

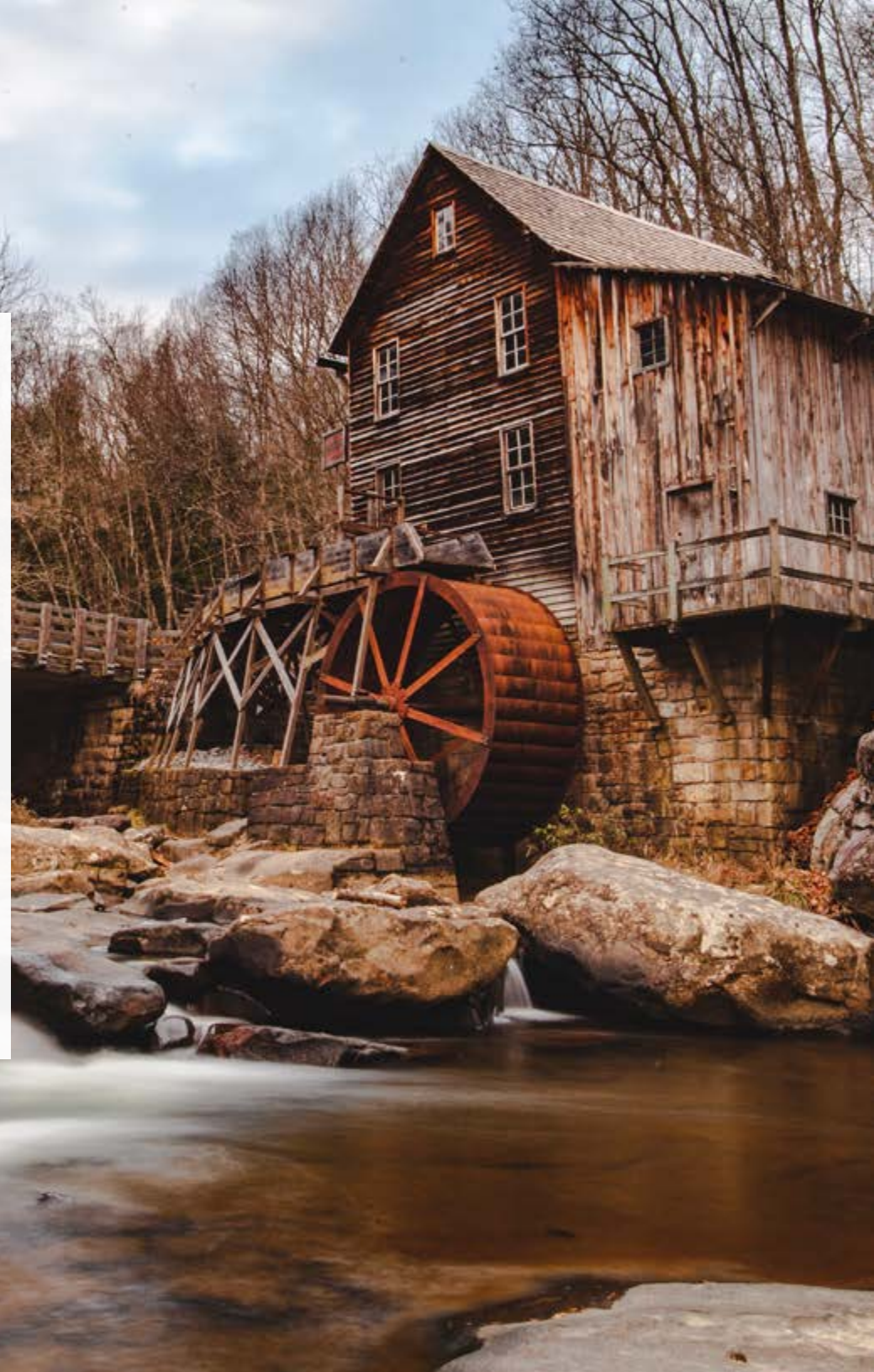
WELCOME TO

# *West Virginia*

AN INTRODUCTION TO  
THE MOUNTAIN STATE

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A REAL ESTATE EBOOK FROM







## INTRODUCING ONE OF THE HOTTEST REAL ESTATE MARKETS:

# *West Virginia*

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As a real estate education company, we make it our duty to explore different markets and uncover what makes them so attractive. For this report, we went to West Virginia to dig deeper into the Mountain State's hot real estate market. One of two states that was formed during the American Civil War, West Virginia was the only state to form after seceding from a Confederate state. West Virginia's appeal certainly isn't flashy, but that's not what's sought out here. A laidback lifestyle tucked away in the Appalachian Mountains is just one of the benefits that West Virginians enjoy.



# Top 5 Markets in West Virginia

## #5: WINFIELD

Winfield is a small town in Putnam County with a population of [2,332 residents](#). Located on a bend of the Kanawha River, residents of Winfield enjoy a suburban lifestyle with access to recreational activities on the river. Residents rave about the neighborly feel and friendliness throughout the community.

