

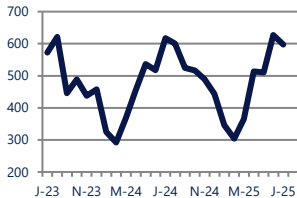
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BUCKS COUNTY HOUSING MARKET**

JULY 2025

Units Sold

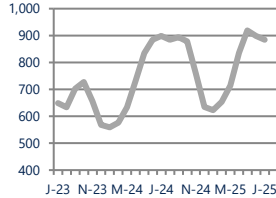
597



Down -3%
Vs. Year Ago

Active Inventory

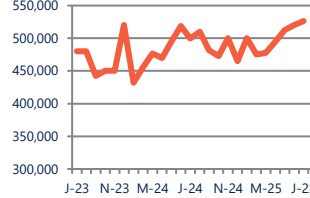
885



Down -2%
Vs. Year Ago

Median Sale Price

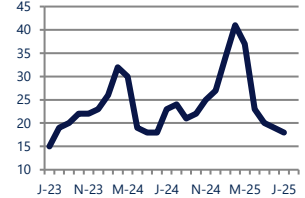
\$526,350



Up 5%
Vs. Year Ago

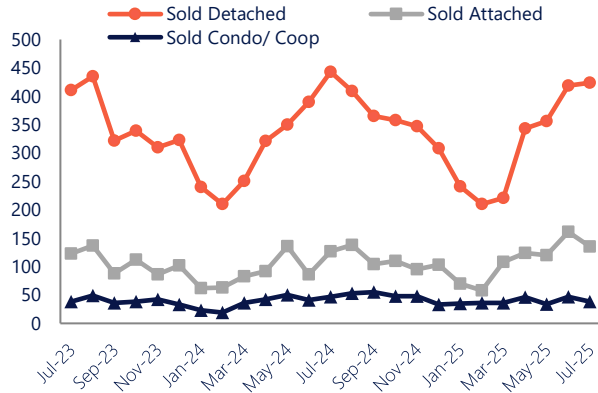
Days On Market

18



Down -22%
Vs. Year Ago

Units Sold*



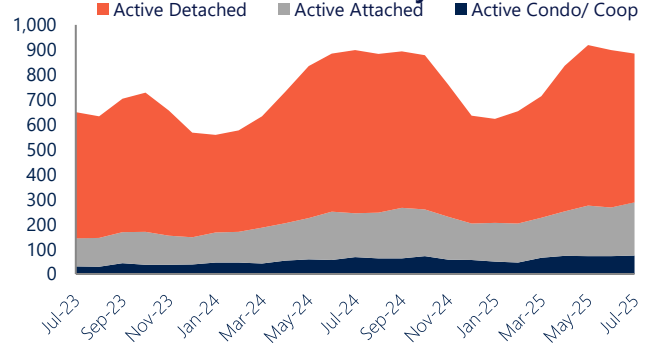
Units Sold

There was a decrease in total units sold in July, with 597 sold this month in Bucks County versus 627 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 3% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 2%. The total number of active inventory this July was 885 compared to 899 in July 2024. This month's total of 885 is lower than the previous month's total supply of available inventory of 899, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Bucks County Homes was \$499,500. This July, the median sale price was \$526,350, an increase of 5% or \$26,850 compared to last year. The current median sold price is 1% higher than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

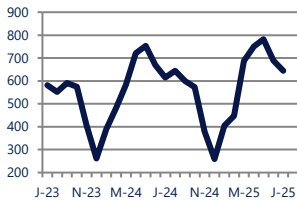
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BUCKS COUNTY HOUSING MARKET**

JULY 2025

New Listings

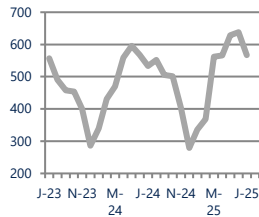
644



Up 5%
Vs. Year Ago

Current Contracts

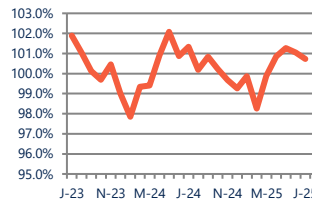
567



Up 6%
Vs. Year Ago

Sold Vs. List Price

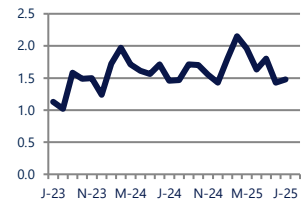
100.7%



Down -0.6%
Vs. Year Ago

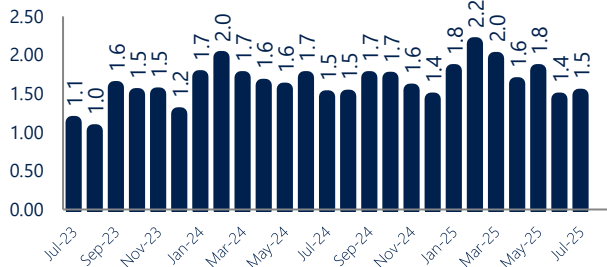
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

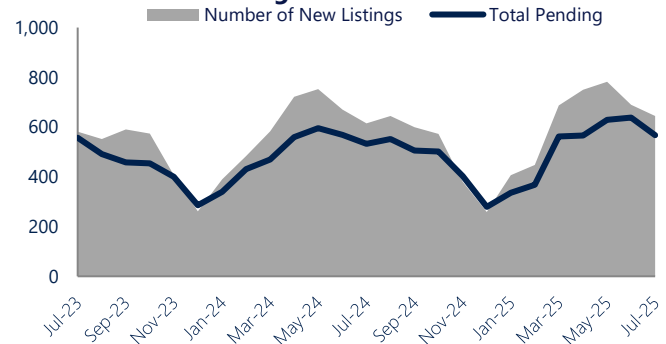
In July, there was 1.5 months of supply available in Bucks County. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

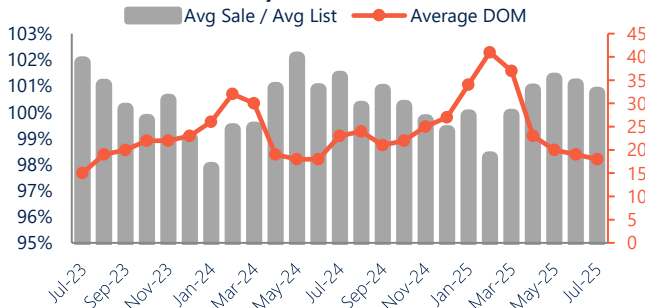
New Listings & Current Contracts

This month there were 644 homes newly listed for sale in Bucks County compared to 615 in July 2024, an increase of 5%. There were 567 current contracts pending sale this July compared to 533 a year ago. The number of current contracts is 6% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Bucks County was 100.7% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 23, a decrease of 22%.