

# Mill Creek 26280

ZIP code · WV · West Virginia > Randolph County > Mill Creek

**SELLER'S MARKET**

**\$80K**

MEDIAN SALE PRICE

**10**

SALES (12 MO)

**\$128K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

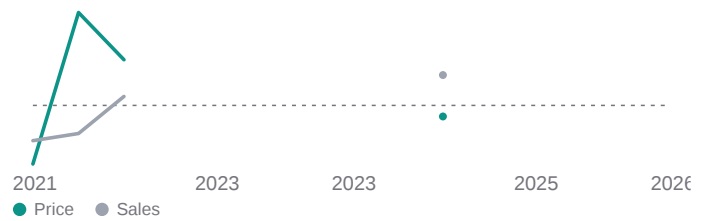
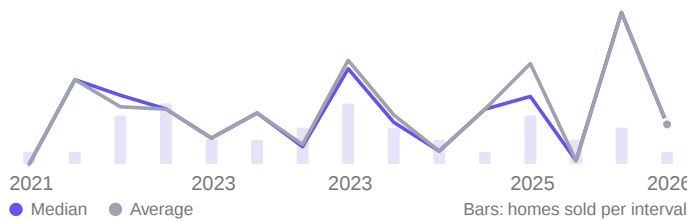
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$80K · Average \$80K

Growth (year over year)

Price -15.8% · Sales +42.9%

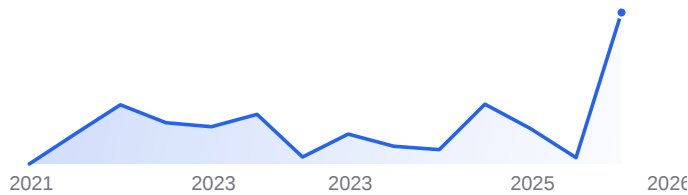


Price per square foot

\$239/ft²

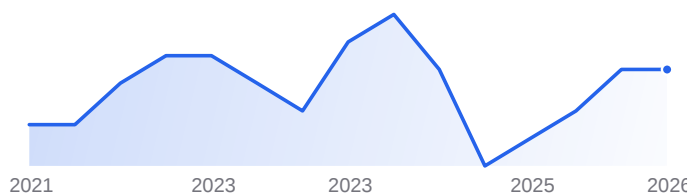
Sale premium vs estimated value

+251.1%



Annual turnover (share of homes sold)

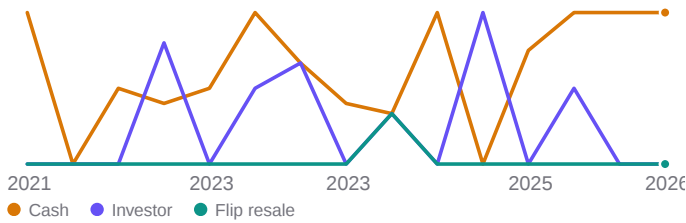
1.4%



## BUYERS & OUTCOMES

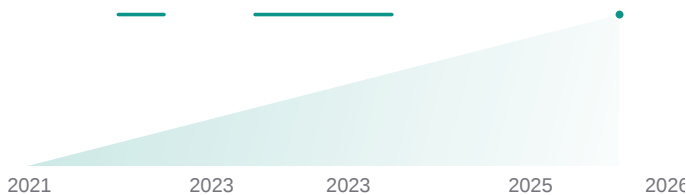
### Buyer mix

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



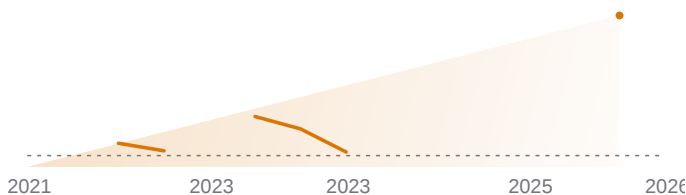
### Sellers who sold at a gain

100%

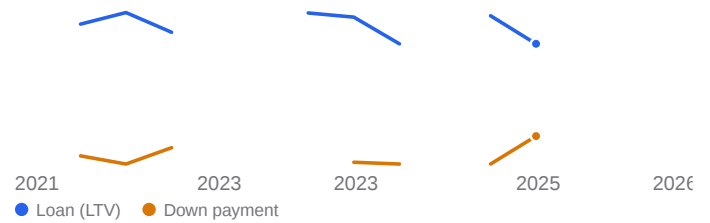


### Median annualized return at resale

+69.2%

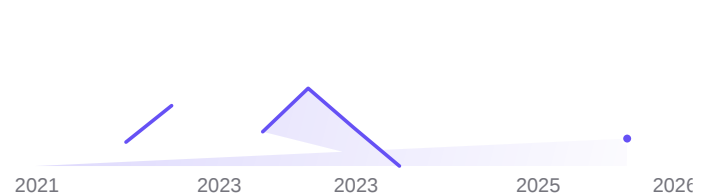


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

2.6 yrs



## HOUSING STOCK

|                    |                       |
|--------------------|-----------------------|
| Homes              | 731                   |
| Median value (AVM) | \$128K                |
| Median size        | 1,400 ft <sup>2</sup> |
| Median bedrooms    | 3                     |
| Median year built  | 1965                  |
| Single family      | 65%                   |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 87%     |
| Underwater (LTV 125% or more) | 0.9%    |
| Owner occupied                | 63%     |
| Company owned                 | 2.7%    |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 8.5 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>1,393</b>    |
| Density                          | <b>16 / mi²</b> |
| Median household income          | <b>\$54K</b>    |
| Average household income         | <b>\$63K</b>    |
| Crime index (US avg 100)         | <b>158</b>      |
| Air pollution index (US avg 100) | <b>99</b>       |
| Earthquake index (US avg 100)    | <b>39</b>       |
| Homes occupied                   | <b>83%</b>      |
| Bachelor's or higher             | <b>4%</b>       |
| Poverty rate                     | <b>19.9%</b>    |
| Unemployment                     | <b>0.8%</b>     |
| Average temp                     | <b>47°F</b>     |
| Annual precip                    | <b>58 in</b>    |
| Sunshine                         | <b>40%</b>      |

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.