

Mount Nebo 26679

ZIP code · WV · West Virginia > Nicholas County

BUYER'S MARKET

\$172K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



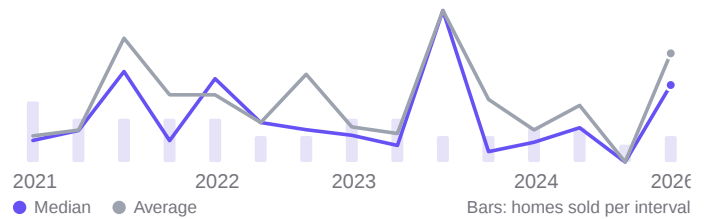
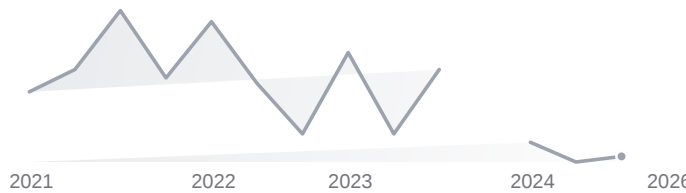
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$221K · Average \$298K

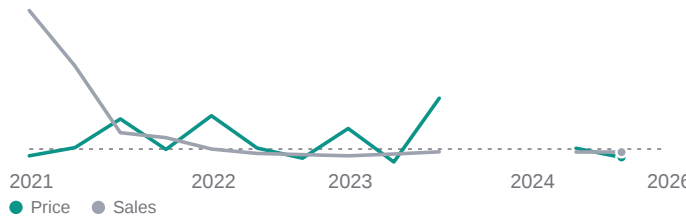


Growth (year over year)

Price -34.4% · Sales -12.5%

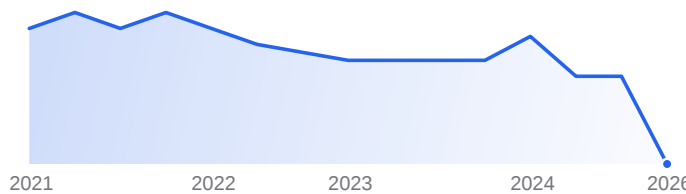
Price per square foot

\$199/ft²



Annual turnover (share of homes sold)

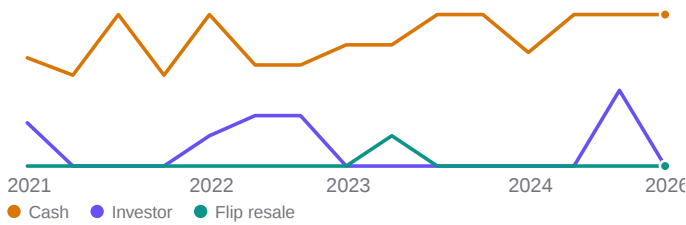
0.3%



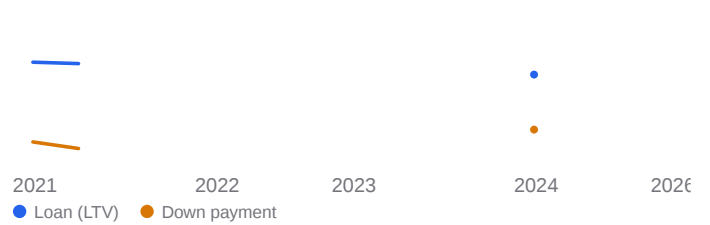
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

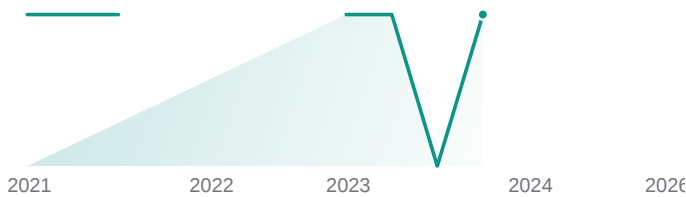


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



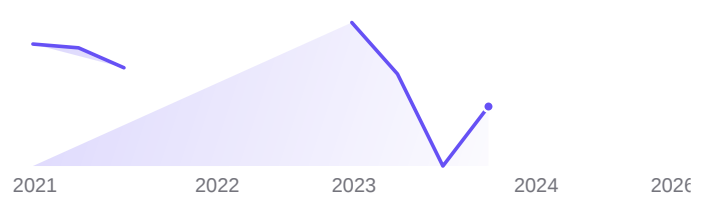
Sellers who sold at a gain

100%



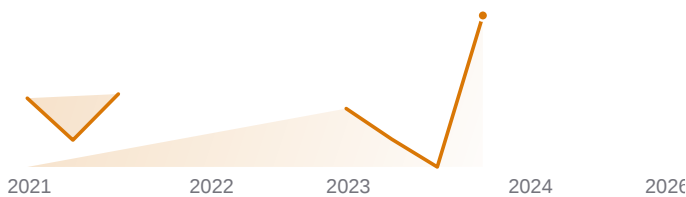
Typical hold before selling

7.8 yrs



Median annualized return at resale

+10.4%



HOUSING STOCK

Homes	1,008
Median value (AVM)	\$152K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1981
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	1.8%
Owner occupied	46%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,004
Density	33 / mi²
Median household income	\$56K
Average household income	\$62K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	54
Homes occupied	81%
Bachelor's or higher	12%
Poverty rate	12.3%
Unemployment	1.4%
Average temp	50°F
Annual precip	51 in
Sunshine	45%

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