

# THE LONG & FOSTER MARKET MINUTE™

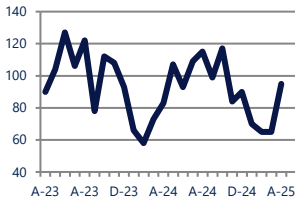
FOCUS ON: **QUAKERTOWN, PERKASIE, AND NORTHERN BUCKS COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): 18951, 18944, 18947, 18942, 18972, 18930, 18077, 18920, 18081, 18949, 18921, 18950, 18910 and 18953

## Units Sold

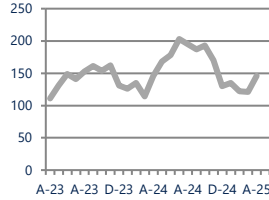
95



Up 14%  
Vs. Year Ago

## Active Inventory

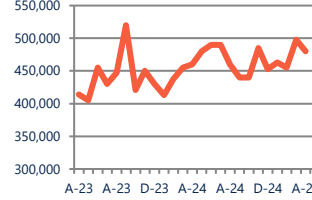
146



No Change  
Vs. Year Ago

## Median Sale Price

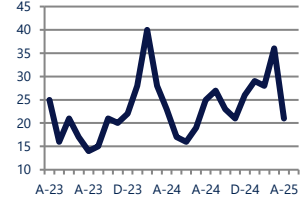
\$480,000



Up 4%  
Vs. Year Ago

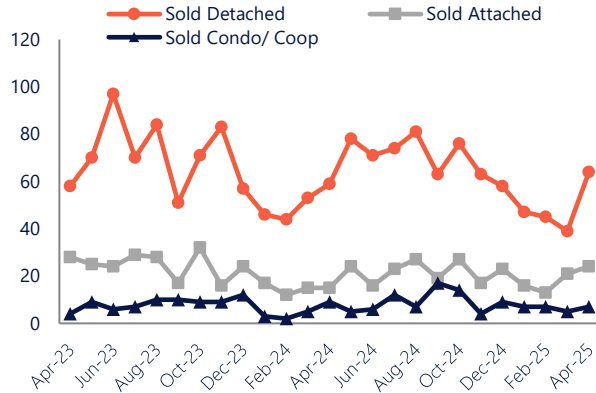
## Days On Market

21



Down -9%  
Vs. Year Ago

### Units Sold\*



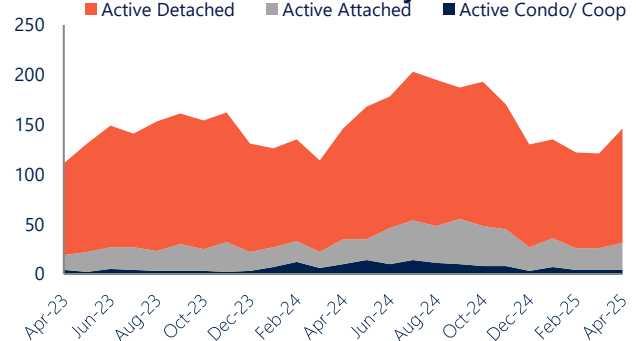
## Units Sold

There was an increase in total units sold in April, with 95 sold this month in Quakertown, Perkasie, and Northern Bucks County. This month's total units sold was higher than at this time last year.

## Active Inventory

The total number of homes available this month is 146 units, which is similar compared to a year ago. This month's total of 146 is higher than the previous month's total supply of available inventory of 121, an increase of 21%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Quakertown, Perkasie, and Northern Bucks County Homes was \$459,900. This April, the median sale price was \$480,000, an increase of 4% or \$20,100 compared to last year. The current median sold price is 4% lower 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.

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\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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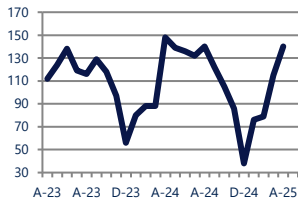
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## New Listings

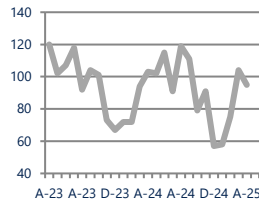
140



**Down -5%**  
Vs. Year Ago

## Current Contracts

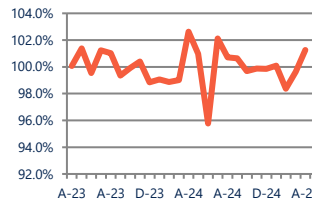
95



**Down -8%**  
Vs. Year Ago

## Sold Vs. List Price

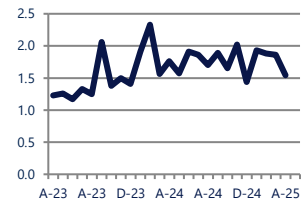
101.3%



**Down -1.3%**  
Vs. Year Ago

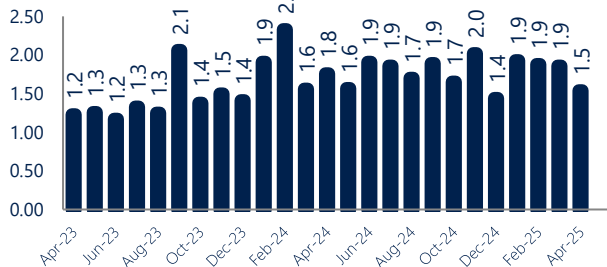
## Months of Supply

1.5



**Down -13%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

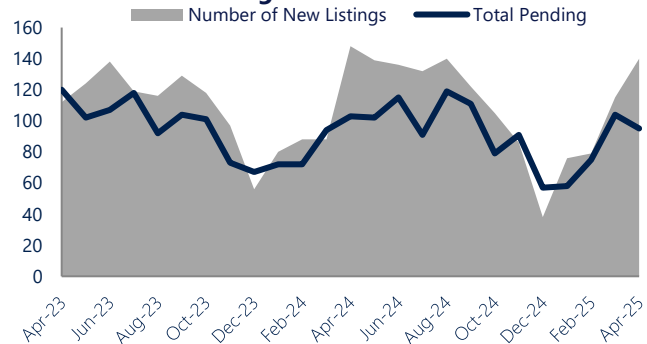
In April, there was 1.5 months of supply available in Quakertown, Perkasio, and Northern Bucks County, compared to 1.8 in April 2024. That is a decrease of 13% versus a year ago.

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.

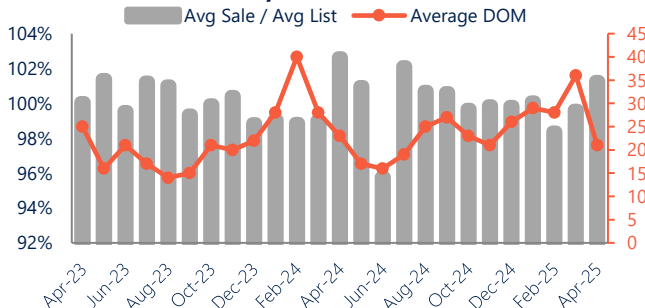
## New Listings & Current Contracts

This month there were 140 homes newly listed for sale in Quakertown, Perkasio, and Northern Bucks County compared to 148 in April 2024, a decrease of 5%. There were 95 current contracts pending sale this April compared to 103 a year ago. The number of current contracts is 8% lower 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 Quakertown, Perkasio, and Northern Bucks County was 101.3% of the average list price, which is 1.4% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 23, a decrease of 9%.

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