

Reedsville 26547

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

BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

-35.0%

1-YR CHANGE

19

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



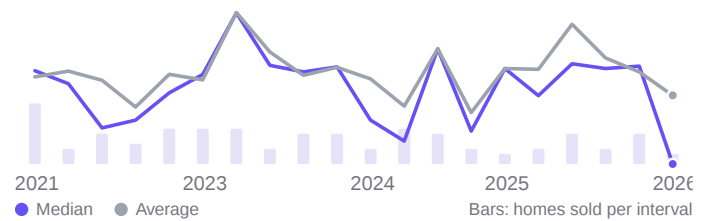
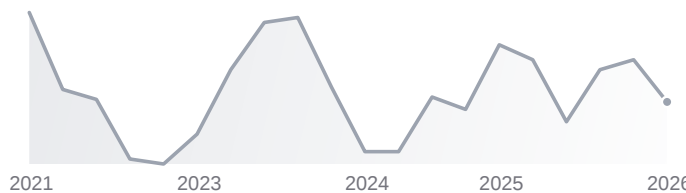
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$25K · Average \$143K

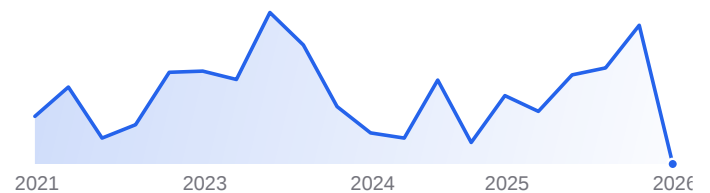
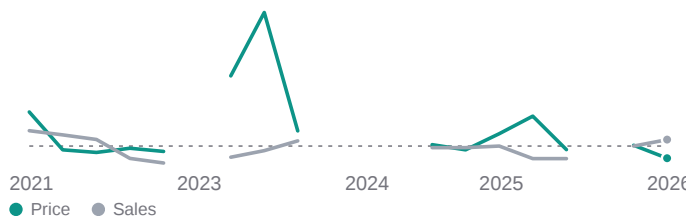


Growth (year over year)

Price -35.0% · Sales +18.8%

Price per square foot

\$26/ft²



Sale premium vs estimated value

-75.3%

Annual turnover (share of homes sold)

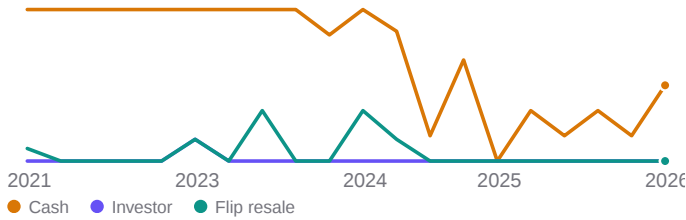
1.5%



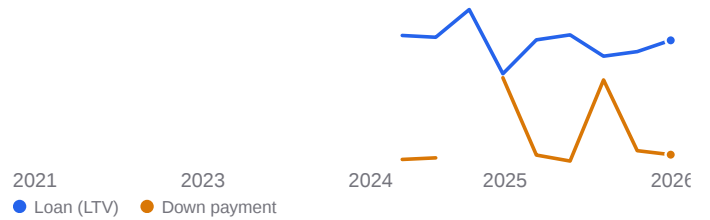
BUYERS & OUTCOMES

Buyer mix

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

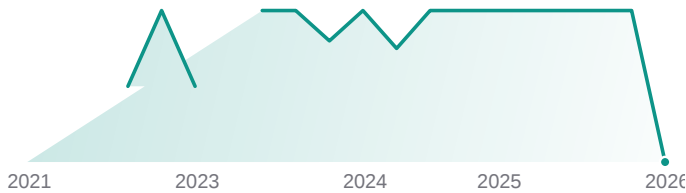


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.0%



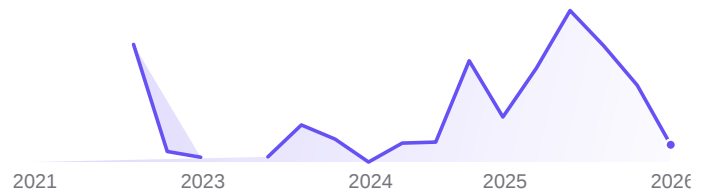
Sellers who sold at a gain

0%



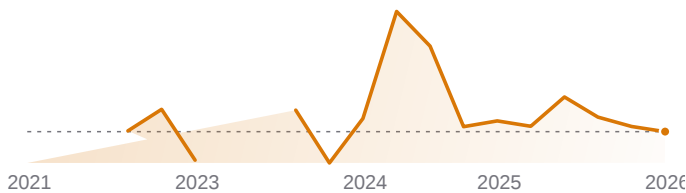
Typical hold before selling

2.1 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	1,289
Median value (AVM)	\$253K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1986
Single family	73%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	92%
Underwater (LTV 125% or more)	0.8%
Owner occupied	85%
Company owned	3.9%
Median loan-to-value	0%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	3,031
Density	170 / mi²
Median household income	\$60K
Average household income	\$77K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	29
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	14.0%
Unemployment	1.1%
Average temp	50°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.