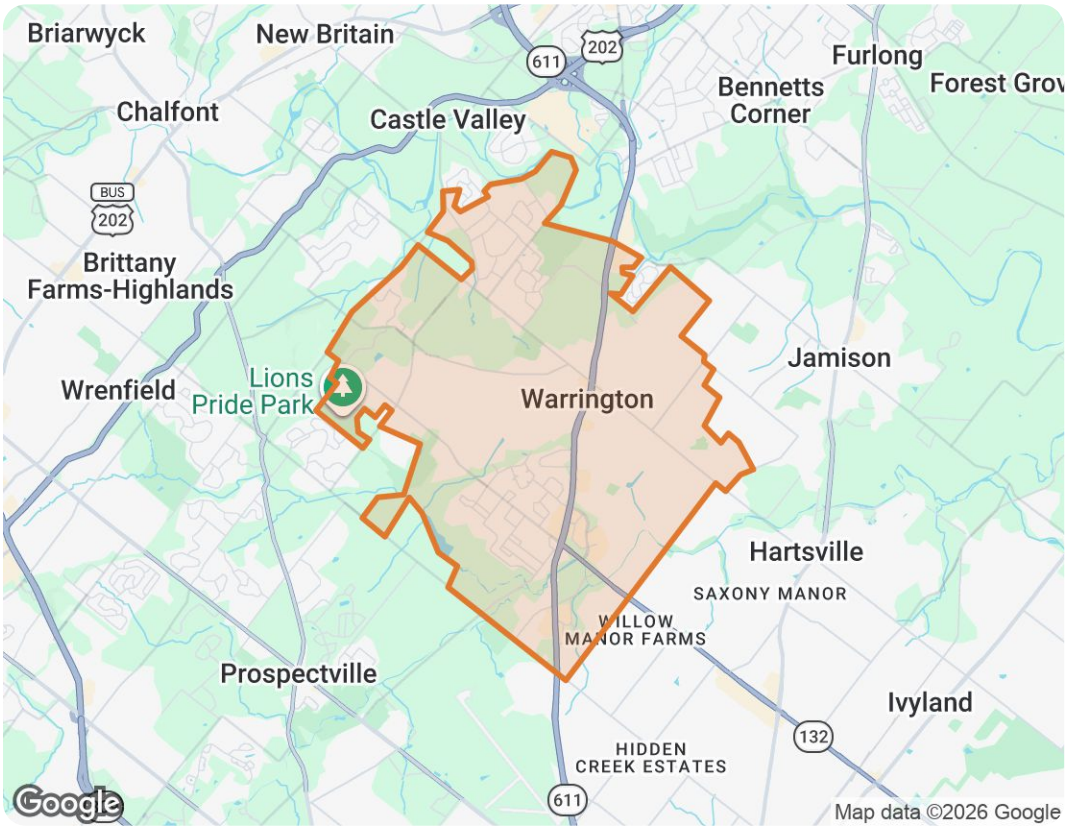
Warrington, PA 18976





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Housing

Housing Facts & Stats

	18976	Warrington	Bucks County	Pennsylvania	USA
Median Estimated Home Value	$660K	$660K	$550K	$356K	$372K
Est. Home Value 12-Mo. Change	+4.8%	+4.8%	+4.5%	+3.5%	+0.1%
Median List Price	$569K	$569K	$606K	$309K	–
List Price 1-Month Change	+10.4%	+10.4%	+0.5%	+3%	–
List Price 12-Month Change	-8.7%	-8.7%	+1.1%	+3%	–
Median Home Age	37	37	54	61	44
Own	78%	–	78%	69%	65%
Rent	22%	–	22%	31%	35%
$ Total Value (of all buildings for which permits were issued)	–	–	$213.1M	$6.45B	$384.62B
% Change in permits (for all buildings)	–	–	+20%	+4%	+6%
% Change in $ value (for all buildings)	–	–	0%	+7%	+5%

This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

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Warrington, PA 18976

Market Trends for Warrington, PA 18976

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.59	101.3%	9	$560,000
↓ 4.79% MoM	↑ 1% MoM	↑ 80% MoM	↓ 23.55% MoM

