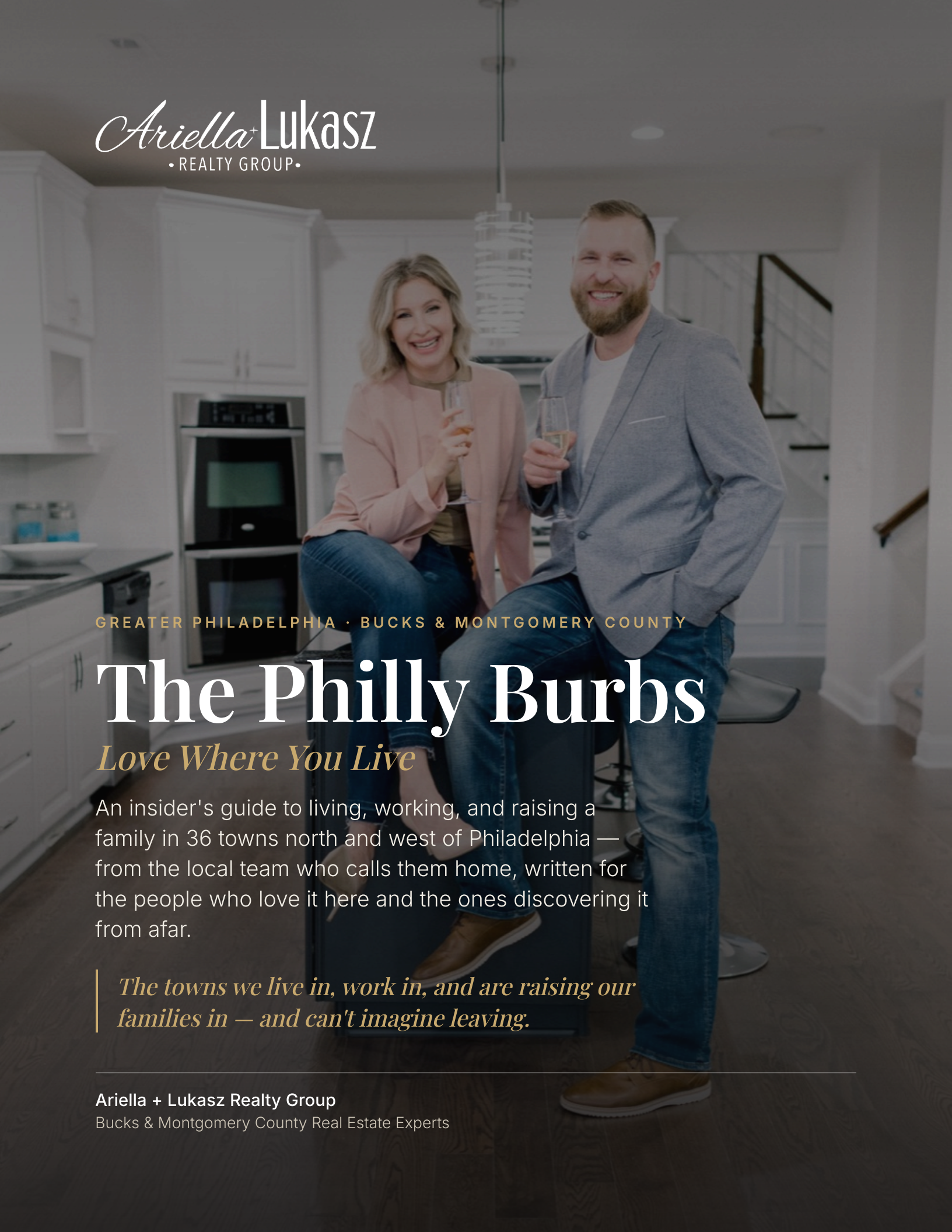


A man and a woman are smiling and holding glasses of wine in a modern kitchen. The woman is sitting on a bar stool, and the man is standing next to her. They are both dressed in casual, stylish clothing. The kitchen has white cabinets, a black oven, and a modern pendant light hanging over the island.

Ariella + **Lukasz**
• REALTY GROUP •

GREATER PHILADELPHIA · BUCKS & MONTGOMERY COUNTY

The Philly Burbs

Love Where You Live

An insider's guide to living, working, and raising a family in 36 towns north and west of Philadelphia — from the local team who calls them home, written for the people who love it here and the ones discovering it from afar.

The towns we live in, work in, and are raising our families in — and can't imagine leaving.

Ariella + Lukasz Realty Group
Bucks & Montgomery County Real Estate Experts

A guide built around the way people actually live here

What Living Here Is Actually Like

The commute, the schools, the walkable Main Streets, the weekend feel. The day-to-day texture of each town, drawn from the neighborhoods we call home.

36 Towns, Told by People Who Live Them

An honest, resident's-eye read on each community we cover — what it's like around town, who it fits, and the numbers that ground it — so you can picture your life here before anything else.

And When You're Ready, a Buying Roadmap

A clear, plain-language guide to actually buying a home here waits at the very back. Skip it until you need it — it'll be there when the time comes.

Why the Greater Philadelphia Suburbs

Welcome. Whether you already live here and love it, or you're discovering these towns from a few states away, we're glad you're looking closer. We're the Ariella + Lukasz Realty Group — a team of local specialists powered by Keller Williams in Langhorne — and we live in the same Bucks and Montgomery County towns this guide is about. So what's in here isn't pulled from a database. It comes from the school pickup lines, the Saturday farmers markets, and the back roads we actually drive.

We made this to answer the real question people ask us: what is it actually like to live here? The suburbs north and west of Philadelphia are bigger and more varied than most people expect. A twenty-minute drive can take you from a walkable borough with a train into Center City to a quiet road backing up to preserved farmland. The 36 towns profiled here are meant to help you picture daily life in each one — the feel of the Main Street, the schools, the weekends, the commute.

For some readers this is already home, and this is a chance to see your own county with fresh eyes. For others it's a place you've fallen for on a weekend and started imagining full-time. Either way, our job is the same: help you find the corner of this area that fits the life you want. We'll point you toward the towns that match, and put the right specialist on your search while the whole team handles the details so nothing slips.

And when you're ready to make a move — now or a year from now — we're built to carry it. If you're relocating from out of the area, or need to sell one home before you can buy the next, we coordinate both ends so the whole transition feels like one step. When you have a question at 9pm, someone who knows your situation answers. There's a clear buying roadmap at the back of this guide for when that day comes — but for now, just enjoy getting to know the place.

Bucks County

Bucks County rewards buyers who want room to breathe without giving up access to the city. You'll find historic river towns along the Delaware, established neighborhoods with mature trees and sidewalks, and open stretches of preserved farmland and parks all within the same county. Commuter rail and quick routes to I-95, I-295, and the Turnpike mean you can settle into a slower pace and still be at a Philadelphia desk or airport in well under an hour.

Montgomery County

Montgomery County is where many buyers land when they want strong public schools, walkable Main Streets, and a short commute in one package. The towns along the Main Line and the regional rail corridors blend turn-of-the-century character with newer construction, and the county's healthcare, employment, and shopping hubs mean you rarely have to drive far for what you need. For first-time buyers and relocating families alike, it offers some of the region's deepest range of price points and housing styles.

With you the whole way,

Ariella, Lukasz & Natalie

THE AREA

More Than a Place to Live

People don't just move to Bucks and Montgomery County — they visit, fall for it, and find a way to stay. The same things that make this area a weekend destination are the things you get to live with year-round.



A Dining & Arts Scene That Punches Up

The river towns and Main Street boroughs — New Hope, Doylestown, Newtown, Ambler, Skippack — carry a dining and arts culture far bigger than their size, from chef-driven, farm-to-table kitchens to the region's beloved BYOB spots, galleries, and live theater. New Hope and the Delaware River corridor have drawn artists, makers, and notable residents for generations, and that creative, lived-in energy still defines the area today.

The Outdoors Are Right Out the Door

This is a region built for being outside: the 60-mile Delaware Canal towpath for walking and biking along the river, Tyler State Park, Peace Valley Park and Lake Galena, Nockamixon's lake and trails, and the wide-open history of Valley Forge just across the Montgomery line. Hiking, cycling, paddling, and tubing the Delaware are weekend staples here, not road trips.

Seasons You Plan Your Year Around

Spring farmers markets, summer evenings on the river, Peddler's Village in the fall, and small-town holiday Main Streets give the year a real rhythm. Add the Bucks County wineries and breweries, antiques and galleries, and a full calendar of town festivals, and 'what is there to do' stops being a question you have to drive an hour to answer.

LOCATION

A Commuter's Sweet Spot

One of the quiet reasons people land here is geography. Bucks and Montgomery County sit in the sweet spot between Philadelphia and New York — close enough to work in either, far enough to actually live somewhere you love.

Getting to the city is genuinely easy. SEPTA Regional Rail runs from a dozen of these towns straight into Center City Philadelphia, while I-95, I-295, U.S. 1, Route 202, and the Pennsylvania Turnpike — plus rail connections toward Trenton and New York — put both metros within practical reach. A lot of our buyers keep a city job and trade the commute for a yard, a driveway, and a Main Street they can walk to.

And then there's the math. Pennsylvania carries a meaningfully lighter tax and cost-of-living load than the comparable New Jersey and New York suburbs across the river — lower property taxes and a low flat state income tax chief among them. For families weighing where their paycheck goes furthest, the PA side of the line often wins on value without giving up access to where they work: more home, more land, and a lower carrying cost, while staying within reach of two of the largest job markets in the country.

2 metros

Philadelphia & New York both
within reach

SEPTA rail

Direct lines into Center City
from many towns

Lower taxes

Lighter property & income tax
load than NJ / NY

One Move, Coordinated End to End

Most people start with the destination — they fall for the area first, then figure out what to do with the home they're leaving. That's exactly the right instinct, and it's where we're built to help.

