

Martinsburg 25404

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

BALANCED MARKET

\$278K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

311

SALES (12 MO)

\$274K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



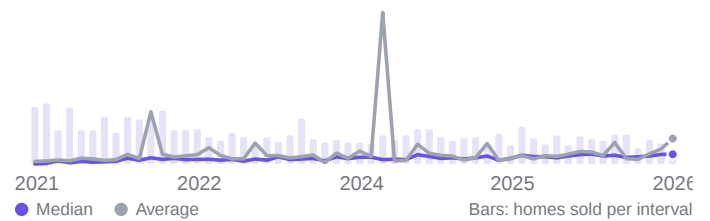
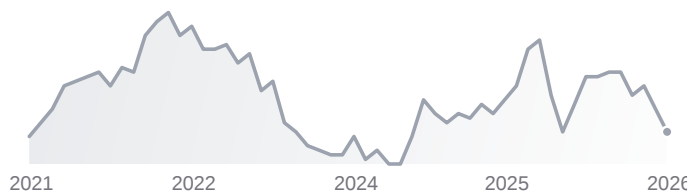
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$283K · Average \$410K

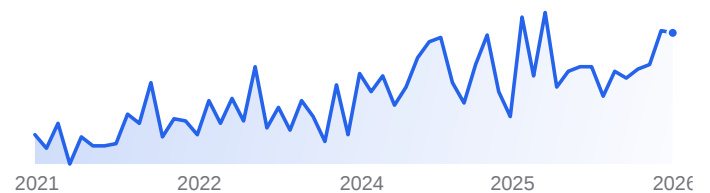
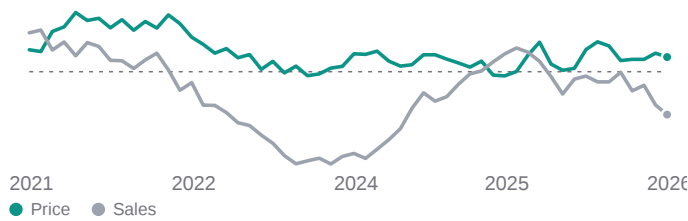


Growth (year over year)

Price +5.6% · Sales -16.6%

Price per square foot

\$180/ft²

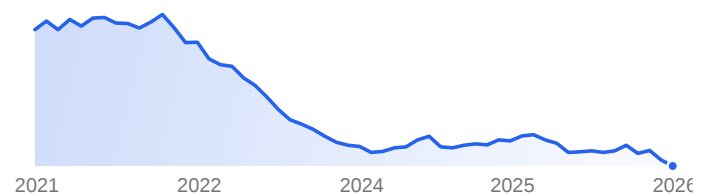
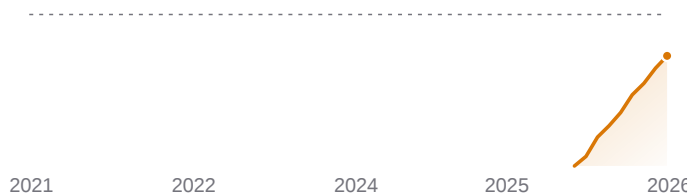


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

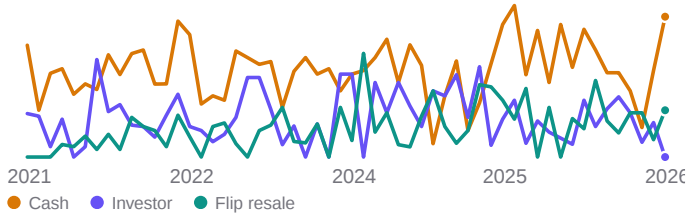
3.8%



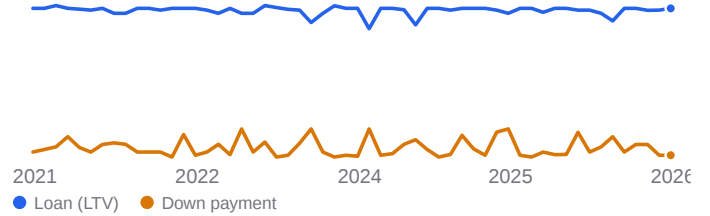
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 0% · Flip resale 12%

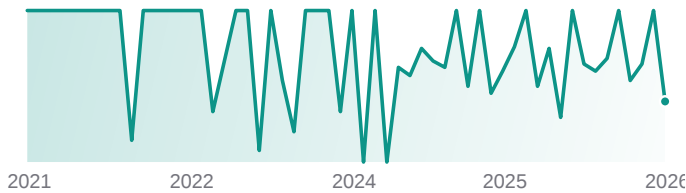


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



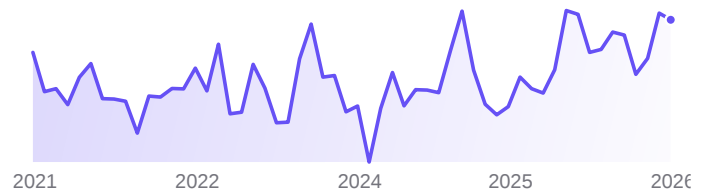
Sellers who sold at a gain

90%



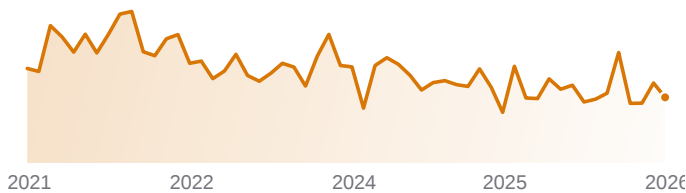
Typical hold before selling

4.9 yrs



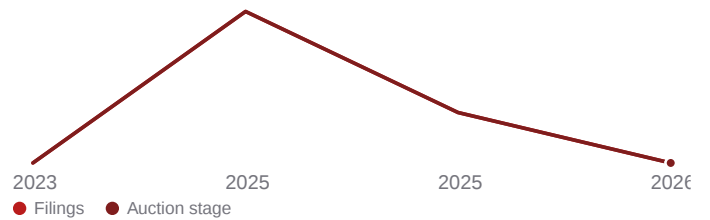
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,181
Median value (AVM)	\$274K
Median size	1,670 ft²
Median bedrooms	3
Median year built	1997
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	11%
Median loan-to-value	56%
Typical ownership tenure	5.9 yrs

COMMUNITY

Population	26,913
Density	675 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	46
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	12.5%
Unemployment	1.1%
Average temp	53°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.