October 2026 Median Estimated Property Value

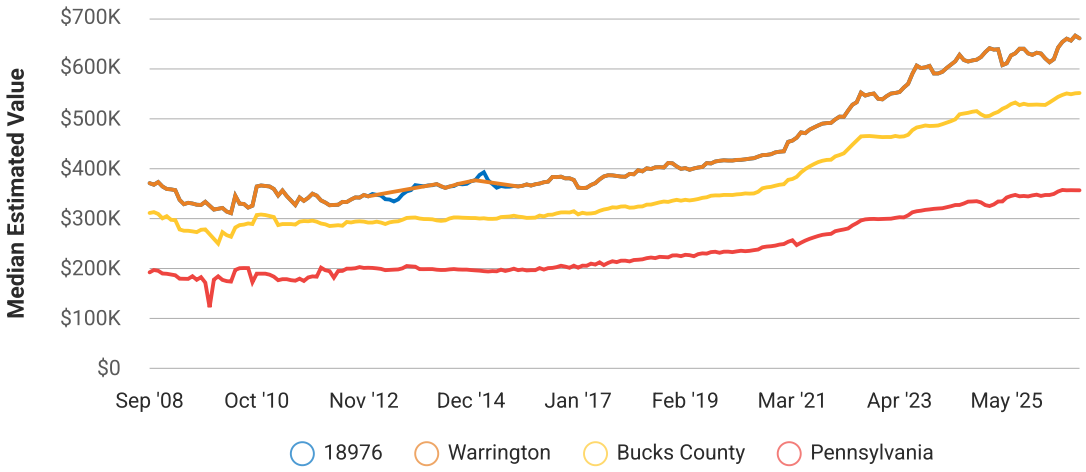
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$659,580	-0.8%	+4.8%



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Warrington, PA 18976

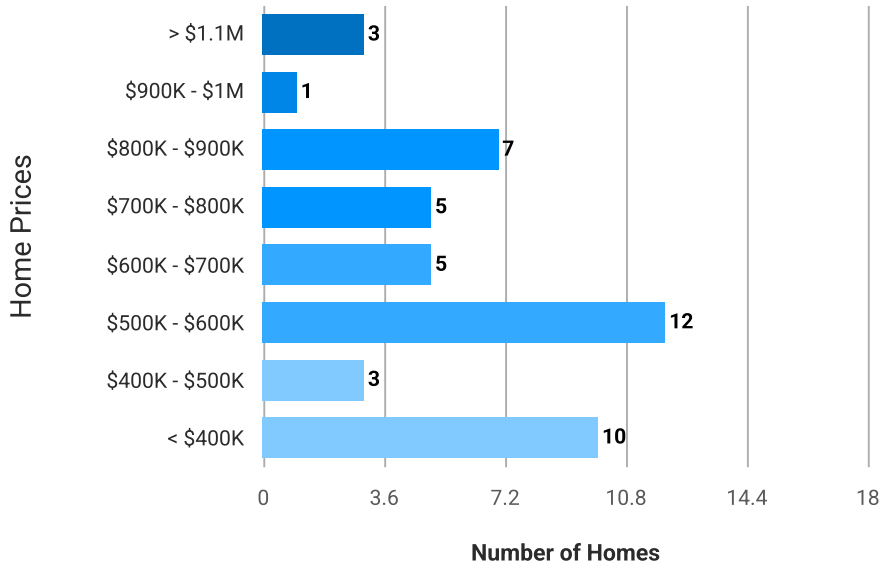
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

