

Charleston 25311

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

STRONG BUYER'S MARKET

\$144K

MEDIAN SALE PRICE

-33.2%

1-YR CHANGE

61

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



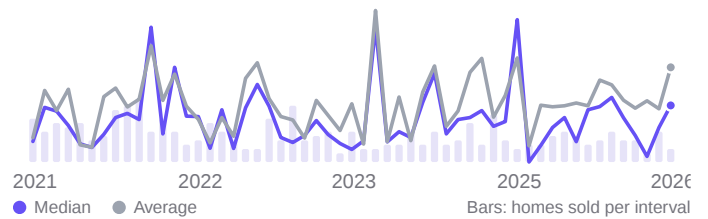
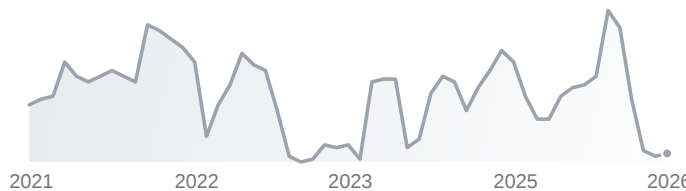
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$205K · Average \$300K

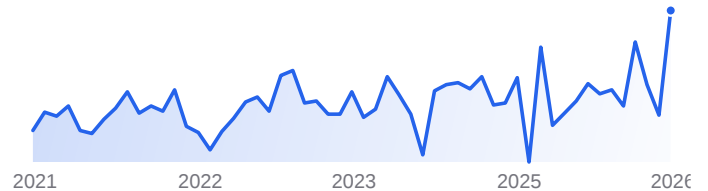
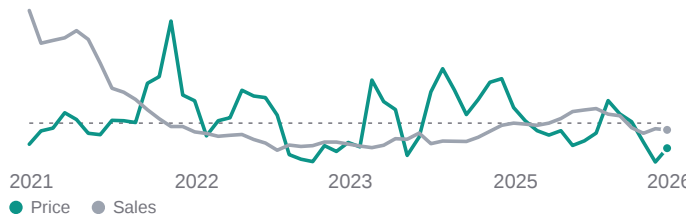


Growth (year over year)

Price -33.2% · Sales -9.0%

Price per square foot

\$192/ft²

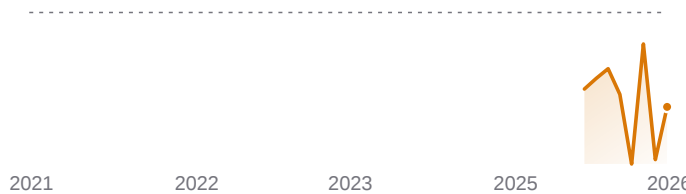


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

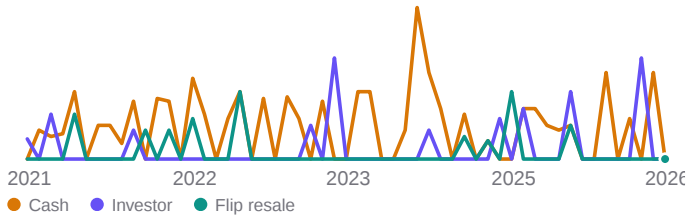
1.8%



BUYERS & OUTCOMES

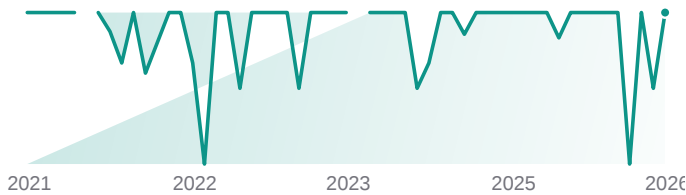
Buyer mix

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



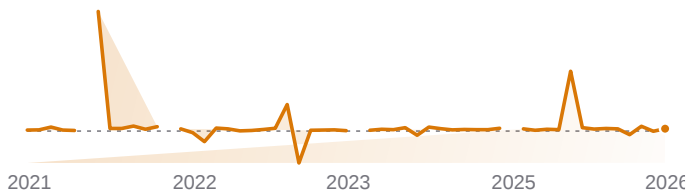
Sellers who sold at a gain

100%

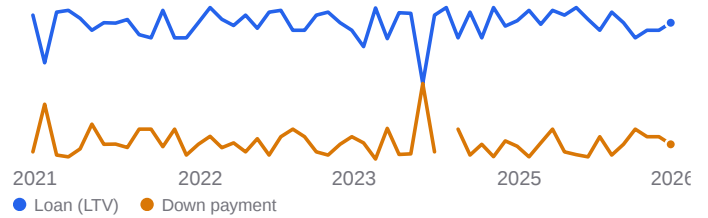


Median annualized return at resale

+5.1%

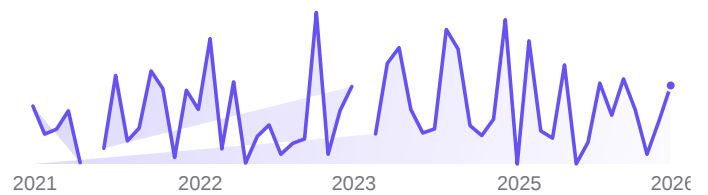


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



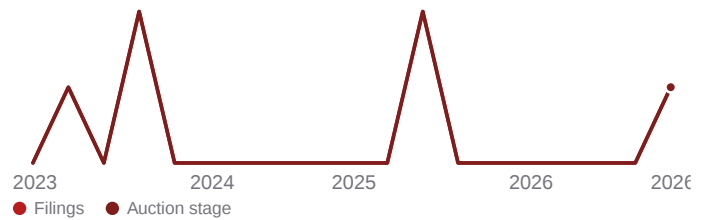
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,434
Median value (AVM)	\$156K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1955
Single family	76%
Condos	7.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.3%
Owner occupied	69%
Company owned	11%
Median loan-to-value	55%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	9,596
Density	333 / mi²
Median household income	\$56K
Average household income	\$84K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	47
Homes occupied	86%
Bachelor's or higher	18%
Poverty rate	21.3%
Unemployment	1.0%
Average temp	54°F
Annual precip	45 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.