

Upper Black Eddy 18972

ZIP code · PA · Pennsylvania > Bucks County

BALANCED MARKET

\$524K

MEDIAN SALE PRICE

+26.6%

1-YR CHANGE

43

SALES (12 MO)

\$544K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



MARKET TRENDS (5 YEARS)

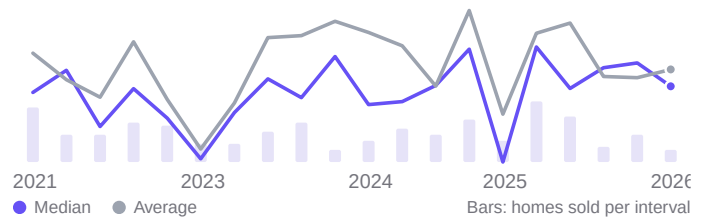
Market temperature (0–100)

58 / 100



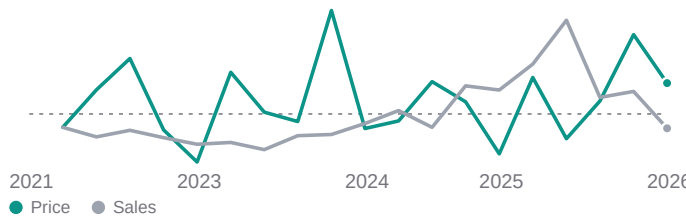
Sale prices

Median \$490K · Average \$540K



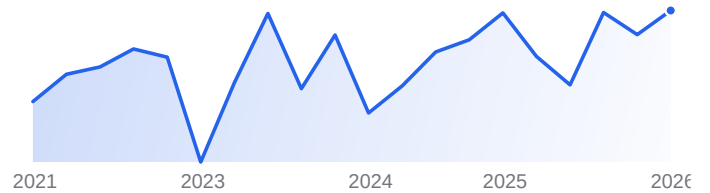
Growth (year over year)

Price +26.6% · Sales -12.2%



Price per square foot

\$337/ft²



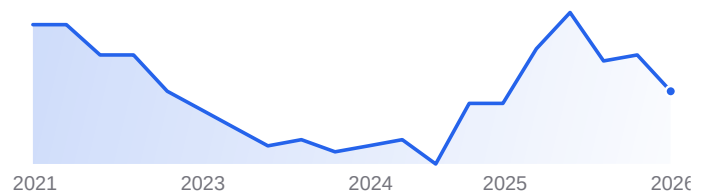
Sale premium vs estimated value

-10.9%



Annual turnover (share of homes sold)

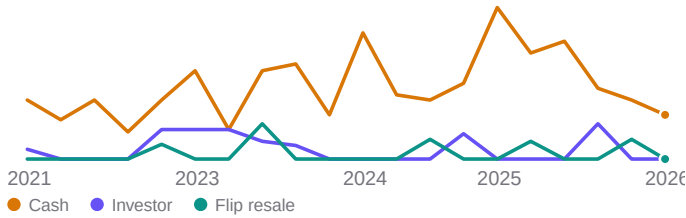
3.3%



BUYERS & OUTCOMES

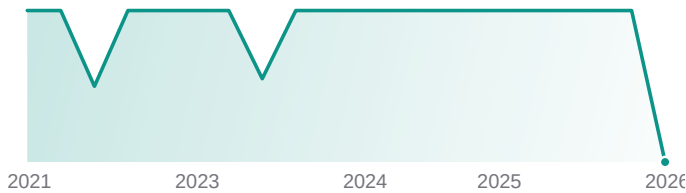
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



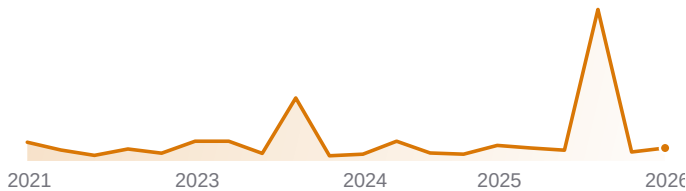
Sellers who sold at a gain

67%

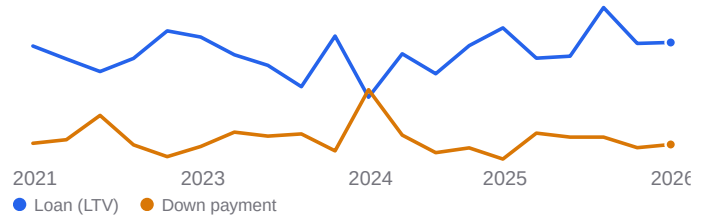


Median annualized return at resale

+6.5%

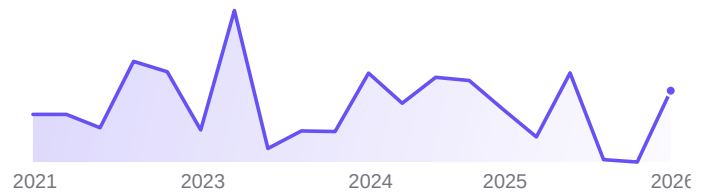


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



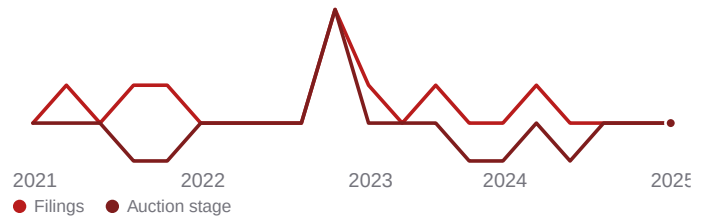
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,320
Median value (AVM)	\$544K
Median size	1,725 ft²
Median bedrooms	3
Median year built	1971
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.5%
Owner occupied	72%
Company owned	4.8%
Median loan-to-value	40%
Typical ownership tenure	22.6 yrs

COMMUNITY

Population	3,452
Density	150 / mi²
Median household income	\$94K
Average household income	\$122K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	80
Homes occupied	91%
Bachelor's or higher	21%
Poverty rate	5.4%
Unemployment	0.9%
Average temp	51°F
Annual precip	49 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.