

Butler 62015

ZIP code · IL · Illinois · Montgomery County · Butler

SELLER'S MARKET

\$606K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



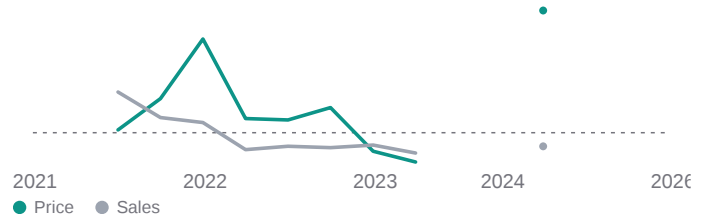
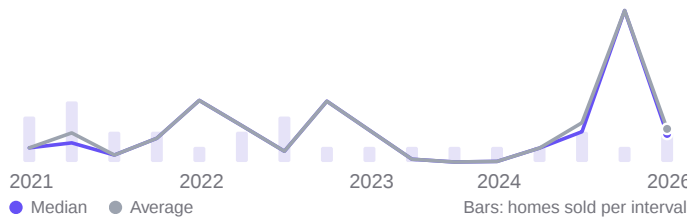
MARKET TRENDS (5 YEARS)

Sale prices

Median \$210K · Average \$243K

Growth (year over year)

Price +300.0% · Sales -33.3%



Price per square foot

\$92/ft²

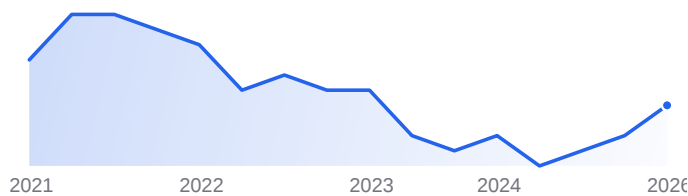
Sale premium vs estimated value

+141.7%



Annual turnover (share of homes sold)

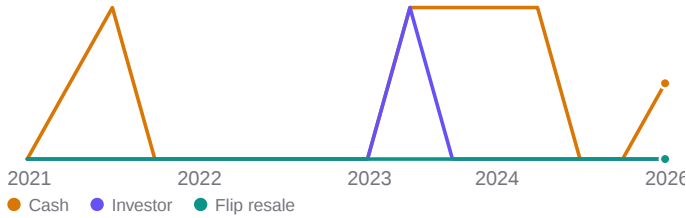
2.4%



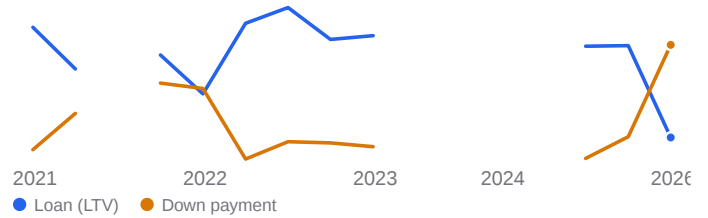
BUYERS & OUTCOMES

Buyer mix

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

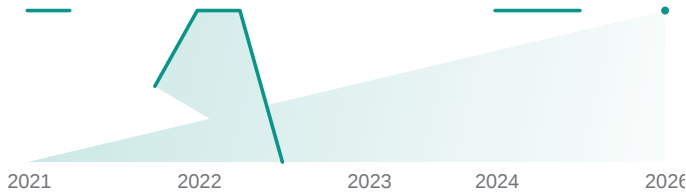


Financing (share of purchase price) Loan (LTV) 19% · Down payment 81%



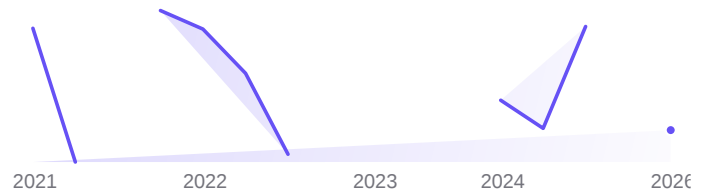
Sellers who sold at a gain

100%



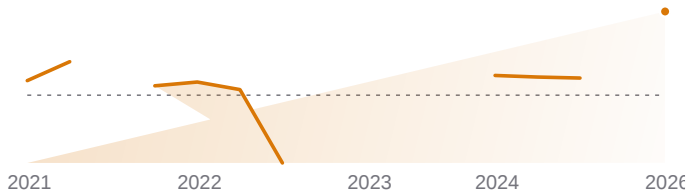
Typical hold before selling

4.0 yrs



Median annualized return at resale

+33.4%



HOUSING STOCK

Homes	250
Median value (AVM)	\$145K
Median size	1,200 ft²
Median year built	1967
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	9.7%
Owner occupied	82%
Company owned	6.8%
Median loan-to-value	26%
Typical ownership tenure	22.6 yrs

COMMUNITY

Population	576
Density	16 / mi²
Median household income	\$82K
Average household income	\$106K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	108
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	3.8%
Unemployment	1.7%
Average temp	54°F
Annual precip	40 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.