



County

# Bucks County

## Quarterly Update

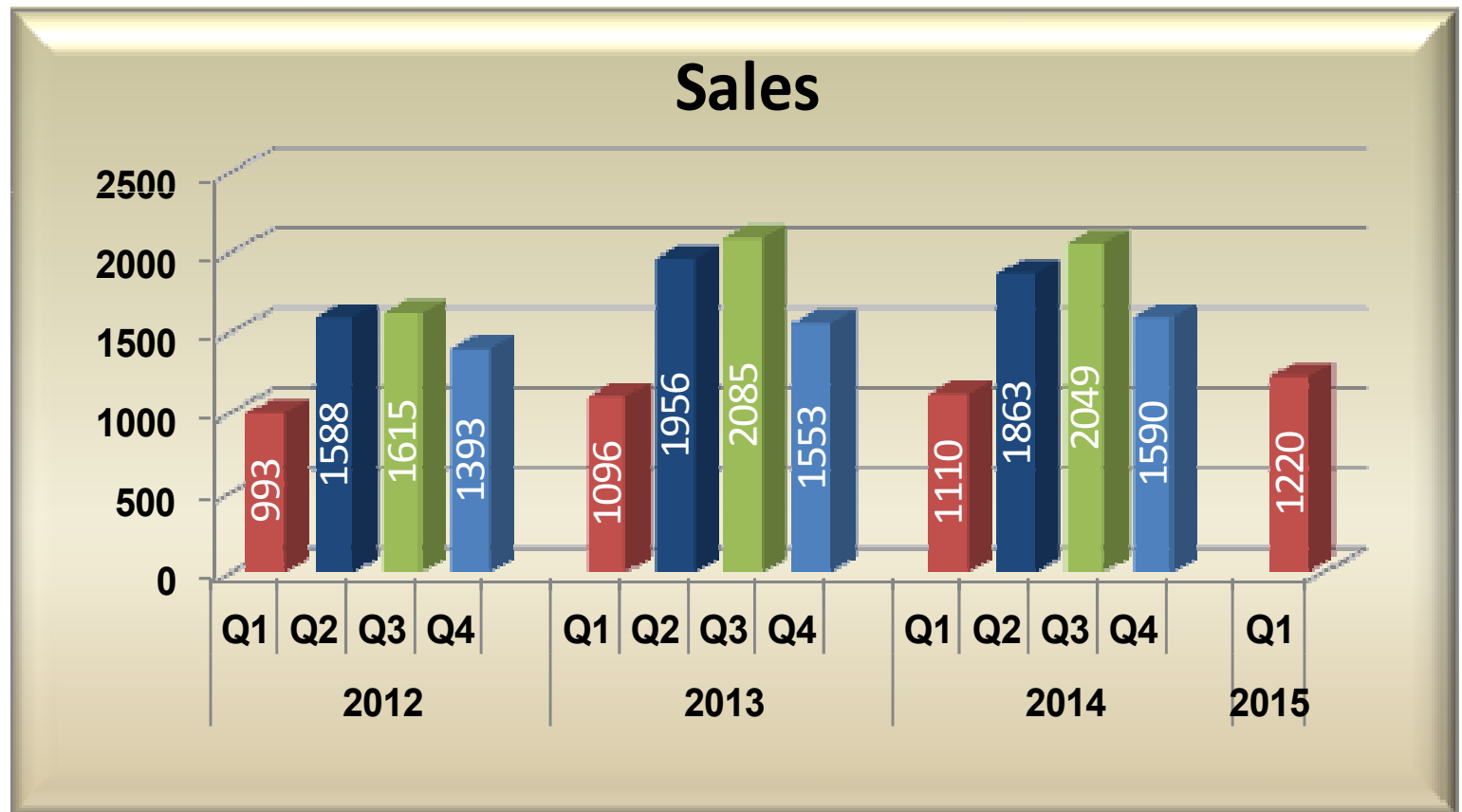
**First Quarter 2015 Report**



# Market Update

## ■ Total Quarterly Sales

- Q1 2015 vs. Q4 2014: -23.3%
- Q1 2015 vs. Q1 2014: +9.9%

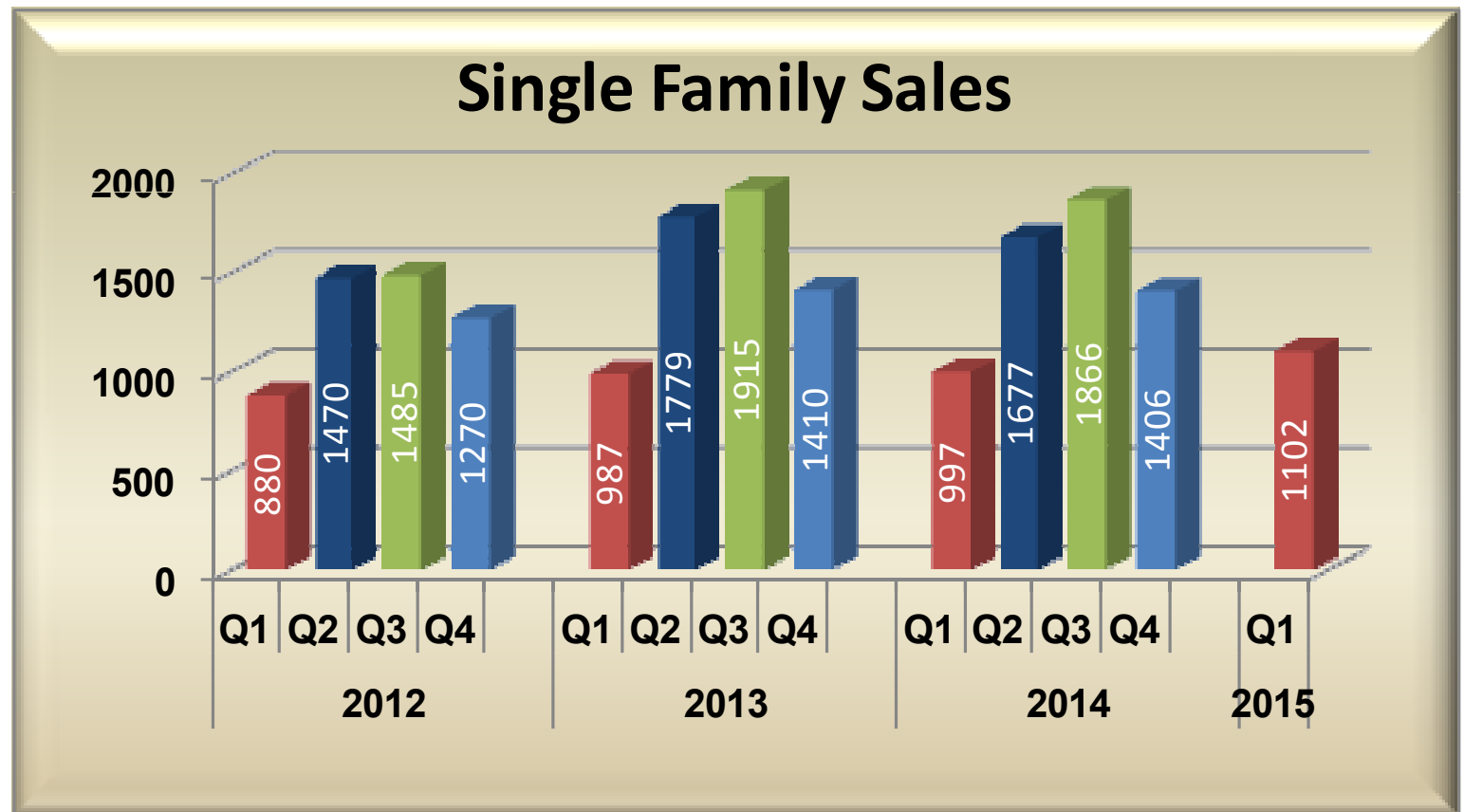




