

Le Roy 25252

ZIP code · WV · West Virginia > Roane County

\$90K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

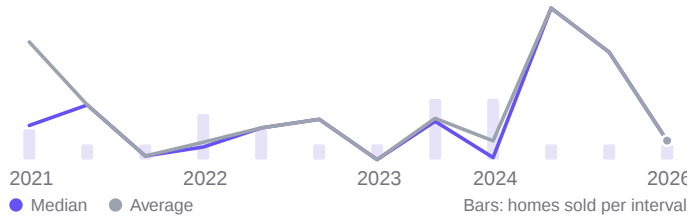
MARKET TRENDS (5 YEARS)

Sale prices

Median \$90K · Average \$90K

Growth (year over year)

Price +9.5% · Sales -22.2%



Price per square foot

\$51/ft²

Sale premium vs estimated value

-18.1%



Annual turnover (share of homes sold)

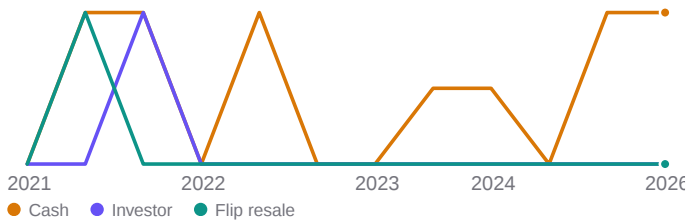
0.4%



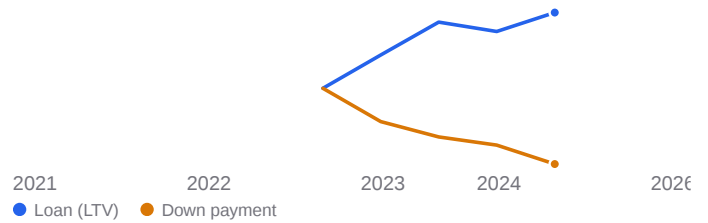
BUYERS & OUTCOMES

Buyer mix

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

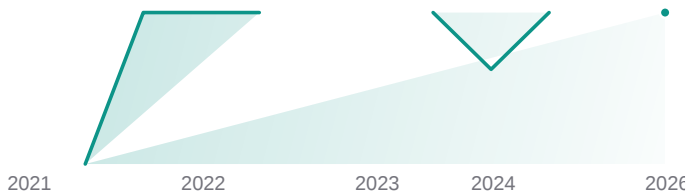


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



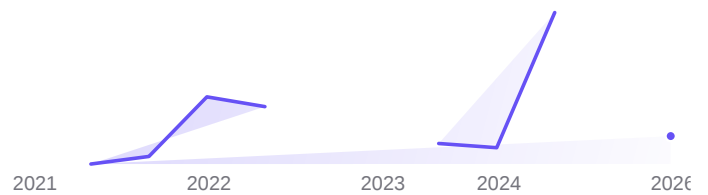
Sellers who sold at a gain

100%



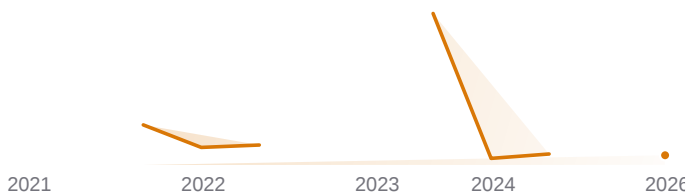
Typical hold before selling

3.8 yrs



Median annualized return at resale

+8.4%



HOUSING STOCK

Homes	521
Median value (AVM)	\$148K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1978
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.8%
Owner occupied	74%
Company owned	5.4%
Median loan-to-value	0%
Typical ownership tenure	5.1 yrs

COMMUNITY

Population	1,162
Density	20 / mi²
Median household income	\$48K
Average household income	\$72K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	33
Homes occupied	85%
Bachelor's or higher	6%
Poverty rate	19.3%
Unemployment	1.3%
Average temp	54°F
Annual precip	44 in
Sunshine	44%

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.