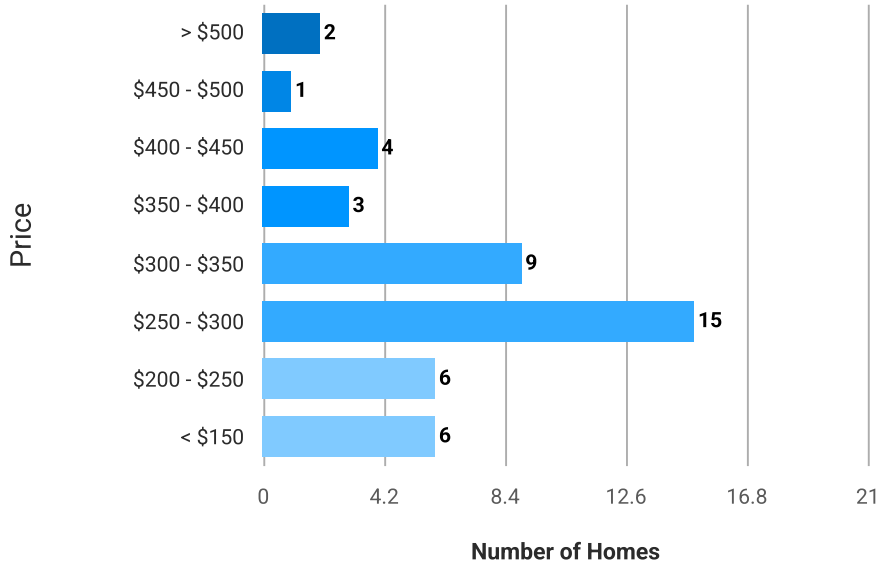


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily



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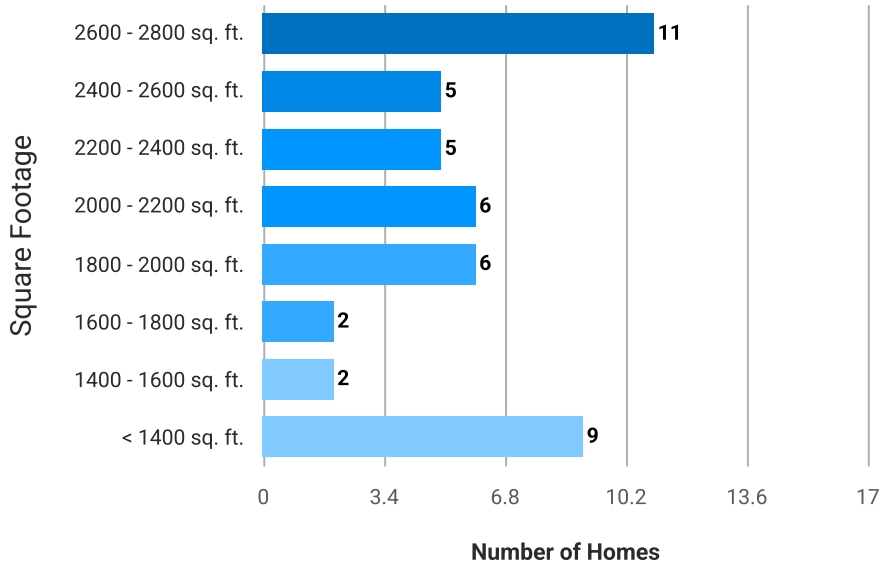
Warrington, PA 18976

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

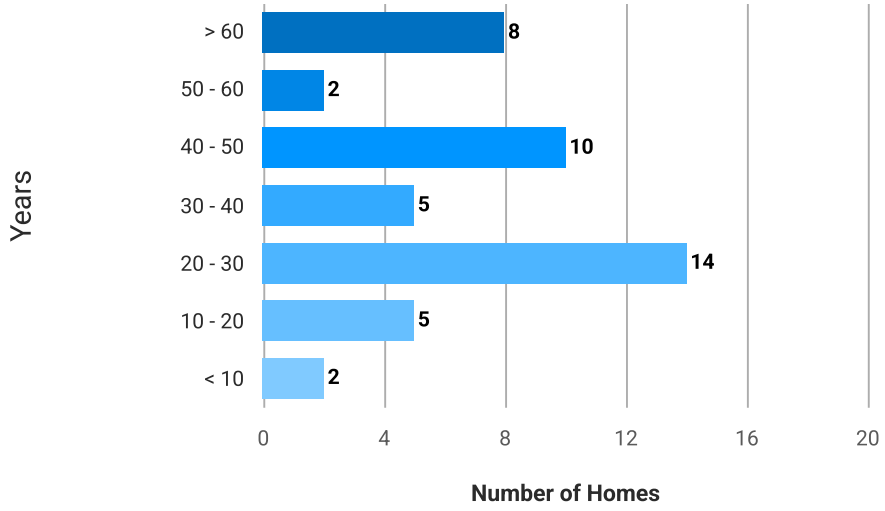


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

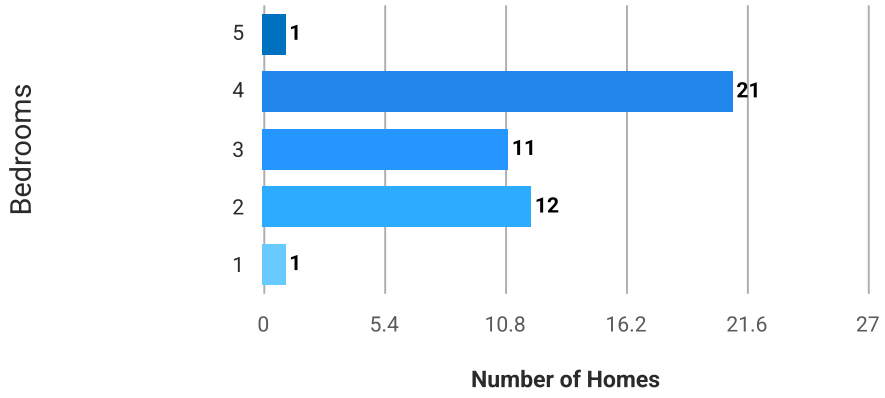


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



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People

People Facts & Stats

	18976	Bucks County	Pennsylvania	USA
Population	20K	647K	13.02M	334.92M
Population Density per Sq Mi	2.13K	1.07K	291	95
Pop Change since 2020	+2.8%	+0.4%	+0.5%	+2.5%
Median Age	43	44	41	39
Male / Female Ratio	47%	49%	49%	50%

