

Butler 41006

ZIP code · KY · Kentucky > Pendleton County > Butler

BUYER'S MARKET

\$266K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

46

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



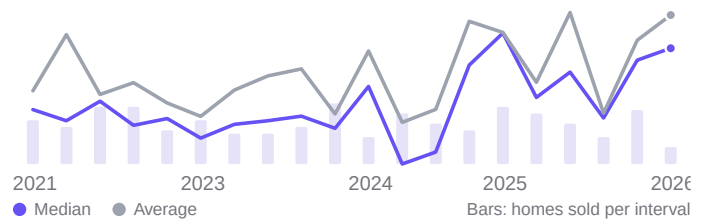
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$259K · Average \$315K

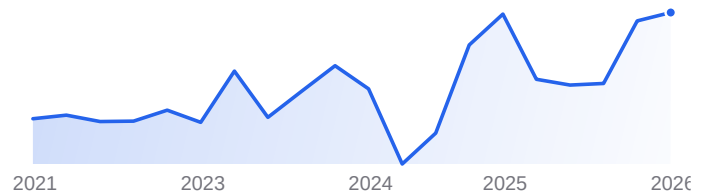
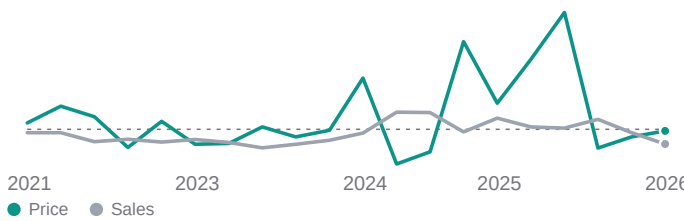


Growth (year over year)

Price -2.6% · Sales -23.3%

Price per square foot

\$206/ft²

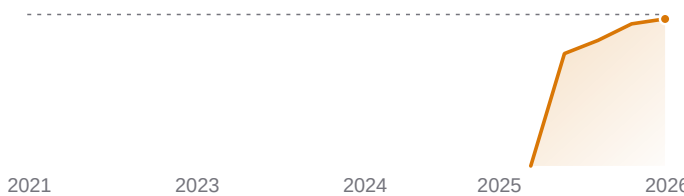


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

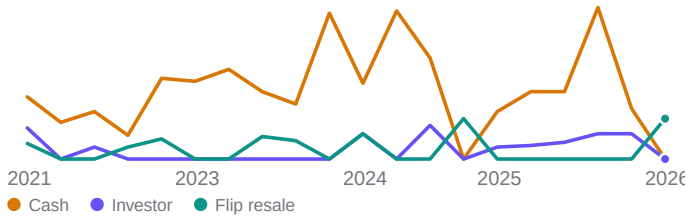
2.8%



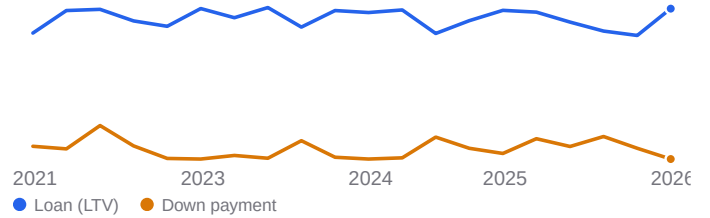
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 20%

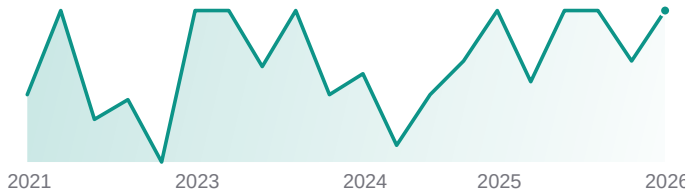


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



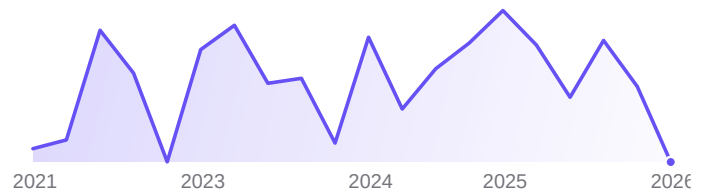
Sellers who sold at a gain

100%



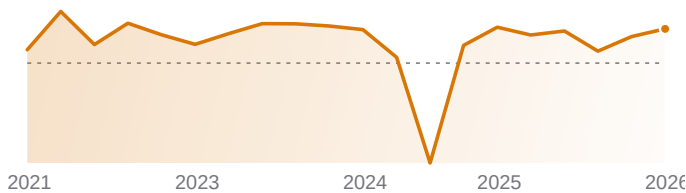
Typical hold before selling

1.9 yrs



Median annualized return at resale

+8.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,615
Median value (AVM)	\$248K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1988
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.8%
Owner occupied	77%
Company owned	6.4%
Median loan-to-value	45%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	4,097
Density	77 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	205
Earthquake index (US avg 100)	52
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	10.1%
Unemployment	1.4%
Average temp	54°F
Annual precip	44 in
Sunshine	55%

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.