A relocation is really two transactions that have to move in step: selling where you are and buying where you're going. We coordinate both sides so the timing actually works — so you're not carrying two mortgages, scrambling to close, or stuck between homes. Over the years we've built a national network of agents we know and trust — across Keller Williams and other respected brokerages, including independent brokers who run their own firms — who hold the same standards we do. We'll connect you with the right partner on your current end, and we quarterback the whole move from here, with one point of contact who has the full picture.

And if your move depends on selling first — as it does for many buyers — we'll help you plan the order of operations: what your current home should realistically net, how to time a sale against a purchase here, and the strategies (sale contingencies, bridge timing, lease-backs) that keep you in control instead of under pressure. The goal is simple: you focus on the move you're excited about, and we carry the logistics on both ends so the whole transition feels like one smooth step, not two stressful ones.

Both ends

We coordinate the home you're selling and the one you're buying

National network

Trusted, like-minded agents wherever you're moving from

One point of contact

A single team quarterbacking the entire transition

Meet the Team



Ariella Boczniewicz

TEAM LEAD & LISTING
SPECIALIST



Lukasz Boczniewicz

FOUNDING PARTNER & INVESTMENT
STRATEGIST



Natalie Elayan

BUYER SPECIALIST

Ariella + Lukasz Realty Group is a team of specialists rooted in the Bucks and Montgomery County suburbs we help people buy into. We live here, raise our families here, and know these towns the way only residents can — the school pickup lines, the Saturday farmers markets, the back roads, and which blocks hold their value. Real estate isn't a side venture or a department in a larger office. It's what we do, full-time, for the buyers and sellers putting down roots in the place we call home.

We're built so that whatever your move needs, a specialist is already on it. Ariella leads the team and owns the listing side, where her command of pricing, presentation, and the fine print means nothing slips between contract and closing. Lukasz drives strategy, negotiation, and our investment and luxury work — bilingual in English and Polish, and the one across the table when a deal has to be won. Natalie guides our buyers from the first showing to the keys, with a level of care and attention clients feel from day one. You're never handed off to an assistant you've never met; you get the specialist whose lane your deal lives in, and the full team behind them.

Since 2020 we've closed \$60M+ in sales across 135+ transactions, with a 73% listing-side focus and a track record of turning previously failed listings into successful closings. That listing experience is a quiet advantage for the buyers we represent: we sit across the table from sellers every week, so we know what makes one house move and another sit, and exactly where the leverage is when it's time to write an offer. We bring that read to every property we walk with you.

Powered by Keller Williams Real Estate in Langhorne, we pair the tools and reach of a national brand with the feel of a team you can actually get on the phone. However your move begins, the three of us are the complete package to carry it through — listings, buyers, strategy, and the day-to-day details — and we treat every deal like we're buying the house ourselves.

“We're not commuting in from the city to show you houses. We live on these streets, and we answer for every deal ourselves.”

\$60M+

CLOSED IN SALES

135+

TRANSACTIONS SINCE 2020

73%

LISTING-SIDE FOCUS

The Playground Map

Before you ever tour a house out here, you'll probably tour a playground — because when you've got little kids, that's how you actually meet a town. The good news is that the last few years brought a wave of inclusive, all-abilities rebuilds across both counties. These are the fifteen we'd send a friend to.

THE ICON the one every local kid knows

WORTH THE DRIVE a half-day destination

BRAND NEW just built or rebuilt

HIDDEN GEM quieter, and worth finding



THE ICON

Kids Castle

CENTRAL PARK, DOYLESTOWN

425 Wells Road, Doylestown, PA 18901

The wooden castle every Bucks County kid knows — and after a two-year, all-abilities rebuild finished in 2024, it's better than ever. Two inclusive zones for ages 2–5 and 5–12, a soft poured-in-place surface, mature shade trees, and — finally — real permanent restrooms.

OUR TIP Go right at weekend opening and park off Wells Road — it fills up fast. It's fully fenced, so you can actually sit down for a minute.



WORTH THE DRIVE

Black Rock Inclusive Playground

UPPER PROVIDENCE

1286 Black Rock Road, Phoenixville, PA 19460

One of the region's largest all-abilities builds: 16,500 square feet, more than 80 play elements, ziplines, and seamless rubber surfacing that rolls a stroller or a wheelchair straight to every zone. Ball fields, pavilions, and a skate park sit right alongside.

OUR TIP This is the half-day destination — we pack a picnic and make an afternoon of it.

WORTH THE DRIVE

Everybody's Playground

HORSHAM

📍 Lukens Park, 540A Drescher Road, Horsham, PA 19044

The area's universal-access benchmark since 2003, with full ramping to every level, a Sway Fun glider, and six shaded acres. The detail that makes it a summer favorite is a water mist station right in the middle.

OUR TIP *The mist station is an August lifesaver — we pack water shoes and let them run through it.*

BRAND NEW

Imagination Land

BENSALEM

📍 3800 Hulmeville Road, Bensalem, PA 19020

A ground-up rebuild that reopened in spring 2026 — an ADA carousel, adaptive swing and zip seats, sensory stations, and a big Super Netplex climber, fully accessible for ages 2–12.

OUR TIP *It's brand new this spring, so we've been going on weekday mornings to beat the crowds.*



Landscape Structures Inc.

BRAND NEW

Warminster Community Park Playground

WARMINSTER

📍 1100 Veterans Way, Warminster, PA 18974

A 2024 inclusive build with separate 2–5 and 5–12 zones, a sign-language panel, a rain-sound wheel, and accessible spinners and seesaws — all inside a 240-acre park that also has a 'Safety Town' mini-village of little streets for trikes.

OUR TIP *We pair the playground with a lap around Safety Town on scooters — it buys us another happy hour.*



Skippack Township Parks & Recreation

BRAND NEW

Palmer Park Inclusive Playground

SKIPPACK

📍 4060 Creamery Road, Skippack, PA 19474

The newest of the bunch, opened in May 2026 — a Burke inclusive set with a ground-level spinner, a face-to-face Konnection swing, a rocking bridge, and an industry-exclusive 360-loop slide with handrails. Ages 2–12.

OUR TIP *This is the one none of your neighbors know about yet.*

MORE WORTH KNOWING

Nine more we'd point you to

Whites Road Park

WORTH THE DRIVE



LANSDALE

📍 400 Whites Road

An award-winning accessible playground — it took a 2022 Montgomery Award for inclusive design — inside a 33-acre park with a pool, an amphitheater, and a half-mile nature path.

The pool's right next door: swim, then play, then home for the nap.

Magical Miles Park

BRAND NEW



LAFAYETTE HILL

📍 4021 Joshua Road

Reopened in late 2024 with a SwayFun glider, a symbol-communication board for non-verbal kids, pickleball courts, and — genuinely — a solar phone-charging station.

You can literally charge your phone while they play.

Lions Pride Park

HIDDEN GEM



WARRINGTON

📍 3129 Bradley Road

Locals call it 'Kids' Mountain' — a hilltop you climb by rope with three slides back down, a drums-and-chimes music section, and a sensory trail through native pollinator plantings.

Send them up the rope side and let them earn the slide down.

Roberts Ridge Park

HIDDEN GEM



NEWTOWN

📍 286 Frost Lane

A pirate-ship inclusive structure with ramps, transfer stations, and sound elements built for kids with visual impairments, set in a 23-acre park.

The pirate ship is the photo op — have your phone ready.

Secret Garden

HIDDEN GEM



MEMORIAL PARK, YARDLEY

📍 1950 Woodside Road

A nature-whimsy playground of ant tunnels, a honeycomb climber, and insect structures, with edge-to-edge rubber and an inclusive glider.

Our calmer pick for the days when the big crowded ones are too much for a toddler.

Masons Mill Park

HIDDEN GEM



WILLOW GROVE

📍 3500 Masons Mill Road

Two age-separated playgrounds plus a painted 'Safety Town' mini-town for Big Wheels and trikes, inside a 76-acre park with a fishing pond and a fitness trail.

Bring wheels — Safety Town is wasted without them.

Twining Valley Bike Playground

HIDDEN GEM



DRESHER

📍 1400 Twining Road

Something genuinely different: a graduated bike park with paved and crushed-stone tracks sized for bikes, trikes, scooters, and wheelchairs, for kids up to about 12.

Bring the balance bike, not the diaper bag.

Miracle League Playground

HIDDEN GEM



NORTHAMPTON TOWNSHIP

📍 281 Hatboro Road

Built specifically for sensory, motor, and social development, with accessible swings and interactive panels, inside a 213-acre park with an amphitheater and trails.

We pair it with the trails and amphitheater for a whole slow morning.

Wall Park 'Once Upon a Playground'

HIDDEN GEM



ELKINS PARK

📍 100 Wall Park Drive

A whimsical, volunteer-built wooden playground on 13 acres, with a skate park, lighted courts, and a spray pool.

The spray pool makes it a two-in-one on hot days.

What's Always Happening

The calendar out here has a rhythm you start to plan your year around — a hometown Fourth of July parade, scarecrows all over Peddler's Village when the leaves turn, gingerbread houses through the holidays. Almost none of it takes a plan or a ticket; you just show up. These are the ones that mark our year.

The Weekly Rhythm

Two things happen on repeat and anchor a lot of our weekends:

FARMERS MARKETS

Saturday-morning markets run spring through Thanksgiving in Doylestown, Yardley, Ambler, and Wrightstown, with a Sunday market in Skippack and Newtown's going nearly year-round. It's half grocery run, half social hour.

FIRST FRIDAYS

Lansdale turns Main Street into a themed street party the first Friday of most months, spring through fall — Oktoberfest, a Zombie Walk, the Dog Days of summer, and more.

Spring



Doylestown Memorial Day Parade

DOYLESTOWN

One of the oldest Memorial Day parades in the country — more than 150 years running — marching from CB West down to the cemetery.

