

Martinsburg 25401

ZIP code · WV · West Virginia > Berkeley County > Martinsburg

BALANCED MARKET

\$246K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

232

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



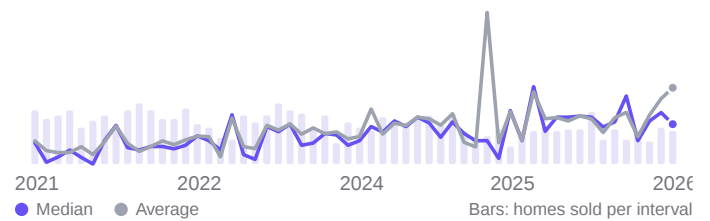
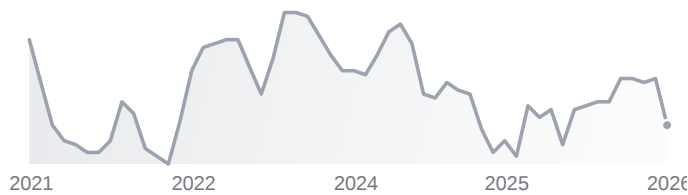
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$235K · Average \$313K

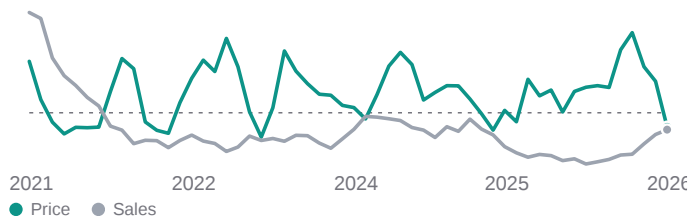


Growth (year over year)

Price -5.4% · Sales -6.5%

Price per square foot

\$234/ft²

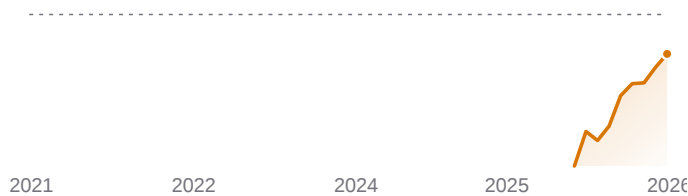


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

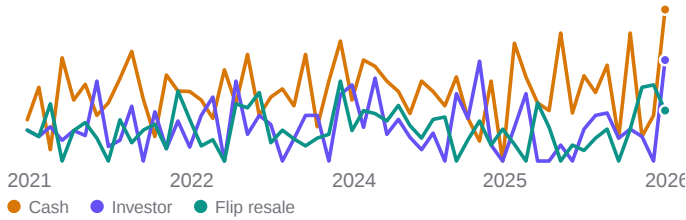
4.8%



BUYERS & OUTCOMES

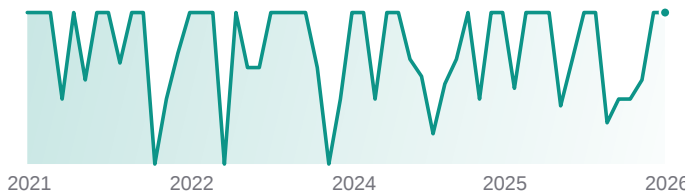
Buyer mix

Cash 47% · Investor 32% · Flip resale 16%



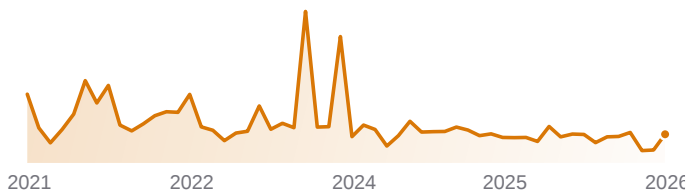
Sellers who sold at a gain

100%

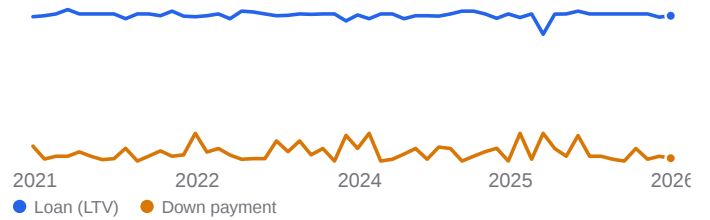


Median annualized return at resale

+8.4%

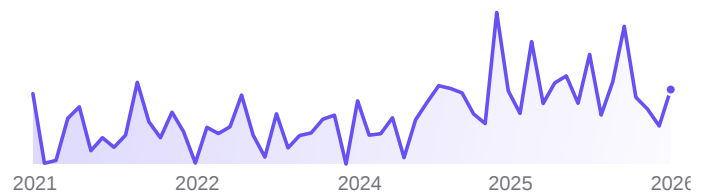


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.7%



Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,786
Median value (AVM)	\$245K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1954
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	0.8%
Owner occupied	76%
Company owned	13%
Median loan-to-value	53%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	17,094
Density	2,890 / mi²
Median household income	\$53K
Average household income	\$67K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	40
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	23.0%
Unemployment	1.0%
Average temp	54°F
Annual precip	40 in
Sunshine	40%

Market metrics are derived from recorded arms-length deeds through April 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.