

Charleston 25302

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

BALANCED MARKET

\$159K

MEDIAN SALE PRICE

+12.9%

1-YR CHANGE

121

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



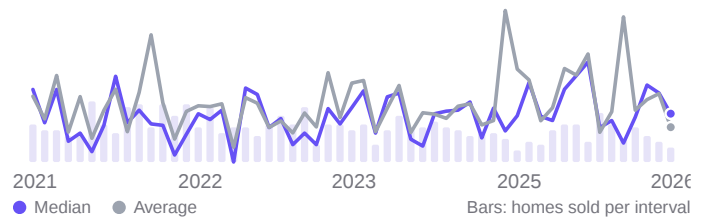
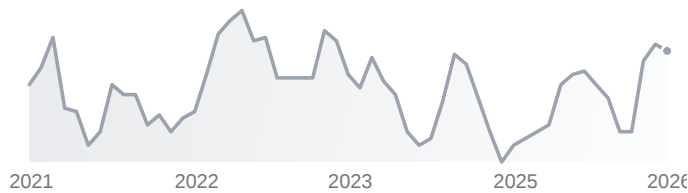
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$135K · Average \$115K

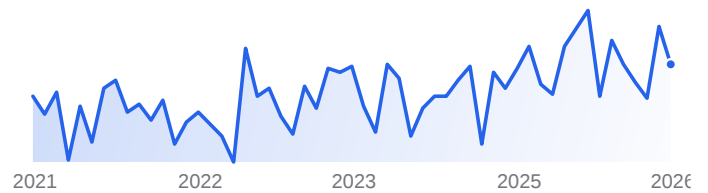
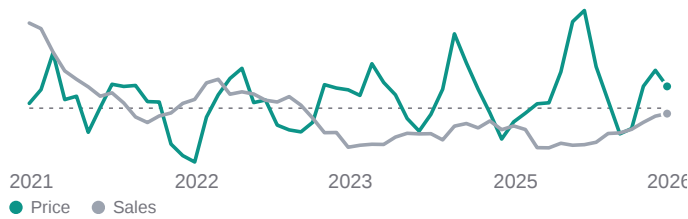


Growth (year over year)

Price +12.9% · Sales -3.2%

Price per square foot

\$100/ft²

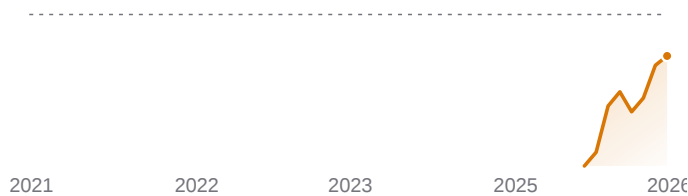


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

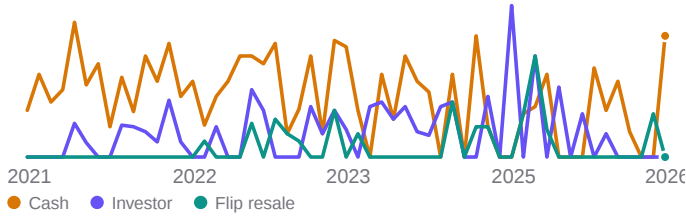
1.9%



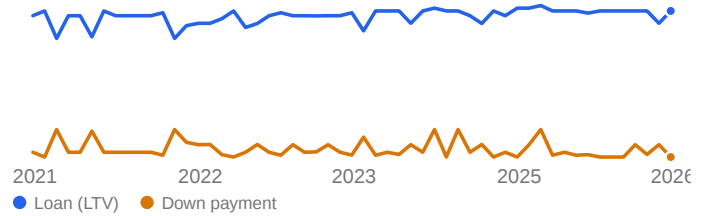
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

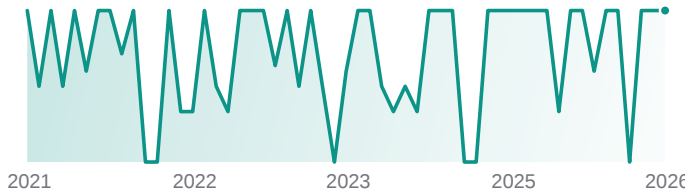


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



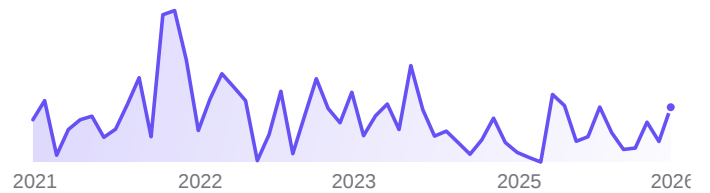
Sellers who sold at a gain

100%



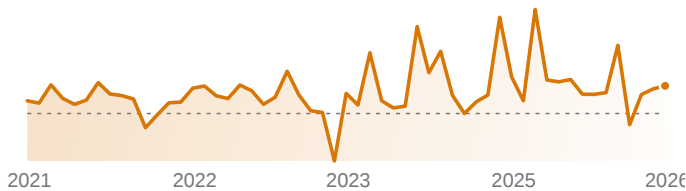
Typical hold before selling

5.7 yrs



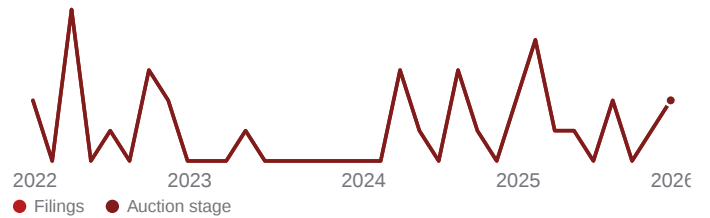
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,380
Median value (AVM)	\$124K
Median size	1,379 ft²
Median bedrooms	3
Median year built	1940
Single family	90%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.5%
Owner occupied	68%
Company owned	12%
Median loan-to-value	52%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	13,773
Density	1,118 / mi²
Median household income	\$55K
Average household income	\$72K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	47
Homes occupied	84%
Bachelor's or higher	21%
Poverty rate	16.1%
Unemployment	1.0%
Average temp	55°F
Annual precip	44 in
Sunshine	45%

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