Local Market **Insight**

February 2026

Bucks County, PA

BUCKS COUNTY ASSOCIATION of REALTORS®

New Listings 416

17.2%	1.2%
from Jan 2026: **355**	from Feb 2025: **411**

YTD	2026	2025	+/-
	813	**829**	-1.9%

5-year Feb average: **454**

New Pendings 423

30.2%	8.5%
from Jan 2026: **325**	from Feb 2025: **390**

YTD	2026	2025	+/-
	746	**742**	0.5%

5-year Feb average: **457**

Closed Sales 279

-13.6%	-8.5%
from Jan 2026: **323**	from Feb 2025: **305**

YTD	2026	2025	+/-
	620	**661**	-6.2%

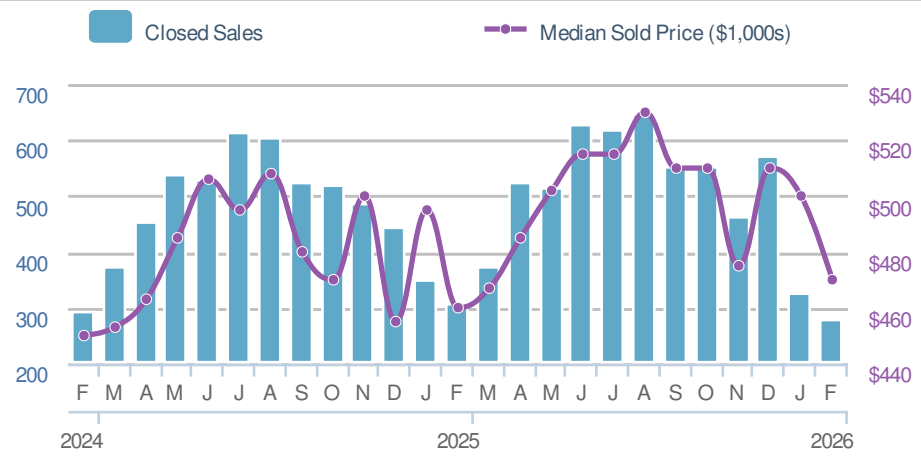
5-year Feb average: **317**

Median Sold Price $470,000

-6.0%	2.2%
from Jan 2026: **$500,000**	from Feb 2025: **$460,000**

YTD	2026	2025	+/-
	$489,999	**$475,000**	3.2%

5-year Feb average: **$433,600**



Active Listings 578

578

Min 361 | 488 | Max 578

5-year Feb average

Jan 2026	Feb 2025
591	**546**

Avg DOM 31

31

Min 24 | 32 | Max 39

5-year Feb average

Jan 2026	Feb 2025	YTD
33	**39**	**33**

Avg Sold to OLP Ratio 98.4%

98.4%

Min 97.9% | 98.8% | Max 99.8%

5-year Feb average

Jan 2026	Feb 2025	YTD
97.7%	**98.7%**	**98.0%**

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Data Source: Bright MLS. Statistics calculated March 05, 2025.

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