MEMORIAL DAY



Collegeville & Trappe Memorial Day

COLLEGEVILLE

A morning remembrance that rolls straight into a free, old-fashioned carnival — inflatables, bubbles, food trucks, a concert. Our favorite spring pick for the under-5 crowd.

MEMORIAL DAY

- Peddler's Village Strawberry Festival — an early-May weekend in Lahaska, with strawberry pies, a pie-eating contest, and a kids' costume 'Strawberry Strut.'
- Newtown Borough Memorial Day Parade — a smaller, classic hometown march on Memorial Day.

Summer

Horsham Day

HORSHAM

AN EARLY-JUNE SATURDAY

📍 [Deep Meadow Park, 1020 Horsham Road, Horsham, PA 19044](#)

The biggest free family day in the corridor — a car show, a 5K, a kids' bike parade, monster-truck rides, and fireworks to close it out.



Middletown Grange Fair

WRIGHTSTOWN

FIVE DAYS IN MID-AUGUST

📍 [Middletown Grange Fairgrounds, 576 Penns Park Road, Wrightstown, PA 18940](#)

A real county fair thirty minutes from Philadelphia — 4-H animals, a tractor parade, rides, and those famous chicken dinners. We've been a few times and it's always a good time.



Warminster Day & Touch a Truck

WARMINSTER

A SUMMER SATURDAY

📍 [Warminster Community Park, 1100 Veterans Way, Warminster, PA 18974](#)

Fire trucks and heavy machinery the kids can climb on, the Elmwood Park Zoo on Wheels, a magic show, and close to ninety vendors.



Summer unWINEd at Shady Brook Farm

YARDLEY

FRIDAY EVENINGS, MAY THROUGH AUGUST

📍 [931 Stony Hill Rd, Yardley, PA 19067](#)

Shady Brook Farm and Rose Bank Winery are run by the same family these days, and it shows: Friday nights mean live music on the farm with Rose Bank wine, food vendors, a playground, and barnyard animals for the kids. This is our kind of Friday night — low-key, everyone fed, nobody has to cook. Uncle Dave's Homemade Ice Cream, made right on the farm, is worth the trip on its own.

- Tri-Municipal 4th of July Parade — a genuine hometown Fourth in Chalfont & New Britain.
- Ambler Arts & Music Festival — a June weekend with Butler Avenue closed to cars.
- Tinicum Arts Festival — a July weekend; the longest-running arts festival in America.
- Free summer concerts — King of Prussia's 'Concerts Under the Stars,' Northampton's amphitheater series, and Buckingham's Night Markets.

Fall



Peddler's Village Scarecrow Festival

LAHASKA

📍 [Peddler's Village, Route 202 & Street Road, Lahaska, PA 18931](#)

More than a hundred handmade scarecrows take over the village — the unofficial start of fall around here. Free, and it runs right through 'Scarecrow Season.'

A MID-SEPTEMBER WEEKEND



Ambler Oktoberfest

AMBLER

Butler Pike closes for two Rotary beer gardens, sixty-odd vendors, and a kids' zone.

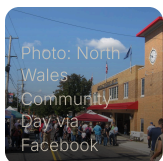
THE FIRST WEEKEND OF OCTOBER

Newtown Halloween Parade

NEWTOWN

A Council Rock band leads it off, and the costume categories are built for kids — Pampered Pet, Parent & Child, Storybook & Fantasy.

A LATE-OCTOBER MORNING



North Wales Community Day

NORTH WALES

A hundred-plus vendors down Main Street, a beer garden, and a free kids' zone.

A LATE-SEPTEMBER SATURDAY

- Canal-O-Ween, Yardley — for Halloween week, hundreds of hand-carved jack-o'-lanterns glow along the Delaware Canal towpath, kicked off by a free community carve-day. Walking it after dark is pure Yardley.
- Doylestown Arts Festival — a mid-September weekend; 170+ juried artists, five stages.
- Skippack Days — an early-October village tradition, forty-plus years running.
- Newtown Market Day — an early-October colonial-era market, in its 49th year.
- Jenkintown Festival of the Arts — a late-September Sunday of open-air galleries.
- Warrington & Northampton Community Days — late-September family days with petting zoos and trackless trains.
- Farm pumpkin festivals — None Such Farm in Buckingham runs its beloved fall-weekend Pumpkin Festival (hayrides, pony rides, petting zoo), and Snipes Farm's fall weekends do the same near Morrisville.

Holiday



Peddler's Village Gingerbread Display

LAHASKA

MID-NOVEMBER THROUGH MID-JANUARY

📍 [Peddler's Village, Route 202 & Street Road, Lahaska, PA 18931](#)

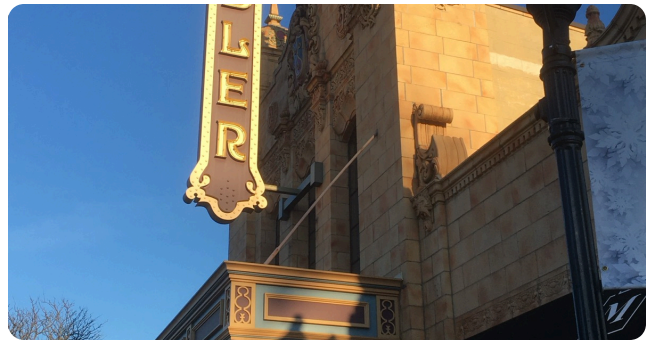
A tradition since 1984 — more than a hundred handmade gingerbread houses on display, free to wander, and the easiest way to make the holidays feel like the holidays.

- Shady Brook Farm Holiday Light Show — a two-mile drive-through with millions of lights, Santa's Village, and campfire sites, nightly from late November into early January.
- Doylestown Tree Lighting (Winterfest) — the Friday after Thanksgiving; a 25-foot tree, Santa, and thousands downtown.
- Yardley Olde Fashioned Christmas Parade & Tree Lighting — an early-December evening on Main Street and at Buttonwood Park.
- Warminster Kris Kringle Holiday Market — an early-November day with crafters, food trucks, and a real-pet Santa.
- Skippack Fire & Ice Festival — a February weekend of ice sculptures and fire pits to break up the winter.

However you like to spend a weekend, there's a version of it here — and once these become your traditions too, that's usually when a place stops being a house search and starts being home.

Where You Can Walk to Everything

If you're moving out from the city, this is the thing you're quietly afraid of losing: the ability to walk out your front door and actually be somewhere. Most of the suburbs can't hand it back to you — they were built around the car, and the nearest good coffee is a drive. But tucked into both counties are a handful of old railroad and river boroughs that never stopped being walkable, where the train station, the library, the Saturday farmers market, and a real cup of coffee all sit a few blocks from the porch. These are the towns our city transplants tend to fall for first.



The Big Three

Doylestown

BUCKS COUNTY SEAT · SEPTA RAIL TO PHILADELPHIA

About as close to a real walking town as the suburbs get — a 94 Walk Score, a 'Walker's Paradise' — World Atlas named it the second most walkable town in Pennsylvania in 2024. You live around the downtown instead of driving to it: the Saturday farmers market, the art-deco County Theater that's screened film since 1938, restaurants and coffee shops all within a few blocks, and a SEPTA train into the city when you need it. Top-10% Central Bucks schools are why a lot of families start their search right here.

Ambler

MONTGOMERY COUNTY · SEPTA AMBLER STATION

The one that surprises people — a 90 Walk Score packed into barely one square mile. Butler Avenue is a genuine restaurant row: the lovingly restored 1928 Ambler Theater, a craft brewery, and independent shops you can reach on foot from most of the borough, with the SEPTA Ambler station carrying you straight to Center City. It's a tight-knit town that lives far bigger than its size.

Newtown Borough

LOWER BUCKS · COUNCIL ROCK SCHOOLS

The preserved one. Newtown's colonial State Street is a walking downtown in the truest sense — you stroll to ice cream, boutiques, restaurants, and the Newtown Theatre — billed as America's oldest continuously operating movie theater. Pair that with Council Rock schools in Pennsylvania's top 10%, and you have the rare town where families genuinely walk to everything and still land a top-tier district.

More Main Streets Worth Walking

The Big Three aren't the only ones. A handful of other boroughs and villages give you a real, strollable core — each with its own trade-off:

JENKINTOWN	Ten miles from Center City with a 90 Walk Score and two SEPTA stations — the closest-in, most car-optional borough we send buyers to.
LANSDALE	An 89 Walk Score and a revitalized Main Street built around the SEPTA terminal — walk to the train, the brewery, and the Saturday farmers market.
HATBORO	A real walkable York Road main street with the SEPTA Warminster line less than ten minutes' walk away, and Hatboro-Horsham schools behind it.
YARDLEY	A Delaware Canal historic district where the towpath doubles as your sidewalk and Main Street's cafes and Vault Brewing are a short stroll from home.
NEW HOPE	The Delaware River arts town with the county's most iconic Main Street — endlessly walkable, but you trade the train for the drive; this is a car-to-Philadelphia town.
SKIPPACK	Not a full borough, but Skippack Village keeps a genuine walkable strip of boutique shops and restaurants at the edge of an otherwise semi-rural township.

Be honest with yourself about how much this matters, because most of the area isn't like this. The bigger townships out here — the big-lot, subdivision addresses that give you the most house for the money — are built for the car, and that's exactly what makes these few walkable Main Streets worth paying a little more to live on.



14 TOWNS · PROFILED WITH REAL NUMBERS

Bucks County

Bucks County rewards buyers who want room to breathe without giving up access to the city. You'll find historic river towns along the Delaware, established neighborhoods with mature trees and sidewalks, and open stretches of preserved farmland and parks all within the same county. Commuter rail and quick routes to I-95, I-295, and the Turnpike mean you can settle into a slower pace and still be at a Philadelphia desk or airport in well under an hour.



