

Charleston 25314

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

BUYER'S MARKET

\$277K

MEDIAN SALE PRICE

+7.7%

1-YR CHANGE

154

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



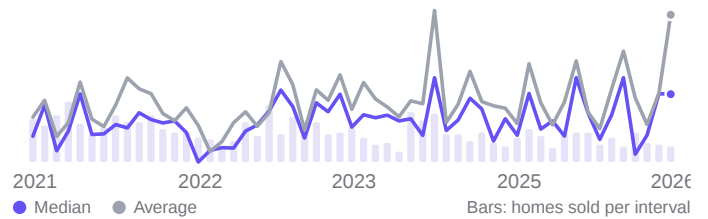
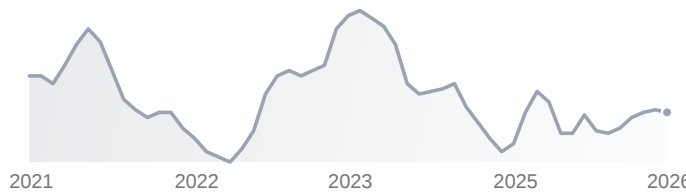
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$310K · Average \$503K

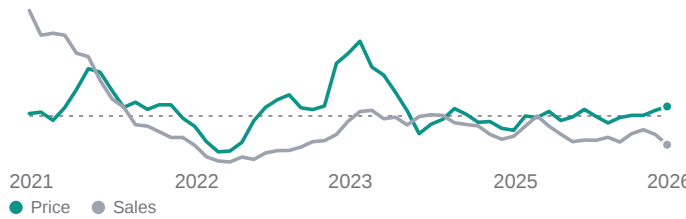


Growth (year over year)

Price +7.7% · Sales -23.4%

Price per square foot

\$157/ft²

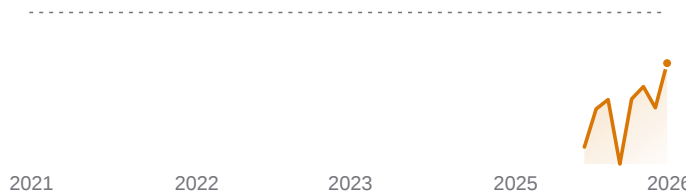


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

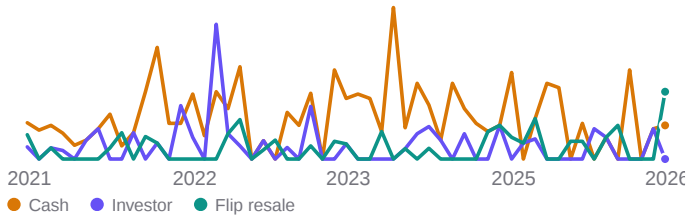
2.5%



BUYERS & OUTCOMES

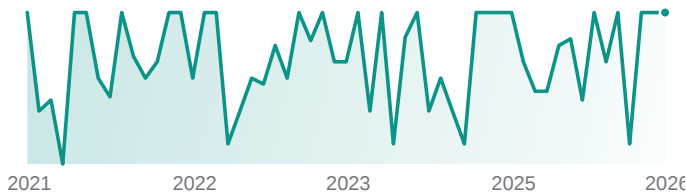
Buyer mix

Cash 11% · Investor 0% · Flip resale 22%



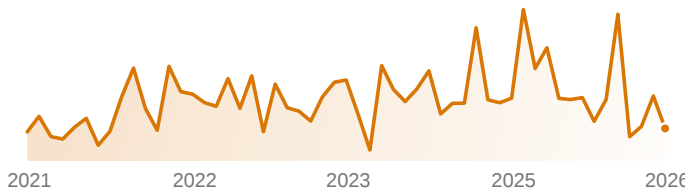
Sellers who sold at a gain

100%

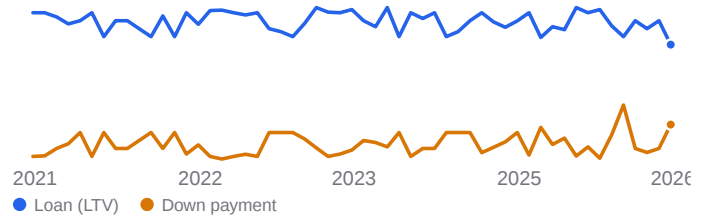


Median annualized return at resale

+2.0%

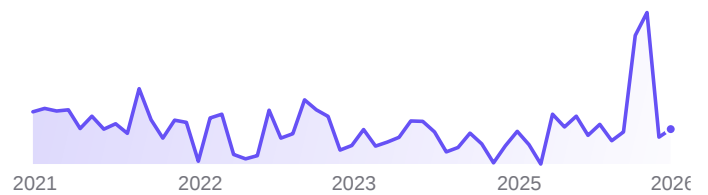


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



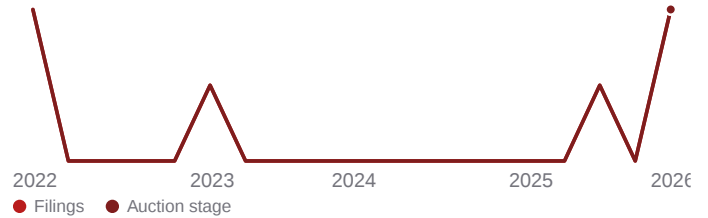
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,167
Median value (AVM)	\$267K
Median size	1,926 ft²
Median bedrooms	3
Median year built	1962
Single family	87%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	0.7%
Owner occupied	83%
Company owned	5.2%
Median loan-to-value	58%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	15,329
Density	418 / mi²
Median household income	\$88K
Average household income	\$132K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	45
Homes occupied	91%
Bachelor's or higher	29%
Poverty rate	5.8%
Unemployment	1.0%
Average temp	54°F
Annual precip	46 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.