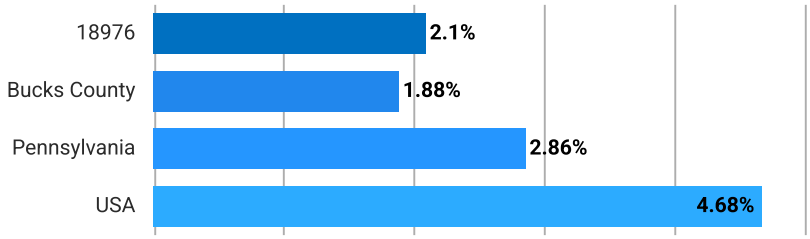
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

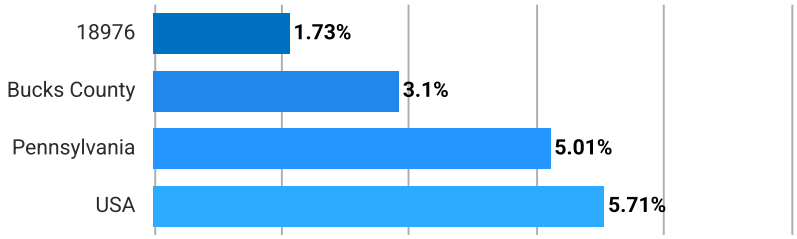
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



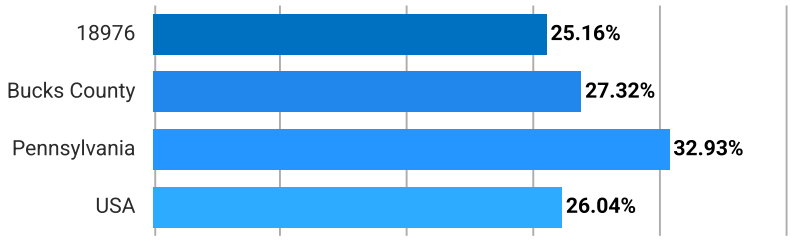
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



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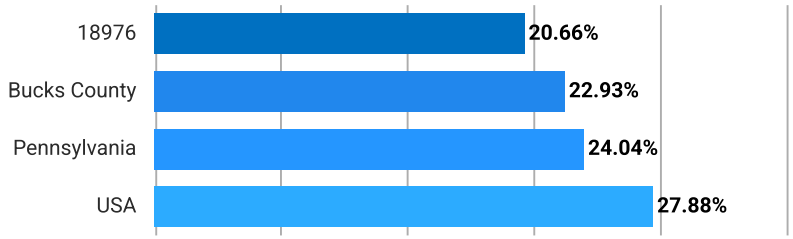
Warrington, PA 18976

Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



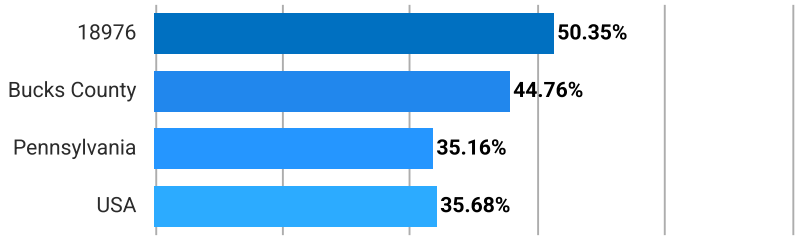
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



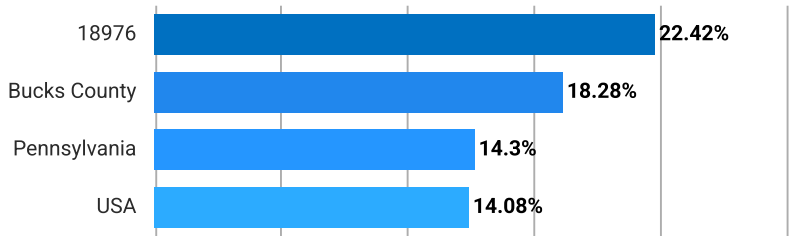
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



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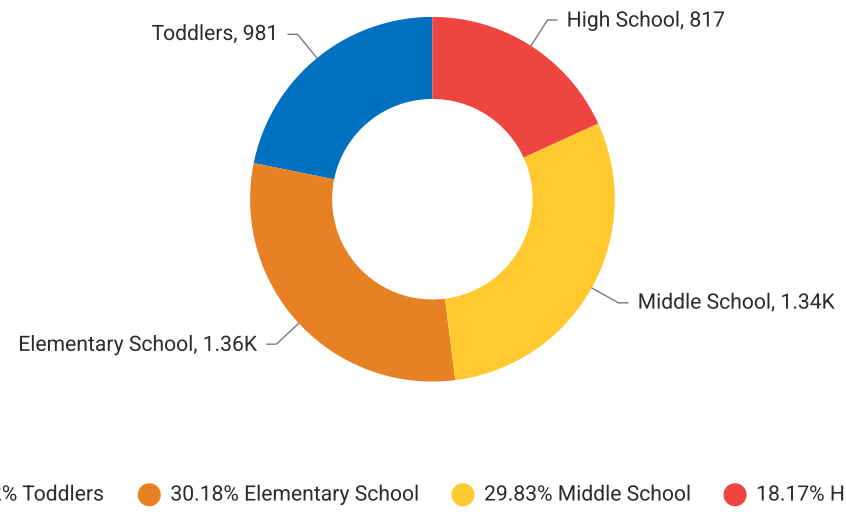
Warrington, PA 18976