# Market Update

## ■ Single Family Quarterly Sales

- Q1 2015 vs. Q4 2014: -21.6%
- Q1 2015 vs. Q1 2014: +10.5%

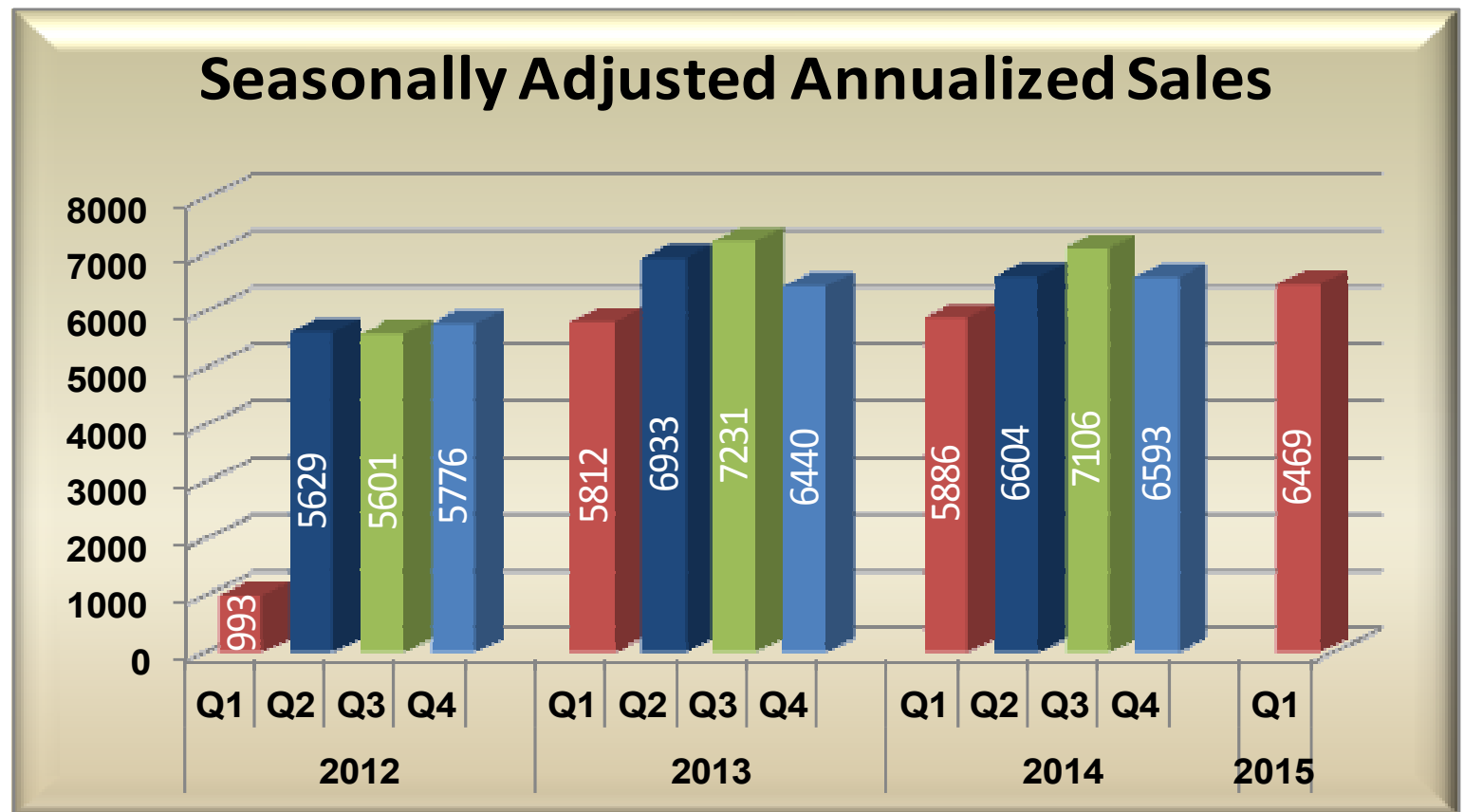




# Market Update

## Seasonally Adjusted Annualized Sales

- Q1 2015 vs. Q4 2014: -1.9%
- Q1 2015 vs. Q1 2014: +9.9%





# Market Update

- Townships with the highest number of sales this quarter

