

Independence 26374

ZIP code · WV · West Virginia > Preston County

BUYER'S MARKET

\$156K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



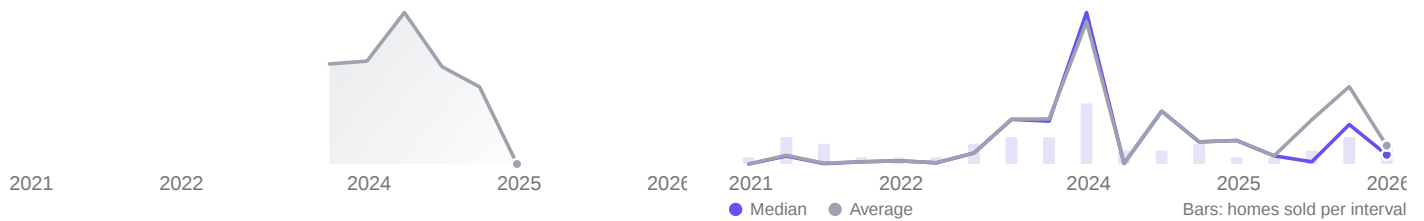
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$72K · Average \$121K

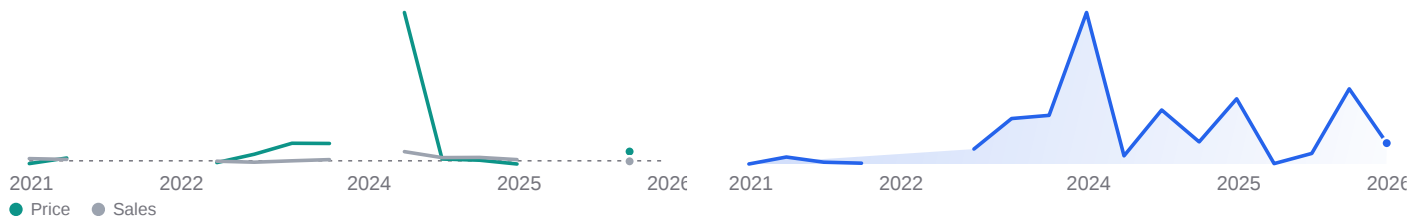


Growth (year over year)

Price +252.3% · Sales -14.3%

Price per square foot

\$65/ft²

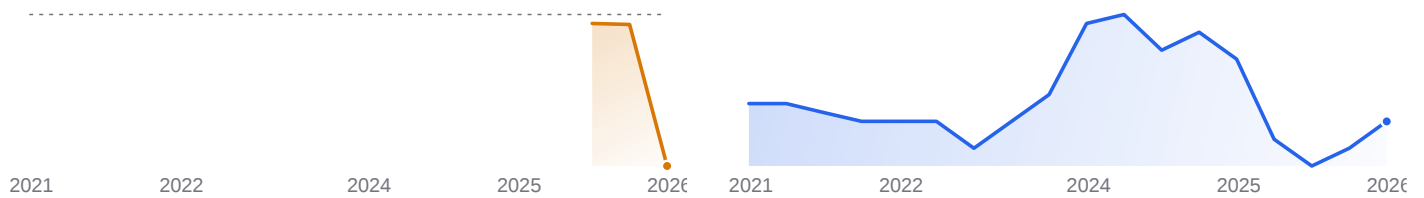


Sale premium vs estimated value

-46.8%

Annual turnover (share of homes sold)

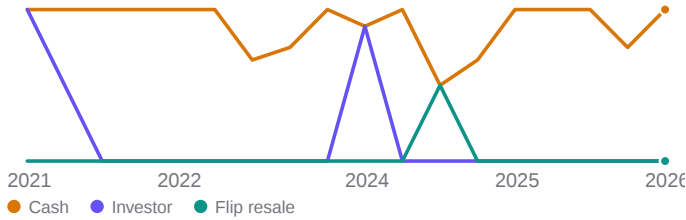
1.2%



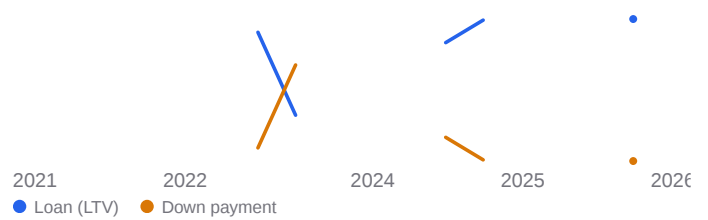
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



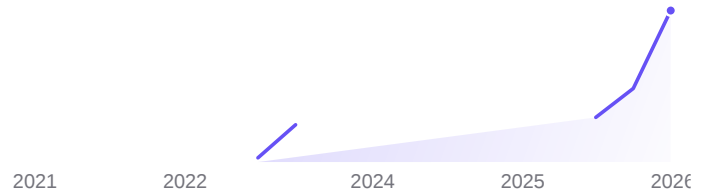
Sellers who sold at a gain

0%



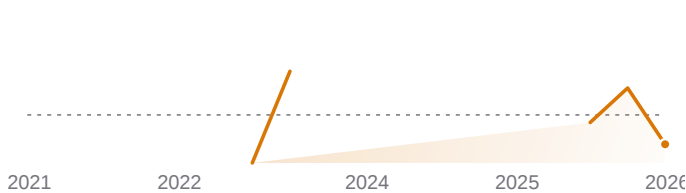
Typical hold before selling

14.1 yrs



Median annualized return at resale

-6.7%



HOUSING STOCK

Homes	758
Median value (AVM)	\$249K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1980
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	4.6%
Median loan-to-value	0%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	1,920
Density	57 / mi²
Median household income	\$68K
Average household income	\$90K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	33
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	10.9%
Unemployment	1.0%
Average temp	51°F
Annual precip	49 in
Sunshine	40%

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.