

Charleston 25301

ZIP code · WV · West Virginia > Kanawha County > Charleston

BUYER'S MARKET

\$169K

MEDIAN SALE PRICE

-18.7%

1-YR CHANGE

15

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



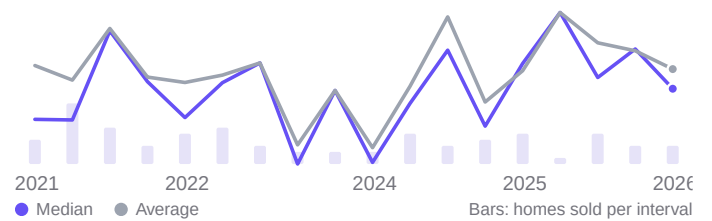
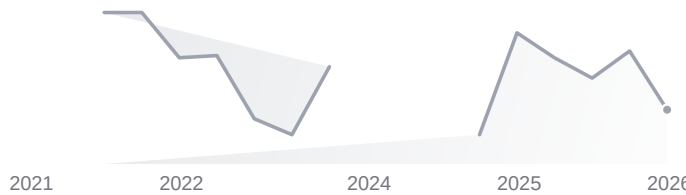
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$149K · Average \$184K

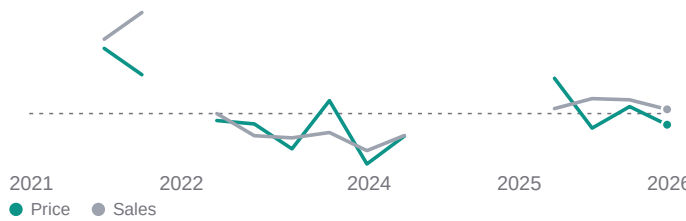


Growth (year over year)

Price -18.7% · Sales +7.1%

Price per square foot

\$104/ft²

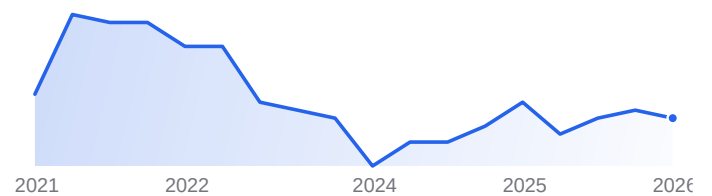
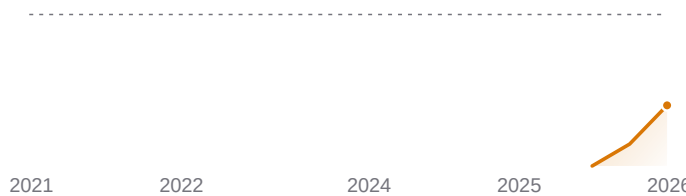


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

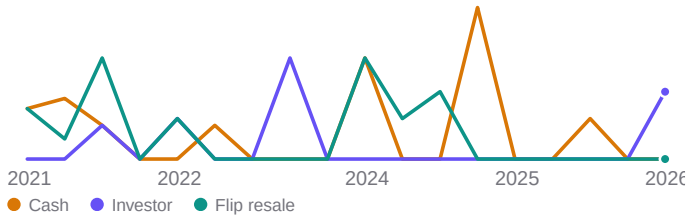
3.2%



BUYERS & OUTCOMES

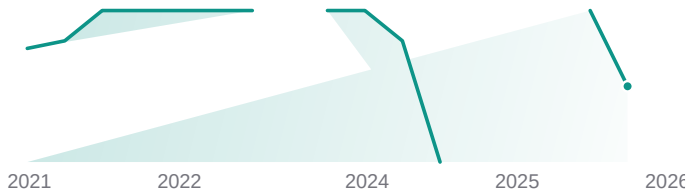
Buyer mix

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



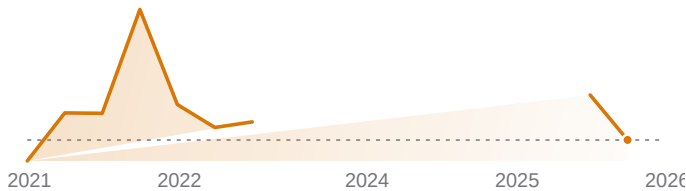
Sellers who sold at a gain

50%

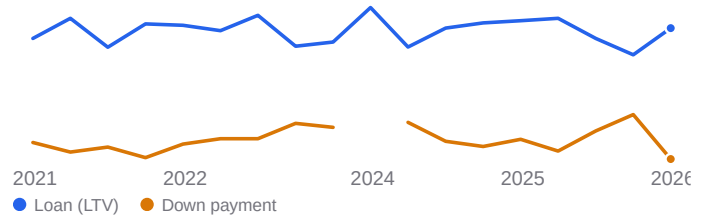


Median annualized return at resale

+0.0%

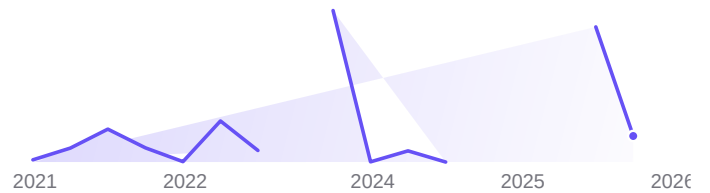


Financing (share of purchase price) Loan (LTV) 87% · Down payment 1.8%



Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	474
Median value (AVM)	\$177K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1930
Single family	65%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.2%
Owner occupied	65%
Company owned	18%
Median loan-to-value	56%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	3,341
Density	2,381 / mi ²
Median household income	\$26K
Average household income	\$50K
Crime index (US avg 100)	185
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	49
Homes occupied	85%
Bachelor's or higher	20%
Poverty rate	32.3%
Unemployment	1.0%
Average temp	55°F
Annual precip	44 in
Sunshine	45%

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