Population of Children by Age Group in 18976

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

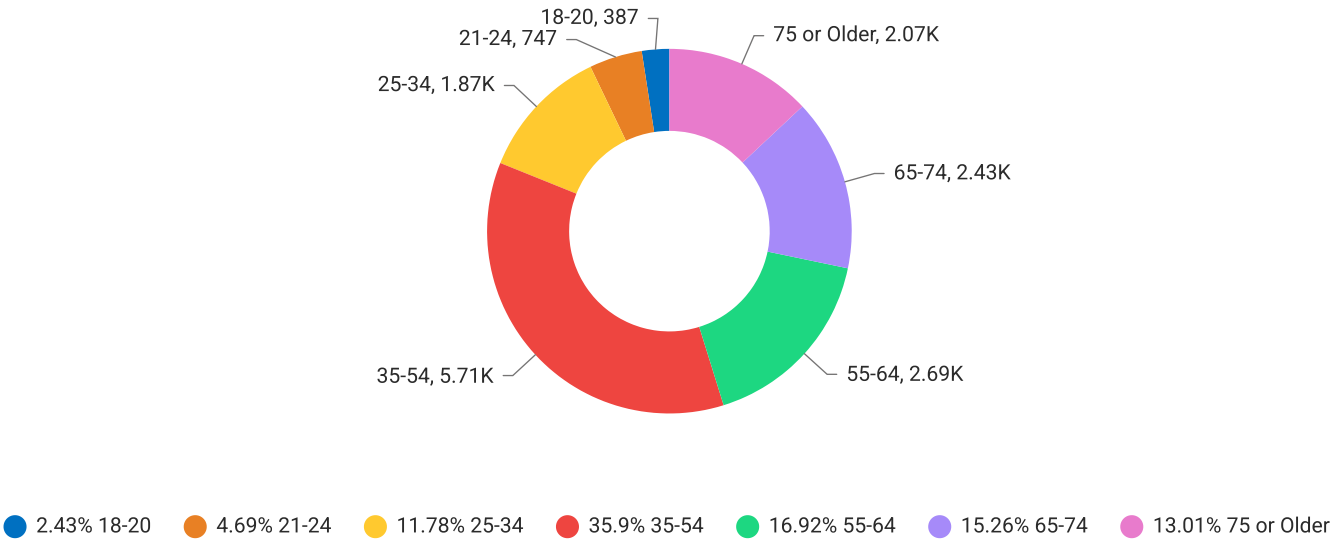


Population of Adults by Age Group in 18976

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



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Warrington, PA 18976

Households With Children in 18976

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

