

An aerial photograph of a historic town in West Virginia, featuring numerous red brick buildings, a prominent church steeple, and a mix of green and autumn-colored trees. The image is overlaid with a semi-transparent dark grey rectangle containing white and yellow text.

REAL ESTATE INVESTMENT

**FORECASTS FOR THE EASTERN PANHANDLE REGION OF
WEST VIRGINIA**



PROJECT

REAL ESTATE FORECASTS

FOR THE **EASTERN PANHANDLE REGION** OF **WEST VIRGINIA**

DATE

31-JULY-2019

CLIENT

BLUE RIDGE INVESTMENTS

ANALYSIS CRITERIA

5-YEAR RETURN ON INVESTMENT

Definition of Best

Highest Return on Investment (ROI) after a 5-year period.

Why?

The 5yr period was chosen as an appropriate amount of time for a rural-area real-estate investment.

Limitations

This analysis only considers property value
(no assessment was made pertaining to potential rental income or other income generated through property use)

THE BEST AND THE WORST

RESULTS OF TIME-SERIES MODELING

BEST

Population centers along Interstate 81

- Interstate 81 is the main thoroughfare in the region.
- Highest forecasted 5yr ROIs occur in population centers along the interstate.



WORST

Rural towns with limited highway access

- Jefferson County, WV

THE BEST AND THE WORST

RETURN ON INVESTMENT FORECASTS

BEST

City		ROI 5yr	ROI 1yr
Martinsburg, WV	25404	29.9%	5.3%
Keedysville, MD	21756	27.3%	5.2%
Hagerstown, MD	21740	23.2%	5.1%
Winchester, VA	22601	22.2%	5.3%
Hagerstown, MD	21742	20.5%	4.8%

WORST

City		ROI 5yr	ROI 1yr
Middletown, VA	22645	5.5%	-1.7%
Shepherdstown, WV	25443	4.9%	-2.5%
Harpers Ferry, WV	25425	4.2%	-2.7%
Charles Town, WV	25414	0.9%	-3.2%
Kearneysville, WV	25442	-0.7%	-4.2%

WHAT ABOUT A REAL-ESTATE BUBBLE?

RISK / REWARD

2007 Housing Crisis

West Virginia is one of the few states where many regions were unaffected by the 2007 housing market crash.

—however this does not include the eastern panhandle which did experience a real-estate crash at the time.

If a real-estate bubble is a concern, the firm may want to look into investment in WV metro areas that have historically been immune to these greater economic forces.

Best metro area immune to housing bubble

Fairmont, WV is forecasted to have a 5-yr ROI of 21.5% and went completely unaffected by the 2007 housing crash.

THANK YOU

HARPERS FERRY, WV - A BEAUTIFUL PART OF OUR EASTERN PANHANDLE

