

Butte County, SD

County · SD · South Dakota

STRONG BUYER'S MARKET

\$202K

MEDIAN SALE PRICE

-25.7%

1-YR CHANGE

63

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



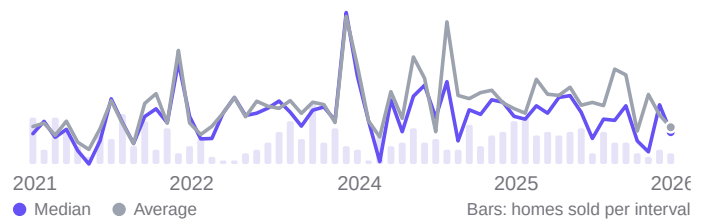
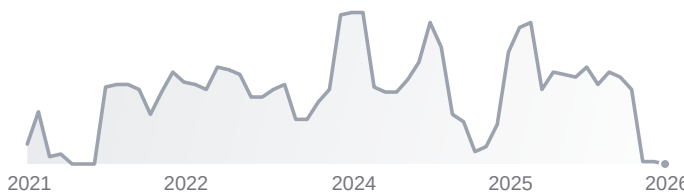
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

19 / 100

Sale prices

Median \$191K · Average \$212K

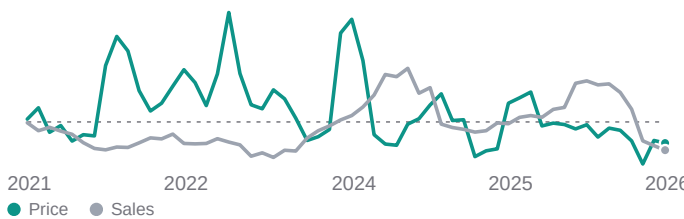


Growth (year over year)

Price -25.7% · Sales -34.4%

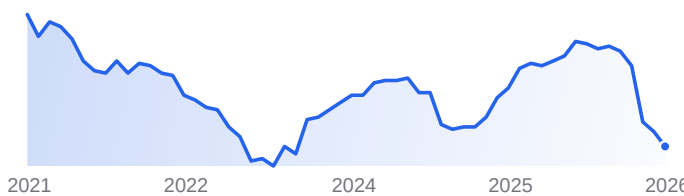
Sale premium vs estimated value

-26.0%



Annual turnover (share of homes sold)

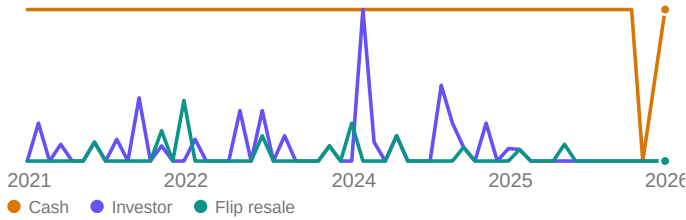
1.5%



BUYERS & OUTCOMES

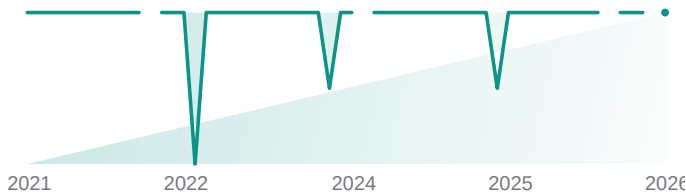
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



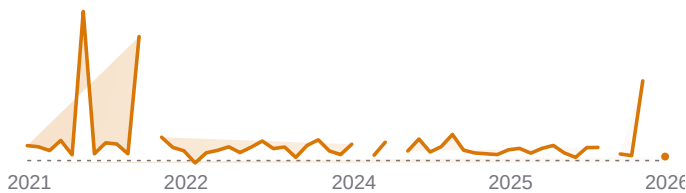
Sellers who sold at a gain

100%

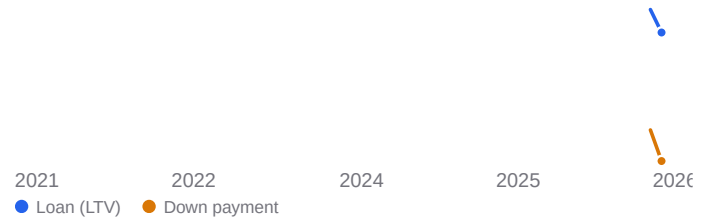


Median annualized return at resale

+3.2%

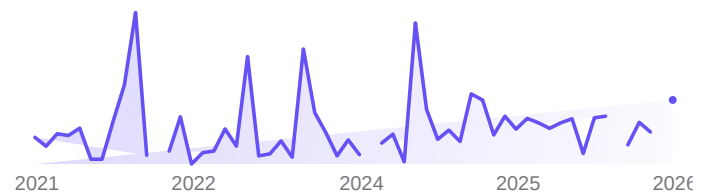


Financing (share of purchase price) Loan (LTV) 70% · Down payment 1.8%



Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,259
Median value (AVM)	\$319K
Median size	980 ft²
Median year built	1985
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	1.5%
Owner occupied	66%
Company owned	11%
Median loan-to-value	12%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	10,965
Density	5 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	29
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	6.2%
Unemployment	0.5%
Average temp	46°F
Annual precip	18 in
Sunshine	63%

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.