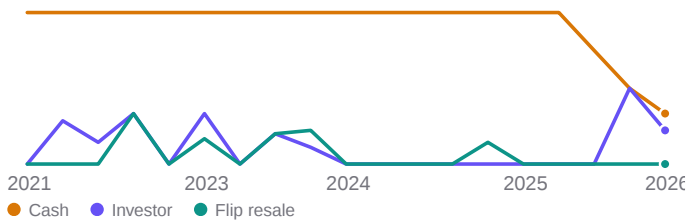
2.2%



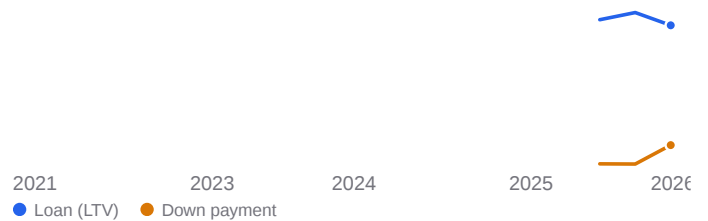
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 22% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 89% · Down payment 15%



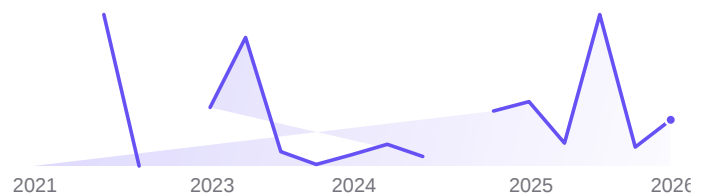
Sellers who sold at a gain

100%



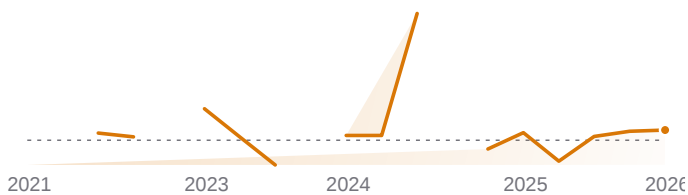
Typical hold before selling

4.4 yrs



Median annualized return at resale

+7.7%



HOUSING STOCK

Homes	1,167
Median value (AVM)	\$60K
Median size	1,294 ft²
Median bedrooms	3
Median year built	1949
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	95%
Underwater (LTV 125% or more)	1.7%
Owner occupied	75%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	1,761
Density	52 / mi²
Median household income	\$36K
Average household income	\$54K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	72
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	17.3%
Unemployment	1.1%
Average temp	52°F
Annual precip	50 in
Sunshine	43%

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