

West Virginia Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

—	—	70%
Questions	Time limit	Passing score
\$59	West Virginia Real Estate...	
Exam fee	Governing body	

The numbers to remember

- Two parts, both must pass on their own: national portion — 80 scored questions, 150 minutes; state portion — 50 scored questions, 60 minutes.
- Each part also has 5 unscored pretest items mixed in — you cannot identify them from real ones, so treat every question on the screen as scored.
- Passing score: 70% on each part, independently — there is no combined or averaged score.
- Exam fee: \$59 per part, paid by credit or debit card at reservation, delivered through Pearson VUE.
- Minimum age: 18, with a high school diploma or equivalent.
- Prelicense course requirement: 90 hours completed before you can sit for the exam.
- Background check valid for 90 days — schedule your exam and application inside that window or you may need to redo it.
- After passing both parts: 90 days to submit your license application; salesperson license application fee is \$75, plus a \$25 general application fee.
- If you don't pass: 90 days or two attempts, whichever comes first, before you must resubmit an application to test again.

Content domains and weights (state portion, 50 items)

- Licensing — 17 items (largest domain)
- Real Estate Practice — 15 items
- Commission Powers & Duties — 9 items
- West Virginia Fair Housing — 5 items
- Agency Relationships — 4 items

State outline effective January 1, 2024. National outline effective April 1, 2025 (no published item-level breakdown for the national section here).

High-yield review areas

- Licensing rules — since it carries the most state-portion items, small gaps here cost the most points.
- Real Estate Practice standards — the second-largest domain; review day-to-day transaction and conduct rules closely.
- Commission powers and duties — know what the Commission can and cannot do.
- Fair Housing — fewer items, but often tested with precise, easy-to-miss wording.
- Agency relationships — smallest domain, but don't skip it; every point counts toward the 70% line.

Top traps

- Averaging scores across parts — you cannot make up a weak state score with a strong national score; each part needs its own 70%.
- Ignoring the clock — 150 minutes for the national portion and 60 minutes for the state portion (each including a few unscored pretest items) leaves little room to stall on any one question.

- Letting the background check lapse — it's only valid 90 days, so a delayed exam date can force a redo.
- Missing the post-pass application window — you have 90 days after passing to apply for the license itself.
- Assuming a retest is unlimited — you get 90 days or two attempts before you must resubmit an application.

Official sources

- West Virginia Real Estate Commission — West Virginia Real Estate Commission Candidate Handbook (Pearson VUE, #094900, Feb 2026): <https://www.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/094900.pdf>
- West Virginia Real Estate Commission — Initial Salesperson - West Virginia Real Estate Commission: <https://rec.wv.gov/License-Info/Pages/Salesperson.aspx>
- West Virginia Real Estate Commission — REC Licensing - ApplicationInfo - Apps.Wv.Gov: <https://apps.wv.gov/rec/licensing/home/applicationinfo>

Free practice questions for this exam: www.everyexamprep.com/exams/west-virginia-real-estate-salesperson/practice-test