

East Butler 16029

ZIP code · PA · Pennsylvania > Butler County > East Butler

STRONG SELLER'S MARKET

\$37K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 87 / 100

Buyer's market

Balanced

Seller's market

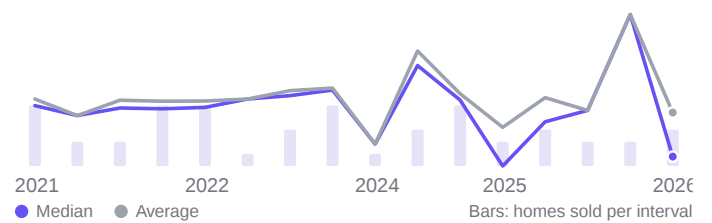
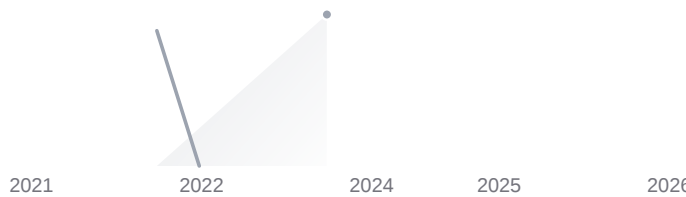
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

87 / 100

Sale prices

Median \$39K · Average \$114K

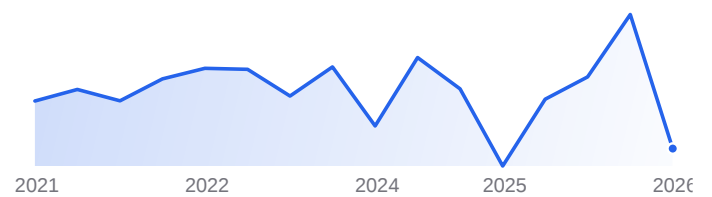
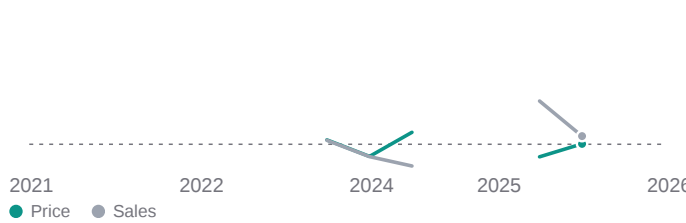


Growth (year over year)

Price +1.7% · Sales +28.6%

Price per square foot

\$42/ft²



Sale premium vs estimated value

+23.3%

Annual turnover (share of homes sold)

3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%



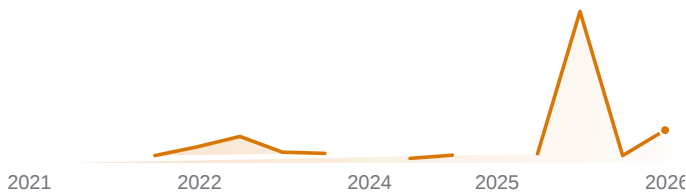
Sellers who sold at a gain

100%

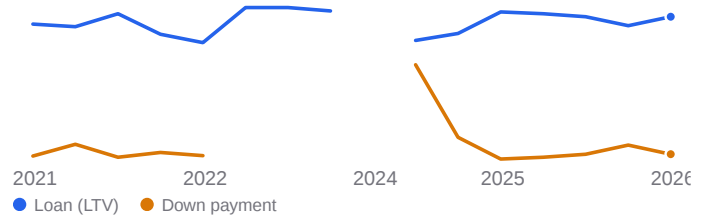


Median annualized return at resale

+25.9%

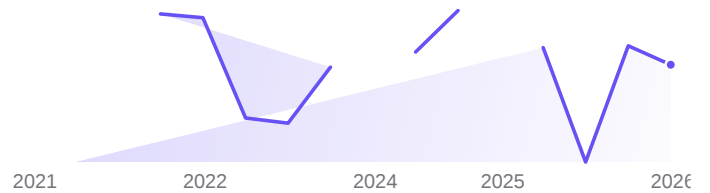


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

6.3 yrs



HOUSING STOCK

Homes	265
Median value (AVM)	\$164K
Median size	1,080 ft²
Median bedrooms	3
Median year built	1936
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	3.0%
Owner occupied	78%
Company owned	1.1%
Median loan-to-value	50%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	181
Density	263 / mi²
Median household income	\$52K
Average household income	\$63K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	26
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	9.4%
Unemployment	0.9%
Average temp	49°F
Annual precip	42 in
Sunshine	45%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.