

Davis 26260

ZIP code · WV · West Virginia > Tucker County > Davis

SELLER'S MARKET

\$523K

MEDIAN SALE PRICE

+148.6%

1-YR CHANGE

27

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

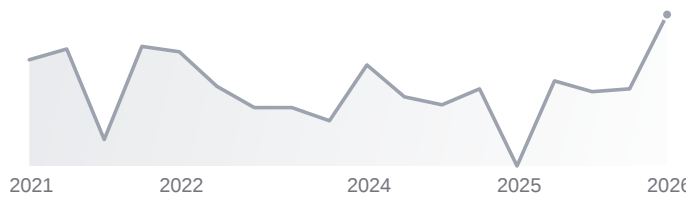
Seller's market · 61 / 100



MARKET TRENDS (5 YEARS)

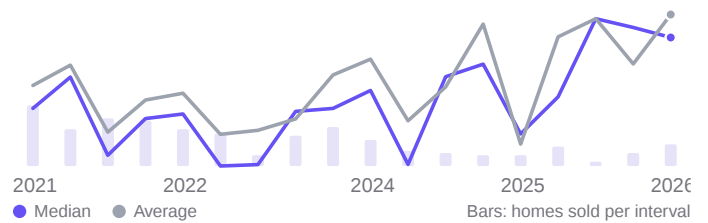
Market temperature (0–100)

61 / 100



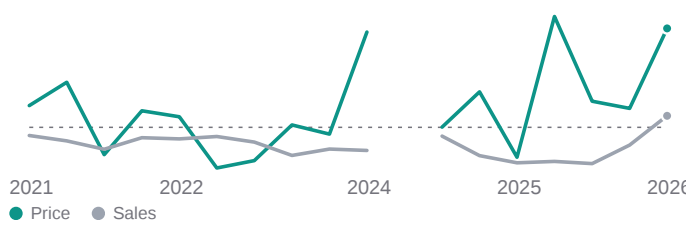
Sale prices

Median \$524K · Average \$589K



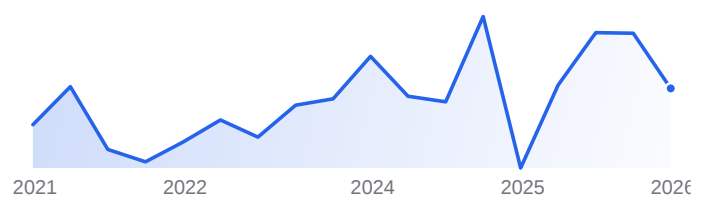
Growth (year over year)

Price +148.6% · Sales +17.4%



Price per square foot

\$209/ft²



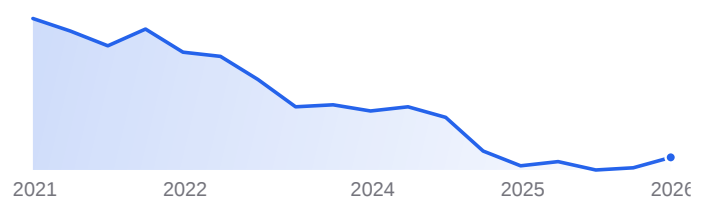
Sale premium vs estimated value

-8.4%



Annual turnover (share of homes sold)

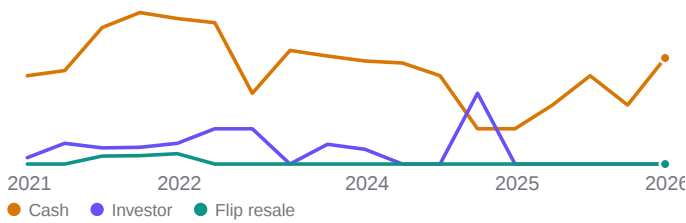
1.6%



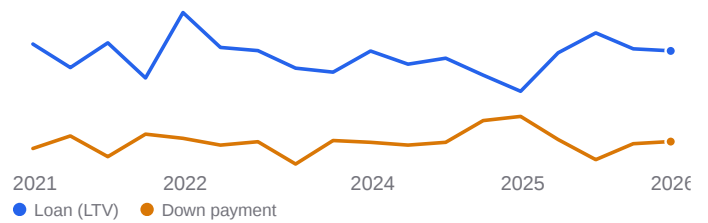
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

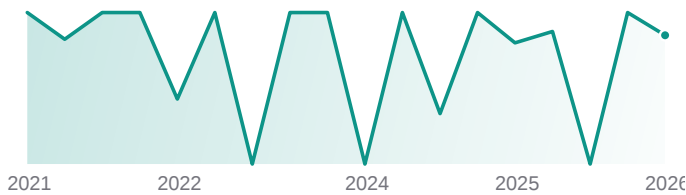


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



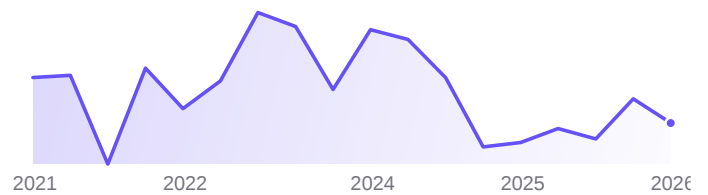
Sellers who sold at a gain

85%



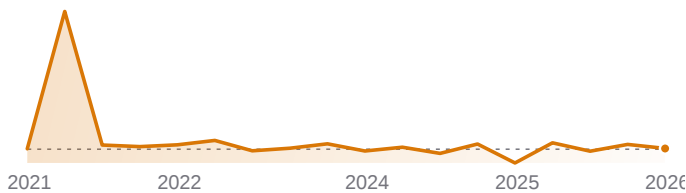
Typical hold before selling

5.2 yrs



Median annualized return at resale

+1.3%



HOUSING STOCK

Homes	1,731
Median value (AVM)	\$468K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1987
Single family	84%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	0.3%
Owner occupied	14%
Company owned	15%
Median loan-to-value	0%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	1,027
Density	9 / mi²
Median household income	\$64K
Average household income	\$83K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	33
Homes occupied	46%
Bachelor's or higher	17%
Poverty rate	11.0%
Unemployment	0.8%
Average temp	45°F
Annual precip	55 in
Sunshine	40%

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