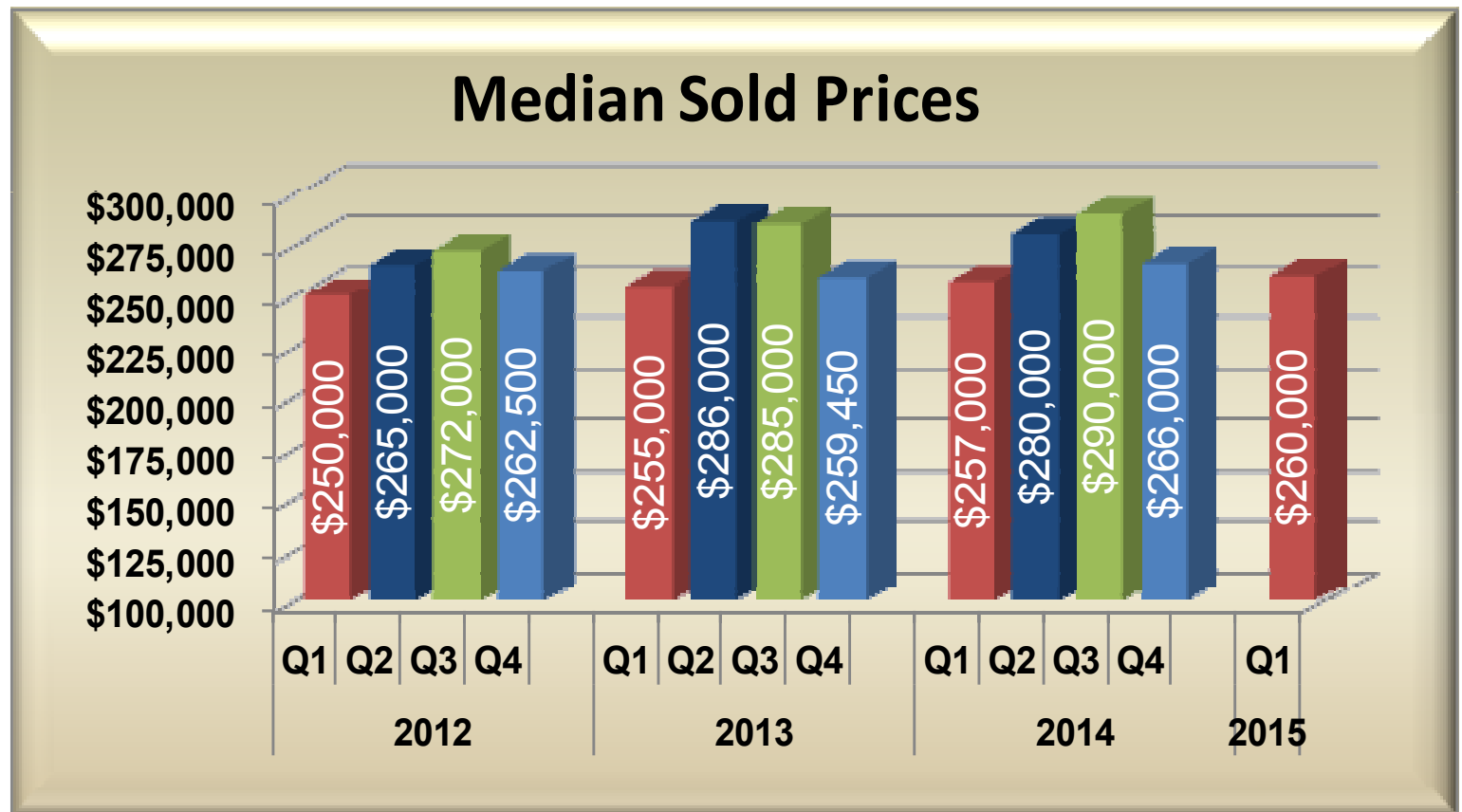
<b>Sales</b>	<b>Current Quarter</b>	<b>Previous Quarter</b>	<b>1 Year Ago</b>
Bristol Twp	104	158	106
Bensalem Twp	97	108	81
Middletown Twp	79	111	69
L Makefield Twp	78	98	57
Warminster Twp	68	72	42
Northampton Twp	66	89	63
Falls Twp	58	63	60



