

Hilliards 16040

ZIP code · PA · Pennsylvania > Butler County

BALANCED MARKET

\$99K

MEDIAN SALE PRICE

-51.0%

1-YR CHANGE

17

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



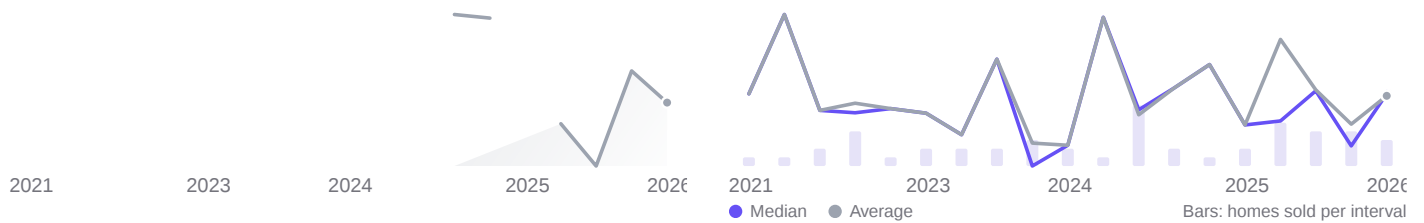
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$165K · Average \$162K

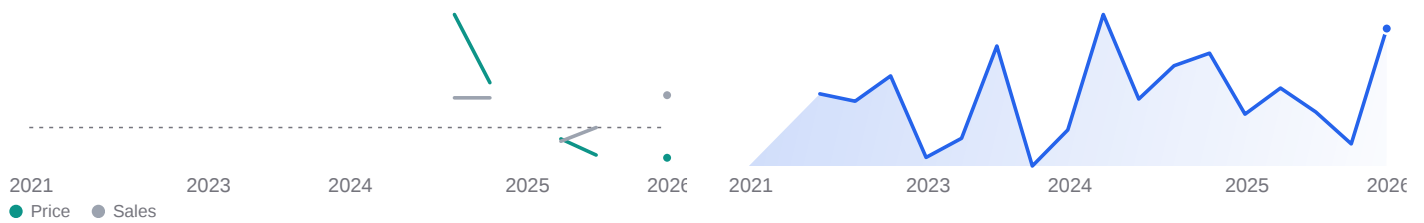


Growth (year over year)

Price -51.0% · Sales +54.5%

Price per square foot

\$200/ft²

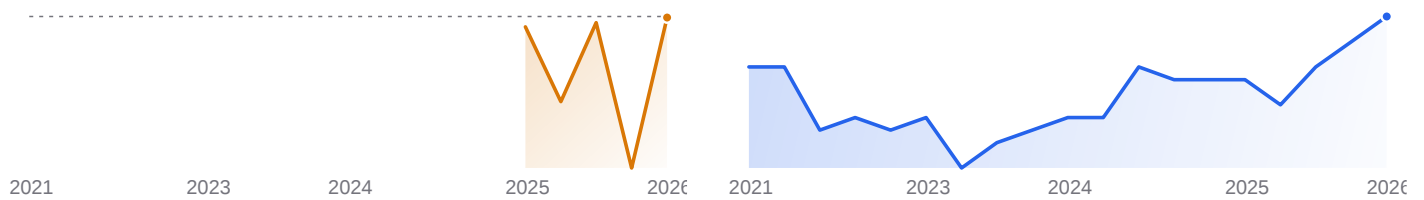


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

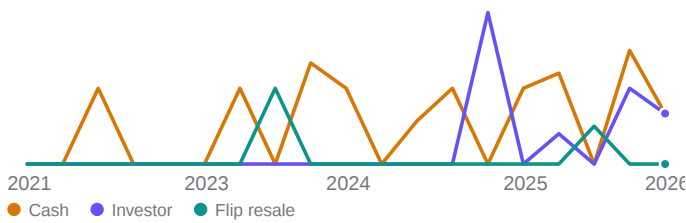
4.1%



BUYERS & OUTCOMES

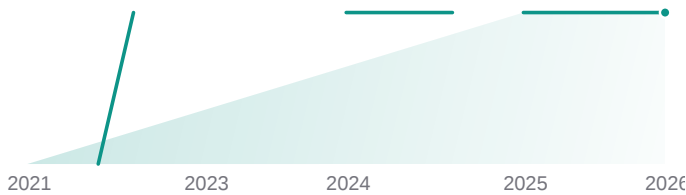
Buyer mix

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



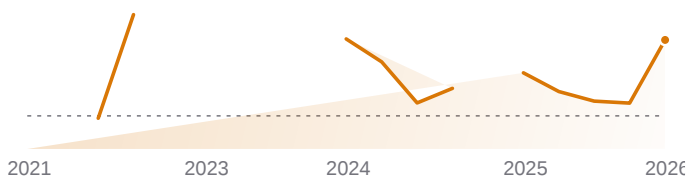
Sellers who sold at a gain

100%

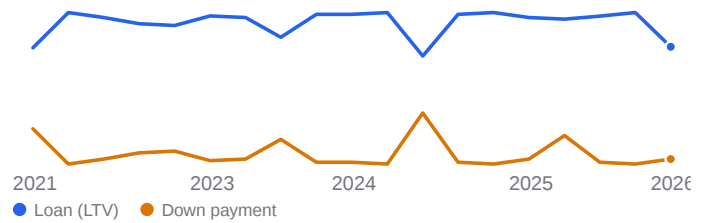


Median annualized return at resale

+13.5%

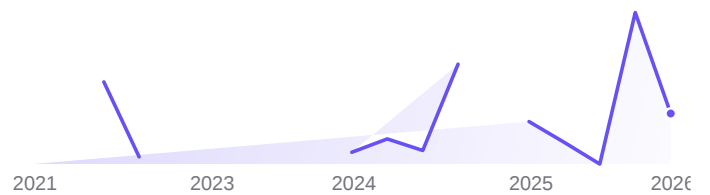


Financing (share of purchase price) Loan (LTV) 76% · Down payment 5.0%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	412
Median value (AVM)	\$155K
Median size	1,292 ft²
Median bedrooms	3
Median year built	1960
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	5.1%
Owner occupied	76%
Company owned	4.9%
Median loan-to-value	43%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,058
Density	52 / mi²
Median household income	\$70K
Average household income	\$83K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	8.0%
Unemployment	1.0%
Average temp	48°F
Annual precip	43 in
Sunshine	45%

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