

Kingwood 26537

ZIP code · WV · West Virginia > Preston County > Kingwood

STRONG BUYER'S MARKET

\$124K

MEDIAN SALE PRICE

-43.0%

1-YR CHANGE

44

SALES (12 MO)

\$218K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



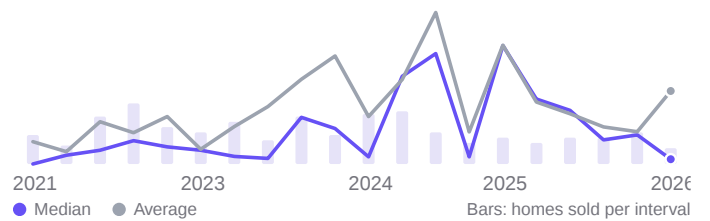
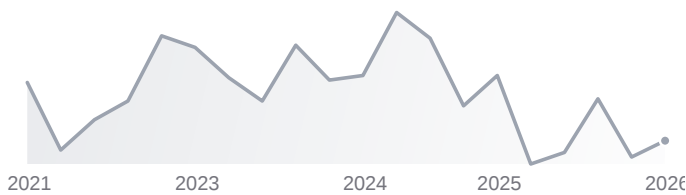
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

16 / 100

Sale prices

Median \$86K · Average \$190K

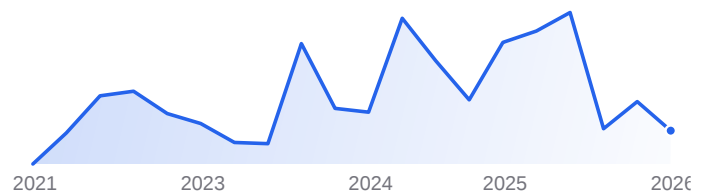
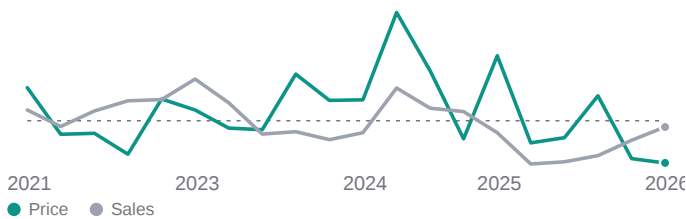


Growth (year over year)

Price -43.0% · Sales -6.4%

Price per square foot

\$61/ft²

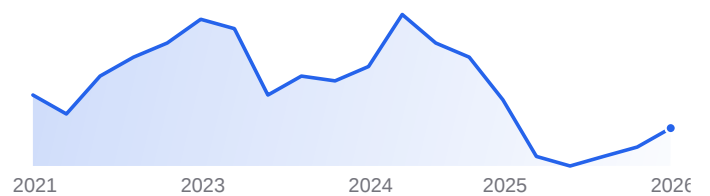


Sale premium vs estimated value

-50.7%

Annual turnover (share of homes sold)

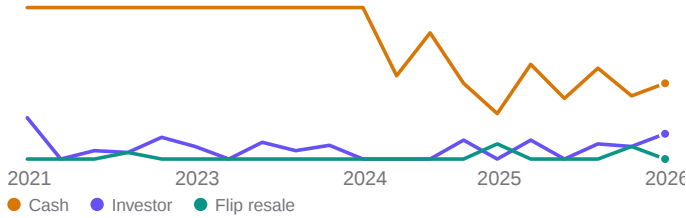
1.9%



BUYERS & OUTCOMES

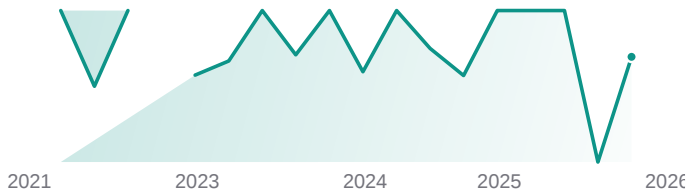
Buyer mix

Cash 50% · Investor 17% · Flip resale 0%



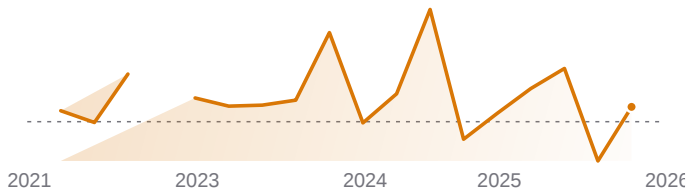
Sellers who sold at a gain

69%

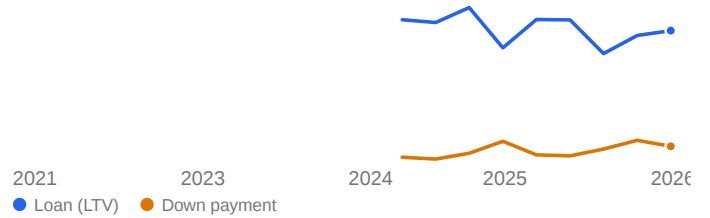


Median annualized return at resale

+4.4%

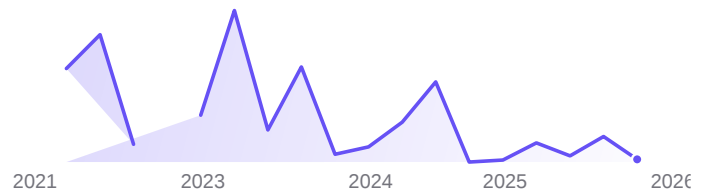


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,365
Median value (AVM)	\$218K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1973
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	92%
Underwater (LTV 125% or more)	0.4%
Owner occupied	81%
Company owned	4.7%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	5,623
Density	124 / mi²
Median household income	\$64K
Average household income	\$74K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	28
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	9.7%
Unemployment	1.0%
Average temp	49°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.