# Market Update

## ■ Median Sold Price

- Q1 2015 vs. Q4 2014: -2.3%
- Q1 2015 vs. Q1 2014: +1.2%

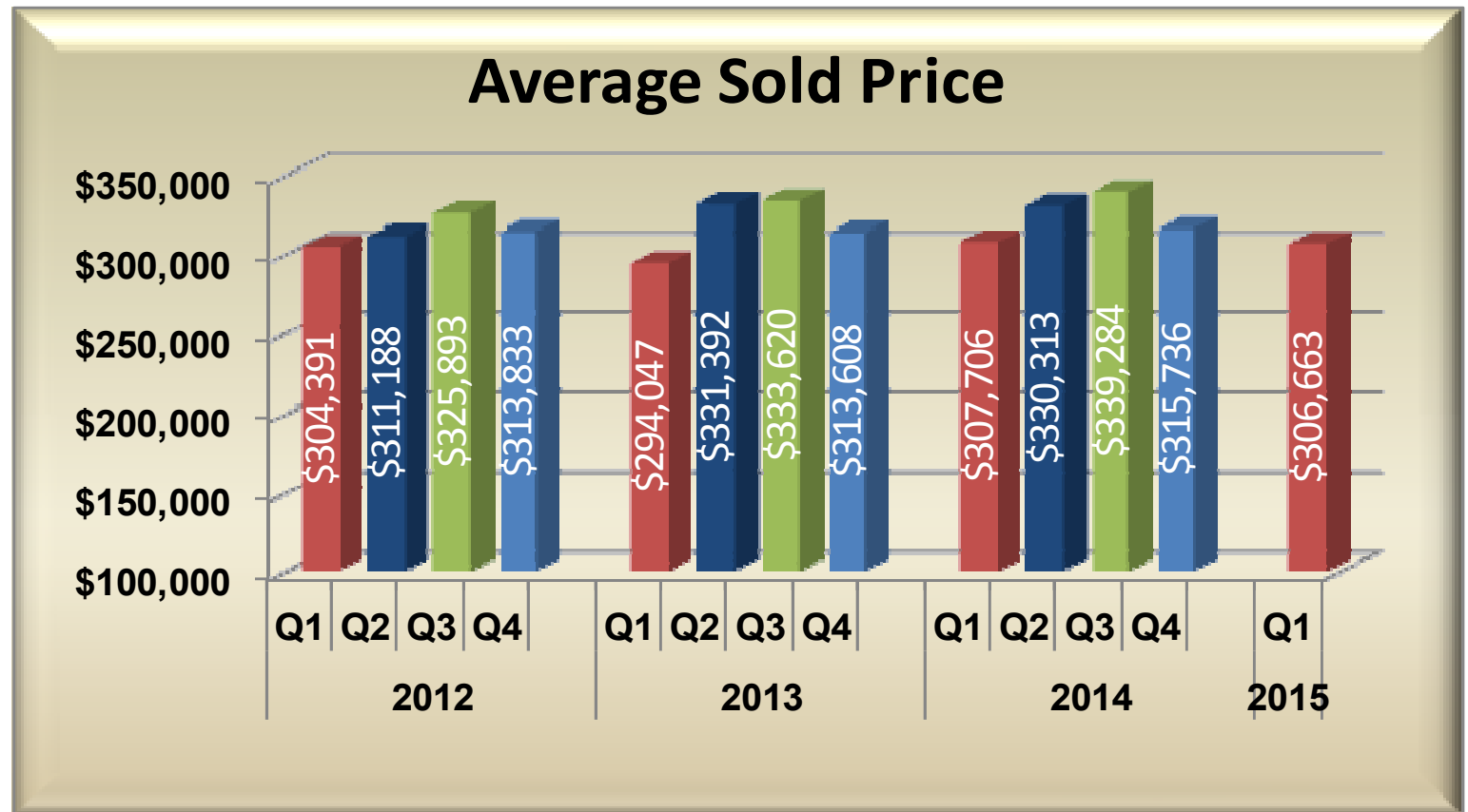




# Market Update

## ■ Average Sold Price

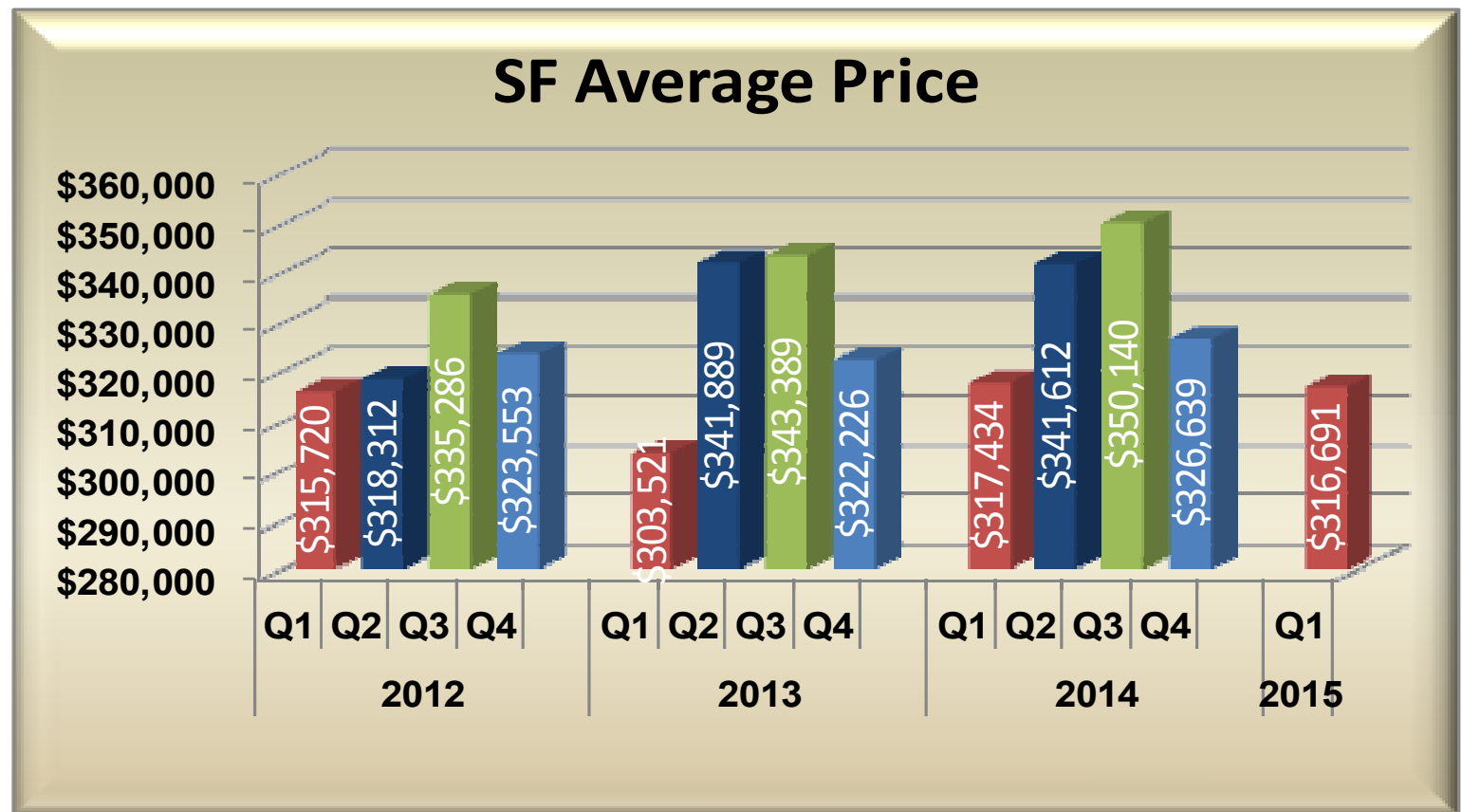
- Q1 2015 vs. Q4 2014: -2.9%
- Q1 2015 vs. Q1 2014: -0.3%