Doylestown

BUCKS COUNTY · 18901, 18902

County seat with walkable downtown, SEPTA access, and top-5% schools

SINGLE-FAMILY VALUE

~\$762,000

Condos & THs ~\$382,000

SCHOOLS

Central Bucks School District
(Niche 2026: #32 of 494 PA districts, Grade A)

COMMUTE

70–80 min SEPTA rail / 45–60 min drive via Rte 611

PROPERTY TAX

est. ~\$8,400/yr on median home (millage varies by municipality)

Doylestown is the seat of Bucks County, and living here means a genuinely walkable downtown paired with SEPTA rail access into Philadelphia, 35 miles south.

AROUND TOWN

- Doylestown Farmers Market runs Saturdays, April through November
- Fanny Chapman Memorial Pool has served swimmers since 1927
- Peace Valley's Lake Galena trail loops 6 paved miles

The County Theater, a nonprofit art-deco cinema on E. State Street since 1938, still screens film downtown.

BEST FOR Families who want top-5% schools and a downtown they can walk.



Newtown

BUCKS COUNTY · 18940

Council Rock schools, I-295 access, and a preserved historic core

SINGLE-FAMILY VALUE

~\$797,000

Condos & THs ~\$375,000

SCHOOLS

Council Rock School District
(Niche 2026: #39 of 494 PA districts, Grade A)

COMMUTE

No direct rail; 35–45 min drive / NJ Transit from Trenton to NYC

PROPERTY TAX

est. ~\$8,000/yr on median home (millage varies by municipality)

Newtown gives our buyers two things that rarely come together: a preserved historic core you can actually walk, and the Council Rock School District, which sits in the top 3% of Pennsylvania.

AROUND TOWN

- Hike, boat, or disc-golf across 1,700-acre Tyler State Park
- Newtown Farmers Market on South Eagle Road
- Newtown Library Company, serving the borough since 1760

Rose Bank Winery's award-winning wines on a 1719 Newtown Township estate.

BEST FOR Families who want top-tier Council Rock schools and a walkable historic town near Philadelphia.



Aerial view over a leafy suburban cul-de-sac — Photo: Dave Frisch · Pexels License

Warrington

BUCKS COUNTY · 18976

Central Bucks schools, suburban convenience, and competitive pricing

SINGLE-FAMILY VALUE

~\$641,000
Condos & THs ~\$402,000

COMMUTE

No direct rail; 40–55 min drive via Rte 611 / PA Turnpike

SCHOOLS

Central Bucks School District (Niche 2026: #32 of 494 PA districts, Grade A)

PROPERTY TAX

est. ~\$6,000–\$7,500/yr on median home (millage varies by municipality)

Warrington is where we send buyers who want Central Bucks schools without paying Doylestown prices right next door.

AROUND TOWN

- Lions Pride Park's all-abilities playground and paved loop
- Mary Barnes Community Pool for the summer swim season
- Warrington Farmers Market, Friday evenings at Lions Pride Park

Bradford Preserve's ~280 protected acres around the reservoir — a birding and fishing oasis.

BEST FOR Families who want top-ranked Central Bucks schools at a more reachable price point



Walking path through Warminster Community Park — Photo: Dough4872 · CC BY-SA 3.0

Warminster

BUCKS COUNTY · 18974

Entry-price Bucks County with high buyer volume and easy Philly access

SINGLE-FAMILY VALUE

~\$516,000
Condos & THs ~\$328,000

COMMUTE

No direct rail; 35–50 min drive; SEPTA Bus 22/77 available

SCHOOLS

Centennial School District (Niche 2026: #170 of 494 PA districts, Grade B)

PROPERTY TAX

est. ~\$4,500–\$5,500/yr on median home (millage varies by municipality)

Warminster is where we send buyers who want a real foothold in Bucks County without stretching the budget.

AROUND TOWN

- Warminster Community Park's five miles of paved trails
- Bark Park, a members-only dog park inside WCP
- Fresh Connect farmers market, Tuesdays 11am to 1pm

Craven Hall's John Fitch Steamboat Museum honors the world's first steamboat passenger service (open select days).

BEST FOR First-time and budget-minded buyers who want into Bucks County with easy Philly access



New Hope

BUCKS COUNTY · 18938

Delaware River arts destination with luxury pricing and New Hope-Solebury schools

SINGLE-FAMILY VALUE

~\$1,018,000

Condos & THs ~\$522,000

SCHOOLS

New Hope-Solebury School District (Niche 2026: #9 of 494 PA districts, Grade A+; 13:1 student-teacher ratio)

COMMUTE

No direct rail; ~55–70 min drive / ~90 min to NYC via I-295 / I-95

PROPERTY TAX

est. ~\$12,000–\$18,000+/yr on median home (millage varies by municipality)

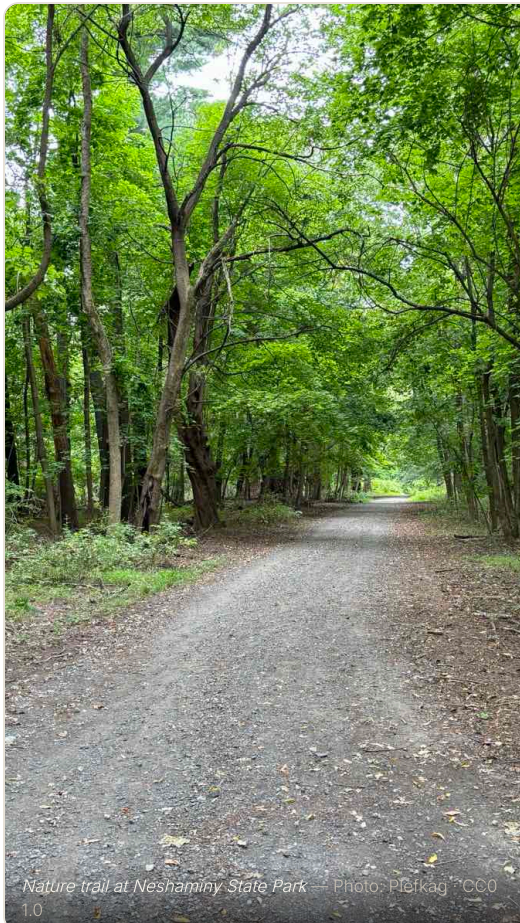
New Hope is the Delaware River arts town along the upper edge of Bucks County, and buying here means stepping into the luxury tier of the market we work in every day.

AROUND TOWN

- Walk the Delaware Canal towpath from New Hope
- Saturday mornings at the New Hope Community Farmers Market
- Free Library of New Hope and Solebury

Bucks County Playhouse, an 18th-century grist mill turned Broadway-caliber theater.

BEST FOR Buyers seeking a Delaware River arts town and small New Hope-Solebury schools, who don't need a rail commute



Bensalem

BUCKS COUNTY · 19020

Lower Bucks County value play — I-95 access, PA Turnpike, and Philadelphia proximity

SINGLE-FAMILY VALUE

~\$437,000

Condos & THs ~\$330,000

SCHOOLS

Bensalem Township School District (Niche 2026: #187 of 494 PA districts, Grade B)

COMMUTE

No direct rail; 20–35 min drive via I-95 / SEPTA Bus 14

PROPERTY TAX

est. ~\$4,200–\$5,500/yr on median home (millage varies by municipality)

Bensalem is where we send buyers who want into Bucks County without the Bucks County price tag.

AROUND TOWN

- Neshaminy State Park's 339 acres, pool, kids' spray park, river access
- Bensalem Central Park's 100 acres of trails, bocce, shuffleboard
- Bucks County Free Library's Bensalem Branch on Hulmeville Road

Growden Mansion, a National Register 1685 manor turned museum

BEST FOR Budget-minded buyers who prioritize Philadelphia access over premium school rankings



Delaware Canal towpath and lock in Yardley — Photo: Zeete : CC BY-SA 4.0

Yardley

BUCKS COUNTY · 19067

Delaware Canal Historic District, Pennsbury schools, and lower Bucks County charm

SINGLE-FAMILY VALUE

~\$647,000

Condos & THs ~\$422,000

COMMUTE

No direct rail; 35–50 min drive via I-295 / I-95

SCHOOLS

Pennsbury School District (Niche 2026: #56 of 494 PA districts, Grade A)

PROPERTY TAX

est. ~\$6,500–\$8,500/yr on median home (millage varies by municipality)

Yardley is where lower Bucks County living meets the Delaware River, with the borough and surrounding Lower Makefield Township sitting right along the water about 30 miles from Philadelphia.

AROUND TOWN

- Delaware Canal Towpath winding along the river
- Yardley Farmers Market, Saturdays at Buttonwood Park
- Five Mile Woods Nature Preserve's boardwalk and wooded trails

The Continental Tavern, an 1845 landmark rebuilt in 1877 and said to be an Underground Railroad waystation, now a live-music tavern.

BEST FOR Families buying for the long term who want top Pennsbury schools and life along the Delaware.



Historic Langhorne Town Hall — Photo: Doug Kern : CC BY-SA 2.0

Langhorne

BUCKS COUNTY · 19047

ALRG home base — Neshaminy SD, KW office, and lower Bucks County convenience

SINGLE-FAMILY VALUE

~\$580,000

Condos & THs ~\$309,000

COMMUTE

No direct rail; 30–45 min drive / Langhorne SEPTA bus connections

SCHOOLS

Neshaminy School District (Niche 2026: #145 of 494 PA districts, Grade B+; 93% graduation rate)

PROPERTY TAX

est. ~\$5,000–\$7,000/yr on median home (millage varies by municipality)

Langhorne is our home base, so we know lower Bucks from the inside out: Neshaminy schools, the Turnpike meeting Route 1, and mid-range value 20 miles from Philadelphia.

AROUND TOWN

- Kayak Lake Luxembourg at 1,200-acre Core Creek Park
- Playwick Park's 33 acres along Neshaminy Creek
- Browse the seasonal Langhorne Farmers Market on Richardson Ave

Aristaeus Craft Brewing, voted Bucks County's Best Brewery four years running.

