

Butler County, KY

County · KY · Kentucky

BUYER'S MARKET

\$107K

MEDIAN SALE PRICE

-21.2%

1-YR CHANGE

93

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



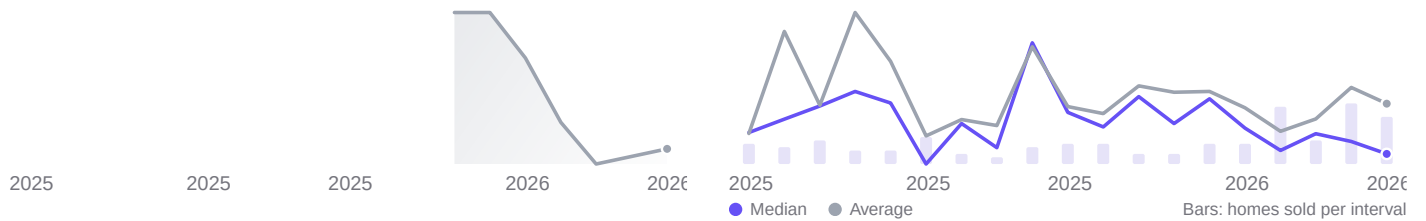
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$82K · Average \$194K

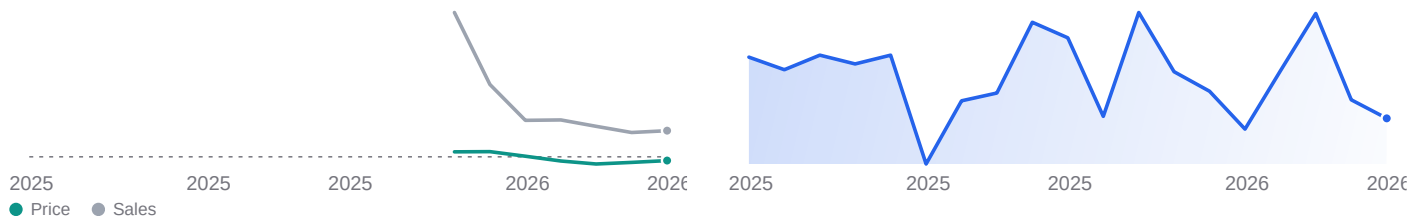


Growth (year over year)

Price -21.2% · Sales +151.4%

Price per square foot

\$80/ft²

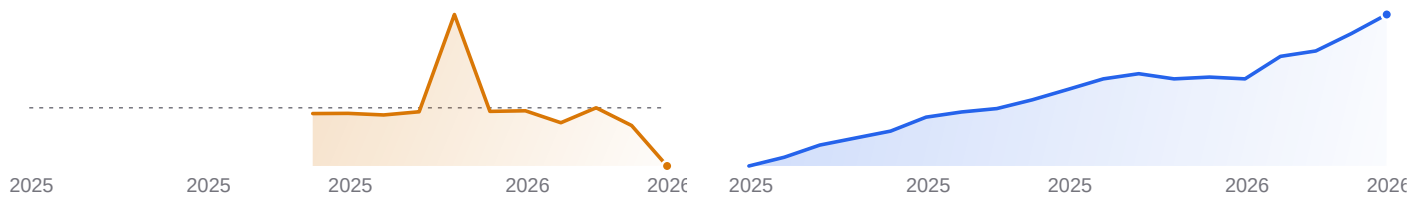


Sale premium vs estimated value

-39.8%

Annual turnover (share of homes sold)

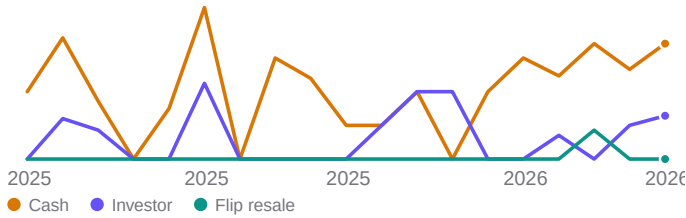
1.6%



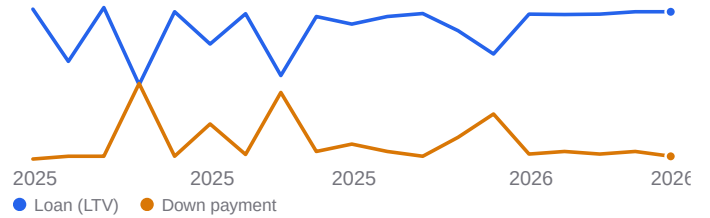
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 21% · Flip resale 0%

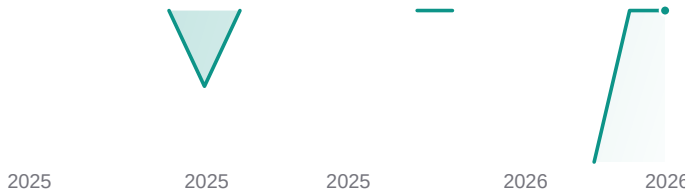


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



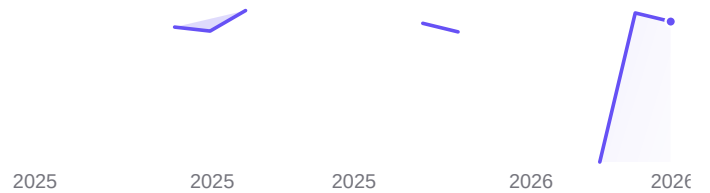
Sellers who sold at a gain

100%



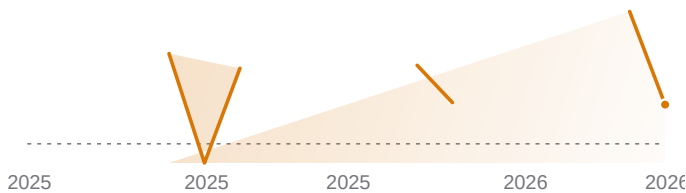
Typical hold before selling

12.9 yrs



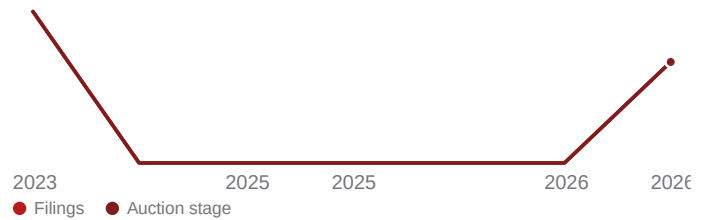
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,914
Median value (AVM)	\$146K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1989
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.1%
Owner occupied	63%
Company owned	6.3%
Median loan-to-value	8%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	12,597
Density	30 / mi²
Median household income	\$48K
Average household income	\$60K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	70
Homes occupied	92%
Bachelor's or higher	6%
Poverty rate	22.9%
Unemployment	1.6%
Average temp	57°F
Annual precip	51 in
Sunshine	55%

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