

Butler 16002

ZIP code · PA · Pennsylvania > Butler County > Butler

BALANCED MARKET

\$318K

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

152

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

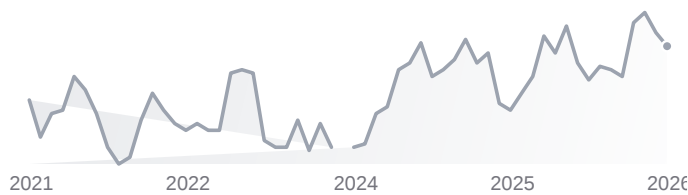
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

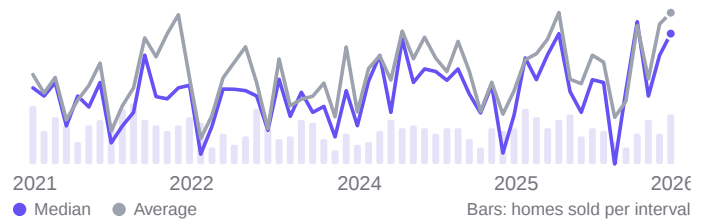
Market temperature (0–100)

58 / 100



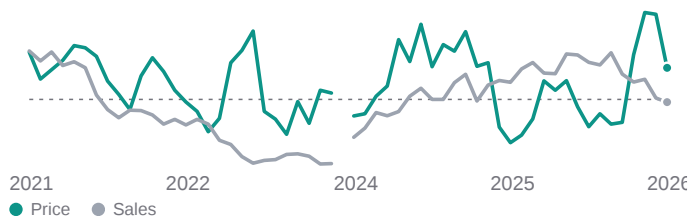
Sale prices

Median \$370K · Average \$408K



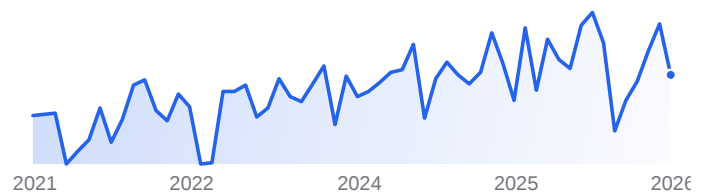
Growth (year over year)

Price +15.0% · Sales -1.3%



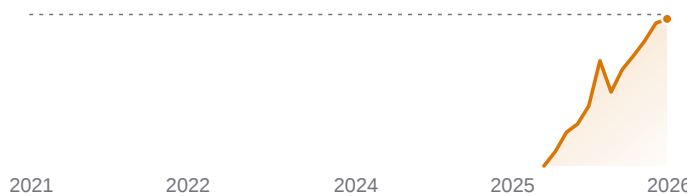
Price per square foot

\$186/ft²



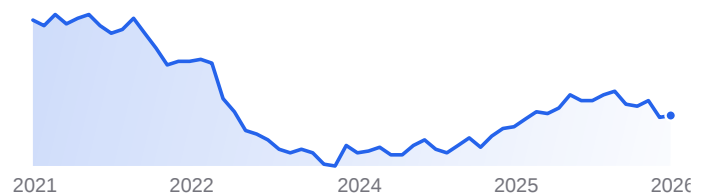
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

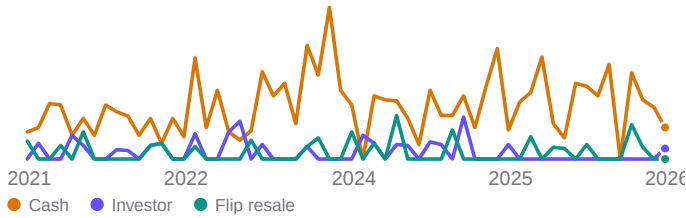
2.6%



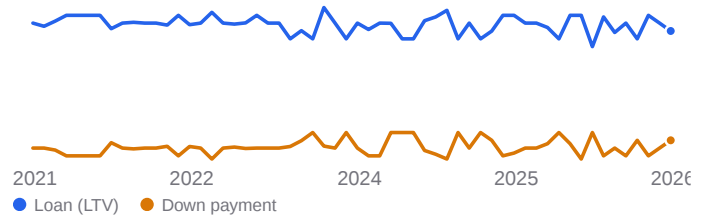
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 5.6% · Flip resale 0%

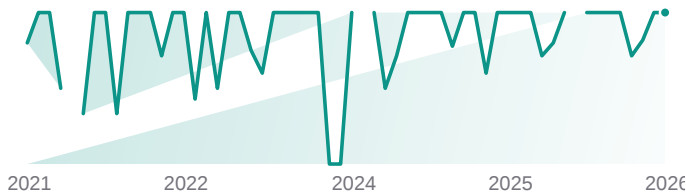


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



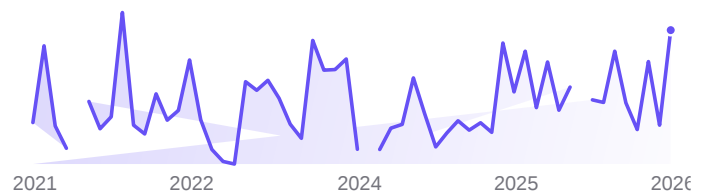
Sellers who sold at a gain

100%



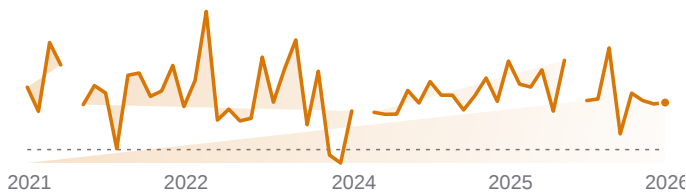
Typical hold before selling

10.0 yrs



Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,960
Median value (AVM)	\$321K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1972
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.5%
Owner occupied	78%
Company owned	7.4%
Median loan-to-value	43%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	16,898
Density	235 / mi²
Median household income	\$74K
Average household income	\$98K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	26
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	7.3%
Unemployment	0.9%
Average temp	49°F
Annual precip	42 in
Sunshine	45%

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.