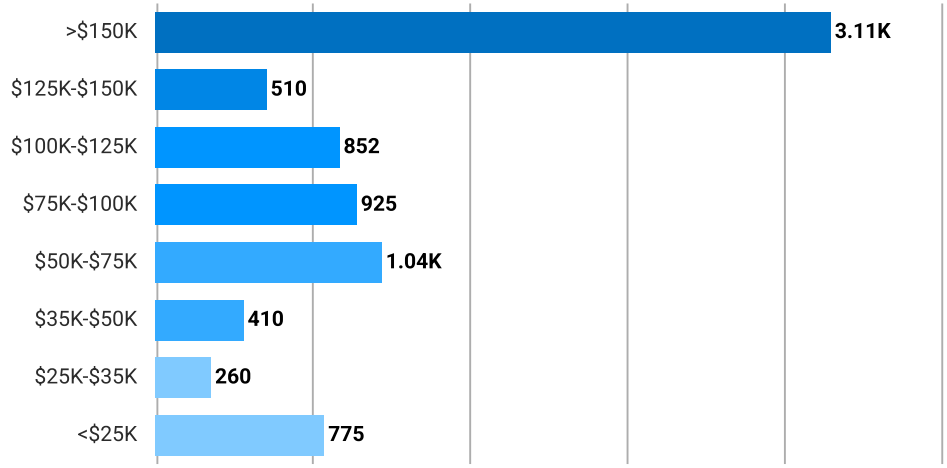


Household Income Brackets in 18976

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



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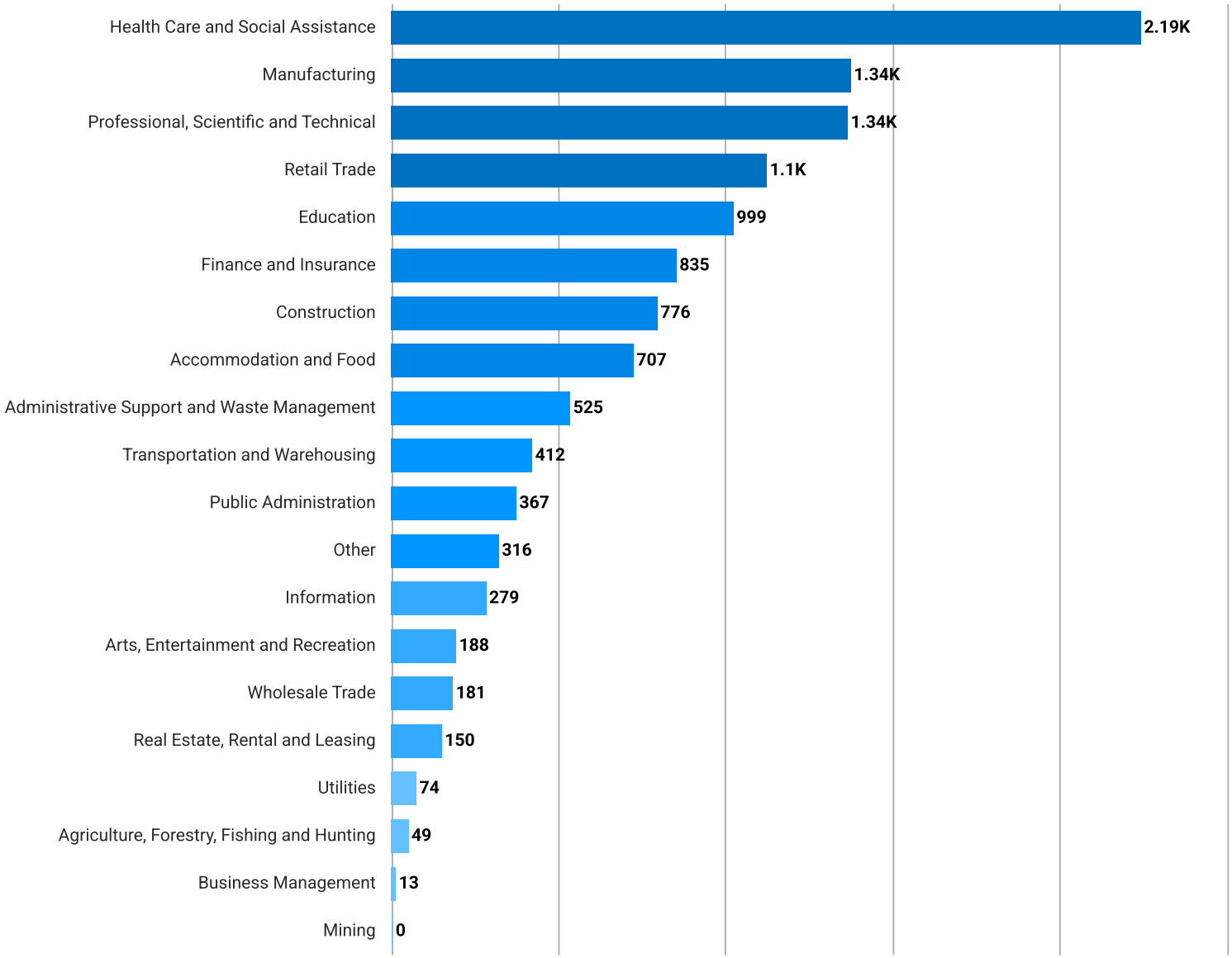
Warrington, PA 18976

Occupational Categories in 18976

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Presidential Voting Pattern in 18976

