

Butler County, OH

County · OH · Ohio

BALANCED MARKET

\$283K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

5,219

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



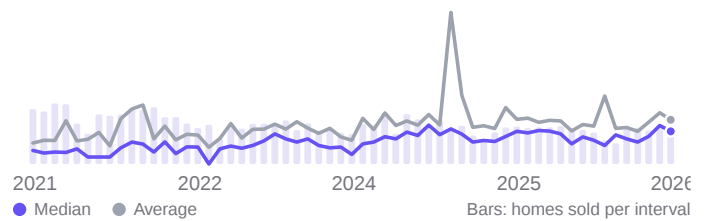
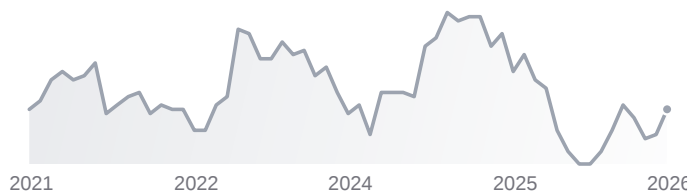
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$283K · Average \$317K

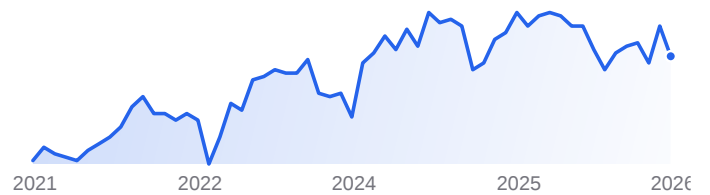
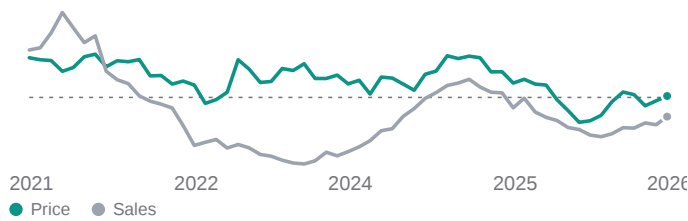


Growth (year over year)

Price +0.5% · Sales -7.0%

Price per square foot

\$169/ft²

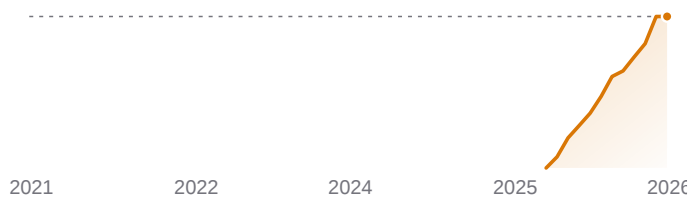


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

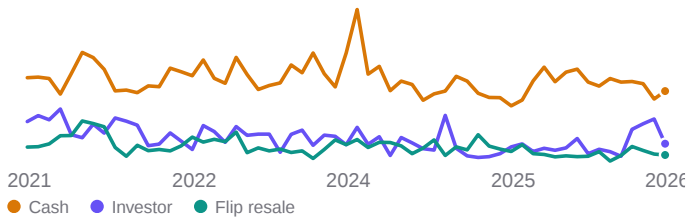
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 10% · Flip resale 7.2%



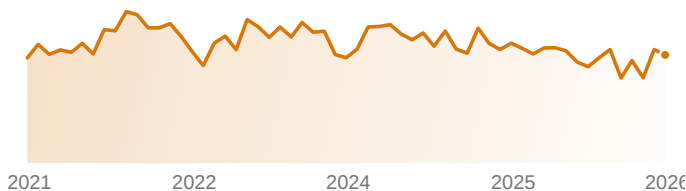
Sellers who sold at a gain

96%

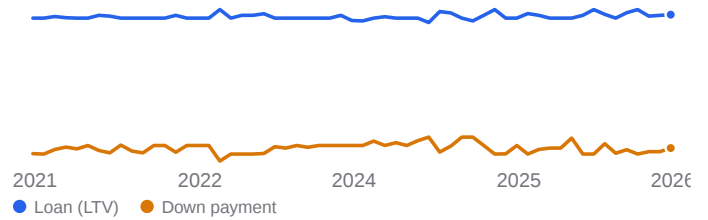


Median annualized return at resale

+6.0%



Financing (share of purchase price) Loan (LTV) 92% · Down payment 14%



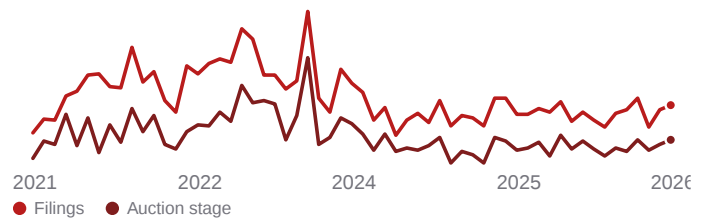
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 50 · Auction stage 20



HOUSING STOCK

Homes	124,828
Median value (AVM)	\$284K
Median size	1,637 ft²
Median bedrooms	3
Median year built	1979
Single family	89%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.3%
Owner occupied	82%
Company owned	14%
Median loan-to-value	48%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	400,762
Density	859 / mi²
Median household income	\$78K
Average household income	\$102K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	214
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	12.2%
Unemployment	1.3%
Average temp	53°F
Annual precip	41 in
Sunshine	51%

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.