

Butler 37640

ZIP code · TN · Tennessee > Johnson County > Butler

SELLER'S MARKET

\$365K

MEDIAN SALE PRICE

+355.8%

1-YR CHANGE

89

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

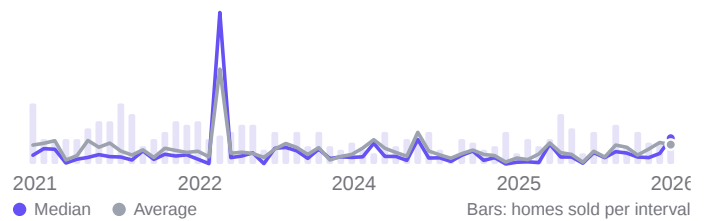
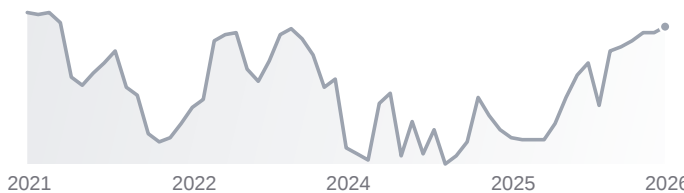
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$629K · Average \$483K

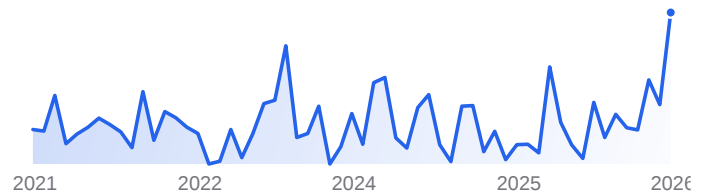
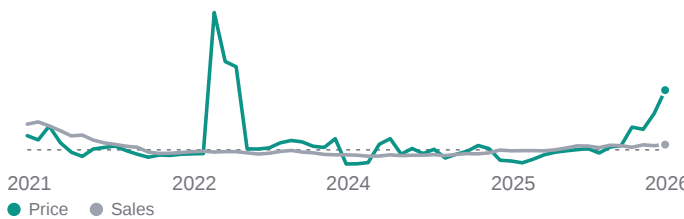


Growth (year over year)

Price +355.8% · Sales +30.9%

Price per square foot

\$540/ft²

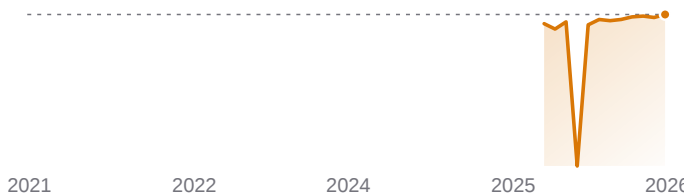


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

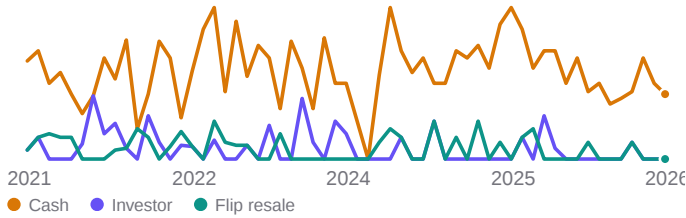
3.5%



BUYERS & OUTCOMES

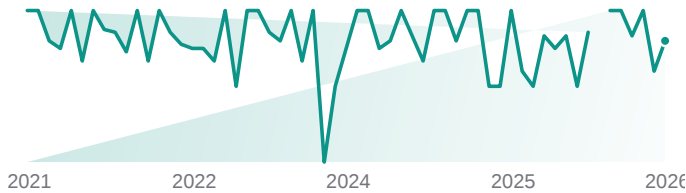
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



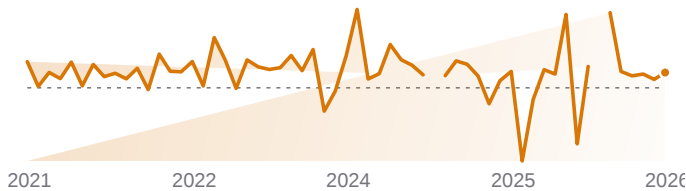
Sellers who sold at a gain

80%

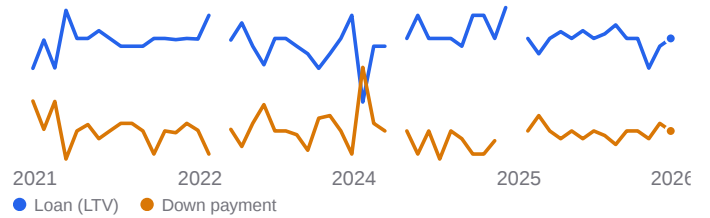


Median annualized return at resale

+6.2%

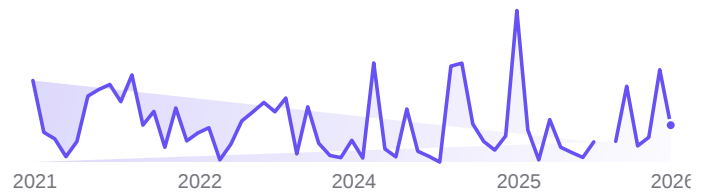


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,531
Median value (AVM)	\$264K
Median size	1,216 ft²
Median year built	1988
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.3%
Owner occupied	54%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	3,672
Density	33 / mi²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	110
Homes occupied	75%
Bachelor's or higher	12%
Poverty rate	13.5%
Unemployment	1.0%
Average temp	53°F
Annual precip	47 in
Sunshine	53%

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.