

Charleston 25313

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

BUYER'S MARKET

\$165K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

107

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



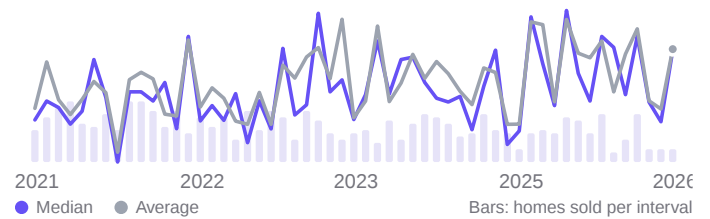
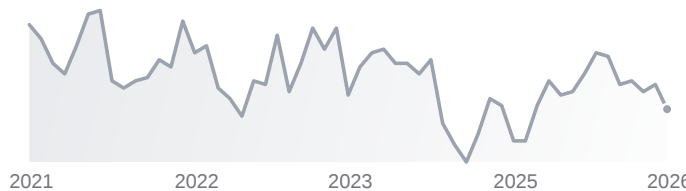
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$210K · Average \$211K

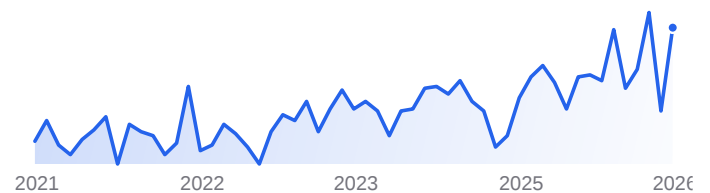
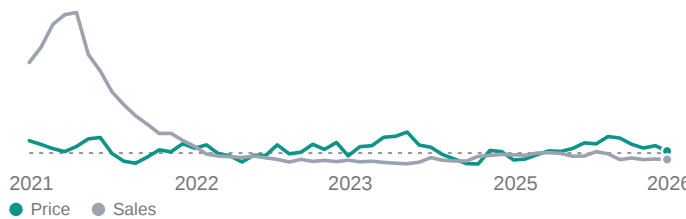


Growth (year over year)

Price +4.1% · Sales -13.7%

Price per square foot

\$150/ft²

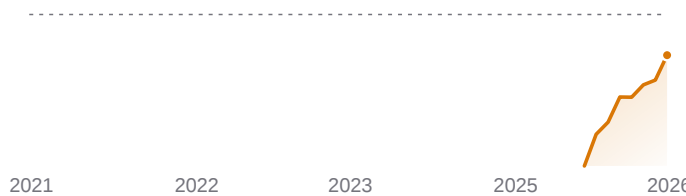


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

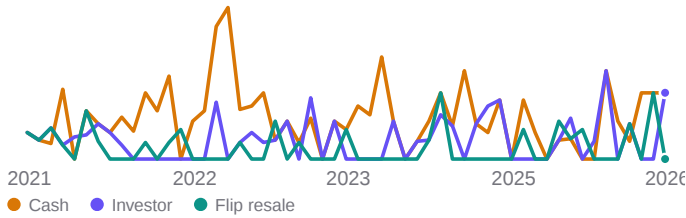
2.2%



BUYERS & OUTCOMES

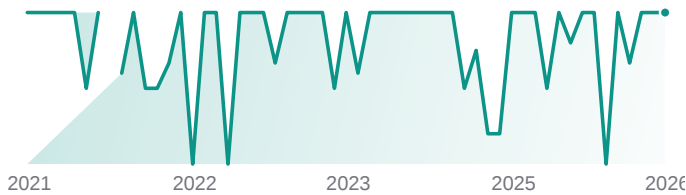
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



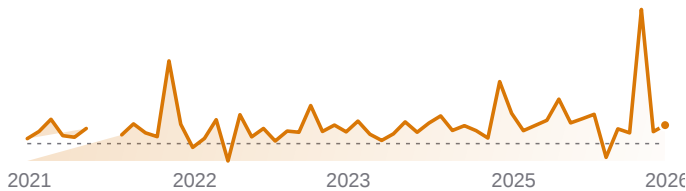
Sellers who sold at a gain

100%

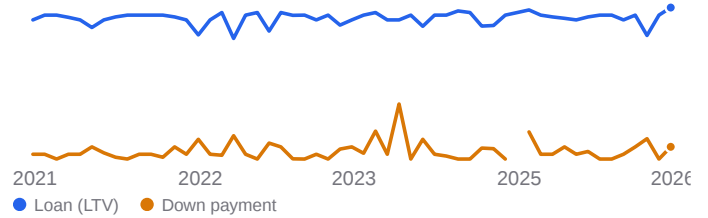


Median annualized return at resale

+4.6%

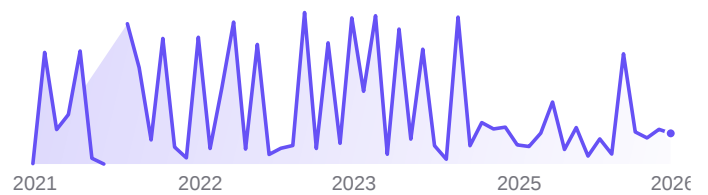


Financing (share of purchase price) Loan (LTV) 103% · Down payment 10%



Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,779
Median value (AVM)	\$186K
Median size	1,544 ft²
Median bedrooms	3
Median year built	1974
Single family	84%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.0%
Owner occupied	82%
Company owned	4.5%
Median loan-to-value	60%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	12,066
Density	582 / mi²
Median household income	\$72K
Average household income	\$89K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	44
Homes occupied	91%
Bachelor's or higher	22%
Poverty rate	9.6%
Unemployment	1.1%
Average temp	54°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.