# Market Update

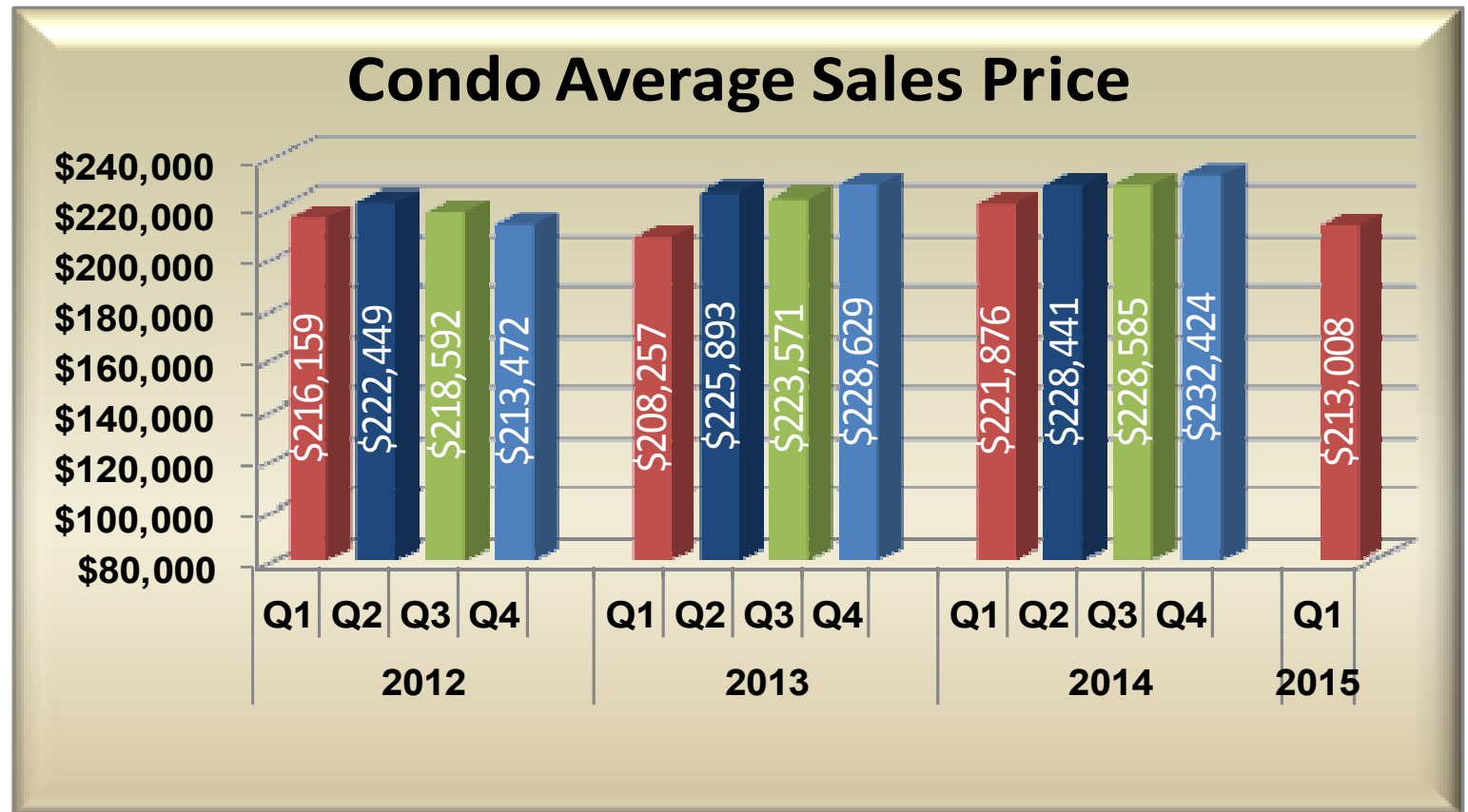
- Average Sold Price for Single Family
  - Q1 2015 vs. Q4 2014: -3.0%
  - Q1 2015 vs. Q1 2014: -0.2%





# Market Update

- Average Sold Price for Condos
  - Q1 2015 vs. Q4 2014: -8.4%
  - Q1 2015 vs. Q1 2014: -4.0%





# Market Update

- Highest Average Sold Prices
  - Minimum of 10 Sales this quarter

<b>High Average Sold Price (min. 10 Sales)</b>	<b>Current Quarter</b>	<b>Previous Quarter</b>	<b>1 Year Ago</b>
U Makefield Twp	\$ 680,052	\$ 752,682	\$ 548,691
Solebury Twp	\$ 644,722	\$ 577,863	\$ 516,610
Buckingham Twp	\$ 507,449	\$ 500,257	\$ 608,567
L Makefield Twp	\$ 454,021	\$ 404,628	\$ 390,555
Doylestown Boro	\$ 425,223	\$ 418,322	\$ 390,267
Northampton Twp	\$ 396,648	\$ 335,496	\$ 379,343
Bedminster Twp	\$ 363,255	\$ 348,261	\$ 387,767



# Market Update

- Lowest Average Sold Prices
  - Minimum of 10 Sales this quarter

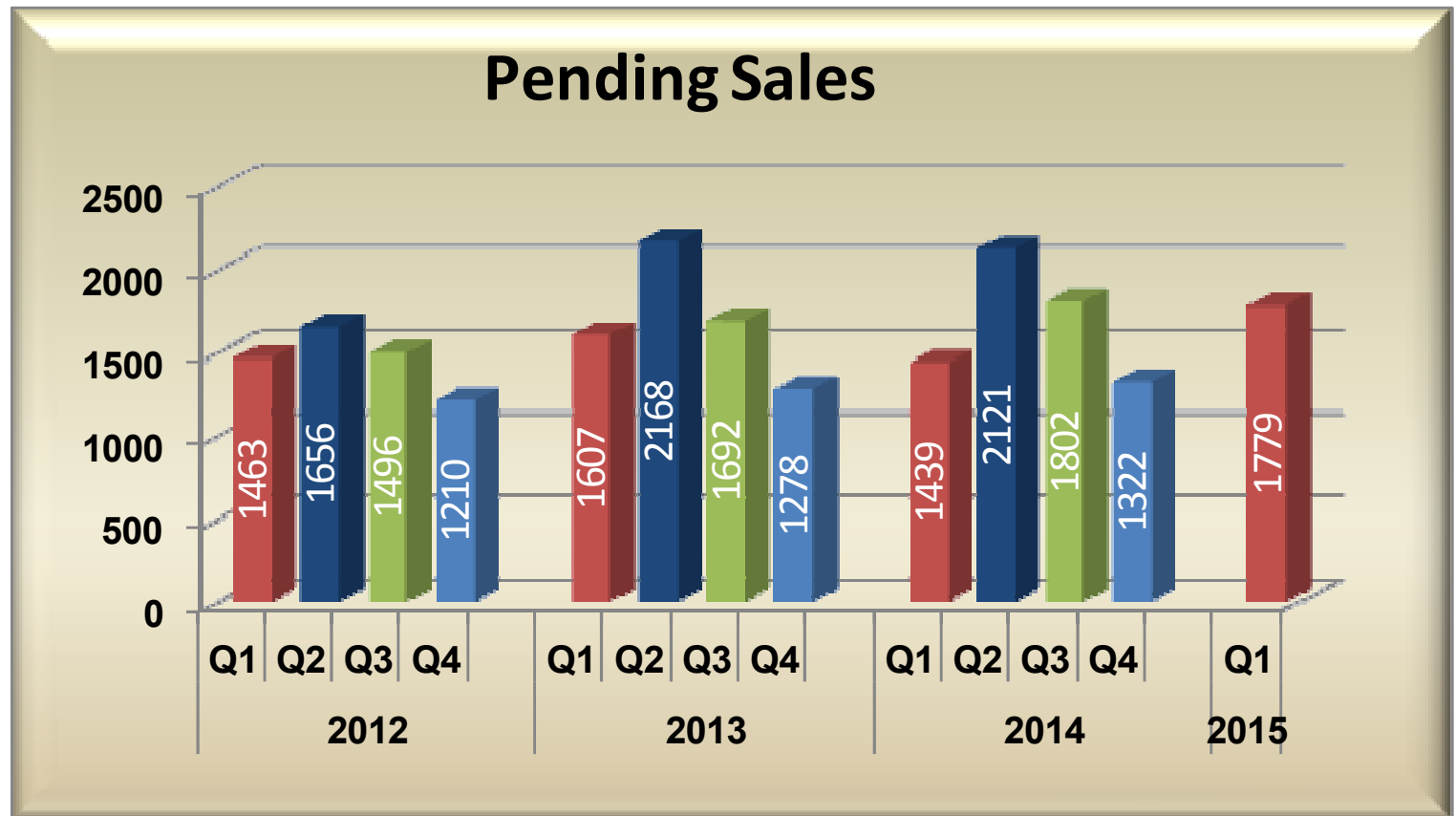
<b>Low Average Sold Price (min. 10 Sales)</b>	<b>Current Quarter</b>	<b>Previous Quarter</b>	<b>1 Year Ago</b>
Bristol Boro	\$ 108,783	\$ 136,718	\$ 154,760
Bristol Twp	\$ 155,564	\$ 154,084	\$ 140,891
Morrisville Boro	\$ 168,767	\$ 144,883	\$ 148,711
Sellersville Boro	\$ 174,670	\$ 187,825	\$ 184,284
Quakertown Boro	\$ 177,400	\$ 170,927	\$ 146,745
Falls Twp	\$ 211,362	\$ 228,094	\$ 195,813
Richland Twp	\$ 213,828	\$ 235,274	\$ 211,874