BEST FOR Families who want strong public schools and easy lower-Bucks highway access to Philadelphia.



Chalfont SEPTA station at sunrise — Photo: DYLspotter · CC0

Chalfont

BUCKS COUNTY · 18914

SEPTA Lansdale/Doylestown line stop, Central Bucks schools, and small-borough character

SINGLE-FAMILY VALUE

~\$636,000
Condos & THs ~\$338,000

SCHOOLS

Central Bucks School District (Niche 2026: #32 of 494 PA districts, Grade A) or Pennridge School District (Niche 2026: #138 of 494 PA districts, Grade B+) — varies by address

COMMUTE

SEPTA Chalfont station: ~60–70 min to Center City (Lansdale/Doylestown line)

PROPERTY TAX

est. ~\$6,500–\$8,500/yr on median home (millage varies by municipality)

Chalfont is a small Bucks County borough that keeps its own scale while sitting right on the SEPTA Lansdale/Doylestown line into the city.

AROUND TOWN

- Chalfont Parks Trail links four creekside parks along the Neshaminy
- Chalfont Farmers Market, Saturdays 8am-noon, June through October
- Doylestown Public Library, a nearby Bucks County Free Library branch

Byers' Choice Christmas Museum, a free Dickensian street scene (closed Feb–March)



View from Bowman's Hill Tower over the Delaware Valley — Photo: Famartin · CC BY-SA 4.0

Upper Makefield

BUCKS COUNTY · 18940, 18977

Delaware River estate Township — Council Rock schools, rural character, and Washington Crossing

SINGLE-FAMILY VALUE

~\$843,000
Condos & THs ~\$520,000

SCHOOLS

Council Rock School District (Niche 2026: #39 of 494 PA districts, Grade A)

COMMUTE

No direct rail; 45–60 min drive via I-295 / I-95

PROPERTY TAX

Varies significantly by assessed value — contact us for current rates

Upper Makefield is the township our buyers come to when they want room to breathe along the Delaware River, with larger lots, real privacy, and preserved farmland instead of a packed subdivision.

AROUND TOWN

- Brownsburg Park's Tenderfoot Trail winds past ballfields
- Washington Crossing Historic Park marks Washington's famous river crossing
- Climb Bowman's Hill Tower for a 14-mile view

Tour the Thompson-Neely House, a Revolutionary War field hospital.

BEST FOR Buyers who want acreage, privacy, and a top-ranked school district within reach of Philadelphia



Washington Crossing Bridge over the Delaware — Photo: Jag9889 · CC BY-SA 4.0

Lower Makefield

BUCKS COUNTY · 19067

Pennsbury schools, Delaware River access, and established lower Bucks County suburbs

SINGLE-FAMILY VALUE

~\$647,000
Condos & THs ~\$422,000

COMMUTE

No direct rail; 35–50 min drive via I-295 / I-95

SCHOOLS

Pennsbury School District (Niche 2026: #56 of 494 PA districts, Grade A; 97% graduation rate)

PROPERTY TAX

Varies by assessment — contact us for current rates

Lower Makefield is where buyers settle for the long haul — a mature township wrapping Yardley along the Delaware, with Pennsbury schools and canal-and-river weekends.

AROUND TOWN

- Four pools and two water slides at The Pool at LMT
 - Five Mile Woods Preserve's accessible boardwalk trail
 - Macclesfield Park's miles of loop trails and playground
- Shady Brook Farm's fall festival and famous apple cider donuts.*

BEST FOR Families who want strong Pennsbury schools and an established, river-adjacent suburb



Delaware River valley view from Goat Hill Overlook — Photo: Enzo Arcamone · CC BY-SA 4.0

Solebury

BUCKS COUNTY · 18938, 18963

New Hope–Solebury schools, Bucks County farmland estates, and Delaware River proximity

SINGLE-FAMILY VALUE

~\$1,018,000
Condos & THs ~\$522,000

COMMUTE

No direct rail; 55–70 min drive via Rte 202 / I-276

SCHOOLS

New Hope–Solebury School District (Niche 2026: #9 of 494 PA districts, Grade A+; 13:1 student-teacher ratio)

PROPERTY TAX

Varies significantly by acreage and assessed value

Solebury is the rural, estate-character side of upper Bucks County, a township of large lots and preserved farmland just west of New Hope along the Delaware River.

AROUND TOWN

- Aquetong Spring Park's 48 acres of waterfall-fed trails
- Free Library of New Hope and Solebury
- Manoff Market Gardens & Cidery, family-run since 1984

Honey Hollow Nature Center, a 55-acre preserve and Audubon affiliate on Creamery Road.

BEST FOR Buyers who want acreage, privacy, and well-regarded schools near New Hope.



Buckingham

BUCKS COUNTY · 18902, 18912

Central Bucks schools, preserved farmland, and a quiet township between Doylestown and New Hope

SINGLE-FAMILY VALUE

~\$808,000

Condos & THs ~\$345,000

SCHOOLS

Central Bucks School District
(Niche 2026: #32 of 494 PA districts, Grade A)

COMMUTE

No direct rail; 45–65 min drive via
Rte 202 / PA Turnpike

PROPERTY TAX

Varies by lot and assessed value
— contact us for current rates

Buckingham is where our buyers come when they want Central Bucks schools and real space without paying the borough premium.

AROUND TOWN

- Holicong Park's 76 acres of fields, picnic areas, playgrounds
 - George M. Bush Park's scenic walking trails and nature area
 - None Such Farm Market's produce, meats, and bakery, year-round
- Peddler's Village, a 42-acre shopping and dining hamlet in Lahaska*

BEST FOR Families who want Central Bucks schools and acreage over a walkable downtown



Northampton Township

BUCKS COUNTY · 18954, 18966

Council Rock schools, Richboro area, and a sought-after central Bucks township

SINGLE-FAMILY VALUE

~\$667,000

Condos & THs ~\$436,000

SCHOOLS

Council Rock School District
(Niche 2026: #39 of 494 PA districts, Grade A)

COMMUTE

No direct rail; 35–50 min drive via
Rte 332 / I-295 / I-95

PROPERTY TAX

Varies — contact us for current
Northampton Township rates

Northampton Township is well-established central Bucks anchored by Richboro — Council Rock schools with an easy reach to the Route 332 and Newtown corridors.

AROUND TOWN

- Tyler State Park's 1,700 wooded acres of trails
 - Recreation Complex trail system links to the Rec Center
 - Free Library of Northampton Township, Sunday hours in the school year
- Churchville Nature Center, a 65-acre preserve by the reservoir.*

BEST FOR Families who want top-rated Council Rock schools in an established central Bucks township



22 TOWNS · PROFILED WITH REAL NUMBERS

Montgomery County

Montgomery County is where many buyers land when they want strong public schools, walkable Main Streets, and a short commute in one package. The towns along the Main Line and the regional rail corridors blend turn-of-the-century character with newer construction, and the county's healthcare, employment, and shopping hubs mean you rarely have to drive far for what you need. For first-time buyers and relocating families alike, it offers some of the region's deepest range of price points and housing styles.



Sutherland Building at Penn State Abington — Photo: Shuvaev · CC BY-SA 3.0

Jenkintown / Roslyn

MONTGOMERY COUNTY · 19046

Abington SD, SEPTA Jenkintown access, and Montgomery County suburban character

SINGLE-FAMILY VALUE

~\$552,000
Condos & THs ~\$183,000

COMMUTE

SEPTA Jenkintown-Wyncote station: ~25 min to Center City

SCHOOLS

Abington School District (Niche 2026: #53 of 494 PA districts, Grade A)

PROPERTY TAX

est. ~\$5,500–\$7,500/yr on median home (millage varies by municipality)

Jenkintown and Roslyn pair a dense, walkable suburban feel with a real train into the city — Abington schools, ten miles from Center City, and days that don't revolve around the car.

AROUND TOWN

- Jenkintown Farmers Market: Thursday evenings at the library
- Alverthorpe Park: 100 acres of trails, mini-golf, wading pool
- Briar Bush Nature Center: trails, pond, bird observatory

The Hiway Theater, Jenkintown's nonprofit single-screen cinema in a landmark 1913 building.

BEST FOR Families who want top-20% schools and a walkable commuter-rail suburb close to Philadelphia.



Lansdale Municipal Complex — Photo: Montgomery County Planning Commission · CC BY-SA 2.0

Lansdale

MONTGOMERY COUNTY · 19446

SEPTA Lansdale/Doylestown line terminal, North Penn SD, and walkable borough core

SINGLE-FAMILY VALUE

~\$513,000
Condos & THs ~\$304,000

COMMUTE

SEPTA Lansdale station: ~55 min to Center City (Lansdale/Doylestown line terminal)

SCHOOLS

North Penn School District (Niche 2026: #60 of 494 PA districts, Grade A; 94% graduation rate, 12,000+ students)

PROPERTY TAX

est. ~\$5,500–\$7,500/yr on median home (millage varies by municipality)

Lansdale is one of those boroughs where you can leave the car at home and walk to the heart of town, then hop the SEPTA Lansdale/Doylestown line straight into Center City when you need it.

AROUND TOWN

- White's Road Park's pool, trail, and free summer concerts
- Stony Creek Park's pond, gazebo, and nature trail
- Saturday mornings at Lansdale Farmers' Market, May to December

The Jenkins Homestead at Lansdale Historical Society, the borough's oldest house.

BEST FOR Commuters and families who want a walkable borough with



Horsham

MONTGOMERY COUNTY · 19044

Life science and tech corridor, Hatboro-Horsham SD, and competitive Montgomery County pricing

SINGLE-FAMILY VALUE

~\$462,000
Condos & THs ~\$312,000

COMMUTE

No direct rail; 30–45 min drive via PA Turnpike / Route 611

SCHOOLS

Hatboro-Horsham School District (Niche 2026: #117 of 494 PA districts, Grade B+; 95% graduation rate)

PROPERTY TAX

est. ~\$5,500–\$8,000/yr on median home (millage varies by municipality)

Horsham is a working suburb where the Route 611/Turnpike corridor pulls in employers like IQVIA, Merck, and Toll Brothers — competitive prices, 95%-graduation Hatboro-Horsham schools.

