

Butler County, NE

County · NE · Nebraska

BUYER'S MARKET

\$143K

MEDIAN SALE PRICE

-29.8%

1-YR CHANGE

99

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



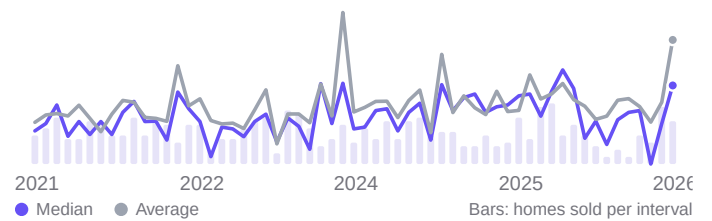
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$248K · Average \$372K

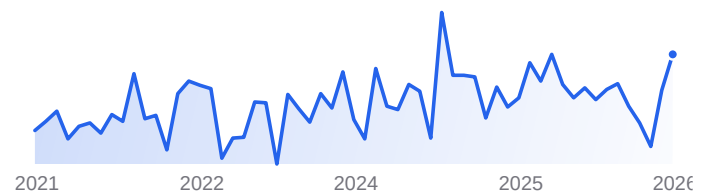
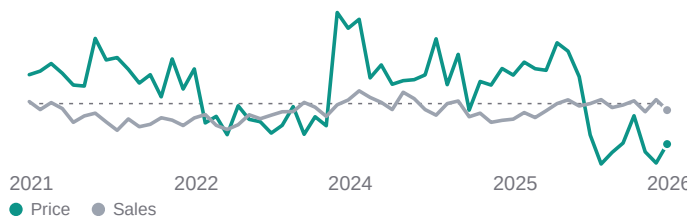


Growth (year over year)

Price -29.8% · Sales -4.8%

Price per square foot

\$179/ft²

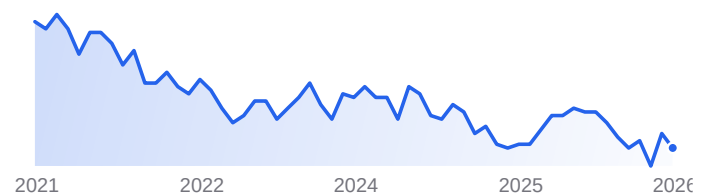


Sale premium vs estimated value

+37.0%

Annual turnover (share of homes sold)

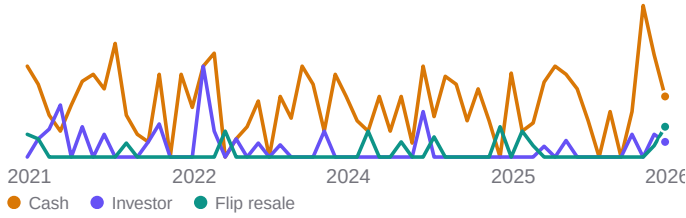
2.5%



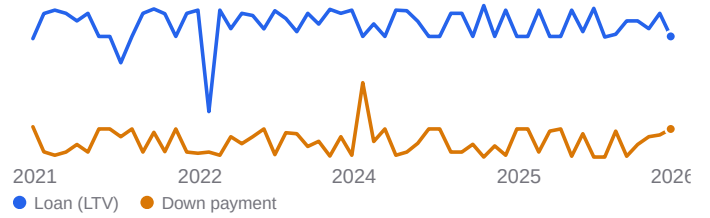
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 8.3% · Flip resale 17%

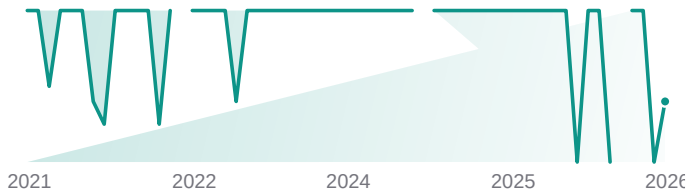


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



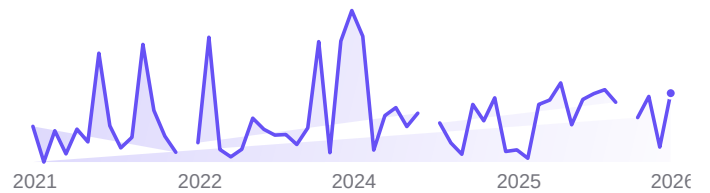
Sellers who sold at a gain

80%



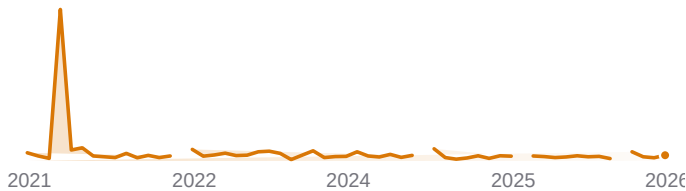
Typical hold before selling

7.2 yrs



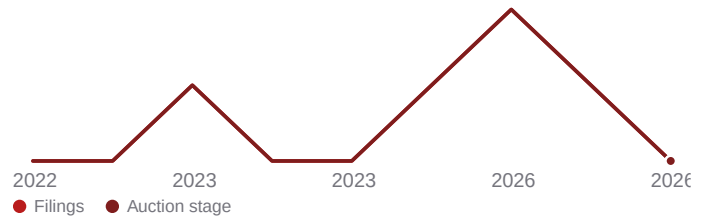
Median annualized return at resale

+10.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,939
Median value (AVM)	\$159K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1959
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	9.2%
Owner occupied	67%
Company owned	11%
Median loan-to-value	32%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	8,488
Density	15 / mi²
Median household income	\$75K
Average household income	\$96K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	42
Homes occupied	87%
Bachelor's or higher	23%
Poverty rate	7.9%
Unemployment	0.8%
Average temp	50°F
Annual precip	29 in
Sunshine	62%

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.