

Butler County, IA

County · IA · Iowa

BALANCED MARKET

\$165K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

124

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



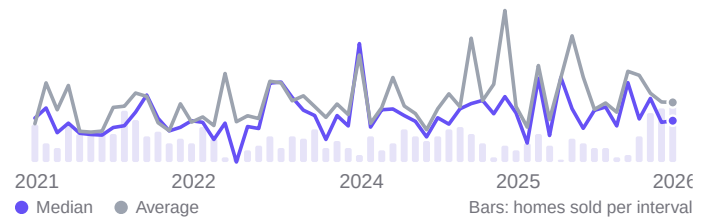
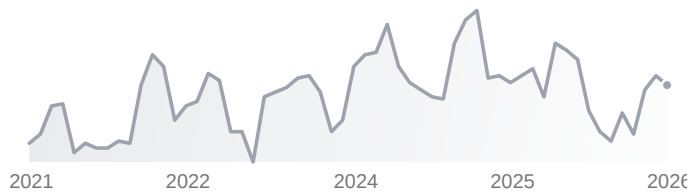
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$145K · Average \$198K

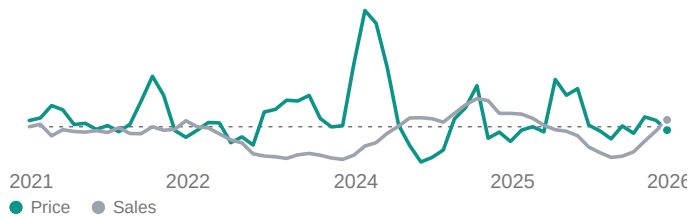


Growth (year over year)

Price -4.2% · Sales +8.8%

Price per square foot

\$99/ft²

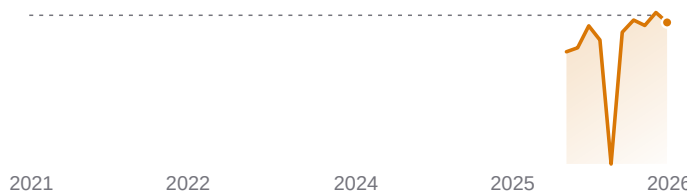


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

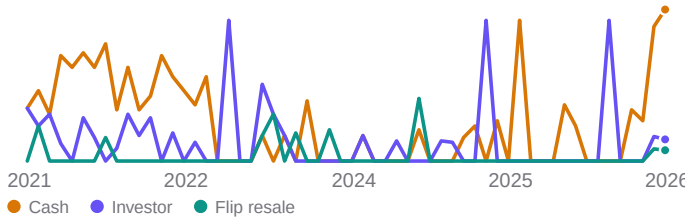
1.9%



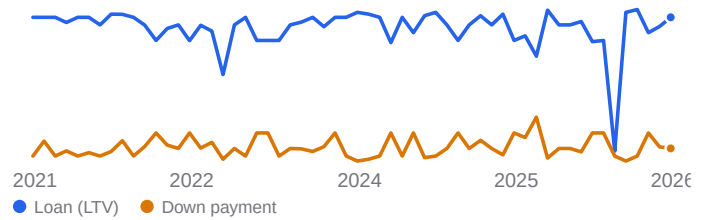
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 7.7% · Flip resale 3.8%

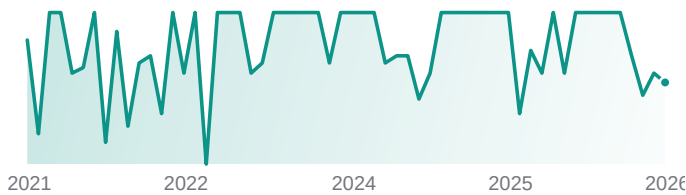


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



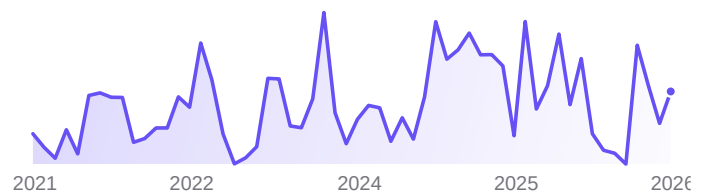
Sellers who sold at a gain

77%



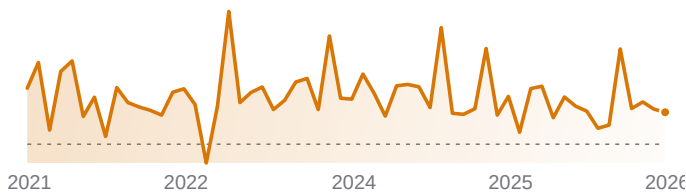
Typical hold before selling

8.7 yrs



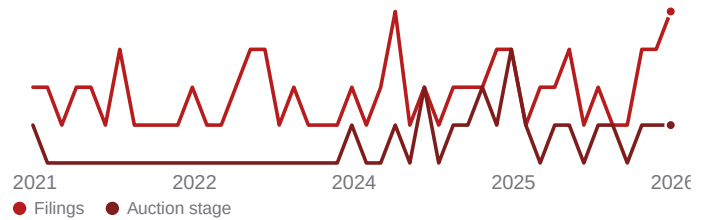
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	6,544
Median value (AVM)	\$175K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1951
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	6.1%
Owner occupied	85%
Company owned	8.5%
Median loan-to-value	50%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	14,193
Density	25 / mi²
Median household income	\$68K
Average household income	\$81K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	14
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	13.0%
Unemployment	1.0%
Average temp	47°F
Annual precip	34 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.