

Summersville 26651

ZIP code · WV · West Virginia > Nicholas County > Summersville

BUYER'S MARKET

\$127K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

29

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



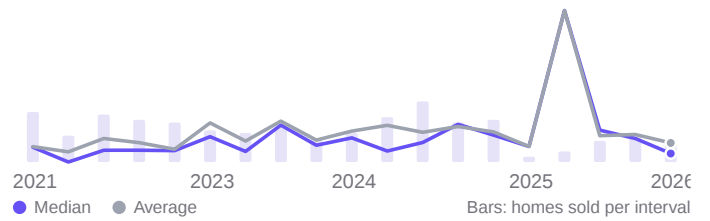
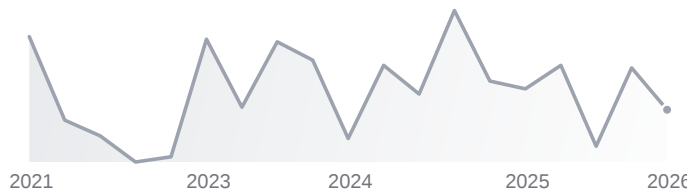
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$86K · Average \$126K

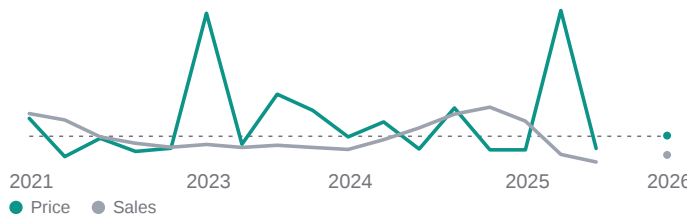


Growth (year over year)

Price +1.3% · Sales -39.6%

Price per square foot

\$119/ft²



Sale premium vs estimated value

-16.3%

Annual turnover (share of homes sold)

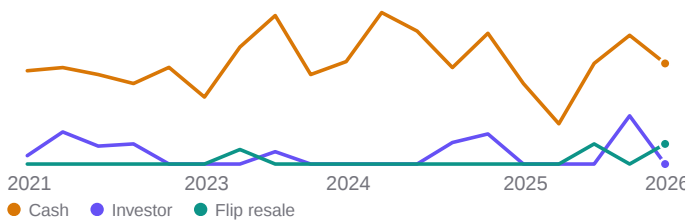
0.7%



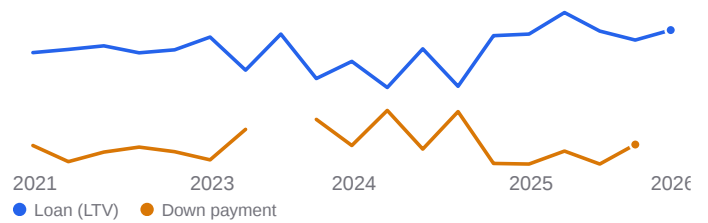
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 0% · Flip resale 13%

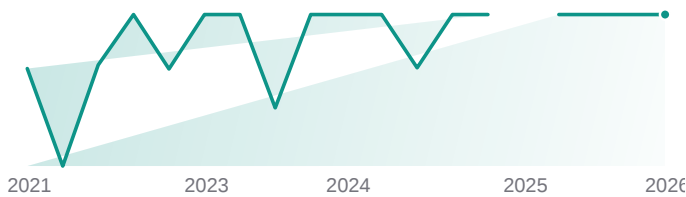


Financing (share of purchase price) Loan (LTV) 103% · Down payment 15%



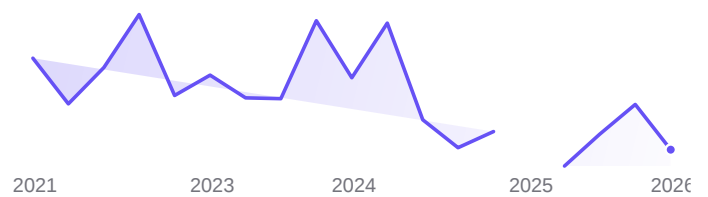
Sellers who sold at a gain

100%



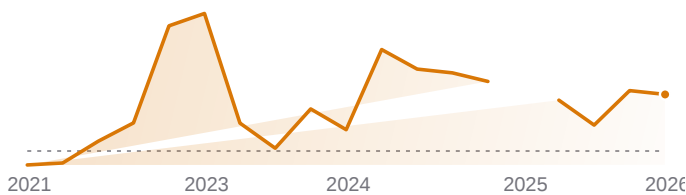
Typical hold before selling

2.8 yrs



Median annualized return at resale

+6.9%



HOUSING STOCK

Homes	4,162
Median value (AVM)	\$184K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1979
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.9%
Owner occupied	62%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	8,452
Density	40 / mi²
Median household income	\$57K
Average household income	\$84K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	42
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	15.6%
Unemployment	1.3%
Average temp	51°F
Annual precip	50 in
Sunshine	45%

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.