

# Milam 26838

ZIP code · WV · West Virginia > Hardy County

\$445K

MEDIAN SALE PRICE

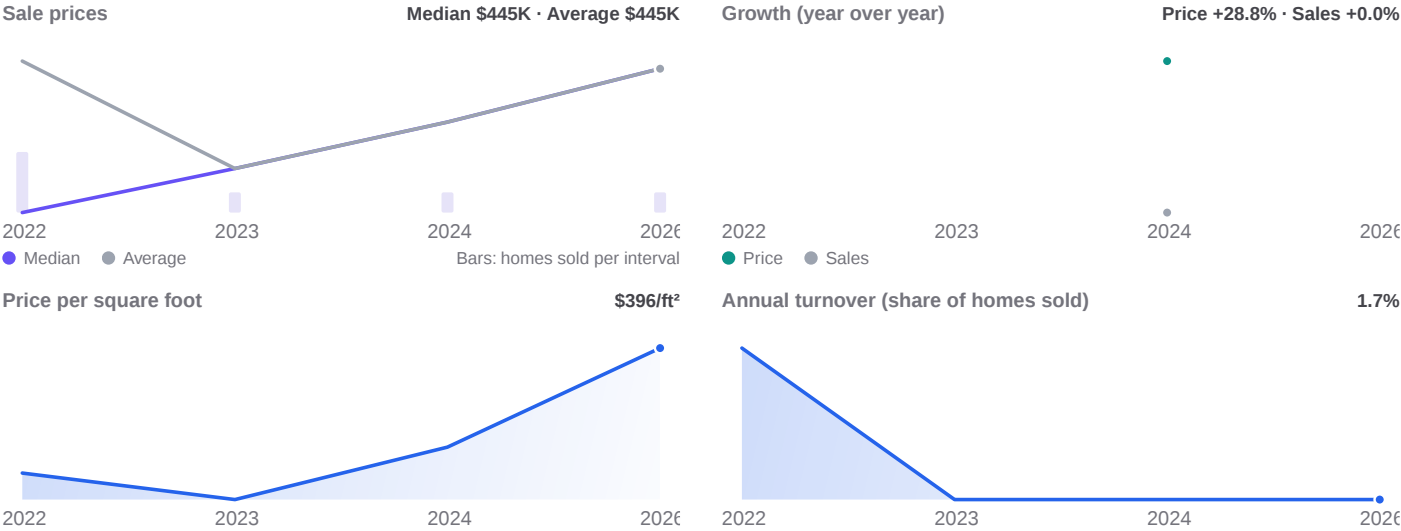
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SALES (12 MO)

\$218K

MEDIAN VALUE (AVM)

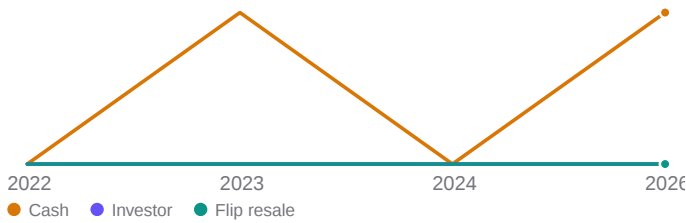
## MARKET TRENDS (5 YEARS)



## BUYERS & OUTCOMES

### Buyer mix

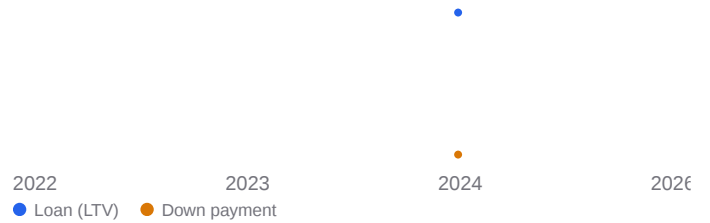
Cash 100% · Investor 0% · Flip resale 0%



### Sellers who sold at a gain

100%

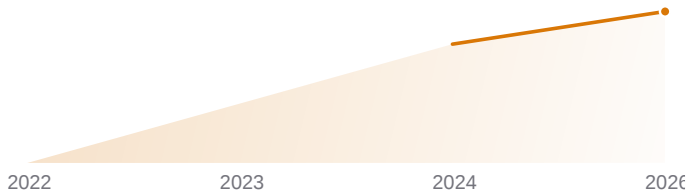
Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



### Typical hold before selling

4.2 yrs

Median annualized return at resale +17.4%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 59        |
| Median value (AVM) | \$218K    |
| Median size        | 1,320 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1990      |
| Single family      | 69%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 84%     |
| Underwater (LTV 125% or more) | 0%      |
| Owner occupied                | 28%     |
| Company owned                 | 17%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 6.2 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 26       |
| Density                          | 13 / mi² |
| Median household income          | \$68K    |
| Average household income         | \$86K    |
| Crime index (US avg 100)         | 78       |
| Air pollution index (US avg 100) | 116      |
| Earthquake index (US avg 100)    | 46       |
| Homes occupied                   | 80%      |
| Bachelor's or higher             | 33%      |
| Poverty rate                     | 18.3%    |
| Unemployment                     | 1.2%     |
| Average temp                     | 52°F     |
| Annual precip                    | 37 in    |
| Sunshine                         | 40%      |

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.