

# Butler County, PA

County · PA · Pennsylvania

BUYER'S MARKET

**\$332K**

MEDIAN SALE PRICE

**-6.6%**

1-YR CHANGE

**2,825**

SALES (12 MO)

**\$318K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



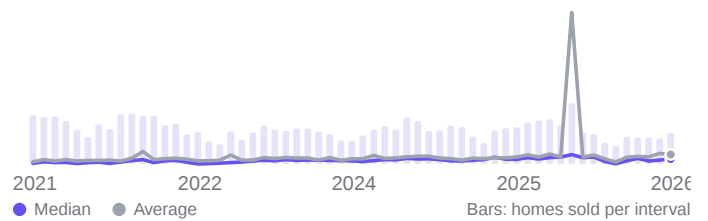
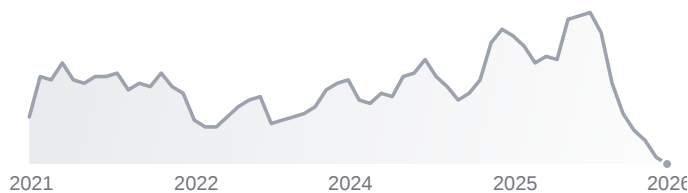
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$350K · Average \$428K

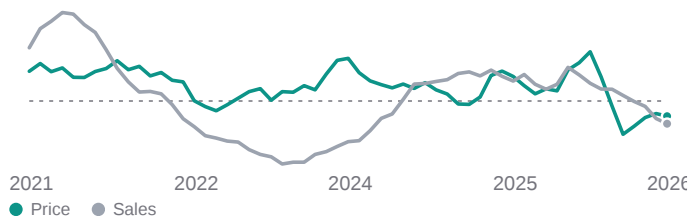


Growth (year over year)

Price -6.6% · Sales -9.8%

Price per square foot

\$213/ft²

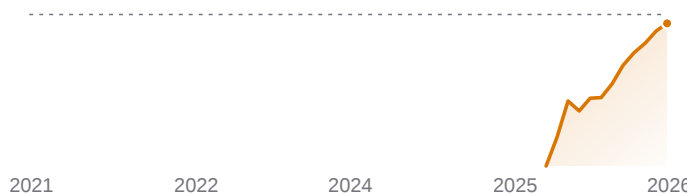


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

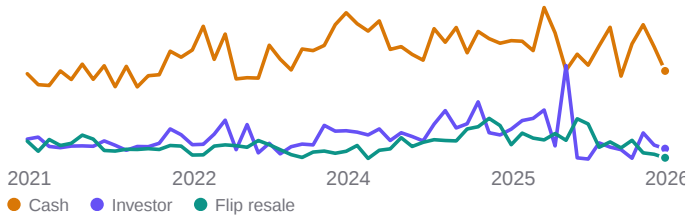
3.7%



## BUYERS & OUTCOMES

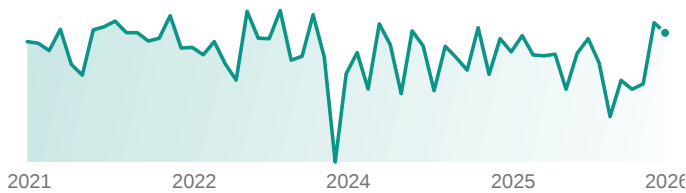
### Buyer mix

Cash 27% · Investor 4.8% · Flip resale 2.2%



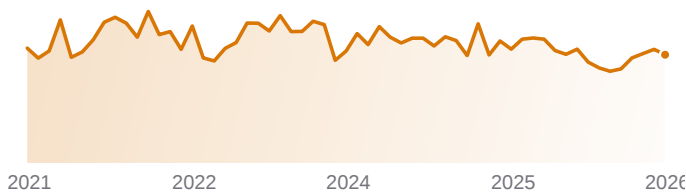
### Sellers who sold at a gain

95%

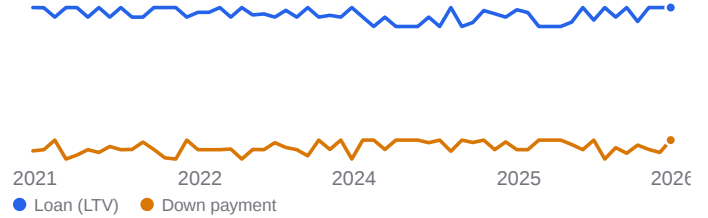


### Median annualized return at resale

+4.8%



### Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



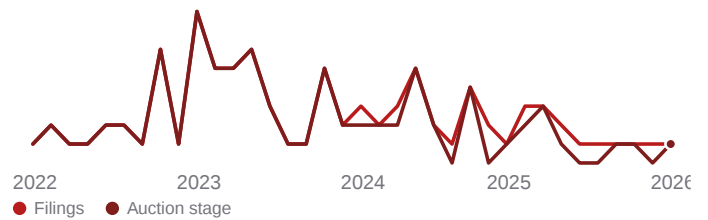
### Typical hold before selling

7.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 76,090    |
| Median value (AVM) | \$318K    |
| Median size        | 1,648 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1982      |
| Single family      | 72%       |
| Condos             | 10%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 52%  |
| Underwater (LTV 125% or more) | 2.4% |
| Owner occupied                | 73%  |
| Company owned                 | 9.4% |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**19.1 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>200,630</b>              |
| Density                          | <b>254 / mi<sup>2</sup></b> |
| Median household income          | <b>\$84K</b>                |
| Average household income         | <b>\$110K</b>               |
| Crime index (US avg 100)         | <b>97</b>                   |
| Air pollution index (US avg 100) | <b>95</b>                   |
| Earthquake index (US avg 100)    | <b>26</b>                   |
| Homes occupied                   | <b>93%</b>                  |
| Bachelor's or higher             | <b>23%</b>                  |
| Poverty rate                     | <b>7.6%</b>                 |
| Unemployment                     | <b>0.9%</b>                 |
| Average temp                     | <b>50°F</b>                 |
| Annual precip                    | <b>41 in</b>                |
| Sunshine                         | <b>45%</b>                  |

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.