

Ariella + **Lukasz**
• REALTY GROUP •

GREATER PHILADELPHIA · BUCKS & MONTGOMERY COUNTY

The Buyers Guide

Your guide to buying a home in the Bucks & Montgomery County suburbs

Your Move to Bucks & Montgomery County

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

A guide built around the way people actually buy here

Real Market Insight, Town by Town

Honest numbers and trends for each of the 36 communities we cover, so you understand what you're buying into before you ever write an offer.

What Living Here Is Actually Like

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

A Clear, Step-by-Step Buying Process

From your first conversation to closing day, laid out as plain steps. You'll always know what comes next and why it matters.

Why the Greater Philadelphia Suburbs

Welcome, and thank you for letting us be part of your move. We're the Ariella + Lukasz Realty Group — a team of local specialists powered by Keller Williams in Langhorne. We live in the same Bucks and Montgomery County towns we sell, so the recommendations in this guide aren't pulled from a database. They come from the school pickup lines, the Saturday farmers markets, and the back roads we actually drive.

We built this guide for one reason: buying into an unfamiliar area is hard, and the suburbs north and west of Philadelphia are bigger and more varied than most newcomers 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, so you can narrow your search before you ever set foot in a showing.

Most of our business is on the listing side, which turns out to be a real advantage for the buyers we represent. We spend our days studying what makes one house sell and another sit, so when we walk a property with you, we can tell you what we'd want to know if we were on the other side of the table — and where the leverage is when it comes time to write an offer.

However you found us, our job from here is the same. We'll learn what matters to you, point you toward the towns that fit, and put the right specialist on your search while the whole team handles the details so nothing slips. And 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 of that move so it actually fits together. When you have a question at 9pm, someone who knows your deal answers. Let's find you the right place in the right town.

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 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, 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

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.

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 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

4 homes closed here by our team

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

HOME VALUE
~\$737,000

SCHOOLS
Central Bucks School District (Top 5% PA)

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. Our buyers come for the Central Bucks schools, which sit in the top 5% of Pennsylvania districts with a 97% graduation rate, and they stay because day-to-day life downtown is built around walking, not driving.

- Walkable downtown you can live around, not drive to
- Central Bucks schools rank in PA's top 5%
- 97% graduation rate across the district

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



Newtown

BUCKS COUNTY · 18940

5 homes closed here by our team

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

HOME VALUE
~\$753,000

SCHOOLS
Council Rock School District (Top 3% PA)

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. It is lower Bucks County living about 20 miles from Philadelphia, with newer construction communities filling in alongside the older streets.

- Council Rock schools, ranked in Pennsylvania's top 3%
- A preserved historic core you can walk
- About 20 miles northeast of Philadelphia

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

Warrington

Warrington

BUCKS COUNTY · 18976

10 homes closed here by our team

Central Bucks schools, suburban convenience, and competitive pricing

HOME VALUE

~\$605,000

COMMUTE

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

SCHOOLS

Central Bucks School District (Top 5% PA)

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. It's a steady residential township in central Bucks, about 25 miles north of the city along the Route 611 corridor, and the value-per-school-dollar here is hard to beat. For families building toward the long haul, it's one of the most practical places we work.

- Central Bucks School District, ranked top 5% in Pennsylvania
- Strong school access at a lower price than Doylestown
- Residential central Bucks setting along the Route 611 corridor

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



Warminster

BUCKS COUNTY · 18974

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

HOME VALUE

~\$500,000

COMMUTE

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

SCHOOLS

Centennial School District (#170 PA)

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. It is a residential township in the lower part of the county, about 20 miles north of Philadelphia along the Route 263/611 corridor, and we see strong buyer demand here precisely because it is one of the most affordable entry points around. If you want to be in Bucks with reasonable access to the city, this is a practical, grounded place to start.

- One of the most affordable entry points in Bucks County
- About 20 miles north of Philadelphia on the 263/611 corridor
- Centennial School District with career and technical programs



New Hope

BUCKS COUNTY · 18938

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

HOME VALUE

~\$973,000

COMMUTE

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

SCHOOLS

New Hope-Solebury School District (13:1 student-teacher ratio)

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. Our buyers come for the riverfront setting and the small New Hope-Solebury schools, and they understand the trade: this is a drive-to-Philadelphia town with no direct rail, about 40 miles south. We help them weigh the lifestyle against the pricing so the move actually fits how they live.

