

SUMMARY OF SIGNIFICANT SALES

Sale	Source Ref	Street Address	City	Date of Sale	Price	Cap Rate	Notes
1	7137391	1340 4th Avenue	Huntington	4/21/2025	\$1,350,000	7.45%	This is a 44 unit apartment building that was approximately 95% occupied at the time of sale. Two story building with exterior unit access.
2	7162256	Roadway Inn	Barboursville	4/17/2025	\$3,525,000	9.12%	This is a 128 room hotel built in 1986 and renovated in 2017.
3	7142782	1290 Edwin Miller Boulevard	Martinsburg	4/2/2025	\$1,200,000	8.00%	A 7,000 sf single-tenant retail building. Occupied by Sherwin-Williams.

Average Capitalization Rate

8.19%

Average Days on Market

287

Average Sales Price

\$2.03MM

HISTORIC TRENDS

	2022	2023	2024	Prior Quarter	This Quarter
Average Cap Rate	11.39%	8.15%	8.73%	10.35%	8.19%
Average Days on Market	469	299	157	125	287
Average Sales Price	\$1,699,750	\$3,398,186	\$6,989,290	\$591,000	\$2,025,000

MARKET INSIGHTS

WV has few non-residential transactions when compared to other states. The data reported above illustrate the general variability within the WV real estate market. The market doesn't always behave in predictable ways. The difference in capitalization rates illustrates the impact risk has on different property types. Sale three shows the decreased risk in purchasing a property with a long term tenant already in place. The difference in capitalization rates between sales one and two demonstrates the increased risk in an operating hotel over a long-term apartment building. The average days on market reflects the days on market for Sale three only; Sales one and two did not report days on market.



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Disclaimers

The information presented herein is based on data reported in CoStar. We have not verified the data. Triple-net leased properties were excluded from our analysis. Only sales with reported sales prices were included. *WV Cap Rate Review* is a publication of Borris Professional Services doing business as *Vandalia Real Estate*. The information contained herein is not designed to be, and shall not be construed as, an appraisal or as an opinion of value. The information is provided without warranty. Borris Professional Services, LLC does not assume any liability for errors or omissions.