

Butler 44822

ZIP code · OH · Ohio · Knox County · Butler

SELLER'S MARKET

\$223K

MEDIAN SALE PRICE

+17.2%

1-YR CHANGE

46

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

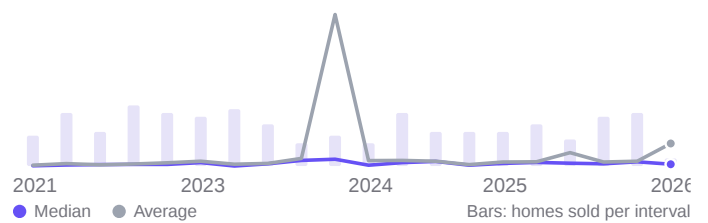
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$155K · Average \$808K

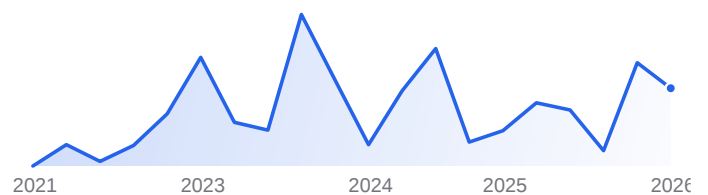
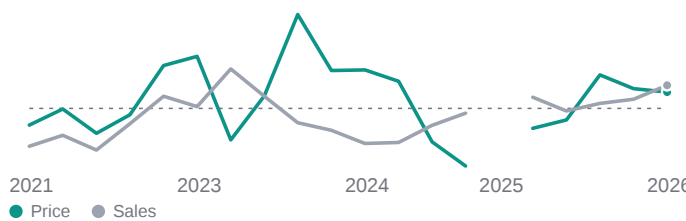


Growth (year over year)

Price +17.2% · Sales +24.3%

Price per square foot

\$146/ft²

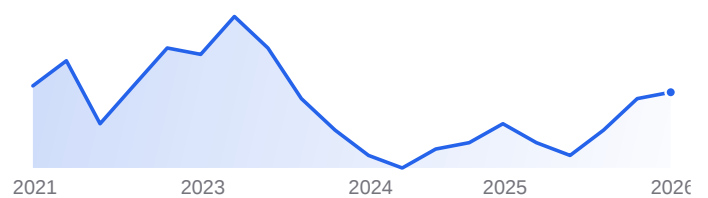


Sale premium vs estimated value

-32.0%

Annual turnover (share of homes sold)

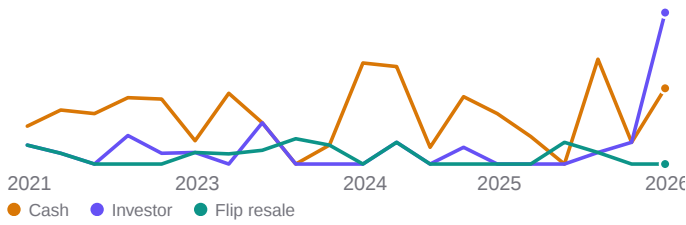
3.3%



BUYERS & OUTCOMES

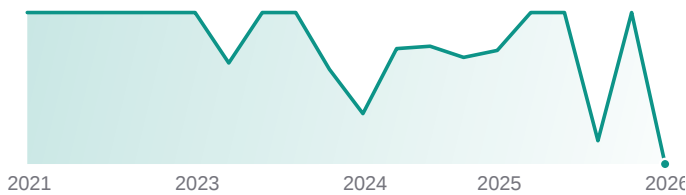
Buyer mix

Cash 50% · Investor 100% · Flip resale 0%



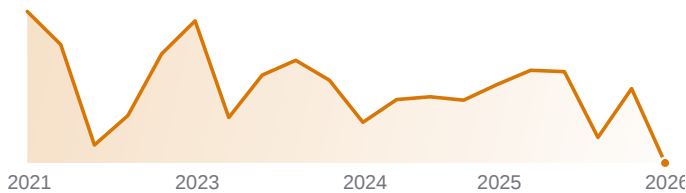
Sellers who sold at a gain

50%

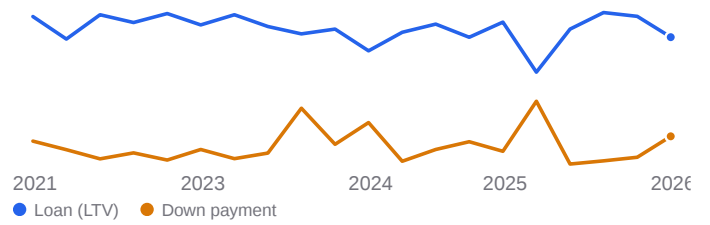


Median annualized return at resale

+0.0%

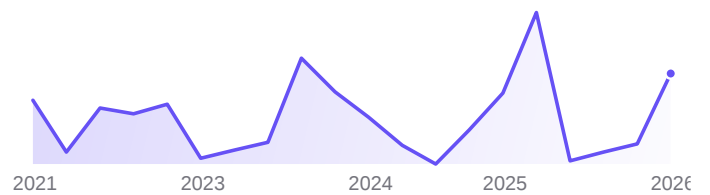


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



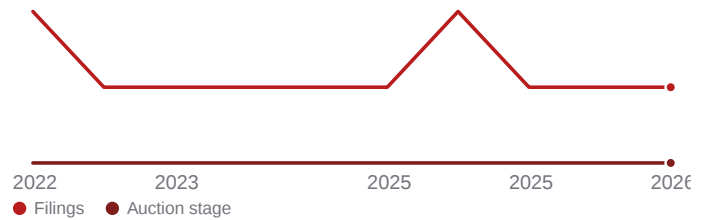
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,374
Median value (AVM)	\$245K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1977
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.8%
Owner occupied	79%
Company owned	9.6%
Median loan-to-value	32%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	2,866
Density	64 / mi²
Median household income	\$71K
Average household income	\$89K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	157
Earthquake index (US avg 100)	35
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	7.8%
Unemployment	1.4%
Average temp	49°F
Annual precip	41 in
Sunshine	50%

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.