

Lesage 25537

ZIP code · WV · West Virginia > Cabell County > Lesage

BALANCED MARKET

\$118K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

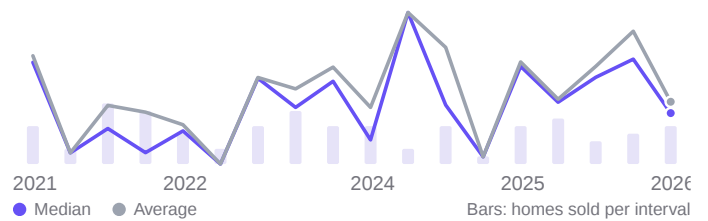
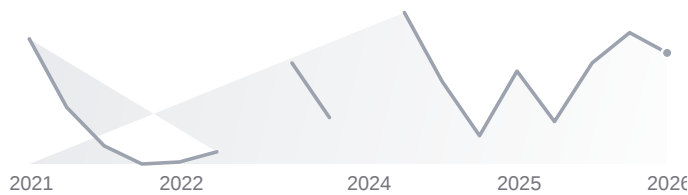
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$89K · Average \$103K

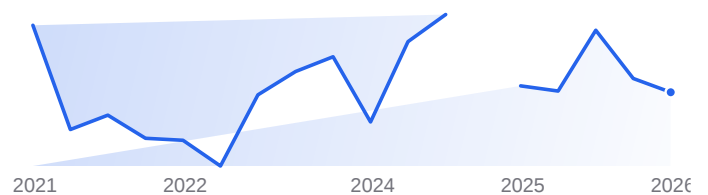
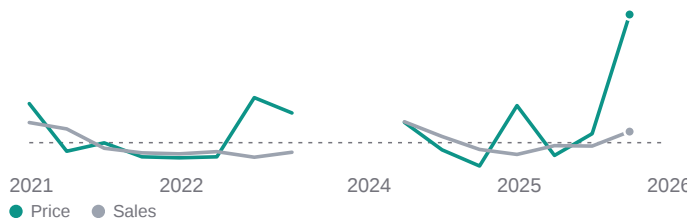


Growth (year over year)

Price +443.8% · Sales +38.5%

Price per square foot

\$63/ft²

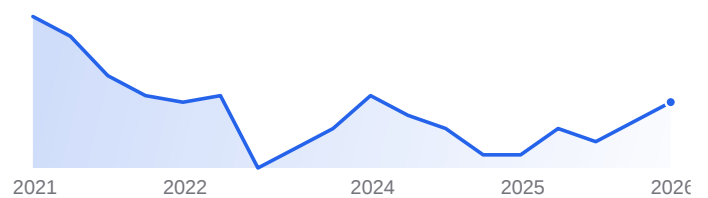
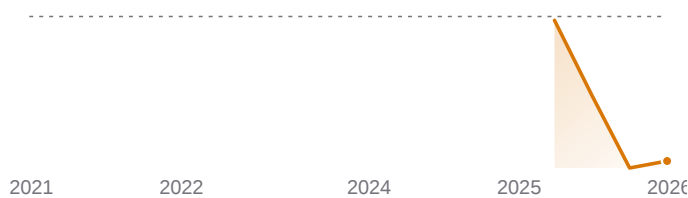


Sale premium vs estimated value

-42.7%

Annual turnover (share of homes sold)

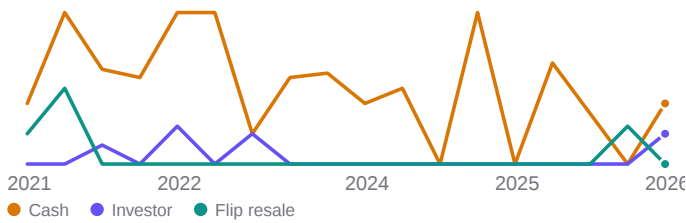
2.3%



BUYERS & OUTCOMES

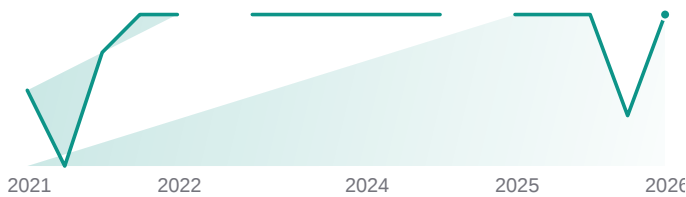
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



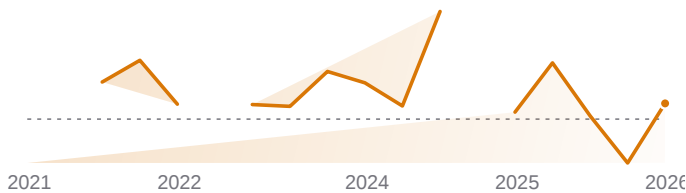
Sellers who sold at a gain

100%

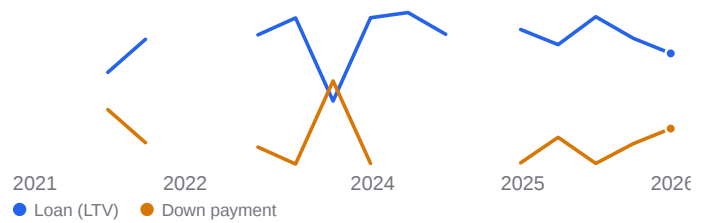


Median annualized return at resale

+6.1%

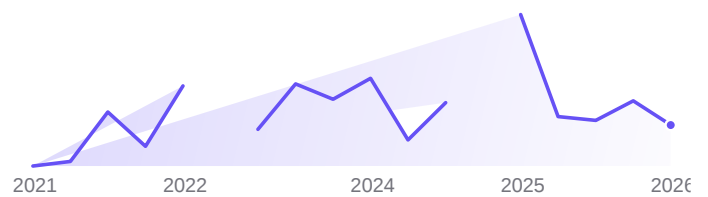


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



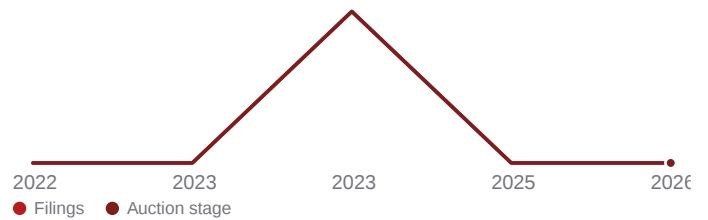
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	924
Median value (AVM)	\$151K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1965
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.8%
Owner occupied	71%
Company owned	6.0%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,236
Density	75 / mi²
Median household income	\$42K
Average household income	\$56K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	131
Earthquake index (US avg 100)	43
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	10.6%
Unemployment	0.8%
Average temp	54°F
Annual precip	43 in
Sunshine	44%

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