AROUND TOWN

- Horsham Farmers Market sets up Sundays, June through October
- Horsham Township Library anchors Babylon Road for the community
- Township parks span roughly 850 acres across 47 sites

Graeme Park's 1722 Keith House is Horsham's only National Historic Landmark and the last surviving home of a colonial PA governor.

BEST FOR Life-science and tech professionals who want a short drive to work and solid public schools



Abington

MONTGOMERY COUNTY · 19001, 19006, 19046

Abington School District, SEPTA Jenkintown access, and established SE Montgomery County character

SINGLE-FAMILY VALUE

~\$539,000
Condos & THs ~\$257,000

COMMUTE

SEPTA Jenkintown-Wyncote: ~25 min / Ardsley: ~35 min to Center City

SCHOOLS

Abington School District (Niche 2026: #53 of 494 PA districts, Grade A; 94% graduation rate)

PROPERTY TAX

Varies — contact us for current Abington Township and Abington SD rates

Abington is settled southeastern Montco where the everyday stuff works: well-regarded schools, real SEPTA access via Jenkintown, and a short run into the city.

AROUND TOWN

- Alverthorpe Park's 100+ resident-only acres, golf, fishing lake
- Briar Bush Nature Center's mile of trails, bird observatory
- Abington Free Library's two branches, Abington and Roslyn

Abington Art Center's 27-acre sculpture park at historic Alverthorpe Manor

BEST FOR Philadelphia-area buyers who want strong schools and an easy SEPTA commute from a settled suburb



Victorian house in Elkins Park — Photo: Montgomery County Planning Commission · CC BY-SA 2.0

Cheltenham

MONTGOMERY COUNTY · 19012, 19027, 19046

Immediately north of Philadelphia — Cheltenham schools, SEPTA access, and urban-suburban character

SINGLE-FAMILY VALUE

~\$466,000
Condos & THs ~\$211,000

COMMUTE

SEPTA Elkins Park / Melrose Park stations: ~20–30 min to Center City

SCHOOLS

Cheltenham School District (Niche 2026: #78 of 494 PA districts, Grade A-)

PROPERTY TAX

Varies — contact us for current Cheltenham Township and Cheltenham SD rates

Cheltenham sits right on the Philadelphia line in southeastern Montgomery County, so our buyers here get a genuinely urban-suburban feel without leaving the city behind.

AROUND TOWN

- Curtis Arboretum's 45 acres, Olmsted-designed, two ponds, dog park
- Elkins Park Farmers Market, Sundays 10am at High School Park
- Cheltenham Township Library System's four branches

Grey Towers Castle, a National Historic Landmark on Arcadia's campus

BEST FOR Close-to-the-city buyers who want a short SEPTA commute and a range of price points



Willowmere townhouses in Upper Dublin — Photo: Montgomery County Planning Commission · CC BY-SA 2.0

Upper Dublin

MONTGOMERY COUNTY · 19002, 19038

Upper Dublin schools, Fort Washington area, and an upscale SE Montgomery County township

SINGLE-FAMILY VALUE

~\$599,000
Condos & THs ~\$334,000

COMMUTE

SEPTA Fort Washington / Ambler stations: ~35–45 min to Center City

SCHOOLS

Upper Dublin School District (Niche 2026: #15 of 494 PA districts, Grade A+)

PROPERTY TAX

Varies — contact us for current Upper Dublin Township rates

Upper Dublin is the part of southeastern Montgomery County we point relocating buyers toward when they want a top-ranked school district without giving up an easy line into the city.

AROUND TOWN

- Green Ribbon Trail follows the Wissahickon toward Fort Washington
- Twining Valley Park offers hiking trails and pickleball courts
- Seasonal community pool on Logan Avenue, open summers

Robbins Park hides a historic springhouse and pond.

BEST FOR Families who want a top-ranked school district and a quick SEPTA line into the city



Ursinus College dorm in Collegeville — Photo: Montgomery County Planning Commission · CC-BY-SA 2.0

Collegeville

MONTGOMERY COUNTY · 19426

Route 422 corridor, Perkiomen Valley schools, and a central Montgomery County pharmaceutical hub

SINGLE-FAMILY VALUE
~\$593,000

COMMUTE
No direct rail; 40–55 min drive via
Rte 422 / PA Turnpike

SCHOOLS
Perkiomen Valley School District
(Niche 2026: #30 of 494 PA
districts, Grade A; 97% graduation
rate)

PROPERTY TAX
Varies — contact us for current
rates

Collegeville is where our professional buyers land: Perkiomen Valley schools with a real track record, Route 422 at your door, and life-science employers close enough to skip the commute.

AROUND TOWN

- Perkiomen Trail runs right through downtown along the creek
 - Collegeville Farmers' Market sets up Saturdays, May through November
 - Perkiomen Valley Library serves Collegeville and Trappe residents free
- Mill Grove, John James Audubon's first American home, is a free 175-acre nature preserve with seven-plus miles of trails in neighboring Lower Providence.*

BEST FOR Professionals working the local life-science corridor who want strong Perkiomen Valley schools



Elmwood Park Zoo entrance — Photo: Hshuvaeva · CC BY-SA 3.0

Norristown

MONTGOMERY COUNTY · 19401, 19403, 19404

Montgomery County seat — SEPTA access, affordability, and revitalizing downtown character

SINGLE-FAMILY VALUE
~\$372,000
Condos & THs ~\$276,000

COMMUTE
SEPTA Norristown Transportation
Center: ~45–55 min to Center City

SCHOOLS
Norristown Area School District
(Niche 2026: Grade C —
statewide PA rank not
independently confirmed this
cycle)

PROPERTY TAX
Varies — contact us for current
rates

Norristown is the county seat on the Schuylkill — a working town, not a bedroom suburb, and one of the few places in Montco where entry-price ownership is genuinely within reach.

AROUND TOWN

- Elmwood Park's 40 riverside acres along Stony Creek
- Norristown Farmer's Market, Thursdays on East Main Street
- Schuylkill River Trail runs straight through downtown

Elmwood Park Zoo, home to 300+ animals since 1924.

BEST FOR First-time buyers who want an affordable foothold in Montgomery County with rail access to the city.



King of Prussia

MONTGOMERY COUNTY · 19406

PA Turnpike hub, major employment center, and Upper Merion Township living near King of Prussia

SINGLE-FAMILY VALUE

~\$515,000

Condos & THs ~\$358,000

SCHOOLS

Upper Merion Area School District
(Niche 2026: #29 of 494 PA districts, Grade A)

COMMUTE

No direct rail; 25–40 min drive via I-76 / PA Turnpike

PROPERTY TAX

Varies — contact us for current Upper Merion Township rates

King of Prussia sits right where the Turnpike, I-76, and Route 202 meet, so our buyers here trade a rail commute for being able to reach almost anywhere in the Philadelphia region by car.

AROUND TOWN

- Upper Merion Farmers Market: Saturdays at Nor-View Farm
- Valley Forge National Historical Park: 35 miles of trails
- Crow Creek Trail winds 2.7 miles through Sweetbriar Park

The King of Prussia Inn, the town's namesake 18th-century tavern, now home to the county Chamber of Commerce.

BEST FOR Commuters who drive and want to live at the region's highway crossroads



Whitpain / Blue Bell

MONTGOMERY COUNTY · 19422

Wissahickon schools, Blue Bell Village, and a sought-after central Montgomery County township

SINGLE-FAMILY VALUE

~\$694,000

Condos & THs ~\$304,000

SCHOOLS

Wissahickon School District
(Niche 2026: #13 of 494 PA districts, Grade A+)

COMMUTE

No direct rail; 30–45 min drive via PA Turnpike / I-476

PROPERTY TAX

Varies — contact us for current rates

Whitpain keeps pulling buyers back: top-rated Wissahickon schools, the Blue Bell Village core, and easy Route 202/Turnpike access without the city price tag.

AROUND TOWN

- Stony Creek Sports Park's in-line rink and playground
- PECO Line and Wentz Run trails for walking
- Wissahickon Valley Public Library's Blue Bell branch

The Blue Bell Inn, open since 1743 and the tavern that gave the town its name.

BEST FOR Families who want top-rated Wissahickon schools and an easy highway commute to the Route 202 corridor



North Penn Fire Co. firehouse on Main Street — Photo: Shuvaev · CC BY-SA 4.0

North Wales

MONTGOMERY COUNTY · 19454

SEPTA North Wales station, North Penn schools, and a small borough on the Lansdale/Doylestown line

SINGLE-FAMILY VALUE

~\$567,000
Condos & THs ~\$277,000

COMMUTE

SEPTA North Wales station: ~50–60 min to Center City (Lansdale/Doylestown line)

SCHOOLS

North Penn School District (Niche 2026: #60 of 494 PA districts, Grade A; 94% graduation rate)

PROPERTY TAX

Varies — contact us for current rates

North Wales is the kind of small Montgomery County borough we send buyers to when they want SEPTA rail access without Lansdale Borough prices.

AROUND TOWN

- Nor-Gwyn Pool, a shared North Wales-Upper Gwynedd swim club
- Sunday farmers market on Summit Street, 9am-1pm
- Green Ribbon Trail winds along Wissahickon Creek

Alice Bakery & Confectionary, a French-inspired downtown bakery famed for its butter croissants since 2010.

