

# Hedgesville 25427

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

BUYER'S MARKET

**\$275K**

MEDIAN SALE PRICE

**-2.2%**

1-YR CHANGE

**244**

SALES (12 MO)

**\$327K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



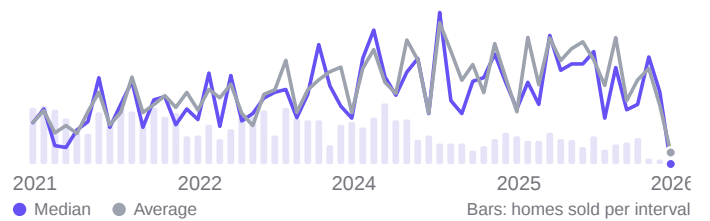
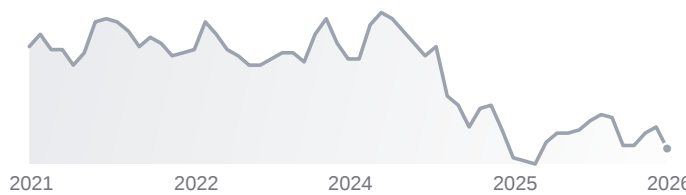
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$210K · Average \$223K

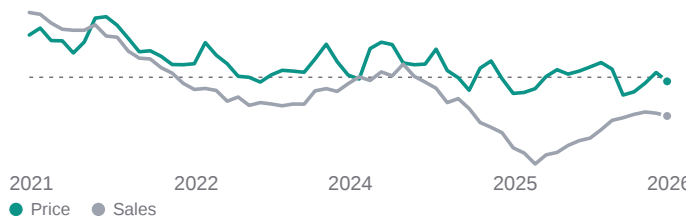


Growth (year over year)

Price -2.2% · Sales -21.0%

Price per square foot

\$312/ft²

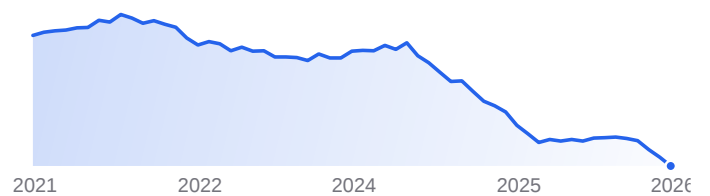
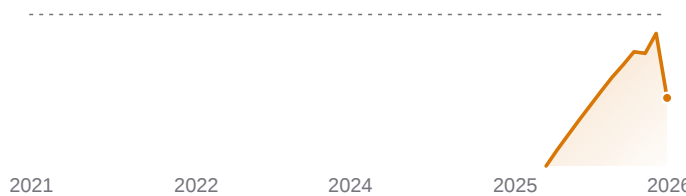


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

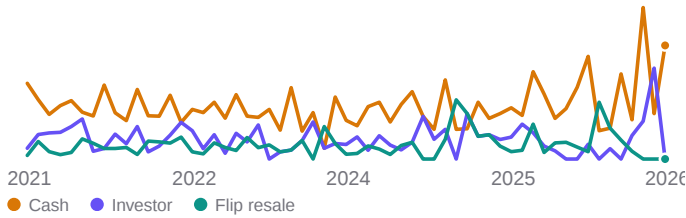
2.9%



## BUYERS & OUTCOMES

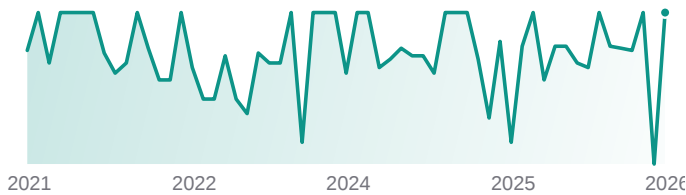
### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



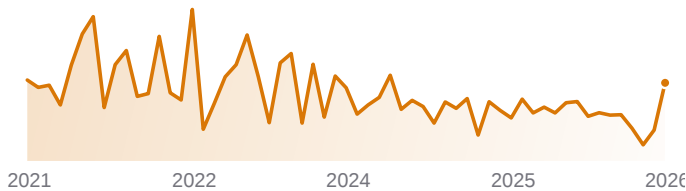
### Sellers who sold at a gain

100%

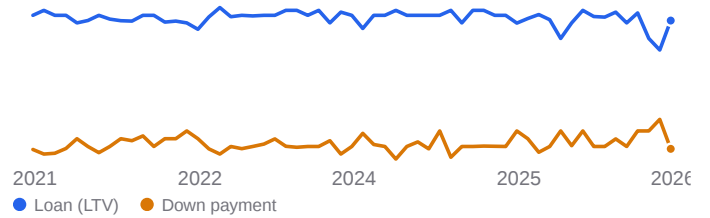


### Median annualized return at resale

+11.4%

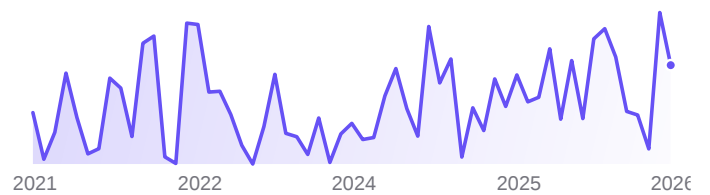


### Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



### Typical hold before selling

4.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,290     |
| Median value (AVM) | \$327K    |
| Median size        | 1,674 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1996      |
| Single family      | 82%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 52%     |
| Underwater (LTV 125% or more) | 0.8%    |
| Owner occupied                | 78%     |
| Company owned                 | 5.2%    |
| Median loan-to-value          | 48%     |
| Typical ownership tenure      | 5.6 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>19,178</b>    |
| Density                          | <b>152 / mi²</b> |
| Median household income          | <b>\$78K</b>     |
| Average household income         | <b>\$103K</b>    |
| Crime index (US avg 100)         | <b>87</b>        |
| Air pollution index (US avg 100) | <b>80</b>        |
| Earthquake index (US avg 100)    | <b>43</b>        |
| Homes occupied                   | <b>87%</b>       |
| Bachelor's or higher             | <b>13%</b>       |
| Poverty rate                     | <b>7.3%</b>      |
| Unemployment                     | <b>1.0%</b>      |
| Average temp                     | <b>53°F</b>      |
| Annual precip                    | <b>40 in</b>     |
| Sunshine                         | <b>40%</b>       |

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