



January 2025

THE YEAR OF THE \$600K MILESTONE:

In Bucks County, the 2025 market was defined by resilience and low supply. Average home prices held strong, finishing the year near \$599K, as inventory hovered around a tight 1.4-month supply. While price growth moderated compared to rapid gains in the previous years, demand remained strong with properties selling in 25-30 days. Well-priced homes continued to spark fierce competition, often going under contract in about 10 days.

Meanwhile, Montgomery County saw a similar upward trend with average prices reaching \$558K. While demand remained high in walkable hubs like Ambler and Blue Bell, the county began showing signs of a shift toward a more balanced market, with a modest increase in active listings providing buyers with more variety than in previous years. Homes continued to sell briskly with many properties selling in under a month, particularly well-priced and updated homes.

Looking Ahead: Professional Advice for 2026

For Sellers: Strategy Over Speed

As inventory levels slowly recover in 2026, the "move-in ready" factor will be your biggest asset. Buyers are becoming more selective; prioritizing minor cosmetic updates and professional staging will be the key to standing out. Pricing your home accurately from Day 1 remains the most effective way to drive momentum and secure top-dollar results.

For Buyers: Preparation Meets Opportunity

With a projected increase in inventory and stabilizing mortgage rates, 2026 offers a more "navigable" landscape. My best advice: focus on your long-term lifestyle goals rather than trying to perfectly time the market. Get your financing fully organized now so you can act decisively when the right home appears. Remember, you can always refinance a rate, but you can't find another identical house.

Ready to Make a Move in 2026?

Whether you are curious about your home's new equity position or want to start a customized search for the new year, I am here to help you navigate the local landscape with confidence.

To get a quick estimate of your home's value, go to www.doylestownrealtors.com and click on the seller tab.



Scroll down to find detailed statistics for home sales in 2025.

And, if you have a friend or neighbor thinking of moving, I'd really appreciate your referral!

Wishing you a new year filled with peace, good health & much happiness!

David

Bucks County Real Estate

2025 Year end review

Township	Units sold 2025	Units sold 2024	Change	Avg. price 2025	Avg. price 2024	Change
Bedminster	73	65	12%	\$743K	\$582K	28%
Bensalem	431	410	5%	\$423K	\$437K	-3%
Buckingham	241	230	5%	\$797K	\$800K	0%
Doylestown	232	210	11%	\$721K	\$689K	5%
Doylestown Borough	91	93	-1%	\$884K	\$735K	20%
Hilltown	152	119	28%	\$572K	\$633K	-10%
Lower Makefield	353	330	7%	\$739K	\$682K	8%
Middletown	353	355	0%	\$559K	\$525K	6%
New Britain	106	105	1%	\$654K	\$567K	15%
Newtown	236	223	6%	\$690K	\$723K	-5%
Plumstead	140	152	-8%	\$762K	\$696K	9%
Solebury/New Hope	144	124	16%	\$1.21M	\$1.22M	0%
Upper Southampton	165	133	24%	\$516K	\$469K	10%
Warminster	273	259	5%	\$473K	\$433K	9%
*Warrington	271	251	8%	\$589K	\$579K	2%
All Bucks County	6251	5819	7%	\$599K	\$576K	4%

*Statistics from Bright MLS

Please note: Price changes above are averages. An increase may be partially due to purchases of new construction as well as larger houses since buyers are spending more time at home. For specific price changes in your neighborhood, please contact me and I'm happy to create a custom report for you.

Know anyone thinking of moving? Your referral is greatly appreciated!



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The material in this publication is provided for your informational purpose only and is not intended to substitute professional advice. If your property is currently listed with a Real Estate Broker, this is not intended as a solicitation.

Montgomery County Real Estate

2025 Year end review

	Units sold 2025	Units sold 2024	Change	Avg. price 2025	Avg. price 2024	Change
Abington	555	570	-3%	\$496K	\$485K	2%
Cheltenham	390	404	-3%	\$430K	\$453K	-5%
Hatfield	143	154	-7%	\$504K	\$490K	3%
Horsham	252	296	-15%	\$642K	\$642K	0%
Lower Moreland	130	106	23%	\$721K	\$702K	3%
Montgomery	310	293	6%	\$502K	\$499K	0%
Skippack	129	143	-10%	\$616K	\$572K	8%
Souderton Borough	63	95	-34%	\$378K	\$410K	-8%
Upper Dublin	259	283	-8%	\$645K	\$654K	-1%
Upper Gwynedd	171	158	8%	\$555K	\$543K	2%
Upper Moreland	168	168	0%	\$450K	\$450K	0%
Whitpain	193	156	24%	\$763K	\$733K	4%
Worcester	113	102	11%	\$823K	\$750K	10%
All Montgomery County	8685	8557	1%	\$558K	\$532K	5%

*Statistics from Bright MLS

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