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially

Democrat
50%

Republican
48.8%

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Economy

Economic Facts & Stats

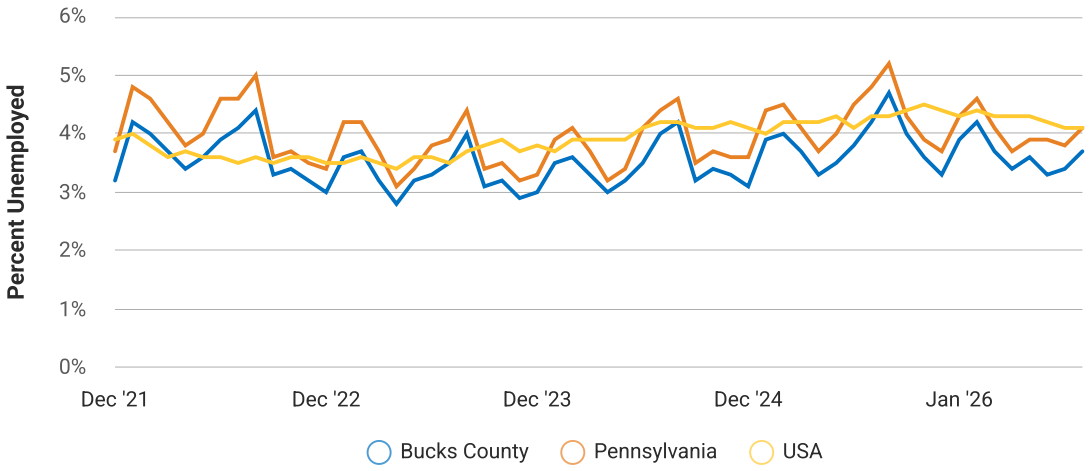
	18976	Warrington	Bucks County	Pennsylvania	USA
Income Per Capita	$56,283	–	$59,022	$44,355	$44,673
Median Household Income	$115,596	–	$114,764	$77,971	$80,734
Unemployment Rate	–	–	3.7%	4.1%	4.1%
Number Unemployed	–	–	13K	272K	7.03M
Number Employed	–	–	344K	6.44M	162.75M
Number in Labor Force	–	–	357K	6.71M	169.78M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



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Quality of Life

Quality of Life Facts & Stats

	18976	Warrington	Bucks County	Pennsylvania	USA
Elevation (in feet)	169	–	169	1,092	–
Annual Rainfall (in inches)	45	–	45	41.91	–
Annual Snowfall (in inches)	27.02	–	27.71	45.69	–
Days of Full Sun (per year)	98	–	89	73	–
Travel Time to Work (in minutes)	–	–	29	26	26
Water Quality (Health Violations)	–	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	85	–	–
Superfund Sites	–	–	9	138	2,466
Brownfield Sites	No	No	Yes	Yes	No

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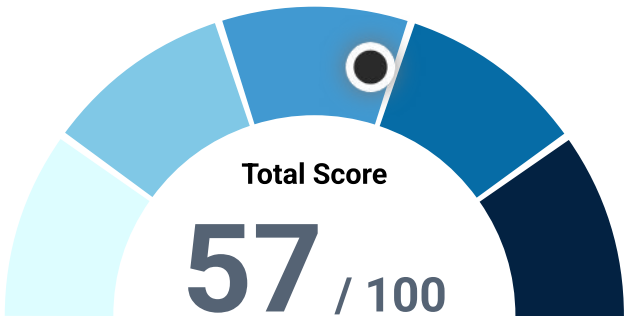
Warrington, PA 18976

AARP Livability™ Index for 18976

0-19 20-39 40-59 60-79 80-100



A score over 50 is above average

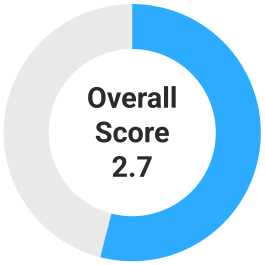
Housing	Affordability & Access	44
Neighborhood	Access to Life, Work & Play	61
Transportation	Safe & Convenient Options	51
Environment	Clean Air & Water	40
Health	Prevention, Access & Quality	65
Engagement	Civic & Social Involvement	70
Opportunity	Inclusion & Possibilities	68

Walkability Score (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly



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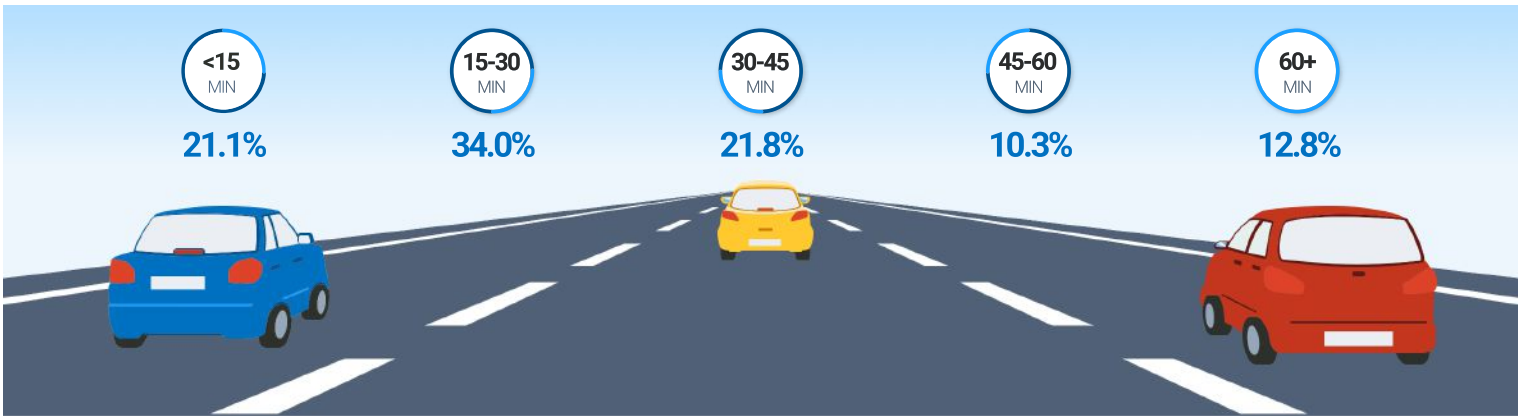
Warrington, PA 18976

