

Terra Alta 26764

ZIP code · WV · West Virginia > Preston County > Terra Alta

SELLER'S MARKET

\$305K

MEDIAN SALE PRICE

+141.0%

1-YR CHANGE

58

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

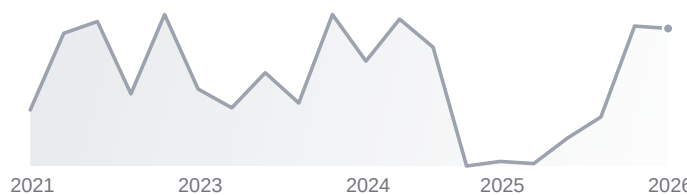
Seller's market · 70 / 100



MARKET TRENDS (5 YEARS)

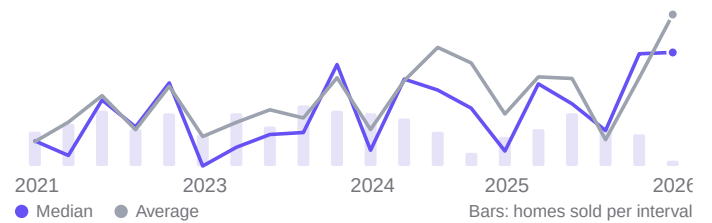
Market temperature (0–100)

70 / 100



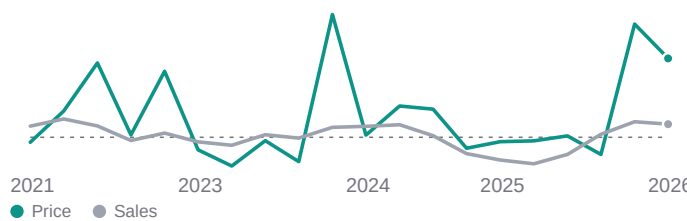
Sale prices

Median \$295K · Average \$367K



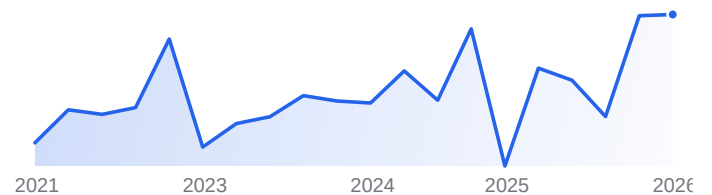
Growth (year over year)

Price +141.0% · Sales +23.4%



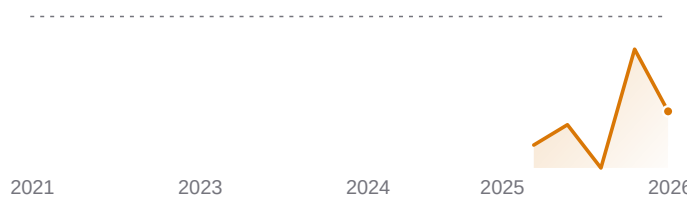
Price per square foot

\$176/ft²



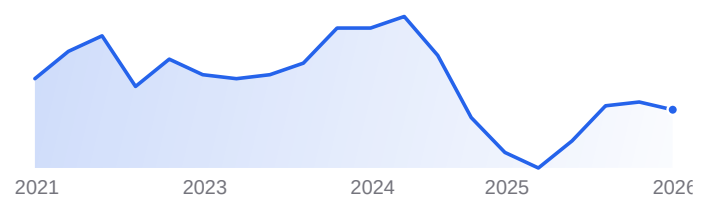
Sale premium vs estimated value

-6.3%



Annual turnover (share of homes sold)

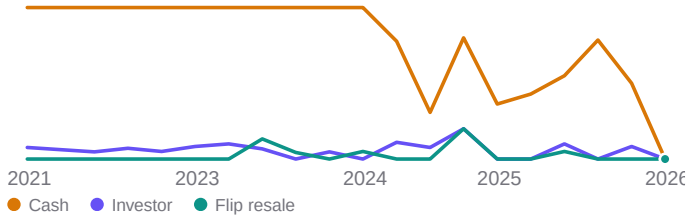
2.4%



BUYERS & OUTCOMES

Buyer mix

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

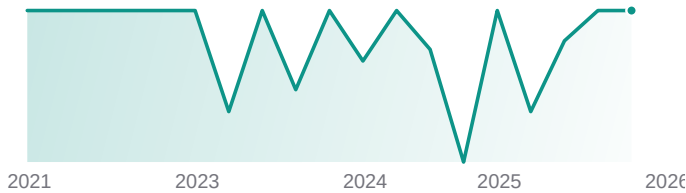


Financing (share of purchase price) Loan (LTV) 75% · Down payment 5.0%



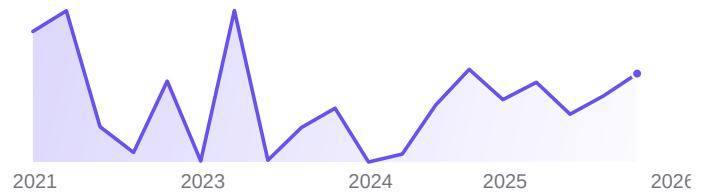
Sellers who sold at a gain

100%



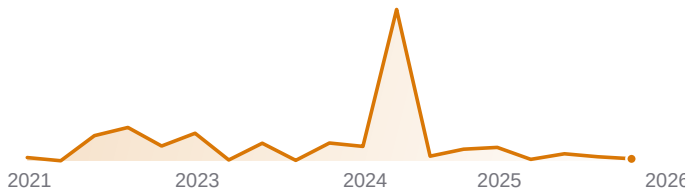
Typical hold before selling

7.7 yrs



Median annualized return at resale

+2.3%



HOUSING STOCK

Homes	2,433
Median value (AVM)	\$189K
Median size	1,534 ft²
Median bedrooms	3
Median year built	1980
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	92%
Underwater (LTV 125% or more)	0.6%
Owner occupied	64%
Company owned	5.4%
Median loan-to-value	0%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	4,350
Density	41 / mi²
Median household income	\$57K
Average household income	\$70K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	29
Homes occupied	78%
Bachelor's or higher	10%
Poverty rate	12.4%
Unemployment	1.2%
Average temp	48°F
Annual precip	54 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.