*Local  
tip:*

Want to eat like a local? Wake up early and head over to [Tudor's Biscuit World](#), a local gem for breakfast that has a packed parking lot every morning. Whether you're feeling sweet or savory, there's a biscuit on the menu with your name on it.

The [median home value in Winfield](#) is \$200,847, which is a 3.7% increase from the previous year.



## #4: BRIDGEPORT

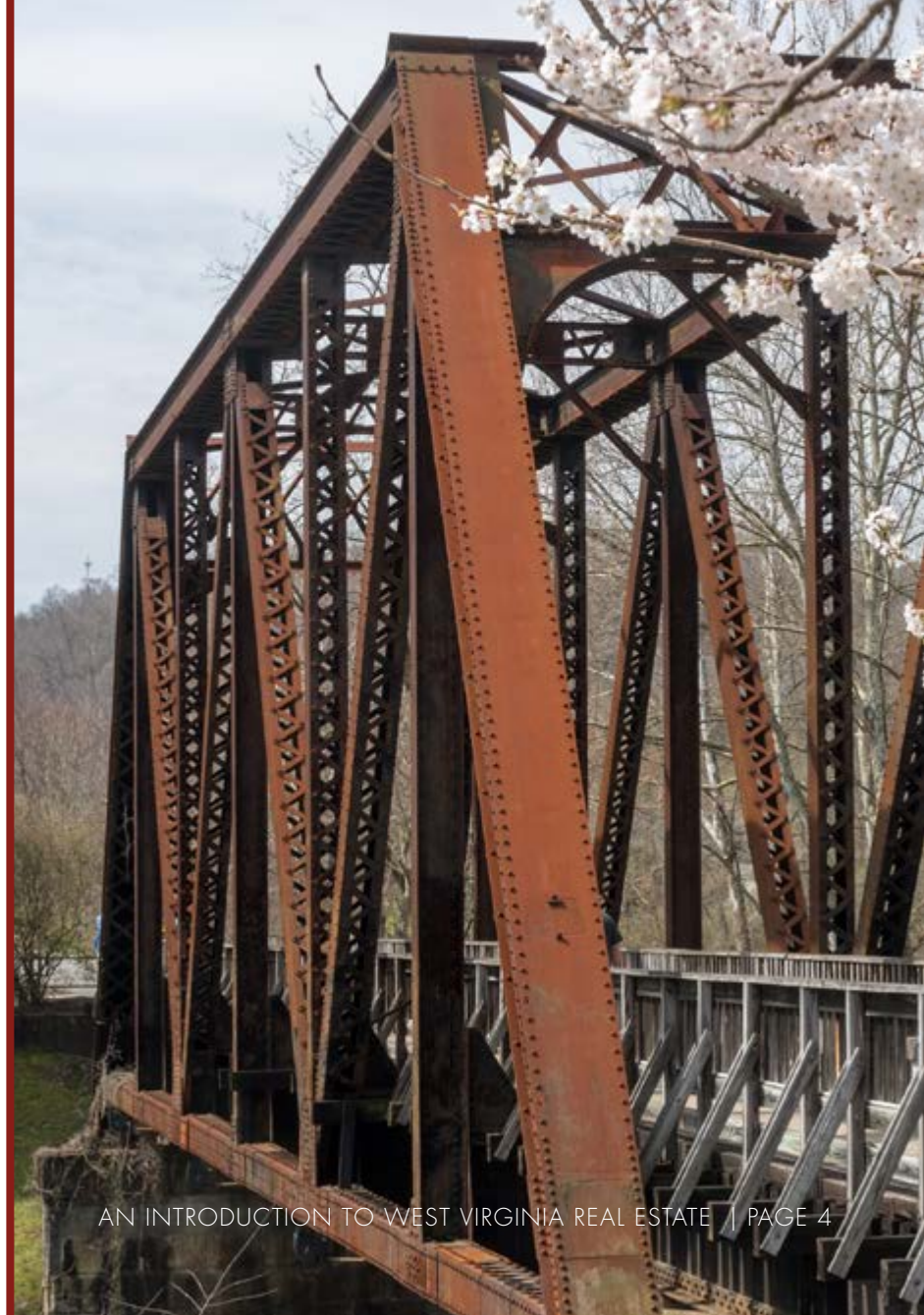
Bridgeport is a smaller town in Harrison County perfect for artists at heart. With a population of [8,842 citizens](#), residents pride themselves on the safe, open, and genial community they have created here. They also enjoy a diverse spread of small businesses, such as [The Starving Artist Studio](#) and [Artworks](#), crafted by the creative community in town. The city draws West Virginians from across the state to enjoy communal gathering spots like the [Meadowbrook Mall](#) and [Pete Dye Golf Club](#).

