

Washington Crossing 18977

ZIP code · PA · Pennsylvania > Bucks County

BALANCED MARKET

\$751K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

56

SALES (12 MO)

\$889K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



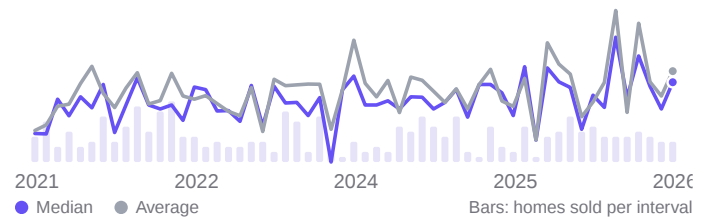
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$814K · Average \$882K

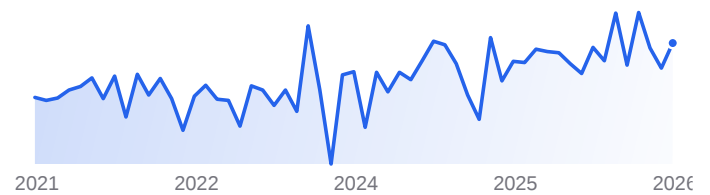
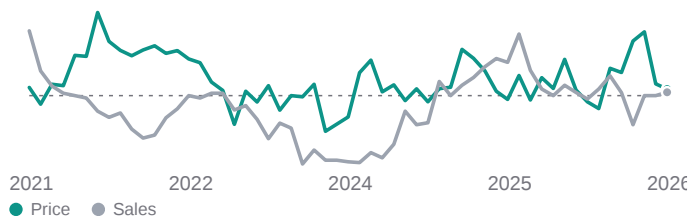


Growth (year over year)

Price +3.5% · Sales +1.8%

Price per square foot

\$332/ft²

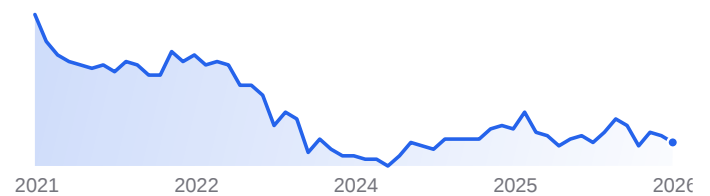
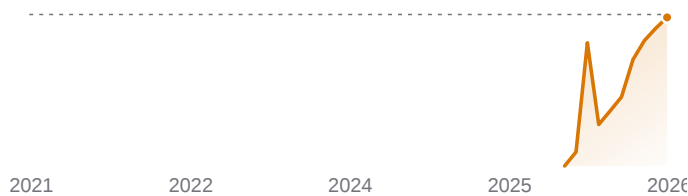


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

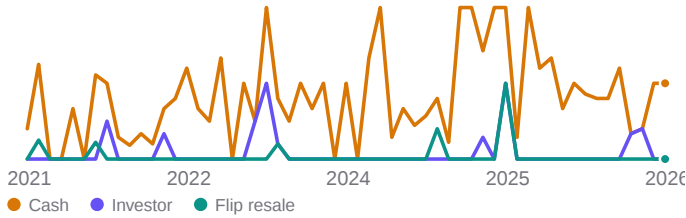
3.3%



BUYERS & OUTCOMES

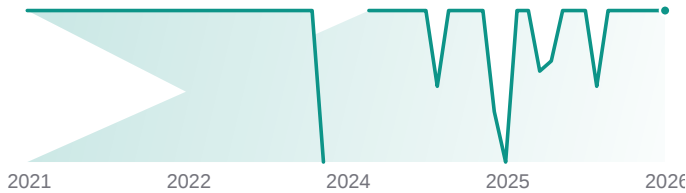
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



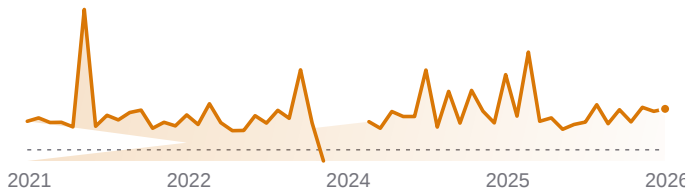
Sellers who sold at a gain

100%

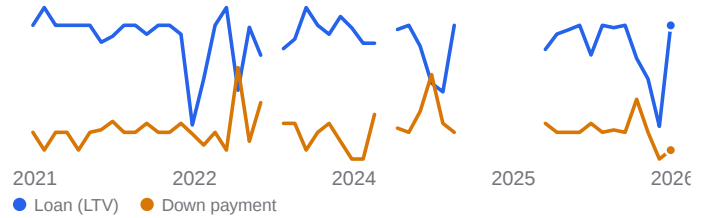


Median annualized return at resale

+4.9%

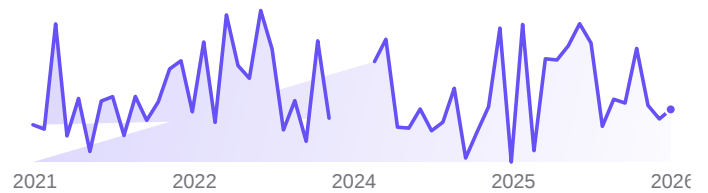


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



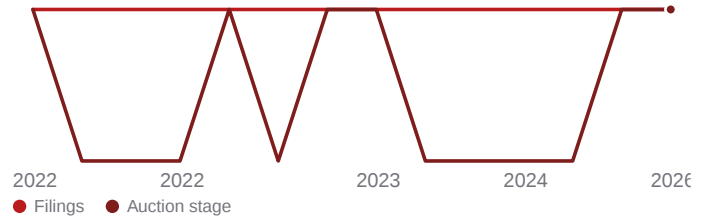
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,713
Median value (AVM)	\$889K
Median size	2,774 ft²
Median bedrooms	3
Median year built	1985
Single family	75%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	6.4%
Median loan-to-value	41%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	3,769
Density	714 / mi ²
Median household income	\$238K
Average household income	\$330K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	89
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	1.3%
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.