

Poca 25159

ZIP code · WV · West Virginia > Putnam County > Poca

BUYER'S MARKET

\$123K

MEDIAN SALE PRICE

-18.9%

1-YR CHANGE

30

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



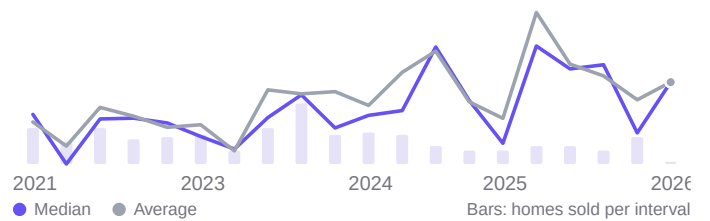
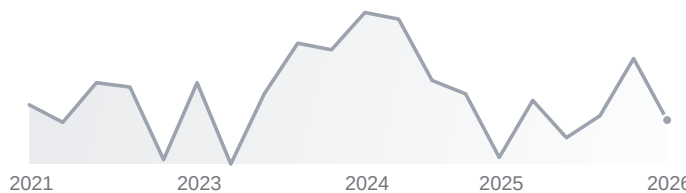
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$188K · Average \$188K

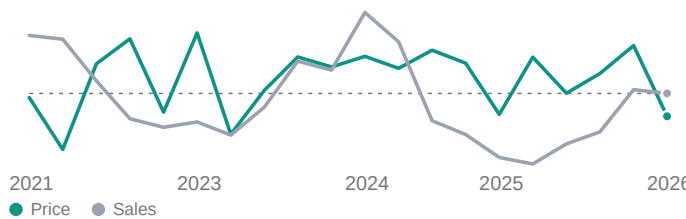


Growth (year over year)

Price -18.9% · Sales +0.0%

Price per square foot

\$140/ft²

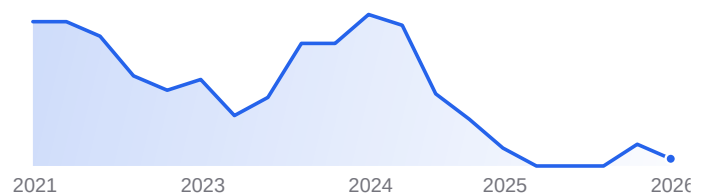


Sale premium vs estimated value

+1.4%

Annual turnover (share of homes sold)

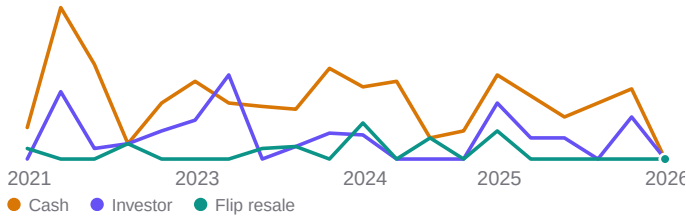
1.4%



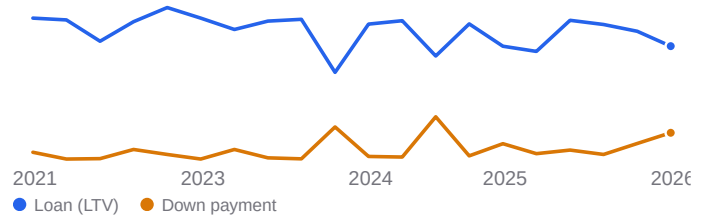
BUYERS & OUTCOMES

Buyer mix

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

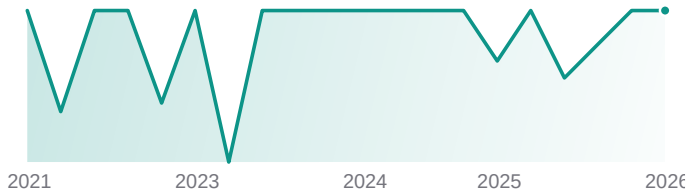


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



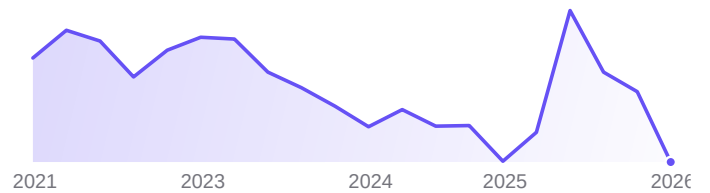
Sellers who sold at a gain

100%



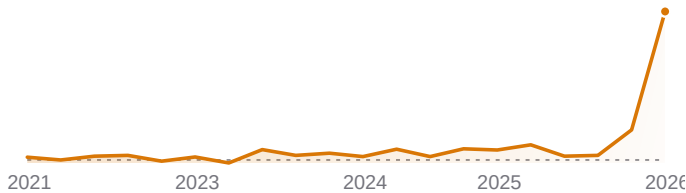
Typical hold before selling

1.1 yrs



Median annualized return at resale

+135.6%



HOUSING STOCK

Homes	2,150
Median value (AVM)	\$174K
Median size	1,607 ft²
Median bedrooms	3
Median year built	1978
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	4.0%
Median loan-to-value	23%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	5,446
Density	149 / mi²
Median household income	\$62K
Average household income	\$78K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	42
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	20.5%
Unemployment	1.1%
Average temp	54°F
Annual precip	43 in
Sunshine	45%

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.