### Local tip:

*If you're feeling peckish, head over to [Oliverio's Ristorante](#), a beloved Italian restaurant that's been a staple in the community since 1965. Their distinctive menu includes everything from traditional Italian recipes to new-age twists of flavor.*

The [median home value in Bridgeport](#) is \$213,402 which is a 5.2% increase from the previous year.

## Top 5 Markets in West Virginia





“The sun doesn’t always  
shine in West Virginia,  
**but the people do.”**

*– Richard Ojeda, Former West Virginia Senator*





## Top 5 Markets in West Virginia

### #3: STAR CITY

Star City is an endearing city with small-town charm as it's home to just over [2,000 residents](#). This town is located in Monongalia County and follows the flow of the Monongahela River. Residents enjoy a myriad of recreational water activities, hiking trails, and well-maintained green spaces in this lovely slice of West Virginia.

*Local  
tip:*

To get the authentic Star City experience, check out [Terra Cafe](#), a relaxed eatery that's known for making everything in-house. Grab a sandwich or salad that incorporates local ingredients for some delicious homegrown flair.

The [median home value in Star City](#) is \$164,779, which is a 5.1% decline from the previous year.



## Top 5 Markets in West Virginia

### #2: MORGANTOWN

Down the river from Star City, Morgantown is one of the largest cities in the state with just over [30,000 residents](#). Home to [West Virginia University](#), there are a number of related activities that everyone can enjoy, from the [University Art Museum](#) to [Nath Sculpture Garden](#) to the [WVU Core Arboretum](#) and beyond.

*Local  
tip:*

For a real Mountaineer experience, visit [Pies & Pints](#) to enjoy local craft beers and artisan pizza. With over 20 beers on tap, there are plenty of varieties to explore. Signature pies like the Baja Bean and Thai invite you off the beaten path to try unique flavors.

The [median home value in Morgantown](#) is \$222,217, which is a 2.1% increase from the previous year.



## Top 5 Markets in West Virginia

### #1: CHEAT LAKE

Cheat Lake is a metro suburb of east Morgantown located on a lake which is fed by the Monongahela River and flows into the Cheat River. It's a small town with an affluent population comprising [9,540 residents](#) who enjoy their lives on the water. With a suburban-community feel, [Cheat Lake](#) offers residents four A-rated schools, a safe community, and clean parks. The lake itself is enjoyed by all, giving these West Virginians plenty of outdoor recreational opportunities.

*Local  
tip:*

*To get the real experience, visit [The Lakehouse](#), a local favorite located on Cheat Lake. Serving up delicious seafood and Italian-inspired dishes, this restaurant encourages their clients to slow down and be present for each bite. This restaurant is a great place to enjoy some time with your family.*

The [median home value in Cheat Lake](#) is \$177,898, which is a 3.2% increase from the previous year.







“In West Virginia,  
**we’re all family.**”

– *Ginger Baker, Drummer of Cream*



# Why West Virginia Real Estate?

With a high demand for real estate, robust economy, and affordable housing, West Virginia markets are some of the best in the country for real estate professionals.

## Quick Stats

YEAR/YEAR MEDIAN HOME PRICES (MAY 2019-MAY 2020):	<b>+5.2%</b>
MEDIAN HOME VALUE:	<b>\$113,578</b>
MEDIAN RENT PRICE:	<b>\$727</b>
AVERAGE DAYS LISTED:	<b>93</b>
HOMES WITH NEGATIVE EQUITY:	<b>13.9%</b>
DELINQUENT MORTGAGES:	<b>1.2%</b>

## MARKET OUTLOOK

West Virginia has the [cheapest housing market](#) in the country, yet home prices continue to rise as inventory decreases and demand increases. The Mountain State is now welcoming new residents from across the country who are drawn to its natural beauty and cost-effective properties. Now is the time for sellers to cash in on the high demand, especially as clients begin to look for housing outside of urban areas. The [median home price in the state](#) is lower than the national average, which is fantastic for buyers. Zillow sees West Virginia as a seller's market, and homes are forecasted to increase in equity.



# THERE'S NEVER A BETTER TIME TO BECOME A

# *West Virginia Real Estate Agent*

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West Virginia's small communities and distinctive Appalachian roots draw in thousands of outdoorsy tourists every year for short visits, but there are plenty who fall in love with the backwoods and consider it a future home. Did you know that there were **over 74,645 West Virginia properties sold in Q1 of 2021**, with some properties selling for more than \$1,000,000? When you consider that *Indeed.com* reports **the average full-time real estate agent in West Virginia makes around \$94,123**, it's obvious that there's never been a better time to become a Mountain State real estate agent.

If you want to learn more about how you can easily get your license and join the ranks of West Virginia real estate agents, visit us at **[TheCEShop.com/West-Virginia/WV-real-estate](https://TheCEShop.com/West-Virginia/WV-real-estate)**. There you'll be able to find out how The CE Shop can help you achieve your career goals through our award-winning real estate education.

# About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education through an encyclopedic knowledge of the real estate industry.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, Post-Licensing, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With courses available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

