

Genoa 25517

ZIP code · WV · West Virginia > Wayne County

SELLER'S MARKET

\$40K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

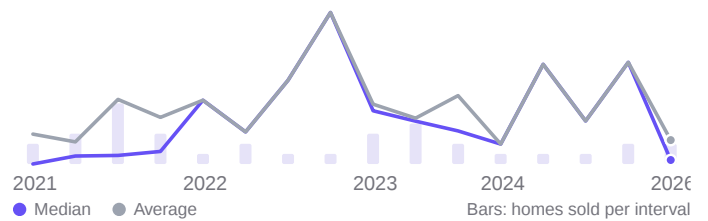
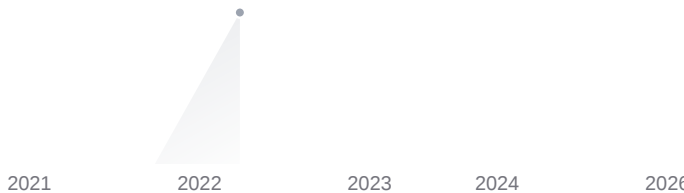
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$20K · Average \$45K

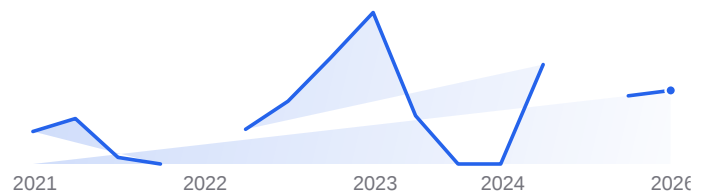
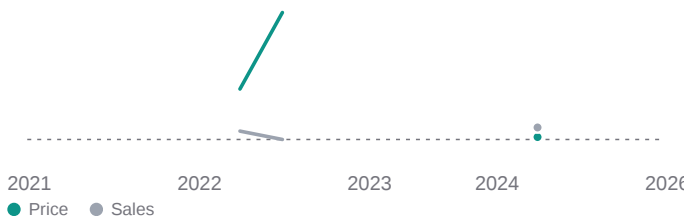


Growth (year over year)

Price +5.7% · Sales +28.6%

Price per square foot

\$66/ft²



Sale premium vs estimated value

-36.7%

Annual turnover (share of homes sold)

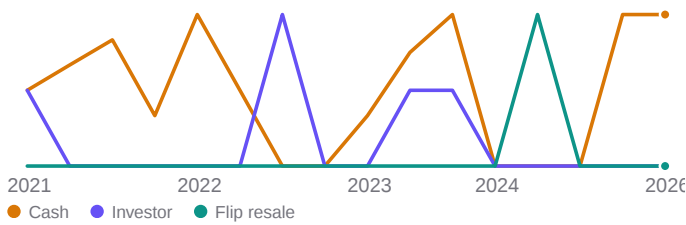
0.6%



BUYERS & OUTCOMES

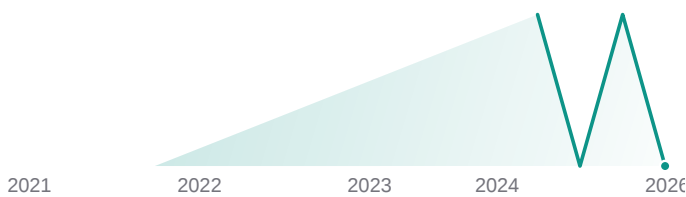
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

0%

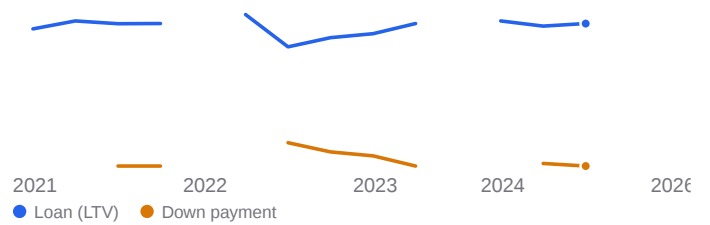


Median annualized return at resale

+0.0%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

11.6 yrs



HOUSING STOCK

Homes	700
Median value (AVM)	\$112K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1980
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.1%
Owner occupied	60%
Company owned	5.6%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,753
Density	38 / mi²
Median household income	\$38K
Average household income	\$50K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	131
Earthquake index (US avg 100)	49
Homes occupied	91%
Bachelor's or higher	2%
Poverty rate	22.6%
Unemployment	0.6%
Average temp	55°F
Annual precip	46 in
Sunshine	44%

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