

Charleston 25306

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

BUYER'S MARKET

\$48K

MEDIAN SALE PRICE

-41.0%

1-YR CHANGE

35

SALES (12 MO)

\$102K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



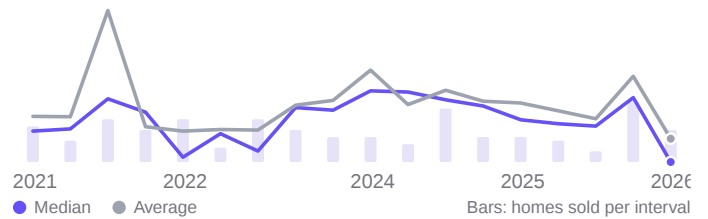
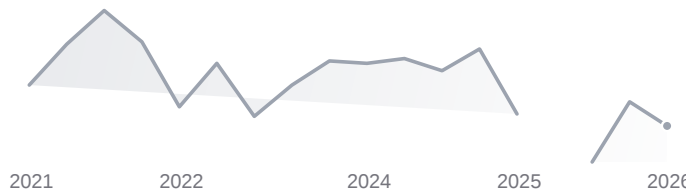
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$39K · Average \$66K

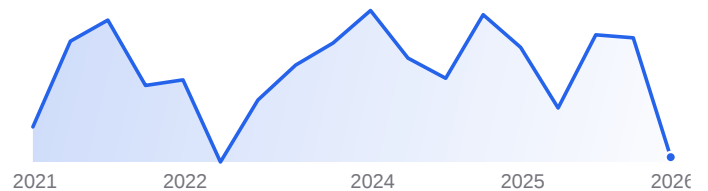
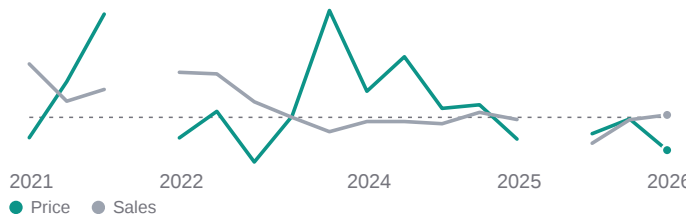


Growth (year over year)

Price -41.0% · Sales +2.9%

Price per square foot

\$34/ft²

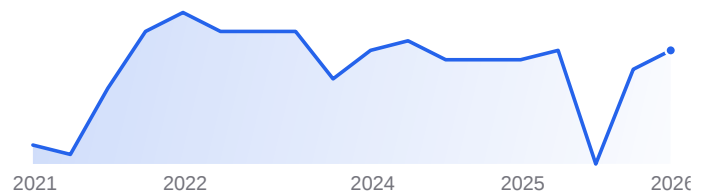


Sale premium vs estimated value

-8.9%

Annual turnover (share of homes sold)

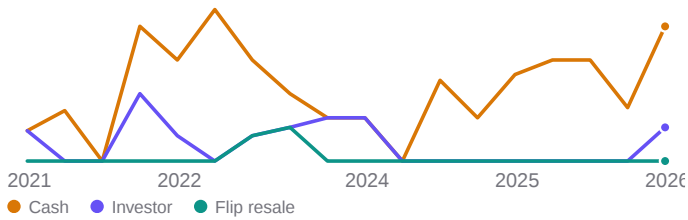
1.3%



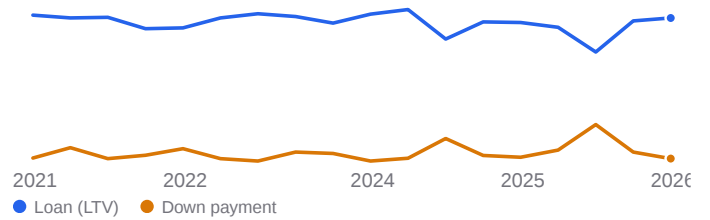
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 11% · Flip resale 0%

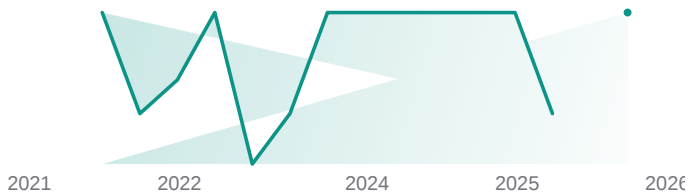


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.4%



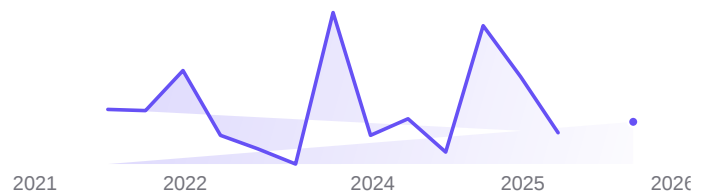
Sellers who sold at a gain

100%



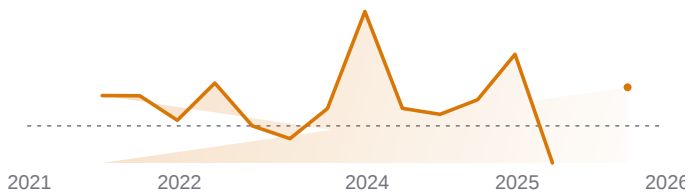
Typical hold before selling

4.6 yrs



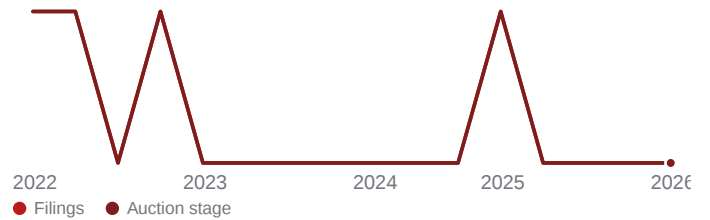
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,645
Median value (AVM)	\$102K
Median size	1,204 ft²
Median bedrooms	3
Median year built	1950
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	72%
Company owned	6.1%
Median loan-to-value	44%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	4,680
Density	124 / mi²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	50
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	14.9%
Unemployment	0.9%
Average temp	54°F
Annual precip	46 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.