

Warminster 18974

ZIP code · PA · Pennsylvania > Bucks County

BALANCED MARKET

\$499K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

432

SALES (12 MO)

\$489K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



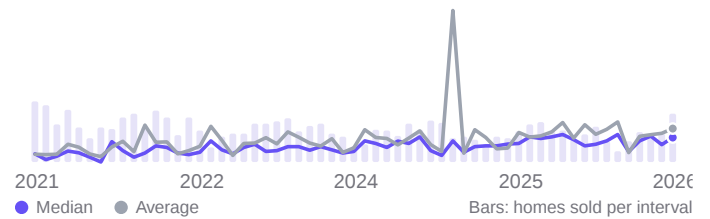
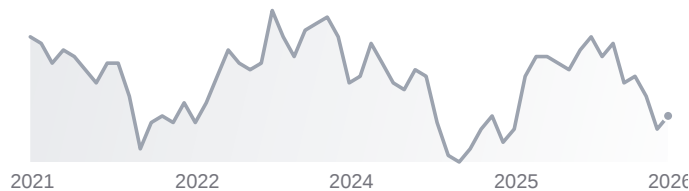
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$511K · Average \$566K

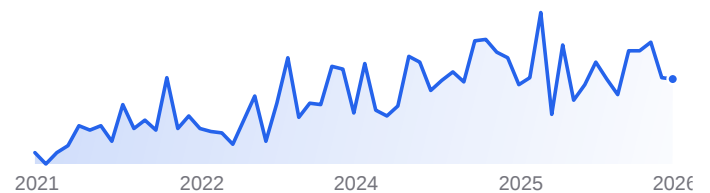
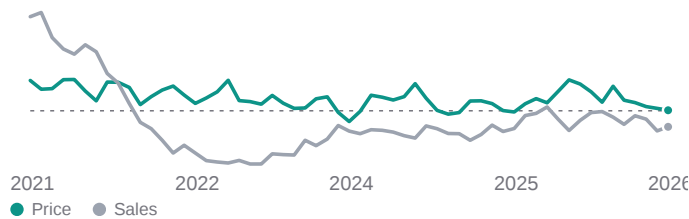


Growth (year over year)

Price +0.2% · Sales -7.7%

Price per square foot

\$287/ft²

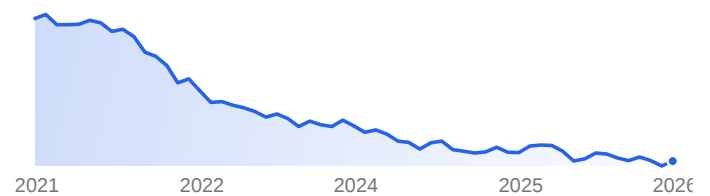
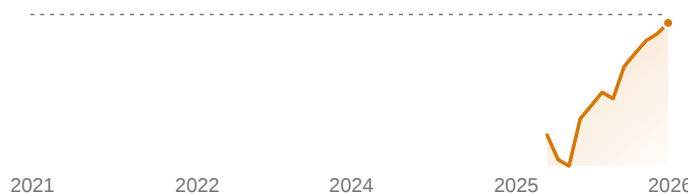


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

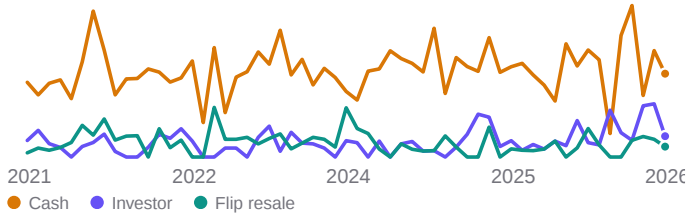
3.2%



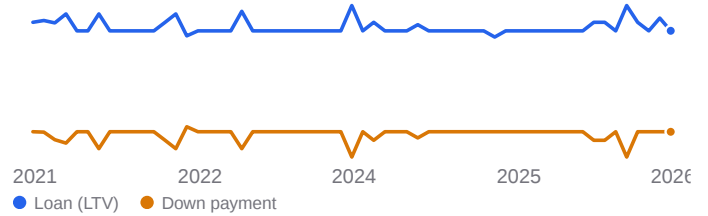
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 6.3% · Flip resale 3.2%

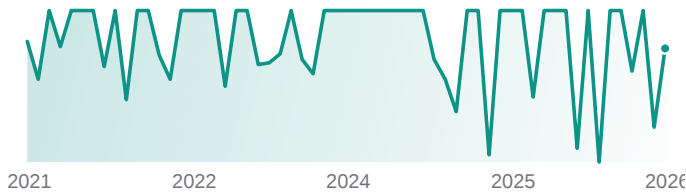


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



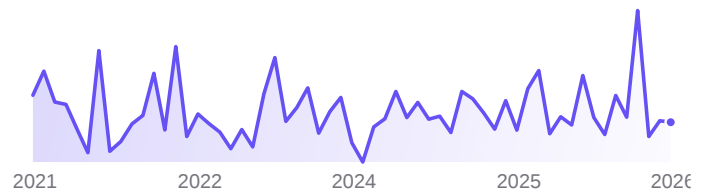
Sellers who sold at a gain

98%



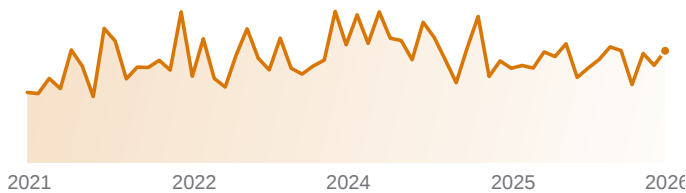
Typical hold before selling

7.3 yrs



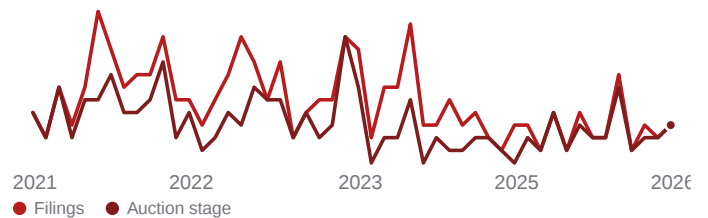
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	13,334
Median value (AVM)	\$489K
Median size	1,604 ft²
Median bedrooms	3
Median year built	1968
Single family	78%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	85%
Company owned	4.0%
Median loan-to-value	48%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	43,455
Density	2,243 / mi ²
Median household income	\$101K
Average household income	\$122K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	82
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	5.3%
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.