

Charleston 25320

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

BUYER'S MARKET

\$112K

MEDIAN SALE PRICE

-36.8%

1-YR CHANGE

26

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



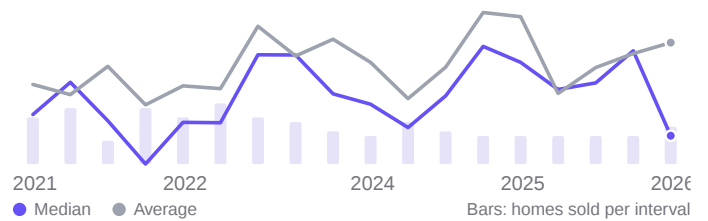
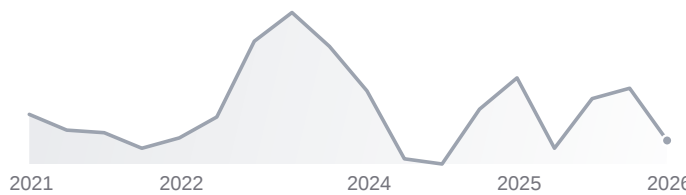
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$112K · Average \$195K

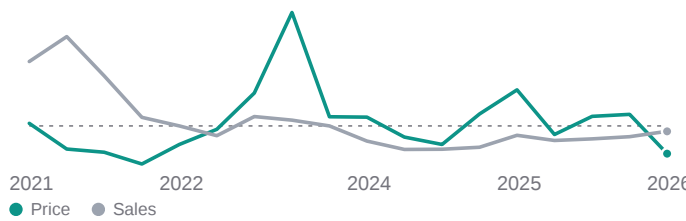


Growth (year over year)

Price -36.8% · Sales -7.1%

Price per square foot

\$105/ft²

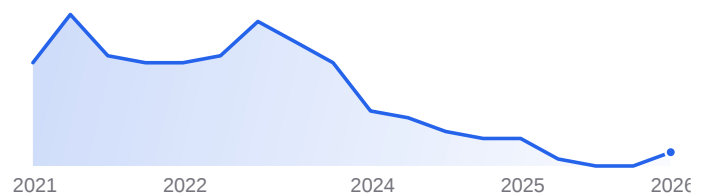
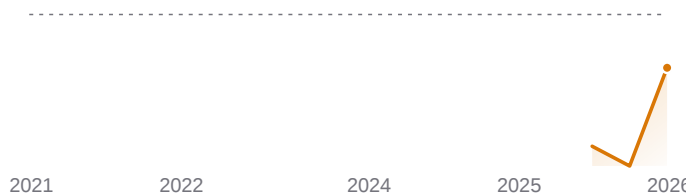


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

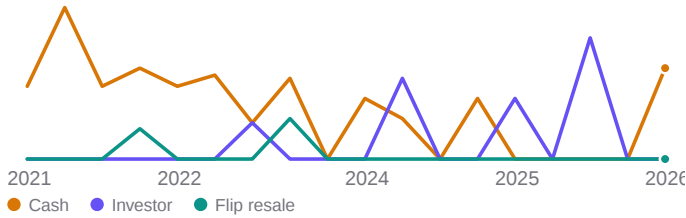
1.2%



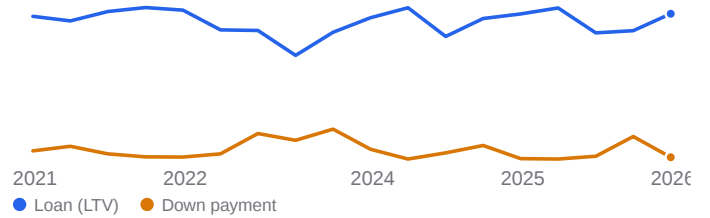
BUYERS & OUTCOMES

Buyer mix

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

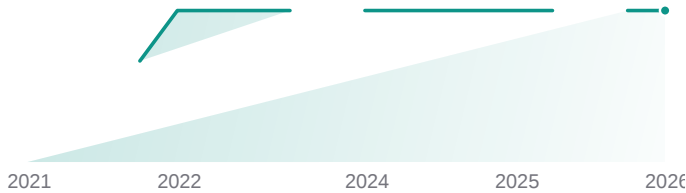


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.0%



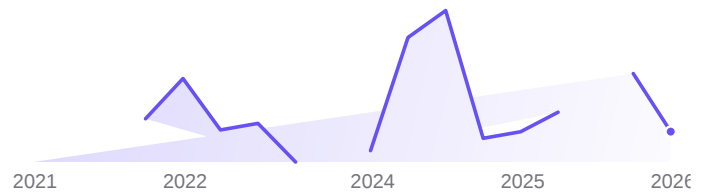
Sellers who sold at a gain

100%



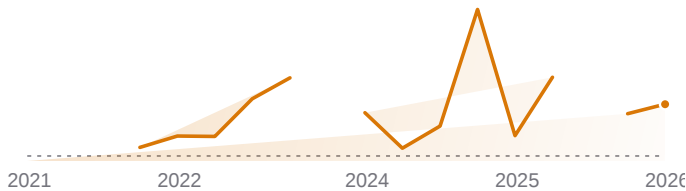
Typical hold before selling

3.9 yrs



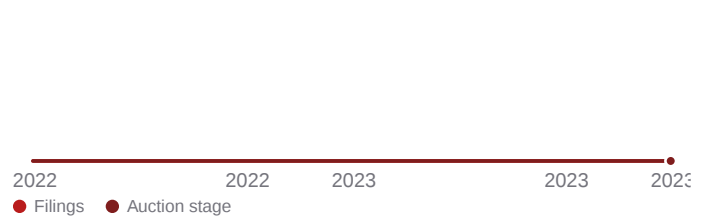
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,177
Median value (AVM)	\$148K
Median size	1,444 ft²
Median bedrooms	3
Median year built	1970
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	2.6%
Median loan-to-value	54%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	5,283
Density	75 / mi²
Median household income	\$45K
Average household income	\$61K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	41
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	17.5%
Unemployment	0.8%
Average temp	54°F
Annual precip	45 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.