

Newtown 18940

ZIP code · PA · Pennsylvania > Bucks County > Newtown

BALANCED MARKET

\$627K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

371

SALES (12 MO)

\$755K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



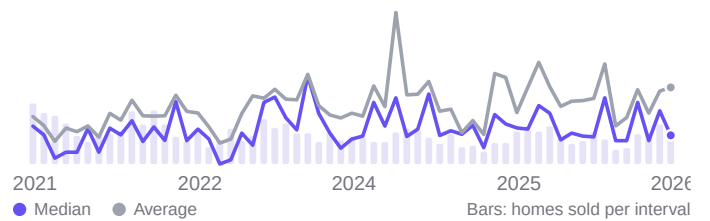
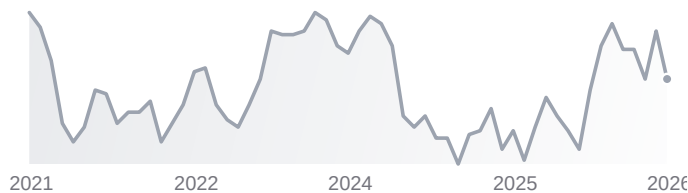
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$585K · Average \$898K

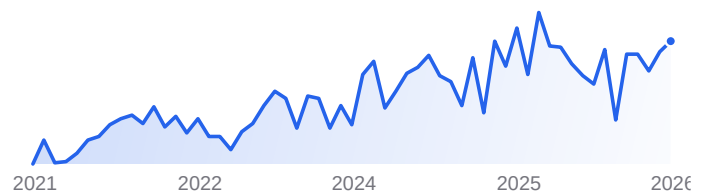
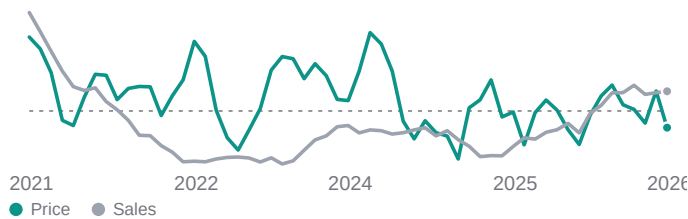


Growth (year over year)

Price -7.8% · Sales +9.1%

Price per square foot

\$343/ft²

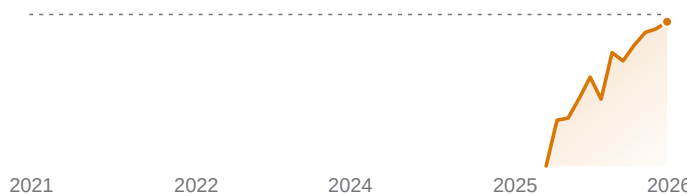


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

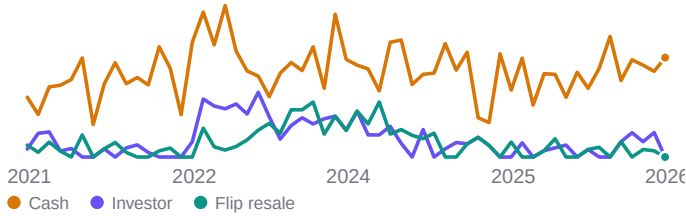
3.4%



BUYERS & OUTCOMES

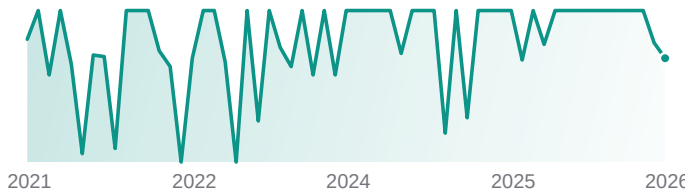
Buyer mix

Cash 36% · Investor 0% · Flip resale 0%



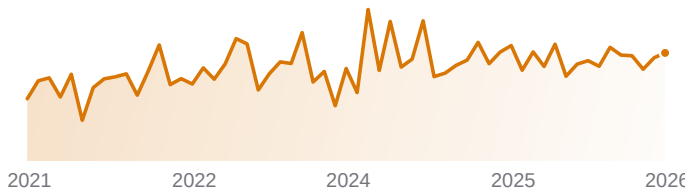
Sellers who sold at a gain

96%

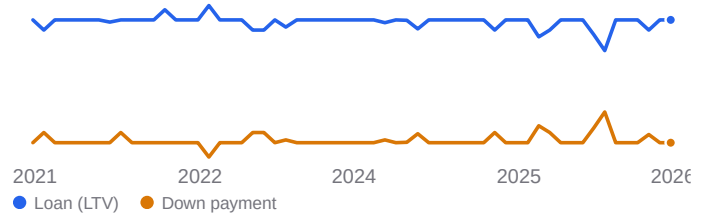


Median annualized return at resale

+5.7%

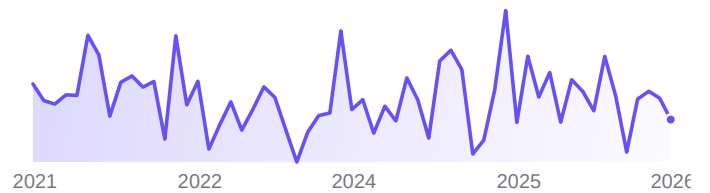


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



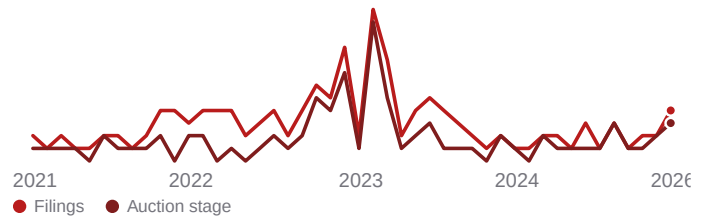
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	11,068
Median value (AVM)	\$755K
Median size	2,270 ft²
Median bedrooms	3
Median year built	1987
Single family	63%
Condos	9.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	6.7%
Median loan-to-value	44%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	31,071
Density	890 / mi²
Median household income	\$153K
Average household income	\$190K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	82
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	4.0%
Unemployment	1.1%
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.