

Butler 46721

ZIP code · IN · Indiana > DeKalb County > Butler

BALANCED MARKET

\$148K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

66

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

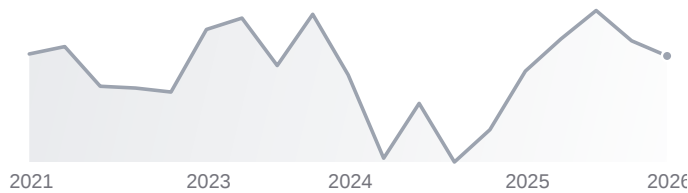
Balanced market · 59 / 100



MARKET TRENDS (5 YEARS)

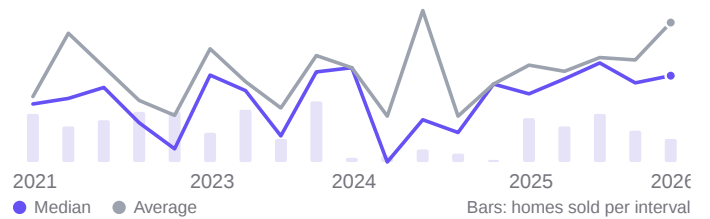
Market temperature (0–100)

59 / 100



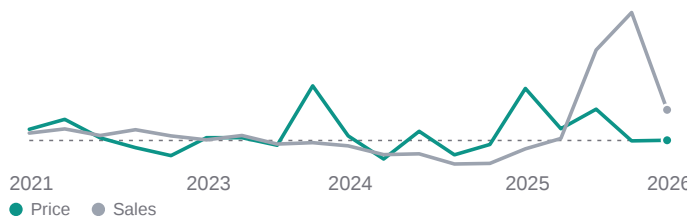
Sale prices

Median \$173K · Average \$255K



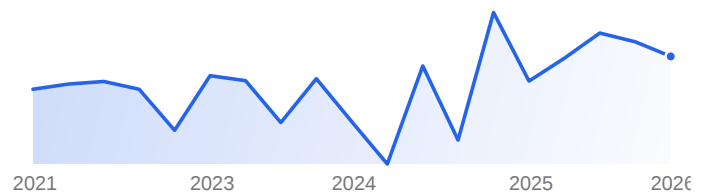
Growth (year over year)

Price +1.0% · Sales +106.3%



Price per square foot

\$119/ft²



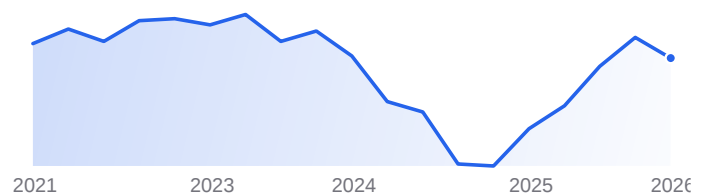
Sale premium vs estimated value

+3.0%



Annual turnover (share of homes sold)

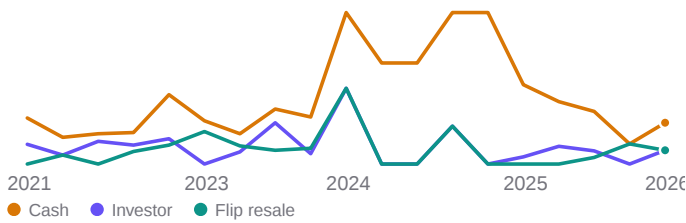
3.5%



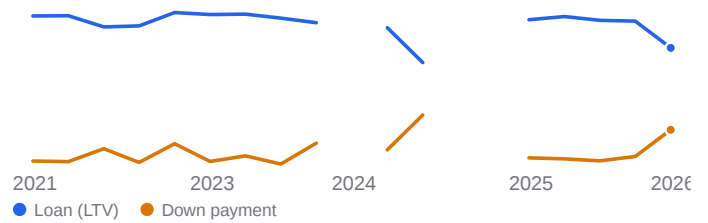
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 9.1% · Flip resale 9.1%

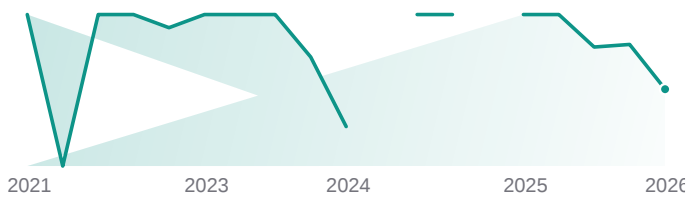


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



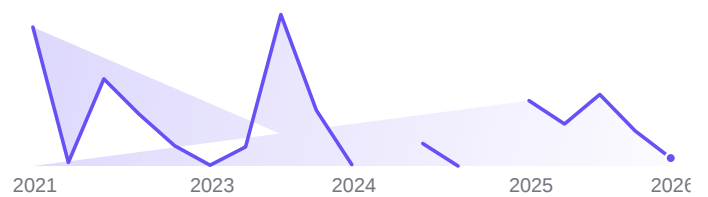
Sellers who sold at a gain

67%



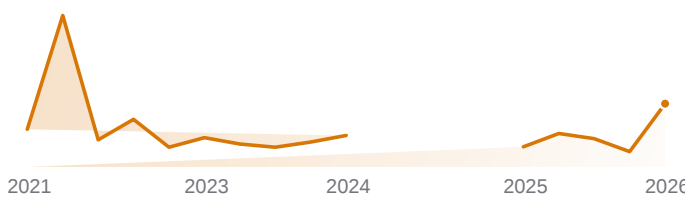
Typical hold before selling

1.5 yrs



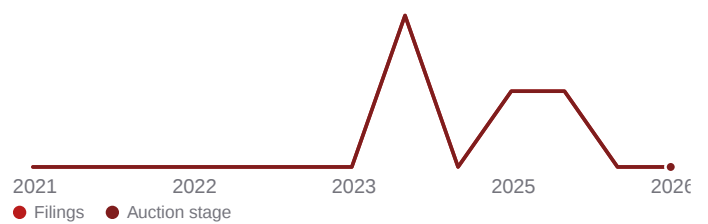
Median annualized return at resale

+18.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,865
Median value (AVM)	\$193K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1970
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.4%
Owner occupied	72%
Company owned	13%
Median loan-to-value	37%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	5,416
Density	67 / mi²
Median household income	\$72K
Average household income	\$78K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	36
Homes occupied	94%
Bachelor's or higher	8%
Poverty rate	13.1%
Unemployment	1.3%
Average temp	49°F
Annual precip	37 in
Sunshine	59%

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.