

Milton 25541

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

SELLER'S MARKET

\$226K

MEDIAN SALE PRICE

+38.9%

1-YR CHANGE

79

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

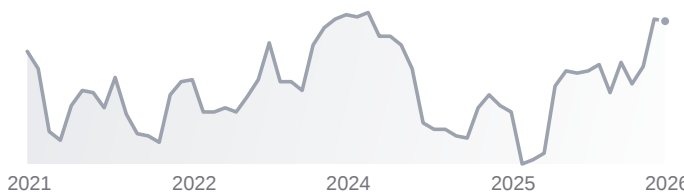
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

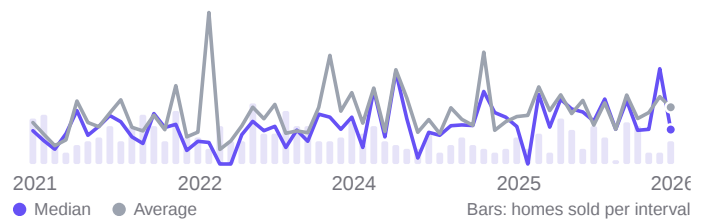
Market temperature (0–100)

70 / 100



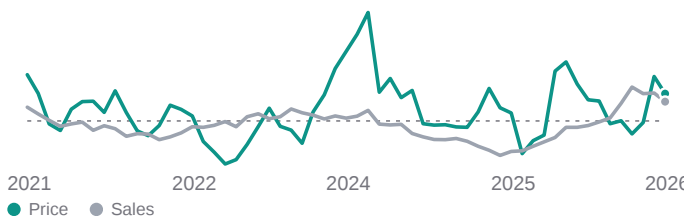
Sale prices

Median \$159K · Average \$233K



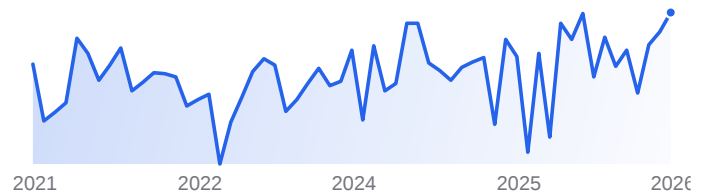
Growth (year over year)

Price +38.9% · Sales +27.4%



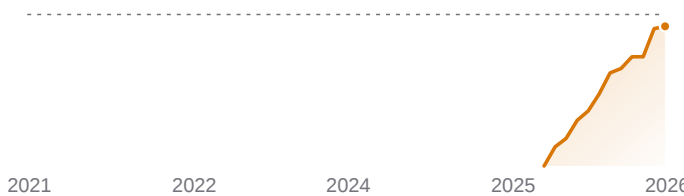
Price per square foot

\$169/ft²



Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

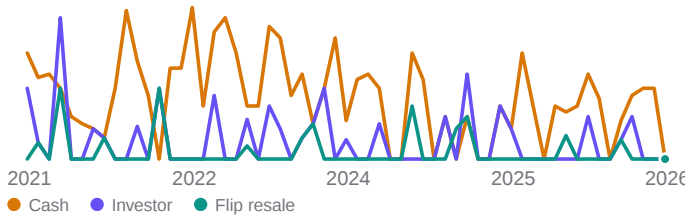
2.1%



BUYERS & OUTCOMES

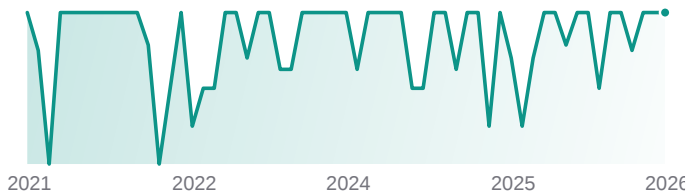
Buyer mix

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



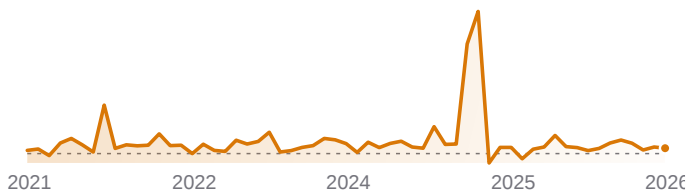
Sellers who sold at a gain

100%

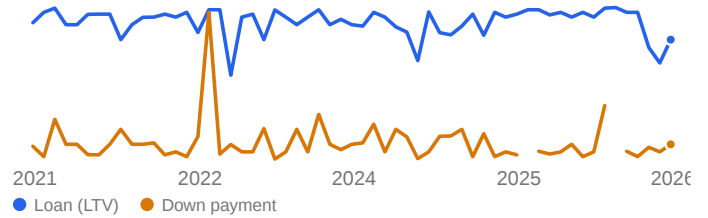


Median annualized return at resale

+3.3%

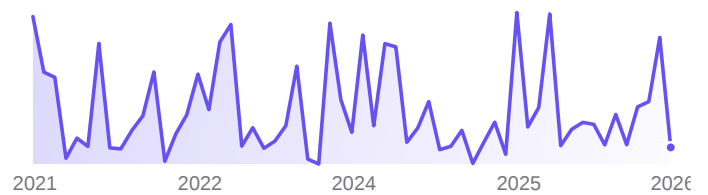


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



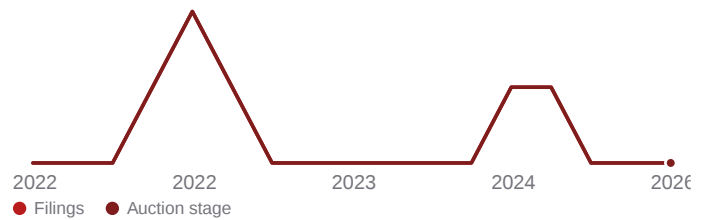
Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,758
Median value (AVM)	\$243K
Median size	1,653 ft²
Median bedrooms	3
Median year built	1975
Single family	72%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	4.7%
Median loan-to-value	25%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	8,041
Density	121 / mi²
Median household income	\$64K
Average household income	\$85K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	45
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	9.2%
Unemployment	0.9%
Average temp	55°F
Annual precip	43 in
Sunshine	44%

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.