

Morgantown 26501

ZIP code · WV · West Virginia > Monongalia County > Morgantown

BALANCED MARKET

\$268K

MEDIAN SALE PRICE

+32.3%

1-YR CHANGE

231

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

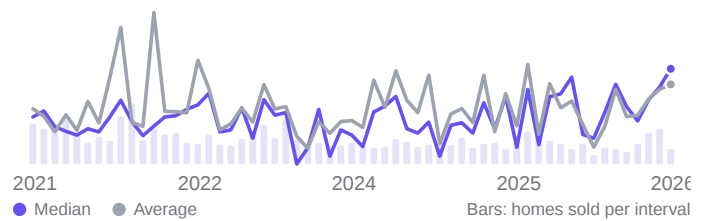
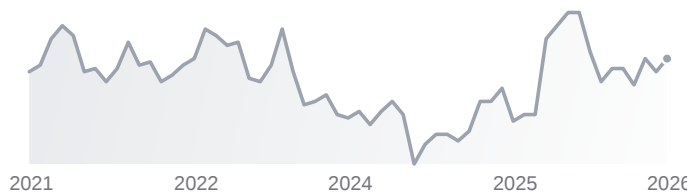
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$293K · Average \$269K

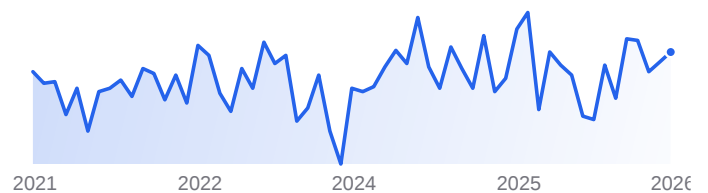
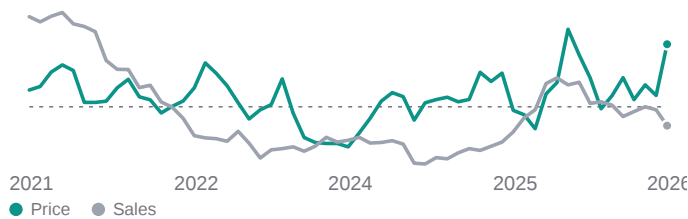


Growth (year over year)

Price +32.3% · Sales -9.8%

Price per square foot

\$152/ft²

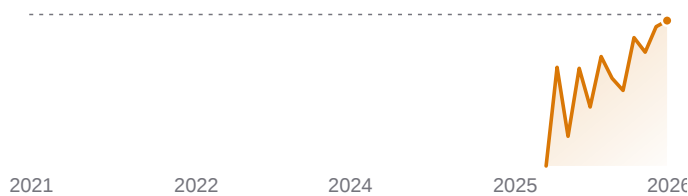


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

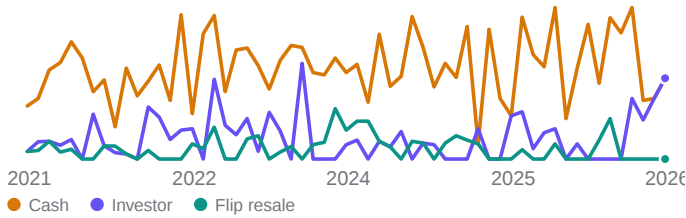
3.0%



BUYERS & OUTCOMES

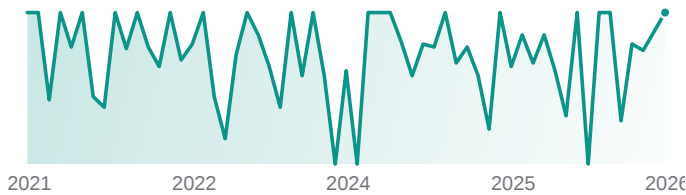
Buyer mix

Cash 27% · Investor 27% · Flip resale 0%



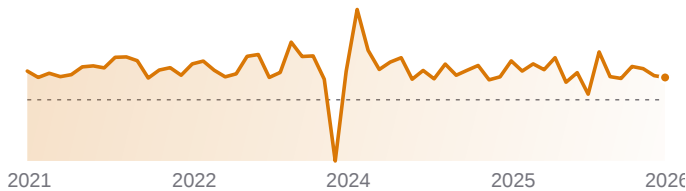
Sellers who sold at a gain

100%

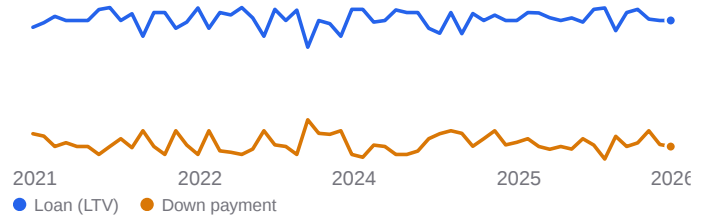


Median annualized return at resale

+3.6%

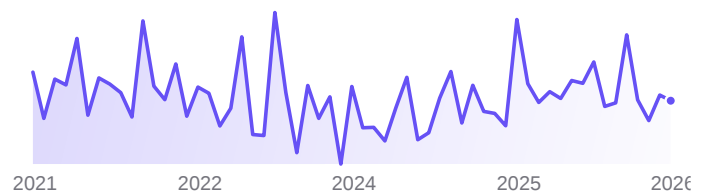


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,794
Median value (AVM)	\$226K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1954
Single family	76%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	12%
Median loan-to-value	44%

Typical ownership tenure

6.4 yrs

COMMUNITY

Population	19,914
Density	330 / mi²
Median household income	\$66K
Average household income	\$89K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	21%
Poverty rate	19.3%
Unemployment	1.0%
Average temp	52°F
Annual precip	44 in
Sunshine	40%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.