

Bucks County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$520K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

6,891

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



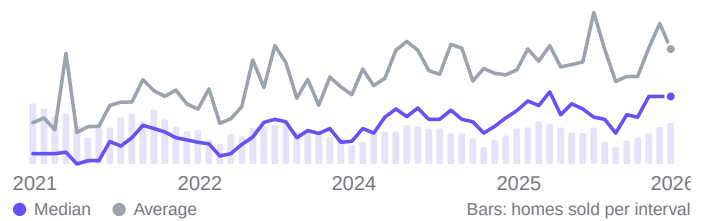
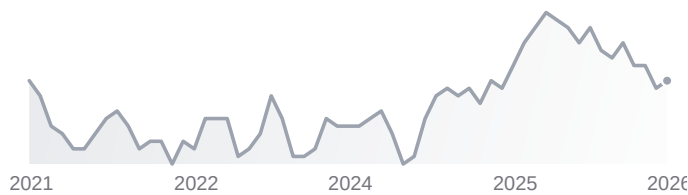
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

59 / 100

Sale prices

Median \$520K · Average \$624K

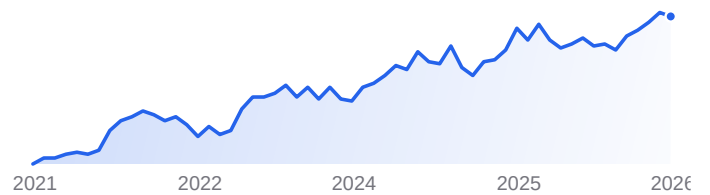
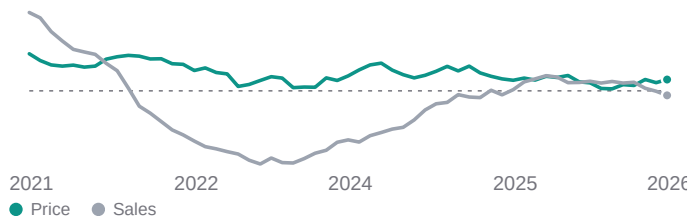


Growth (year over year)

Price +4.1% · Sales -1.6%

Price per square foot

\$293/ft²

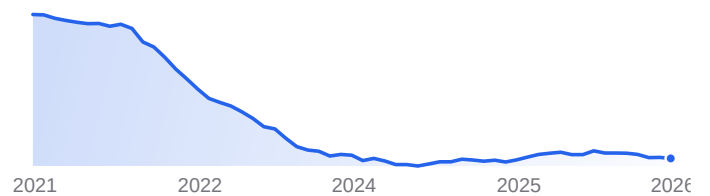
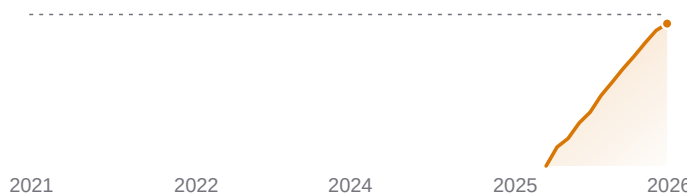


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

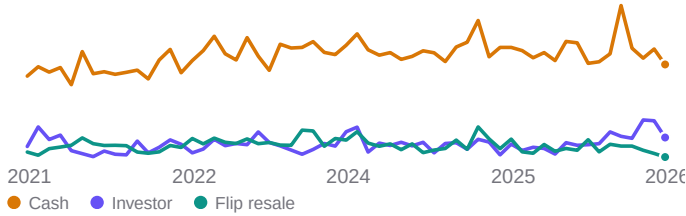
3.3%



BUYERS & OUTCOMES

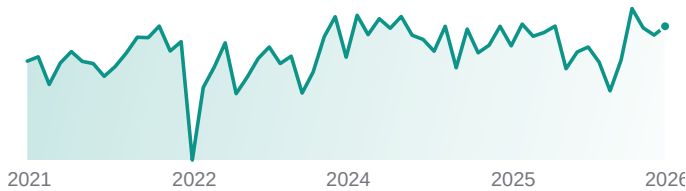
Buyer mix

Cash 22% · Investor 6.9% · Flip resale 2.8%



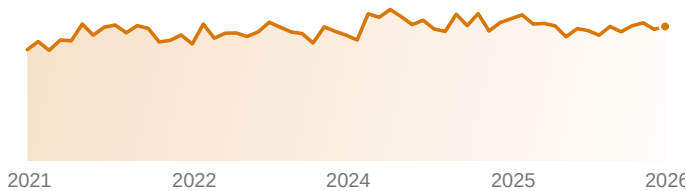
Sellers who sold at a gain

98%

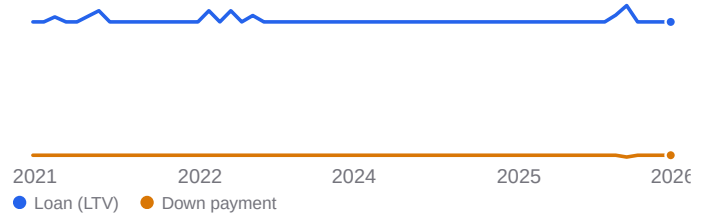


Median annualized return at resale

+5.2%

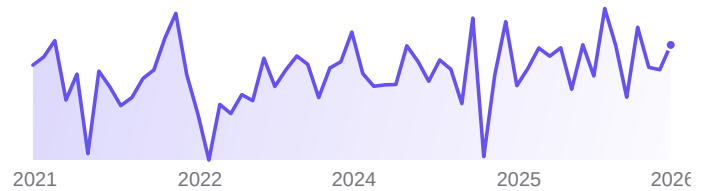


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



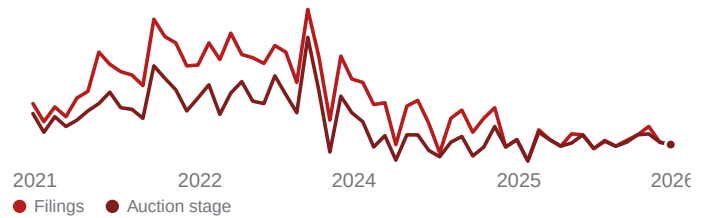
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 21 · Auction stage 21



HOUSING STOCK

Homes	209,980
Median value (AVM)	\$510K
Median size	1,866 ft²
Median bedrooms	3
Median year built	1975
Single family	79%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.3%
Owner occupied	84%
Company owned	5.1%
Median loan-to-value	50%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	652,301
Density	1,079 / mi²
Median household income	\$107K
Average household income	\$139K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	82
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	6.0%
Unemployment	1.0%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

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.