

Warrington 18976

ZIP code · PA · Pennsylvania > Bucks County

SELLER'S MARKET

\$558K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

250

SALES (12 MO)

\$597K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

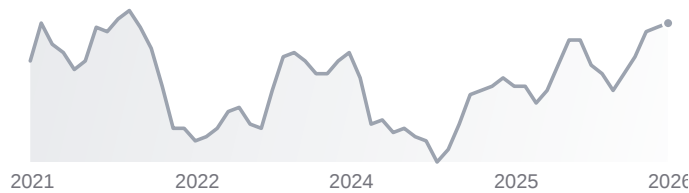
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

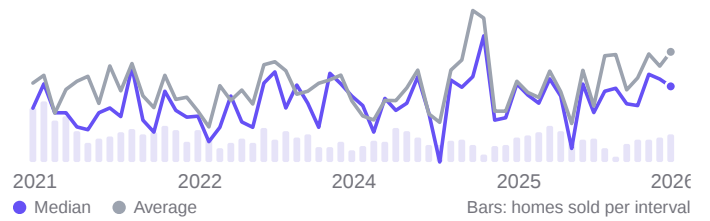
Market temperature (0–100)

67 / 100



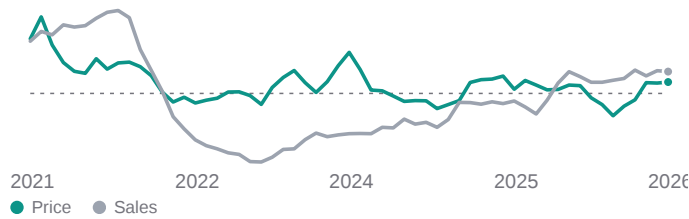
Sale prices

Median \$545K · Average \$617K



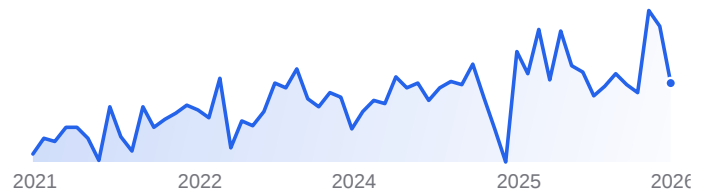
Growth (year over year)

Price +5.5% · Sales +10.6%



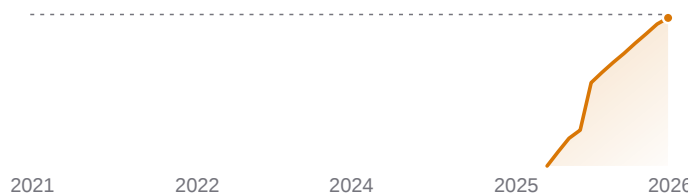
Price per square foot

\$278/ft²



Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

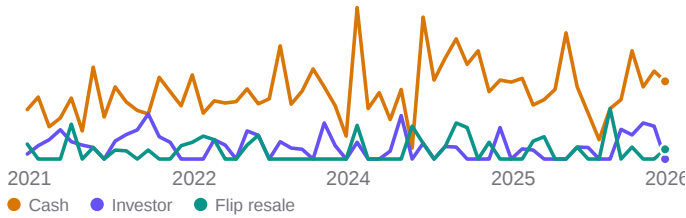
3.4%



BUYERS & OUTCOMES

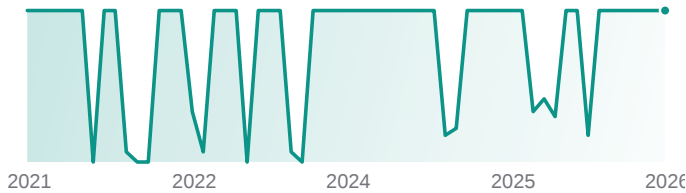
Buyer mix

Cash 31% · Investor 0% · Flip resale 3.8%



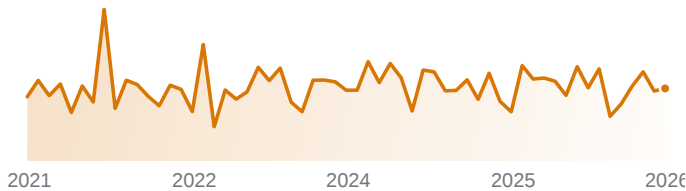
Sellers who sold at a gain

100%

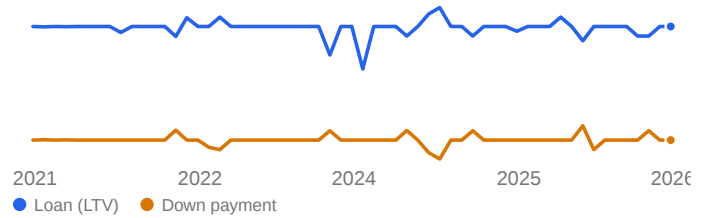


Median annualized return at resale

+4.1%

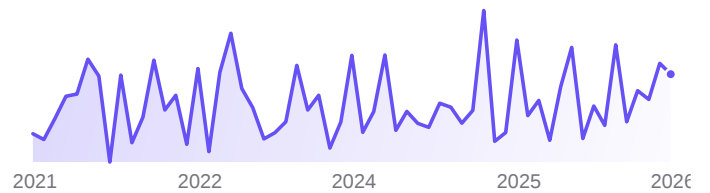


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



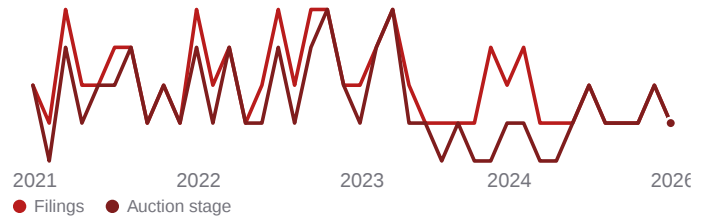
Typical hold before selling

14.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,415
Median value (AVM)	\$597K
Median size	2,140 ft²
Median bedrooms	3
Median year built	1993
Single family	68%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	78%
Company owned	4.7%
Median loan-to-value	49%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	23,108
Density	1,989 / mi²
Median household income	\$125K
Average household income	\$152K
Crime index (US avg 100)	29
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	80
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	3.7%
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.