

Montrose 26283

ZIP code · WV · West Virginia > Randolph County > Montrose

STRONG BUYER'S MARKET

\$92K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



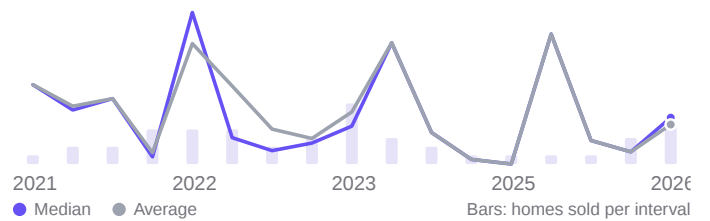
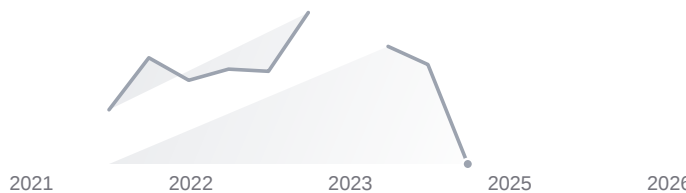
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

12 / 100

Sale prices

Median \$110K · Average \$96K

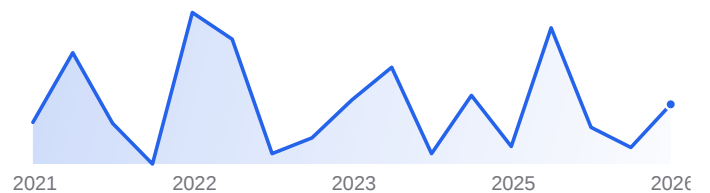
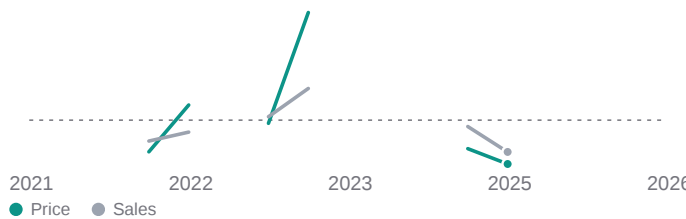


Growth (year over year)

Price -92.0% · Sales -66.7%

Price per square foot

\$94/ft²

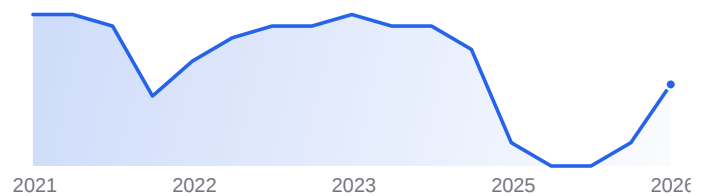
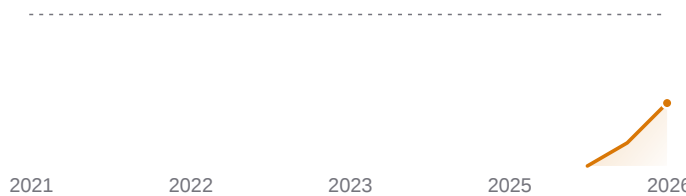


Sale premium vs estimated value

-35.4%

Annual turnover (share of homes sold)

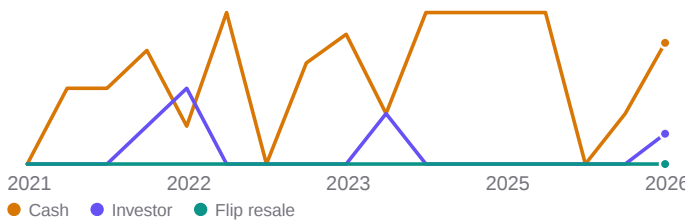
1.2%



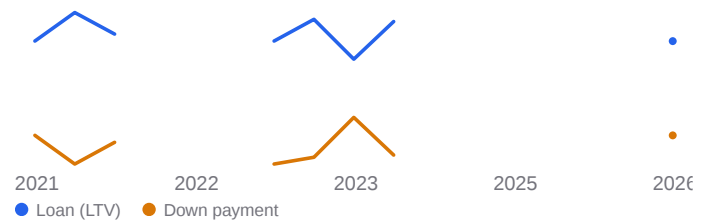
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 20% · Flip resale 0%

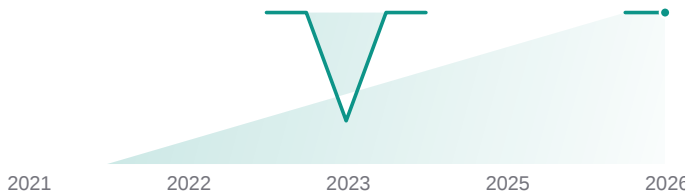


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain

100%



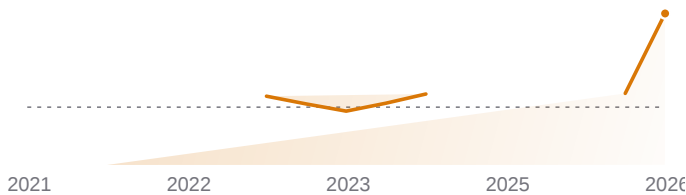
Typical hold before selling

2.8 yrs



Median annualized return at resale

+60.5%



HOUSING STOCK

Homes	842
Median value (AVM)	\$189K
Median size	1,396 ft²
Median bedrooms	3
Median year built	1982
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	0.7%
Owner occupied	51%
Company owned	3.0%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	2,547
Density	43 / mi ²
Median household income	\$57K
Average household income	\$67K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	37
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	49°F
Annual precip	51 in
Sunshine	40%

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.