BEST FOR Commuters who want SEPTA rail access and North Penn schools at a lower price point



Knipe farm in Upper Gwynedd — Photo: Smallbones · CC0

Upper Gwynedd

MONTGOMERY COUNTY · 19446, 19454

North Penn schools, pharmaceutical employment, and a well-connected central Montgomery County Township

SINGLE-FAMILY VALUE

~\$540,000
Condos & THs ~\$291,000

COMMUTE

No direct rail; 35–50 min drive via PA Turnpike / Route 309

SCHOOLS

North Penn School District (Niche 2026: #60 of 494 PA districts, Grade A; 94% graduation rate)

PROPERTY TAX

Varies — contact us for current rates

Upper Gwynedd is settled central Montco with North Penn schools, Route 202 and Turnpike corridors, and the area's pharma employers close by — practical, well-connected roots.

AROUND TOWN

- Parkside Place Park's amphitheater, tennis, and pickleball courts
- Nor-Gwyn Pool's 50-meter pool and WIBIT play system
- Green Ribbon Trail follows the Wissahickon through town

Evans-Mumbower Mill, a restored working gristmill, hosts open houses.

BEST FOR Families working in the pharma corridor who want North Penn schools and quick highway access



Detweiler Hall at Dock Mennonite Academy — Photo: Montgomery County Planning Commission · CC BY-SA 2.0

Towamencin

MONTGOMERY COUNTY · 19446, 19403

North Penn schools, Lansdale-adjacent Township, and central Montgomery County suburban living

SINGLE-FAMILY VALUE

~\$493,000
Condos & THs ~\$281,000

COMMUTE

No direct rail; drive ~10 min to Lansdale SEPTA (~55 min to Center City)

SCHOOLS

North Penn School District (Niche 2026: #60 of 494 PA districts, Grade A; 94% graduation rate)

PROPERTY TAX

Varies — contact us for current rates

Towamencin is the kind of central Montgomery County township our buyers land in for the North Penn schools and the established single-family neighborhoods just west of Lansdale.

AROUND TOWN

- Fischer's Park: 77 acres, trails, and a fishing pier
- Bustard Road Park's ballfields host youth league games
- Township pool and slide open every summer

The circa-1770 Morgan Log House offers weekend guided tours.

BEST FOR Families who want North Penn schools and an established suburban township next to Lansdale



Skippack Pike shops during a village festival — Photo: Montgomery County Planning Commission · CC BY-SA 2.0

Skippack

MONTGOMERY COUNTY · 19474

Skippack Village boutique district, Perkiomen Valley schools, and a rural-suburban central Montco Township

SINGLE-FAMILY VALUE

~\$398,000

COMMUTE

No direct rail; 40–55 min drive via Rte 422 / PA Turnpike

SCHOOLS

Perkiomen Valley School District (Niche 2026: #30 of 494 PA districts, Grade A; 97% graduation rate)

PROPERTY TAX

Varies — contact us for current rates

Skippack is the part of central Montco we send buyers to when they want room to breathe without giving up a real destination downtown.

AROUND TOWN

- Skippack Farmers Market, Sundays 9am–2pm through November
- Palmer Park's two miles of paved walking trails
- Skippack Recreation Association's 8-acre community pool complex

Playcrafters of Skippack, decades of theater in a converted barn.

BEST FOR Buyers who want a semi-rural setting with strong schools and a real village nearby



Lower Providence

MONTGOMERY COUNTY · 19403

Route 422 access, Methacton schools, and a well-positioned central Montgomery County Township

SINGLE-FAMILY VALUE

~\$474,000
Condos & THs ~\$257,000

SCHOOLS

Methacton School District (Niche 2026: #57 of 494 PA districts, Grade A; 97% graduation rate)

COMMUTE

No direct rail; 35–50 min drive via Rte 422 / PA Turnpike

PROPERTY TAX

Varies — contact us for current rates

Lower Providence is a settle-in township: established neighborhoods, Methacton schools, and Route 422 right there — mid-range Montco pricing near the Collegeville corridor.

AROUND TOWN

- Evansburg State Park's 3,349 acres along Skippack Creek
- Walk or bike the Perkiomen Trail from Oaks
- Eagleville Community Pool at the township park

Mill Grove, John James Audubon's first American home and sanctuary.

BEST FOR Commuters and families who want Methacton schools and easy Route 422 access at mid-range Montgomery County pricing



Upper Providence

MONTGOMERY COUNTY · 19426, 19403

GSK campus township, Spring-Ford or Perkiomen Valley schools, and Route 422 corridor living

SINGLE-FAMILY VALUE

~\$534,000
Condos & THs ~\$257,000

SCHOOLS

Perkiomen Valley School District (Niche 2026: #30 of 494 PA districts, Grade A) or Spring-Ford Area School District (Niche 2026: #10 of 494 PA districts, Grade A) — verify by specific address

COMMUTE

No direct rail; 35–50 min drive via Rte 422 / PA Turnpike

PROPERTY TAX

Varies — contact us for current rates

Upper Providence is the township GSK calls home — Route 422 at your door, a real range from established streets to newer builds, and Perkiomen Valley or Spring-Ford schools by address.

AROUND TOWN

- Black Rock Park's playground and skate park welcome all
- Upper Schuylkill Valley Park keeps live raptors and wildlife
- Schuylkill River Trail links Mont Clare to the park

Lock 60 is the Schuylkill's last operating canal lock.

BEST FOR Pharma and corridor commuters who want solid schools



Royersford's Main Street storefronts — Photo: Montgomery County Planning Commission · CC BY-SA 2.0

Royersford

MONTGOMERY COUNTY · 19468

Spring-Ford schools, Schuylkill River access, and an affordable Route 422 corridor borough

SINGLE-FAMILY VALUE

~\$489,000
Condos & THs ~\$281,000

COMMUTE

No direct rail; 40–55 min drive via
Rte 422 / PA Turnpike

SCHOOLS

Spring-Ford Area School District
(Niche 2026: #10 of 494 PA districts, Grade A)

PROPERTY TAX

Varies — contact us for current rates

Royersford is a small Schuylkill River borough with genuinely accessible prices inside the Spring-Ford school district, right on the Route 422 corridor.

AROUND TOWN

- Royersford Farmers Market, Saturday mornings May through September
- Schuylkill River East Trail links Royersford to Lock 60
- Spring Valley YMCA's indoor, outdoor, and lap pools

Upper Schuylkill Valley Park's free wildlife center and butterfly garden.

BEST FOR Value-minded and first-time buyers who want Spring-Ford schools without the central-Montco price tag



Peter Wentz Farmstead house and barn — Photo: Phillyburbs2010 · CC BY-SA 3.0

Worcester

MONTGOMERY COUNTY · 19490

Methacton schools, quiet semi-rural Township, and preserved central Montgomery County character

HOME VALUE

Mid to upper-mid range — contact us for current CMA

COMMUTE

No direct rail; 40–55 min drive via
Rte 422 / PA Turnpike

SCHOOLS

Methacton School District (Niche 2026: #57 of 494 PA districts, Grade A; 97% graduation rate)

PROPERTY TAX

Varies — contact us for current rates

Worcester is the part of central Montgomery County that has held onto its semi-rural feel, with preserved farmland and a quieter, lower-density pace than the busier suburbs around it.

AROUND TOWN

- Heebner Park's paved and natural walking trails
- Peter Wentz Farmstead, Washington's 1777 headquarters, open for tours
- Evansburg State Park trails reaching into Worcester Township

Merrymead Farm, a century-old dairy famous for homemade ice cream.

BEST FOR Families who want Methacton schools and a quiet, semi-rural township with room to spread out.



Upper Moreland High School — Photo: Montgomery County Planning Commission · CC BY-SA 2.0

Upper Moreland

MONTGOMERY COUNTY · 19040, 19090

Upper Moreland schools, Willow Grove area, and a SE Montgomery County Township with SEPTA access

SINGLE-FAMILY VALUE

~\$436,000

Condos & THs ~\$342,000

COMMUTE

SEPTA Willow Grove station: ~40 min to Center City (Warminster line)

SCHOOLS

Upper Moreland Township School District (Niche 2026: #111 of 494 PA districts, Grade B+)

PROPERTY TAX

Varies — contact us for current rates

Upper Moreland is a settled residential township in southeastern Montgomery County, covering the Willow Grove area about 15 miles north of Philadelphia.

AROUND TOWN

- Masons Mill Park's spray pole cools kids in summer
- An 18-station fitness trail winds through Masons Mill
- Upper Moreland Free Public Library sits on Park Avenue

Fish Woody's Fishin' Hole, a pond inside Masons Mill.

BEST FOR Buyers who want an established township near Willow Grove with a SEPTA commute and well-regarded schools



Roberts & Mander Stove Co. building — Photo: Shuvaev · CC BY-SA 3.0

Hatboro

MONTGOMERY COUNTY · 19040

Hatboro-Horsham schools, walkable borough core, and SEPTA Warminster line access

SINGLE-FAMILY VALUE

~\$456,000

Condos & THs ~\$342,000

COMMUTE

SEPTA Hatboro station: ~40–45 min to Center City (Warminster line)

SCHOOLS

Hatboro-Horsham School District (Niche 2026: #117 of 494 PA districts, Grade B+; 95% graduation rate)

PROPERTY TAX

Varies — contact us for current Hatboro Borough rates

Hatboro is a small borough where you walk to the historic York Road core, and the SEPTA Warminster line carries you to Center City — all with Hatboro-Horsham schools behind it.

AROUND TOWN

- Memorial Park's pool and ballfield sit on Pennypack Creek
- Union Library of Hatboro has served readers since 1755
- Farmers Market of Hatboro, 1st and 3rd Fridays, May through September

The Amy B. Yerkes Museum of Hatboro History, run by the Millbrook Society out of the Pennypack Community Center, preserves the borough's story.

