Local Market **Insight**

April 2026

Bucks County, PA

BUCKS COUNTY ASSOCIATION of REALTORS®

New Listings 807

36.1% from Mar 2026: **593**

15.5% from Apr 2025: **699**

YTD	2026	2025	+/-
	2,378	**2,283**	4.2%

5-year Apr average: **727**

New Pendings 641

8.6% from Mar 2026: **590**

6.1% from Apr 2025: **604**

YTD	2026	2025	+/-
	1,961	**1,930**	1.6%

5-year Apr average: **630**

Closed Sales 444

4.7% from Mar 2026: **424**

-14.8% from Apr 2025: **521**

YTD	2026	2025	+/-
	1,521	**1,583**	-3.9%

5-year Apr average: **486**

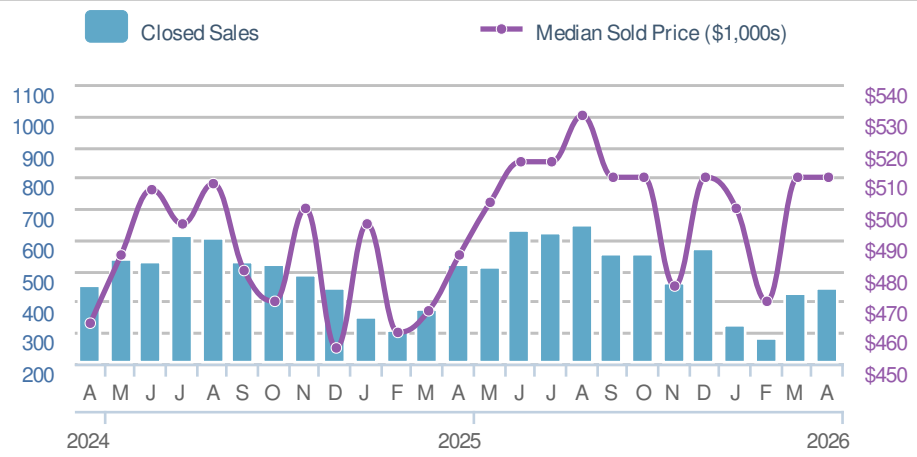
Median Sold Price $510,000

0.0% from Mar 2026: **$510,000**

5.2% from Apr 2025: **$485,000**

YTD	2026	2025	+/-
	$500,500	**$475,000**	5.4%

5-year Apr average: **$462,100**



Active Listings 842

842

Min 495 | 634 | Max 842

5-year Apr average

Mar 2026	Apr 2025
635	**705**

Avg DOM 22

22

Min 16 | 20 | Max 23

5-year Apr average

Mar 2026	Apr 2025	YTD
39	**23**	**32**

Avg Sold to OLP Ratio 100.5%

100.5%

Min 100.4% | 101.2% | Max 103.4%

5-year Apr average

Mar 2026	Apr 2025	YTD
98.9%	**100.7%**	**98.9%**

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