

Pipersville 18947

ZIP code · PA · Pennsylvania > Bucks County

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+19.7%

1-YR CHANGE

60

SALES (12 MO)

\$697K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



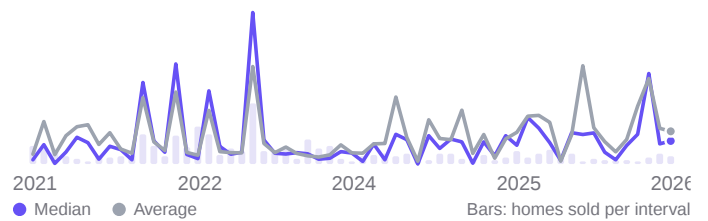
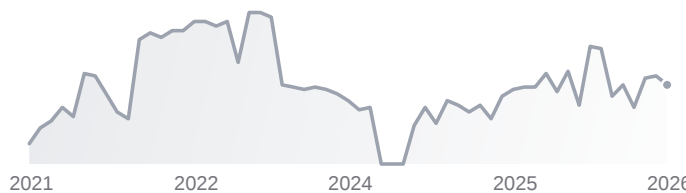
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$740K · Average \$898K

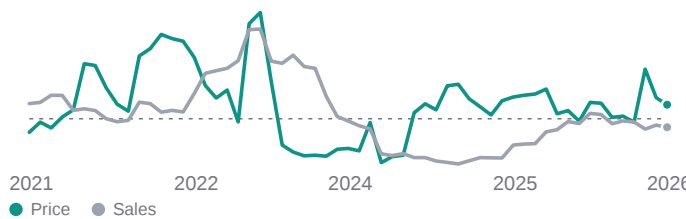


Growth (year over year)

Price +19.7% · Sales -11.8%

Price per square foot

\$303/ft²

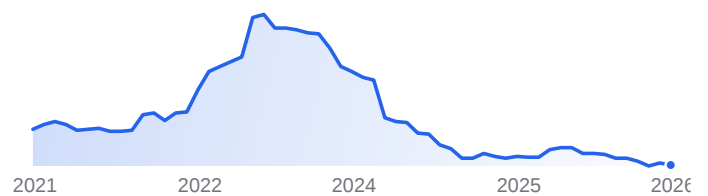
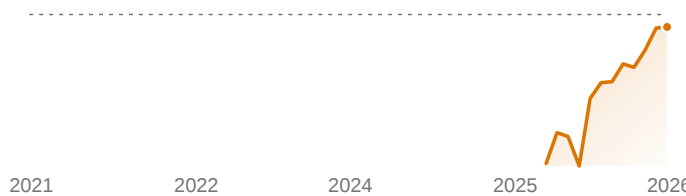


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

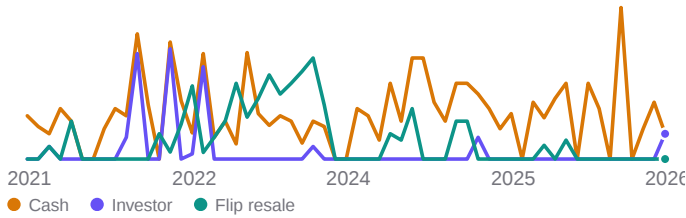
2.6%



BUYERS & OUTCOMES

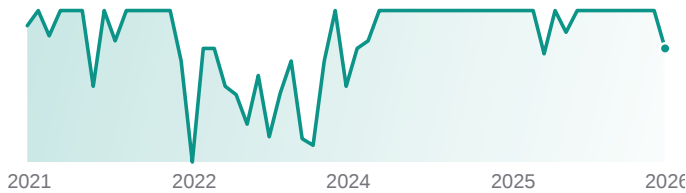
Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



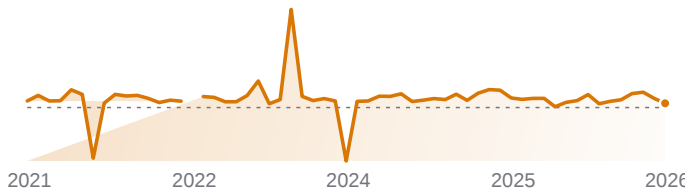
Sellers who sold at a gain

75%

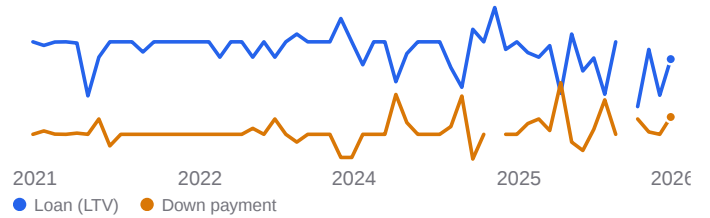


Median annualized return at resale

+2.3%

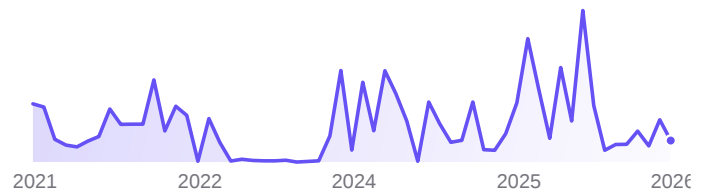


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



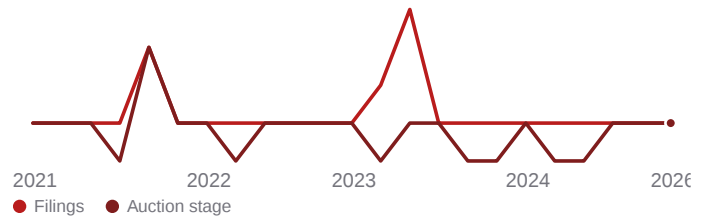
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,300
Median value (AVM)	\$697K
Median size	2,200 ft²
Median bedrooms	3
Median year built	1988
Single family	88%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.9%
Owner occupied	80%
Company owned	6.9%
Median loan-to-value	47%

Typical ownership tenure

18.3 yrs

COMMUNITY

Population	6,462
Density	247 / mi²
Median household income	\$131K
Average household income	\$162K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	84
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	4.3%
Unemployment	1.1%
Average temp	52°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.