BEST FOR Commuters and families who want a walkable borough with direct SEPTA access to Philadelphia



Hope Lodge historic estate — Photo: Montgomery County Planning Commission · CC BY-SA 2.0

Whitemarsh

MONTGOMERY COUNTY · 19428, 19444

Colonial or Whitemarsh schools, PA Turnpike access, and an upscale SE Montgomery County Township

SINGLE-FAMILY VALUE

~\$584,000
Condos & THs ~\$300,000

COMMUTE

No direct rail in most sections; 25–40 min drive via PA Turnpike / I-476

SCHOOLS

Colonial School District (Niche 2026: #12 of 494 PA districts, Grade A+) (parts) — verify by specific address

PROPERTY TAX

Varies — contact us for current rates

Whitemarsh is the upscale, residential side of southeastern Montgomery County, sitting close to the Schuylkill River Valley about 15 miles northwest of Center City.

AROUND TOWN

- Fort Washington State Park's eight miles of hiking trails
- Hawk Watch observation deck for fall raptor migration
- William Jeanes Memorial Library, serving the community since 1926

Historic Hope Lodge, a 1740s Georgian mansion with Revolutionary War history and guided tours most Sundays, April through October.

BEST FOR Buyers wanting an upscale Montco suburb with easy Turnpike access to Philadelphia



Ambler Theater facade on Butler Avenue — Photo: Dorevabelfiore · CC BY-SA 4.0

Ambler

MONTGOMERY COUNTY · 19002

SEPTA Ambler station, walkable arts borough, and an Upper Dublin-adjacent SE Montco community

SINGLE-FAMILY VALUE

~\$722,000
Condos & THs ~\$334,000

COMMUTE

SEPTA Ambler station: ~40–45 min to Center City (Lansdale/Doylestown line)

SCHOOLS

Wissahickon School District (Niche 2026: #13 of 494 PA districts, Grade A+); some adjacent addresses zoned to Upper Dublin School District (Niche 2026: #15 of 494 PA districts, Grade A+) — verify by specific address

PROPERTY TAX

Varies — contact us for current Ambler Borough rates

Ambler is the kind of borough where you can walk from your front door to the arts and dining district, then catch the train to Center City from the SEPTA Ambler station.

AROUND TOWN

- Green Ribbon Trail follows Wissahickon Creek through Four Mills Reserve
- Ambler Farmers Market, Saturdays 9am–noon, May through October
- Wissahickon Valley Public Library's Ambler branch on Race Street

The Ambler Theater, a nonprofit 1929 Czech Colonial-style cinema building

Why People Choose Us

We're a team of local specialists who live in the Bucks and Montgomery County suburbs we serve — listings, buyers, and investment, each with its own lead. When you work with us you get the specialist your move needs and the full team behind them, plus the hands-on attention that has guided 135+ closings since 2020.

A specialist for every side of your move

We're not one agent juggling dozens of clients. Ariella leads listings, Lukasz drives strategy and investment, and Natalie guides buyers — so the person on your deal does that exact work every day. You always have a team behind you, never a single point of failure.

A negotiation edge from the listing side

About 73% of our work is listing-side, so we sit across the table from buyers every week and know exactly how sellers and their agents think. As your buyer's representative, that experience translates directly into sharper offers and a stronger negotiating position for you.

Bilingual and genuinely local

Ariella and Lukasz are both bilingual in English and Polish, and the whole team lives in the suburbs you're moving into. We're not commuting in from the city to show you houses; we know these 36 towns as residents, neighbors, and parents.

We know true value, and nothing slips

Our track record of turning previously failed listings into successful closings keeps us honest and precise about what a home is really worth. The team's operations rigor means deadlines, inspections, and paperwork are handled — so nothing falls through the cracks between contract and keys.

A photograph of a residential street with brick buildings on the left and parked cars on the right. The sky is clear and blue. The text is overlaid on the image.

THE LAST CHAPTER · READ IT WHEN YOU'RE READY

When You're Ready The Buying Process

Everything up to here is about the life. This final chapter is the how — the plain steps of buying a home in Pennsylvania, and getting pre-approved before you shop. There's no rush to read it: skip it until you need it, and it'll be right here waiting when the time comes.

How Home-Buying Works With Us

Buying a home in Pennsylvania follows a clear path, and we walk it with you at every step. Here is what the journey looks like from our first conversation to the day we hand you the keys.

01 Let Us Talk

We start with a no-pressure conversation about what you want, where you want to be, and what your timeline and budget look like. This is where we learn how to represent you, and where you decide we are the right fit before anything else happens.

02 Get Pre-Approved

Before we tour homes, you will speak with a lender to get a pre-approval letter that confirms what you can borrow. In a competitive market this is non-negotiable, because sellers in Bucks and Montgomery County rarely consider an offer without one, and we can connect you with local lenders we trust.

03 The Home Search

With your criteria set, we send you matching listings and tour homes together across the towns you are considering. Because we live here, we can tell you what a street, a school catchment, or a commute actually feels like, not just what the listing says.

04 Make an Offer and Go Under Contract

When you find the right home, we prepare a written Agreement of Sale, advise you on price and terms, and negotiate on your behalf, where our listing-side experience gives you an edge. Once the seller signs and you deliver your deposit, you are under contract and the timeline begins.

05 Inspections and Due Diligence

In Pennsylvania you have a negotiated window after signing to inspect the home for issues with the structure, systems, radon, pests, and more. If inspections turn up problems, we go back to the seller to negotiate repairs, a credit, or a price reduction, and you retain the right to walk away within your contingency.

06 Appraisal and Mortgage Commitment

Your lender orders an appraisal to confirm the home is worth what you are paying, and works toward your mortgage commitment by the date set in your Agreement of Sale. Ariella tracks every deadline so the loan, the title search, and your insurance all stay on schedule and nothing slips.

07 Closing Day

At closing you do a final walkthrough, sign your loan and title documents, and the keys are yours. We are at the table with you to make sure the numbers are right and the handoff is clean, the moment all of this work has been building toward.

BEFORE YOU SHOP

Get Pre-Approved Before You Shop

In Bucks and Montgomery County, well-priced homes move fast and often draw several offers in the first weekend. A mortgage pre-approval is what separates a serious buyer from a hopeful one. It tells you the exact price range you can act on, and it tells the seller that your offer is backed by a lender who has already reviewed your income, credit, and assets. When two offers come in close, the one with a solid pre-approval almost always wins.

Pre-approval is different from a quick online pre-qualification. A real pre-approval means a lender has verified your documents and issued a letter you can attach to an offer the moment the right home appears. In a market where the home you tour Saturday may be under contract by Monday, that readiness is the difference between writing an offer and watching it sell to someone else.

We connect every buyer we work with to trusted local lenders who know these towns, our township timelines, and how to close on schedule. You are never obligated to use them, but having a responsive lender who picks up the phone on a weekend is a real advantage here. Get this step done early, and the rest of your search gets to be the fun part.

Sources & Methodology

We'd rather show our work than ask you to take a number on faith. Here's exactly where every figure and photo in this guide comes from, and how often it's updated.

School rankings

District rankings are pulled from Niche's 2026 Best School Districts in Pennsylvania list (niche.com), which scores all 494 PA districts on academics, teachers, culture, and outcomes. One honest caveat: Norristown Area School District's statewide rank wasn't independently confirmed this cycle, so we've shown its Niche letter grade only rather than a numbered rank we can't verify.

Photography

Every town photo in this guide is used under a free license — CC0, CC BY, or CC BY-SA — credited to its photographer below, sourced primarily from Wikimedia Commons and Pexels. We picked each shot to genuinely represent what that town is known for, not just the first image that came up. Full per-photo source links live at alrealtgroup.com/sources.

Playgrounds & events

Our playground and event picks come from us and from public, primary sources — municipal parks-and-recreation departments, official festival and borough sites, and local reporting (Bucks County Herald, Patch, montco.today, Bucks County Parent) — all verified July 2026. Because opening dates and festival weekends shift year to year, we phrase most events by their usual season or cadence rather than a fixed date; confirm the current date with the organizer before you go.

Home values

"Single-Family Value" and "Condos & THs" figures are Zillow's ZHVI (Zillow Home Value Index) — a smoothed, seasonally-adjusted typical-home-value estimate, pulled at the ZIP level and averaged across each town's ZIP codes. An automated monthly refresh downloads the latest ZHVI files directly from Zillow's public research data, remaps every town, and rebuilds this guide — so the figures you're reading reflect real market movement, not a stale snapshot from when this guide was first printed.

Commute times

Commute figures are typical SEPTA rail or drive-time estimates for a normal weekday, not a guarantee — actual travel time depends on your specific starting point, the train schedule, and traffic.

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Lions Pride Park	Viridian Landscape Studio
Secret Garden	Bucks Happening
Twining Valley Bike Playground	Upper Dublin Township Parks & Recreation

Black Rock Inclusive Playground	Upper Providence Township Parks & Recreation
Palmer Park Inclusive Playground	Skippack Township Parks & Recreation
Magical Miles Park	Whitemarsh Township Parks & Recreation
Roberts Ridge Park	Newtown Township Parks & Recreation
Masons Mill Park	Sinan A · Public Domain Mark 1.0
Miracle League Playground	Miracle League of Northampton Township



Let's Talk When You're Ready

If anything in this guide raised a question, or if a few of these towns are starting to feel like home, we'd love to hear from you. The easiest first step is a conversation. Tell us where you are in the process, whether that's months out and just gathering information or ready to tour homes this weekend, and we'll meet you exactly there. There's no script and no sales pitch, just real people who know these suburbs answering whatever you want to know.

We mean it when we say there's no pressure and no obligation. A first call costs you nothing and commits you to nothing. Plenty of the buyers we talk to are still deciding whether to move at all, and that's a fine place to start. Ask us about a school district, a commute, what your budget realistically buys in Bucks versus Montgomery County, or how the process works. If we're a fit, wonderful. If not, you'll still walk away knowing more than you did.

When you're ready, reach out and one of us will get back to you personally. From that first conversation through closing day, you'll have the full team behind you — strategy and negotiation, a specialist on your search, and every detail handled so nothing slips through the cracks.

We'd be glad to help you find the right place in the right town.

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