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

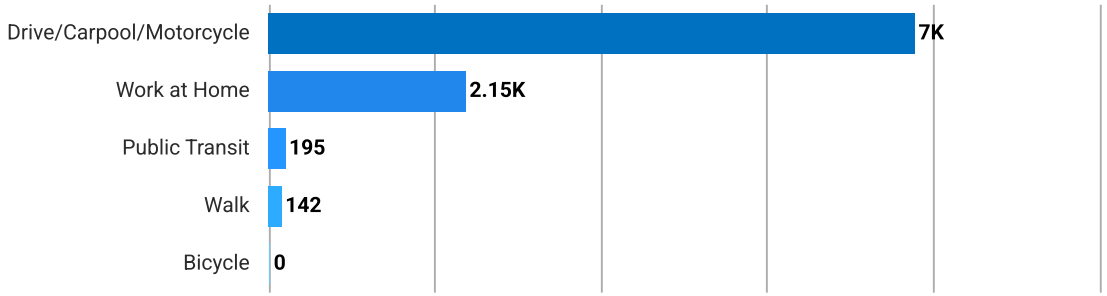


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually

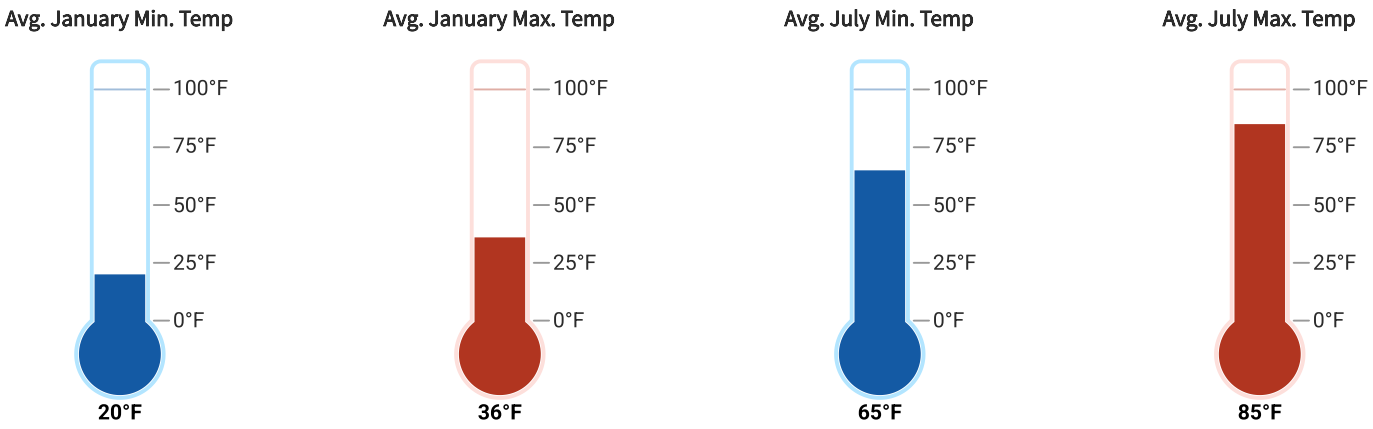


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Source: NOAA

Update Frequency: Annually



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Nearby Neighborhoods

ZIP Codes near Warrington, PA 18976

Doylestown, PA 18901	
Median Estimate Home Value	$741,900
Number of Homes	8,539
Total Population	28,826

Chalfont, PA 18914	
Median Estimate Home Value	$629,890
Number of Homes	7,291
Total Population	22,573

Jamison, PA 18929	
Median Estimate Home Value	$806,570
Number of Homes	2,974
Total Population	8,178

Horsham, PA 19044	
Median Estimate Home Value	$450,380
Number of Homes	4,678
Total Population	16,816

Warminster, PA 18974	
Median Estimate Home Value	$527,180
Number of Homes	13,076
Total Population	43,423

Montgomeryville, PA 18936	
Median Estimate Home Value	$371,380
Number of Homes	83
Total Population	1,449

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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