

Salem 26426

ZIP code · WV · West Virginia > Harrison County > Salem

SELLER'S MARKET

\$137K

MEDIAN SALE PRICE

+253.0%

1-YR CHANGE

55

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

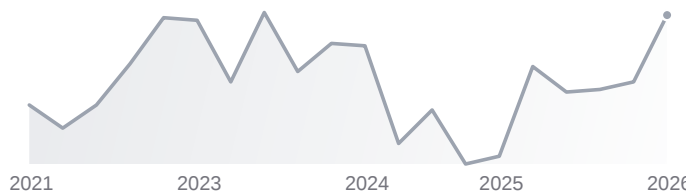
Seller's market · 65 / 100



MARKET TRENDS (5 YEARS)

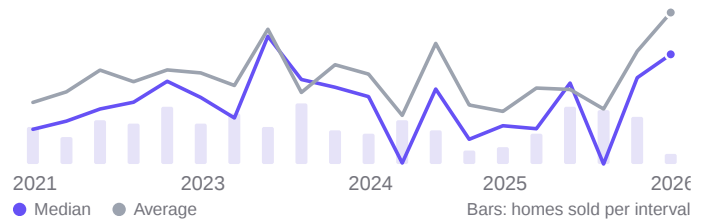
Market temperature (0–100)

65 / 100



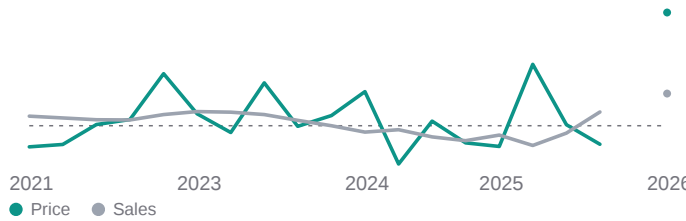
Sale prices

Median \$149K · Average \$195K



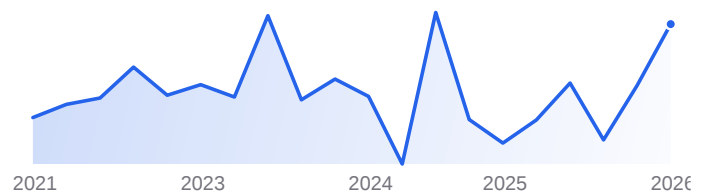
Growth (year over year)

Price +253.0% · Sales +71.9%



Price per square foot

\$106/ft²



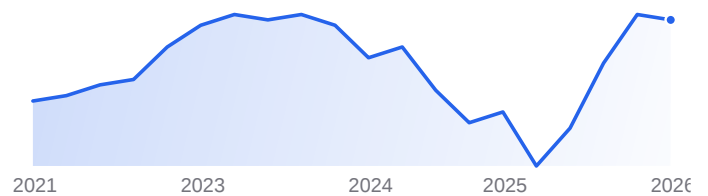
Sale premium vs estimated value

-23.0%



Annual turnover (share of homes sold)

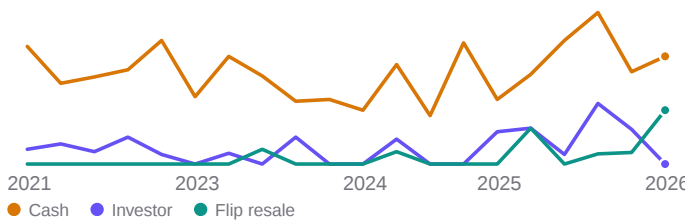
1.9%



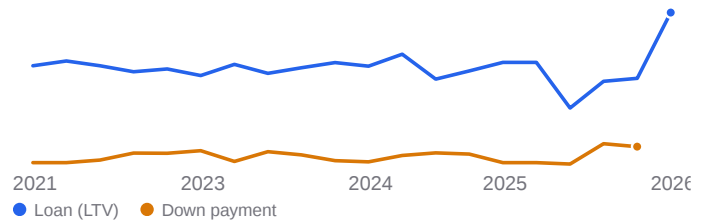
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 33%

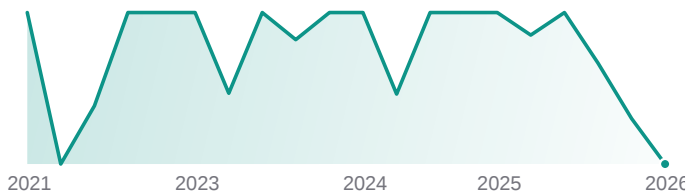


Financing (share of purchase price) Loan (LTV) 146% · Down payment 17%



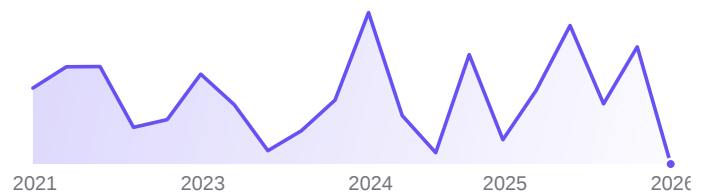
Sellers who sold at a gain

0%



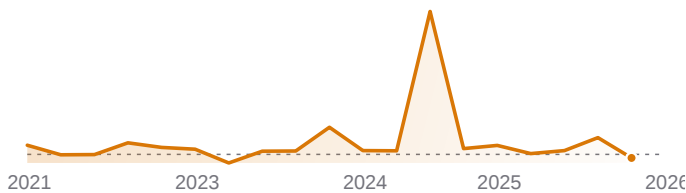
Typical hold before selling

0.9 yrs



Median annualized return at resale

-3.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,876
Median value (AVM)	\$131K
Median size	1,389 ft²
Median bedrooms	3
Median year built	1960
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.8%
Owner occupied	64%
Company owned	6.5%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	5,377
Density	57 / mi²
Median household income	\$59K
Average household income	\$77K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	28
Homes occupied	84%
Bachelor's or higher	12%
Poverty rate	10.3%
Unemployment	1.0%
Average temp	52°F
Annual precip	47 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.