# Market Update

## ■ Pending Sales

- Q1 2015 vs. Q4 2014: +34.6%
- Q1 2015 vs. Q1 2014: +23.6%

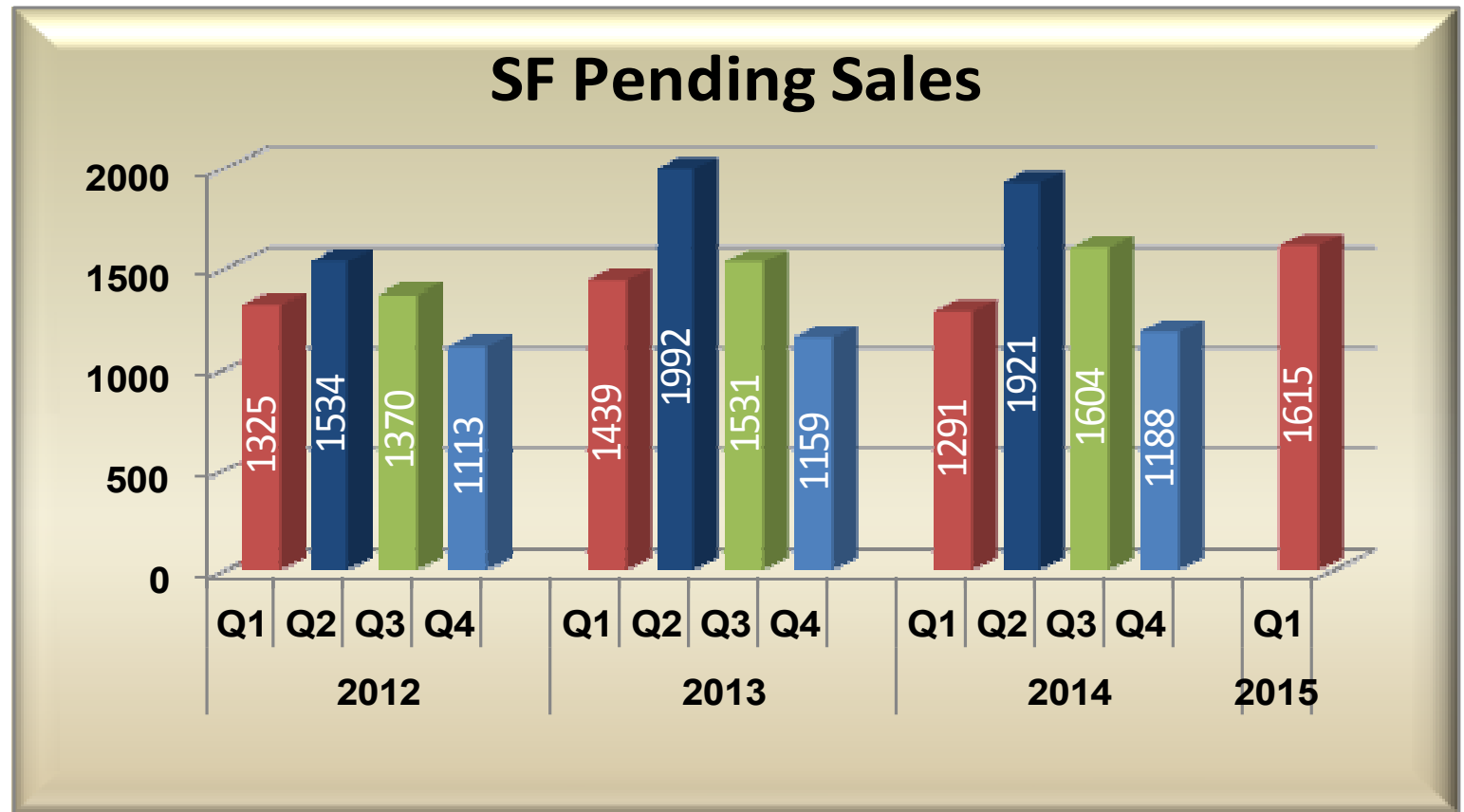




# Market Update

## ■ Single Family Pending Sales

- Q1 2015 vs. Q4 2014: +35.9%
- Q1 2015 vs. Q1 2014: +25.1%

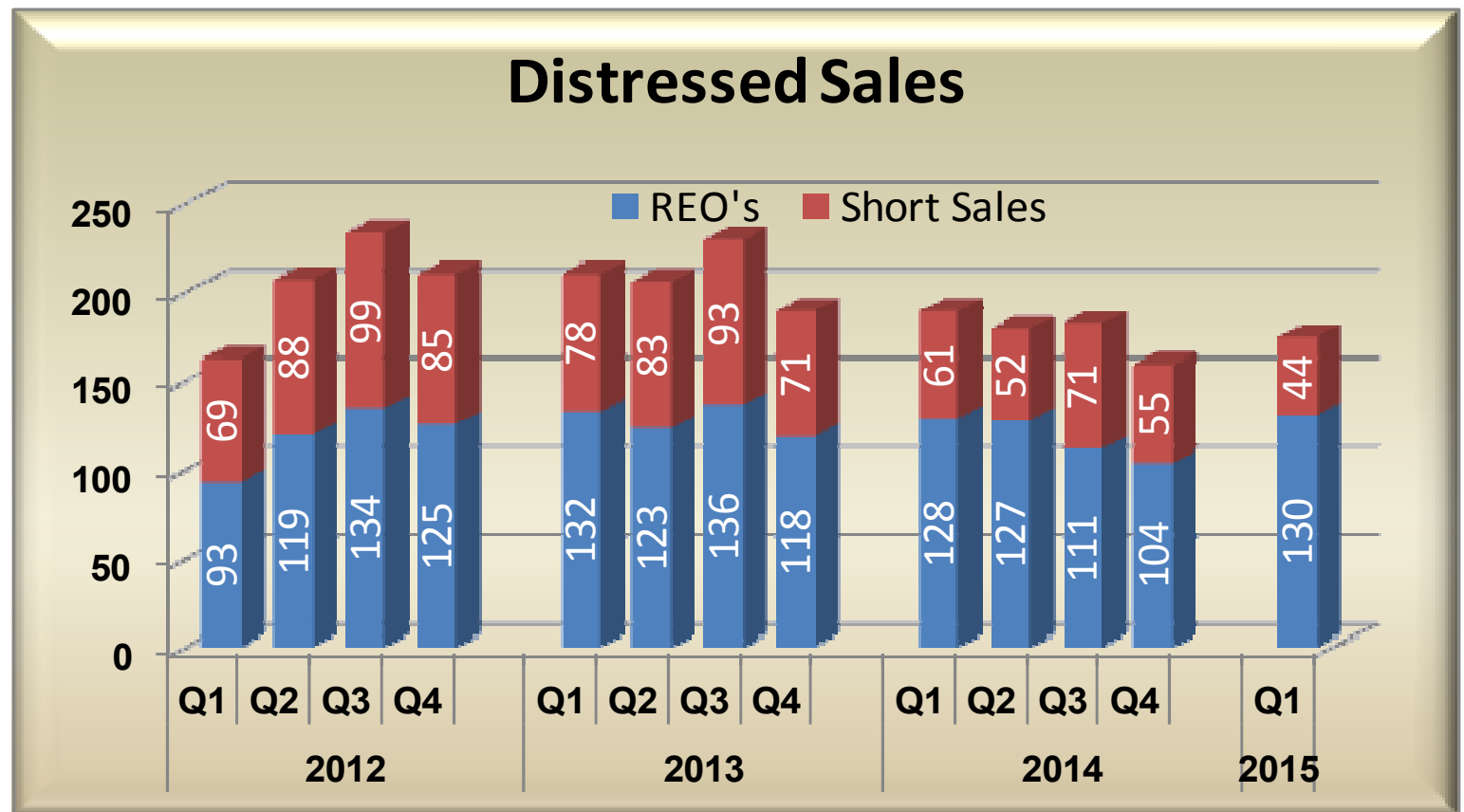




# Market Update

## Distressed Sales

- Q1 2015 vs. Q4 2014: +9.4%
- Q1 2015 vs. Q1 2014: -7.9%





