

Philippi 26416

ZIP code · WV · West Virginia > Barbour County > Philippi

BUYER'S MARKET

\$81K

MEDIAN SALE PRICE

22

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



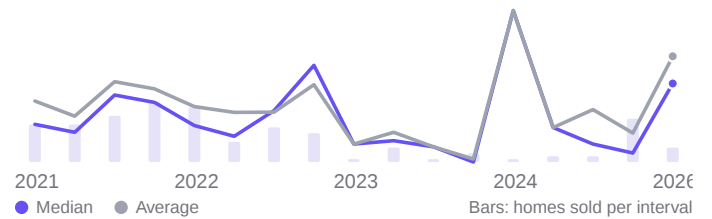
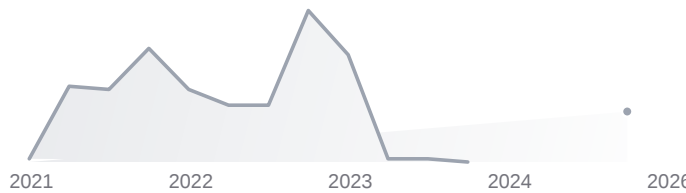
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$160K · Average \$209K

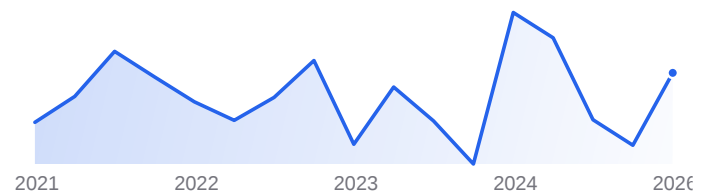
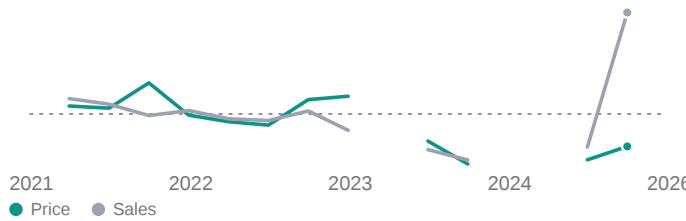


Growth (year over year)

Price -58.9% · Sales +183.3%

Price per square foot

\$90/ft²

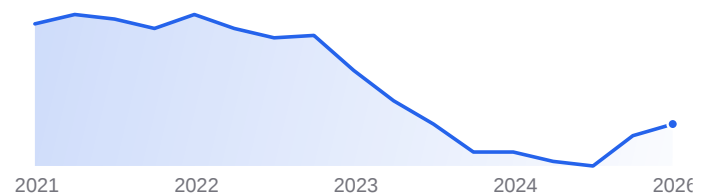
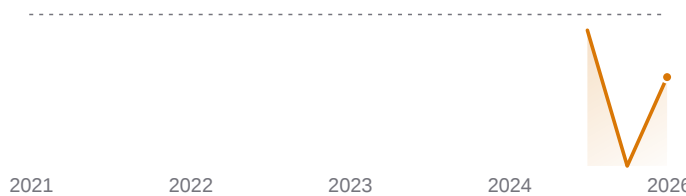


Sale premium vs estimated value

-22.7%

Annual turnover (share of homes sold)

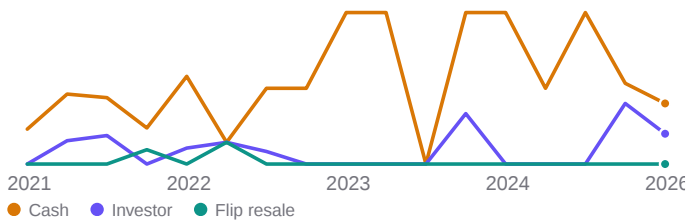
0.7%



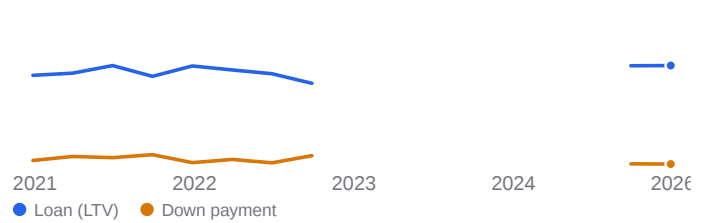
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 20% · Flip resale 0%

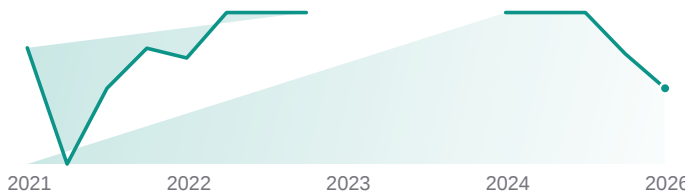


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



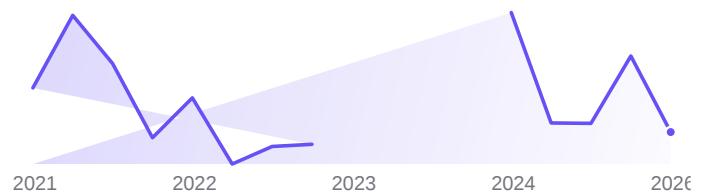
Sellers who sold at a gain

50%



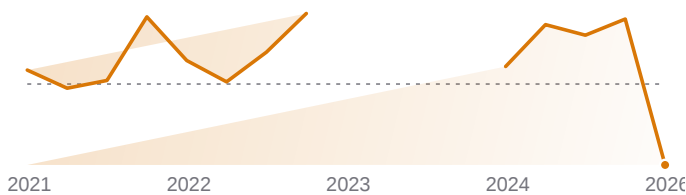
Typical hold before selling

3.7 yrs



Median annualized return at resale

-18.2%



HOUSING STOCK

Homes	3,122
Median value (AVM)	\$167K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1971
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.1%
Owner occupied	67%
Company owned	4.7%
Median loan-to-value	8%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	6,255
Density	64 / mi²
Median household income	\$42K
Average household income	\$65K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	28
Homes occupied	85%
Bachelor's or higher	10%
Poverty rate	22.0%
Unemployment	1.2%
Average temp	51°F
Annual precip	50 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.