

Gandeeville 25243

ZIP code · WV · West Virginia > Roane County

SELLER'S MARKET

\$275K

MEDIAN SALE PRICE

+36.4%

1-YR CHANGE

10

SALES (12 MO)

\$138K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

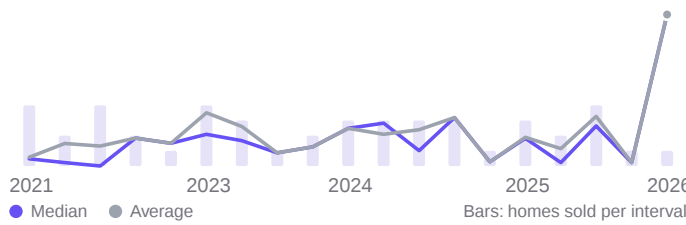
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

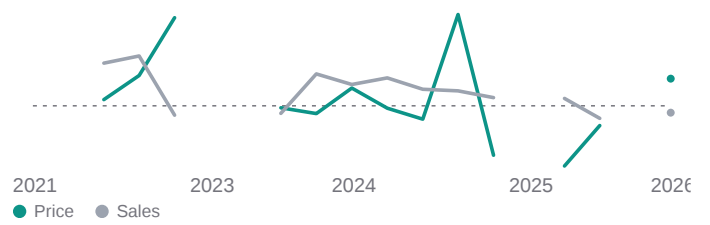
Sale prices

Median \$499K · Average \$499K



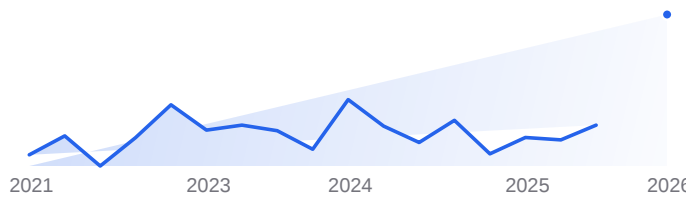
Growth (year over year)

Price +36.4% · Sales -9.1%



Price per square foot

\$315/ft²



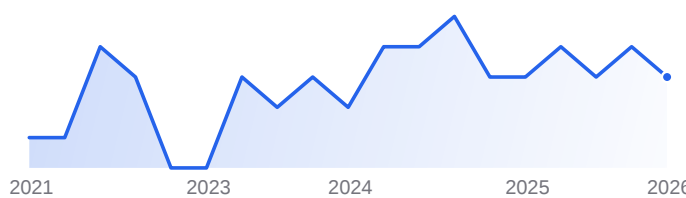
Sale premium vs estimated value

+141.3%



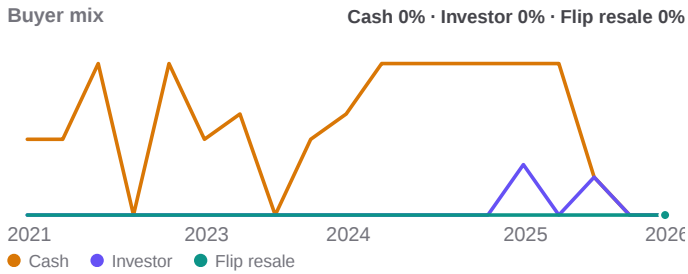
Annual turnover (share of homes sold)

1.9%



BUYERS & OUTCOMES

Buyer mix

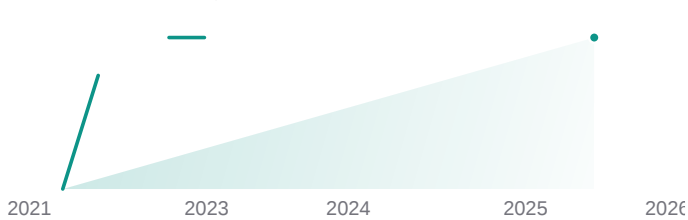


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.4%



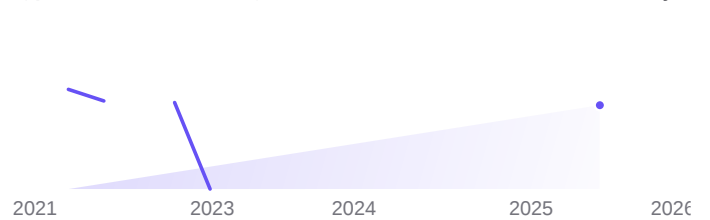
Sellers who sold at a gain

100%



Typical hold before selling

9.3 yrs



Median annualized return at resale

+4.4%



HOUSING STOCK

Homes	526
Median value (AVM)	\$138K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1978
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.6%
Owner occupied	71%
Company owned	5.2%
Median loan-to-value	0%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	863
Density	17 / mi²
Median household income	\$40K
Average household income	\$62K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	38
Homes occupied	79%
Bachelor's or higher	11%
Poverty rate	20.6%
Unemployment	1.2%
Average temp	54°F
Annual precip	45 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.