# Market Update

- Most REO's This Quarter

<b>Number of REO's</b>	<b>Current Quarter</b>	<b>Previous Quarter</b>	<b>1 Year Ago</b>
Bristol Twp	30	25	35
Falls Twp	10	3	7
Bensalem Twp	10	18	11
Warminster Twp	9	1	5
Middletown Twp	8	10	7
Richland Twp	5	1	4
Morrisville Boro	5	3	3



# Market Update

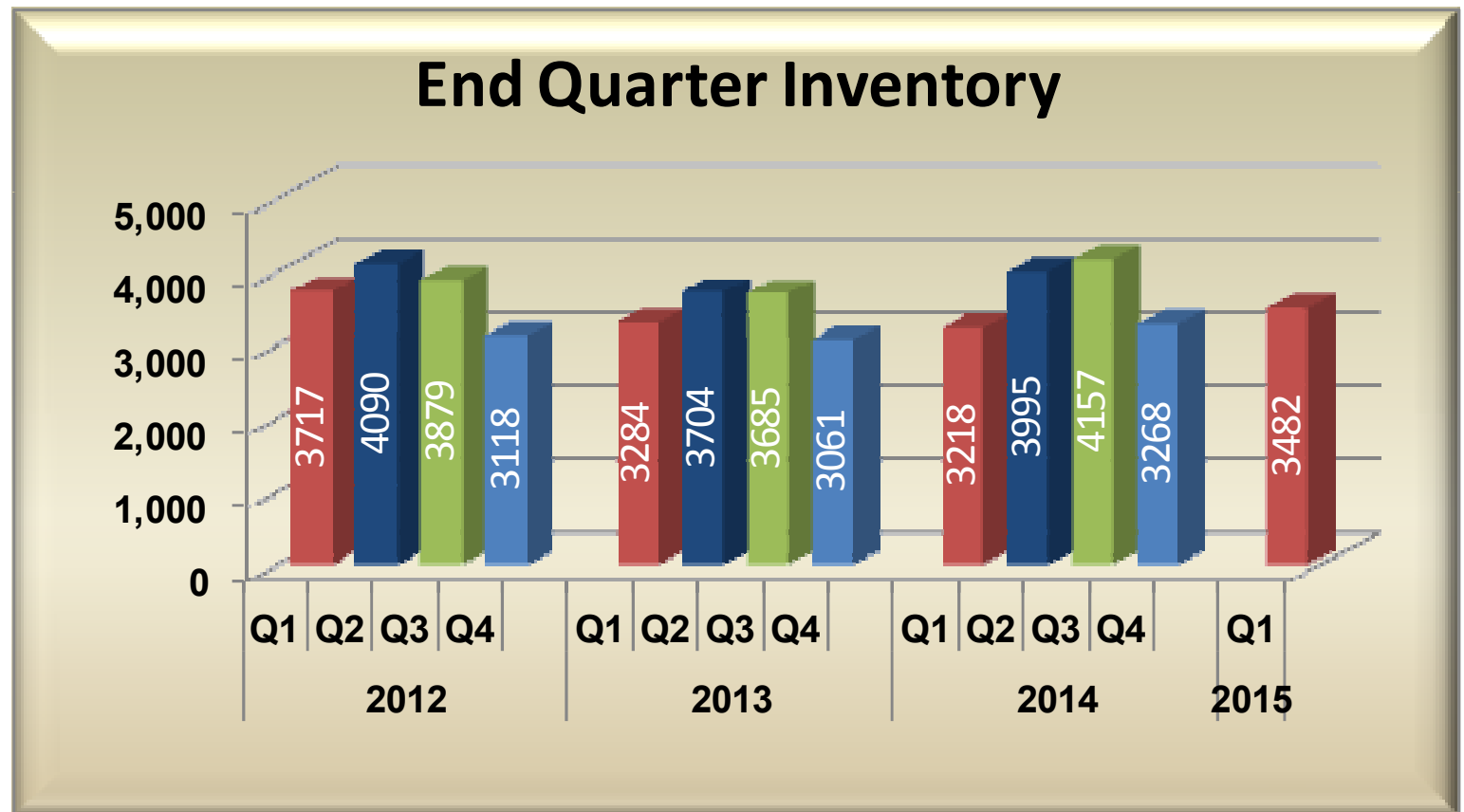
- Highest % of Distressed Sales
  - REO Sales plus Short Sales
  - Minimum of 10 Sales in the quarter

