

Richwood 26261

ZIP code · WV · West Virginia > Greenbrier County > Richwood

BALANCED MARKET

\$48K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$48K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



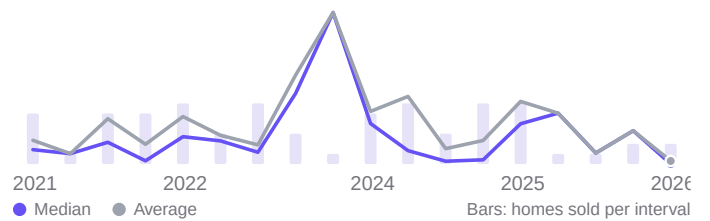
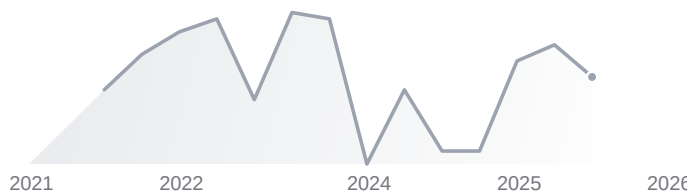
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$20K · Average \$23K

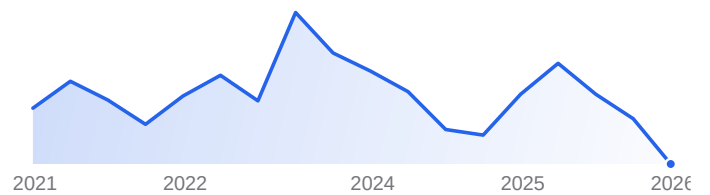
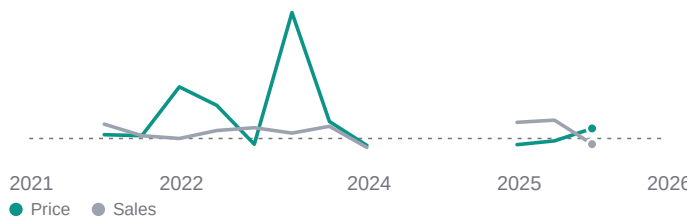


Growth (year over year)

Price +23.4% · Sales -13.3%

Price per square foot

\$5/ft²

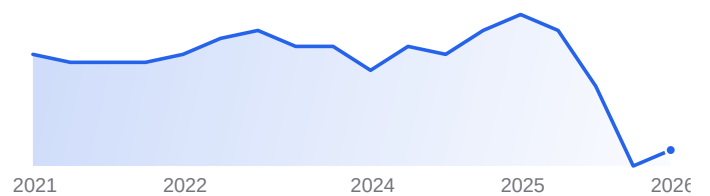
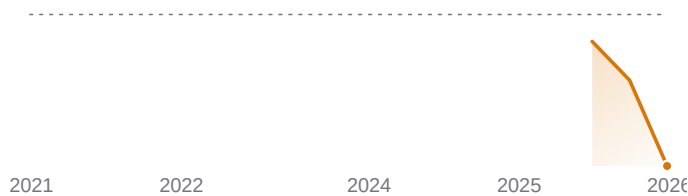


Sale premium vs estimated value

-86.2%

Annual turnover (share of homes sold)

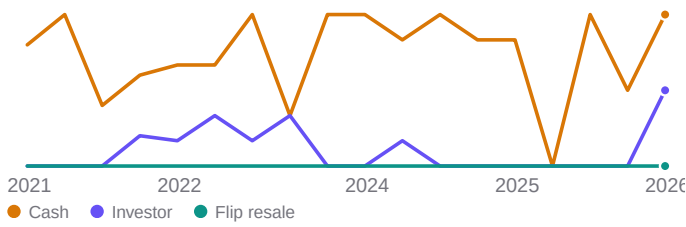
0.4%



BUYERS & OUTCOMES

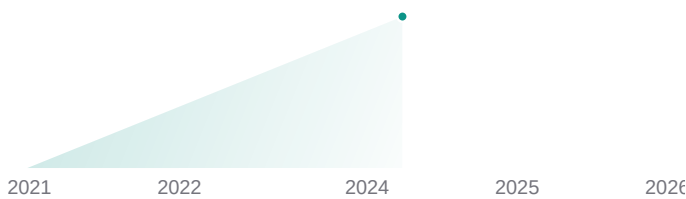
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



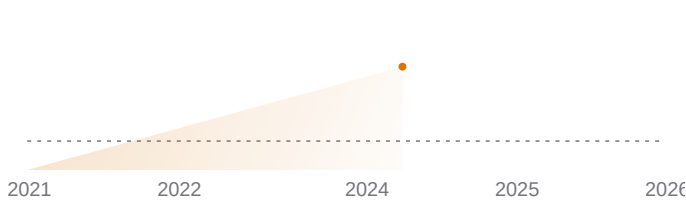
Sellers who sold at a gain

100%

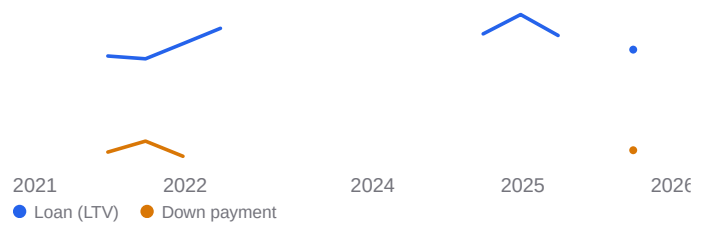


Median annualized return at resale

+8.7%

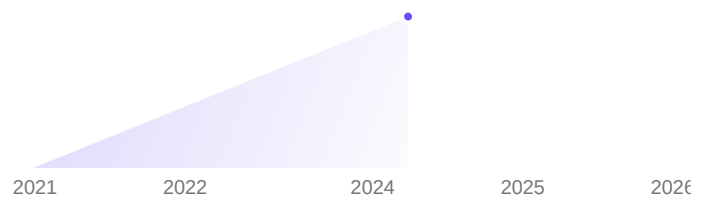


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



Typical hold before selling

16.7 yrs



HOUSING STOCK

Homes	1,346
Median value (AVM)	\$48K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1925
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	2.1%
Owner occupied	55%
Company owned	6.9%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	2,621
Density	17 / mi²
Median household income	\$39K
Average household income	\$56K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	45
Homes occupied	75%
Bachelor's or higher	12%
Poverty rate	25.2%
Unemployment	0.8%
Average temp	48°F
Annual precip	57 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.