

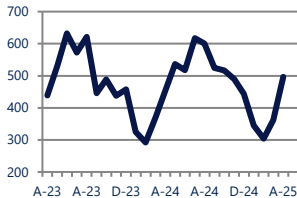
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BUCKS COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

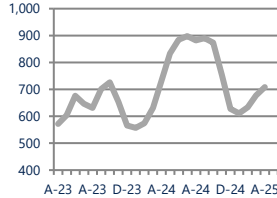
497



Up 9%
Vs. Year Ago

Active Inventory

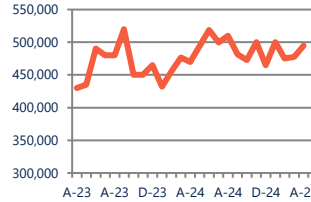
709



Down -3%
Vs. Year Ago

Median Sale Price

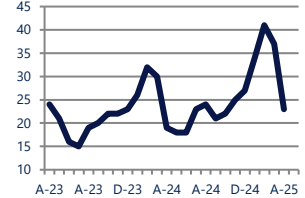
\$495,000



Up 5%
Vs. Year Ago

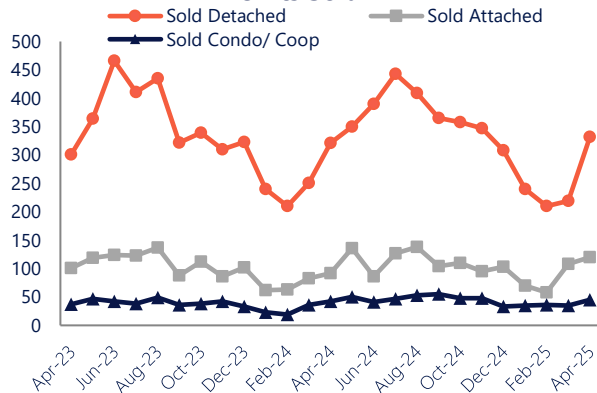
Days On Market

23



Up 21%
Vs. Year Ago

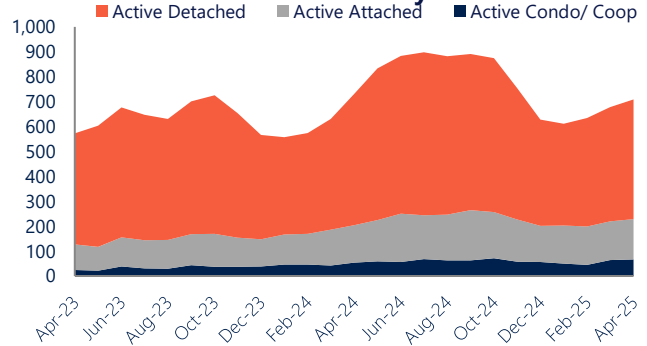
Units Sold*



Units Sold

There was an increase in total units sold in April, with 497 sold this month in Bucks County. This month's total units sold was higher than at this time last year.

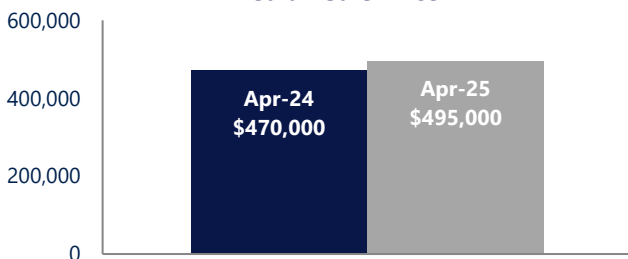
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 3%. The total number of active inventory this April was 709 compared to 730 in April 2024. This month's total of 709 is higher than the previous month's total supply of available inventory of 678, an increase of 5%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Bucks County Homes was \$470,000. This April, the median sale price was \$495,000, an increase of 5% or \$25,000 compared to last year. The current median sold price is 4% higher than in March.

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

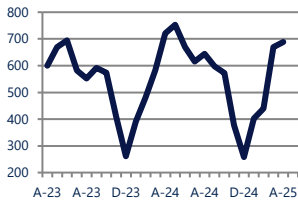
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BUCKS COUNTY HOUSING MARKET**

APRIL 2025

New Listings

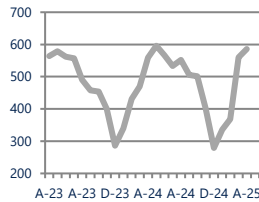
689



Down -4%
Vs. Year Ago

Current Contracts

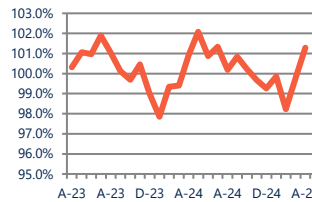
586



Up 5%
Vs. Year Ago

Sold Vs. List Price

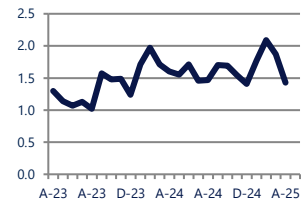
101.3%



No Change
Vs. Year Ago

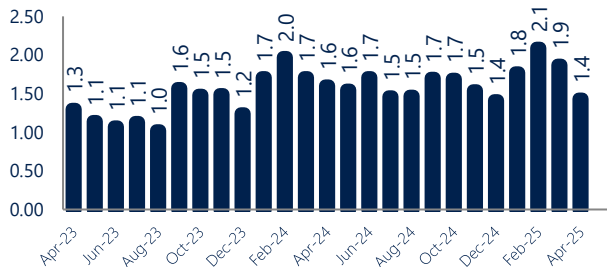
Months of Supply

1.4



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

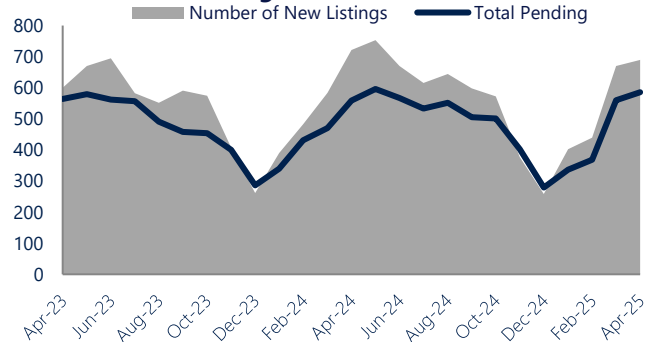
In April, there was 1.4 months of supply available in Bucks County, compared to 1.6 in April 2024. That is a decrease of 11% versus a year ago.

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.

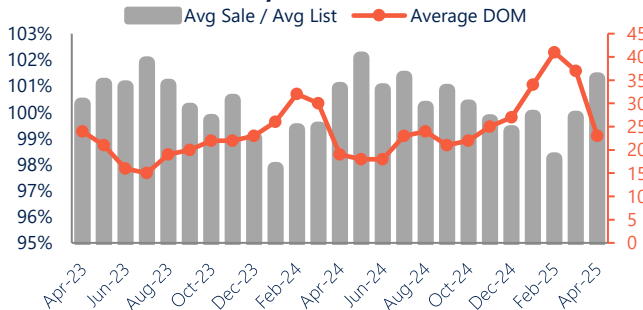
New Listings & Current Contracts

This month there were 689 homes newly listed for sale in Bucks County compared to 721 in April 2024, a decrease of 4%. There were 586 current contracts pending sale this April compared to 559 a year ago. The number of current contracts is 5% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Bucks County was 101.3% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 19, an increase of 21%.