<b>% Distressed (Min. 10 Sales)</b>	<b>Current Quarter</b>	<b>Previous Quarter</b>	<b>1 Year Ago</b>
Bristol Twp	34.6%	21.5%	40.6%
Bristol Boro	31.2%	9.1%	10.0%
Morrisville Boro	27.2%	20.8%	22.2%
Falls Twp	25.8%	7.9%	25.0%
Doylestown Boro	23.0%	0.0%	0.0%
Perkasie Boro	20.0%	0.0%	18.8%
Warminster Twp	19.1%	5.6%	21.4%



# Market Update

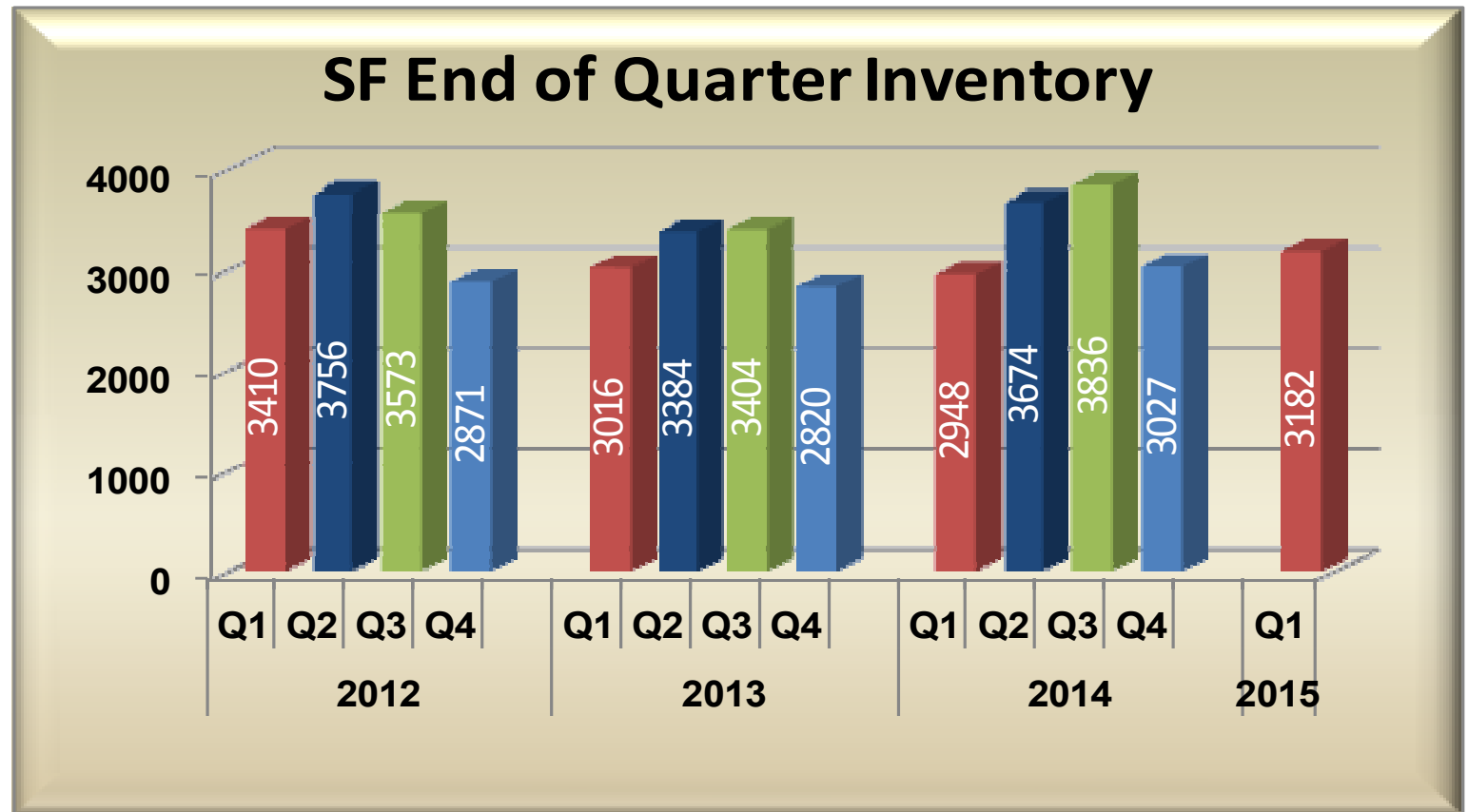
- End of Quarter Inventory
  - Q1 2015 vs. Q4 2014: +6.5%
  - Q1 2015 vs. Q1 2014: +8.2%





# Market Update

- Single Family End of Quarter Inventory
  - Q1 2015 vs. Q4 2014: +5.1%
  - Q1 2015 vs. Q1 2014: +7.9%





# Market Update

## Condo End of Quarter Inventory

- Q1 2015 vs. Q4 2014: +24.5%
- Q1 2015 vs. Q1 2014: +11.1%