- Delaware River arts destination roughly 40 miles from Philadelphia
- New Hope-Solebury schools with a small 13:1 ratio
- The luxury tier of the Bucks County market

BEST FOR Buyers seeking a Delaware River arts town and small New



Bensalem

BUCKS COUNTY · 19020

6 homes closed here by our team

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

HOME VALUE

~\$428,000

COMMUTE

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

SCHOOLS

Bensalem Township School District

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. It sits about 15 miles up the I-95 corridor from Center City, so our clients here trade premium school rankings for one of the most accessible price points in the county and a genuinely workable drive into Philadelphia.

- Direct I-95 and PA Turnpike access for commuters
- About 15 miles to Center City Philadelphia
- One of the most accessible price points in Bucks County

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



Yardley

BUCKS COUNTY · 19067

5 homes closed here by our team

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

HOME VALUE
~\$604,000

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

SCHOOLS
Pennsbury School District (Top 10% PA)

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. The draw for our buyers is real: you're paying a premium here, but you're buying into the Delaware Canal Historic District and access to Pennsbury schools, which consistently land in the top 10% of Pennsylvania.

- Walkable Delaware Canal Historic District along the river
- Pennsbury schools rank in Pennsylvania's top 10%
- Delaware River lifestyle right at your doorstep

BEST FOR Families buying for the long term who want top Pennsbury



Langhorne

BUCKS COUNTY · 19047

5 homes closed here by our team

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

HOME VALUE
~\$573,000

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

SCHOOLS
Neshaminy School District (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. You're in the Neshaminy School District, a large public system with a 93% graduation rate and deep extracurriculars, and sitting right where the PA Turnpike meets Route 1 about 20 miles northeast of Philadelphia. We point buyers here when they want a mid-range value in lower Bucks without giving up everyday access to the city.

- Neshaminy School District: 93% graduation rate, 9,000+ students
- Right where the PA Turnpike meets Route 1
- About 20 miles northeast of Philadelphia

BEST FOR Families who want strong public schools and easy lower-



Chalfont

BUCKS COUNTY · 18914

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

HOME VALUE

~\$624,000

COMMUTE

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

SCHOOLS

Central Bucks SD (Top 5% PA) or Pennridge SD — varies by address

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. We point buyers here who want that small-borough feel without giving up a rail connection or strong public schools. One thing we always flag: depending on your exact address in the borough or New Britain Township, you land in either Central Bucks or Pennridge, so we confirm the district before you fall for a house.

- SEPTA Chalfont station on the Lansdale/Doylestown regional rail line
- Central Bucks schools (top 5% in PA) at many addresses
- Small-borough scale about 30 miles north of Philadelphia



Upper Makefield

BUCKS COUNTY · 18940, 18977

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

HOME VALUE

~\$804,000

COMMUTE

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

SCHOOLS

Council Rock School District (Top 3% PA)

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. You trade a quick rail commute for that space, but you stay inside driving range of Philadelphia and the Route 1 corridor, and your kids land in Council Rock, one of the top 3% of Pennsylvania districts.

- Larger lots and real privacy, not a packed subdivision
- Council Rock School District, top 3% in Pennsylvania
- Preserved farmland and rural character along the Delaware River

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



Lower Makefield

BUCKS COUNTY · 19067

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

HOME VALUE

~\$604,000

COMMUTE

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

SCHOOLS

Pennsbury School District (Top 10% PA, 97% graduation rate)

PROPERTY TAX

Varies by assessment — contact us for current rates

Lower Makefield is the kind of established lower Bucks County township our buyers settle into for the long haul: a mature, residential place that wraps around Yardley Borough right along the Delaware River. Families come for the Pennsbury schools and stay for the canal and river recreation and the easy reach into the Philadelphia metro. It feels settled rather than new, and that is exactly why people put down roots here.

- Pennsbury School District, top 10% in Pennsylvania
- Delaware River and canal recreation close to home
- Wraps around Yardley Borough along the river

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



Solebury

BUCKS COUNTY · 18938, 18963

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

HOME VALUE

~\$973,000

COMMUTE

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

SCHOOLS

New Hope–Solebury School District (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. The buyers we work with here are after acreage and privacy, the well-regarded New Hope–Solebury schools, and being a short drive from New Hope's arts and dining district. It's a quieter, land-first way to live in the county, not a walk-to-everything one.

- Large-lot privacy on preserved Bucks County farmland
- Served by the small, well-regarded New Hope–Solebury schools
- Minutes from New Hope's arts and dining district

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

HOME VALUE

~\$794,000

COMMUTE

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

SCHOOLS

Central Bucks School District (Top 5% PA)

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. It sits quietly between Doylestown and New Hope along the Route 202 corridor, with preserved farmland and a lower-density feel than the townships right next door. If you want top schools and room to breathe over walking to a Main Street, this is the trade we see families happily make.

- Central Bucks School District, ranked top 5% in Pennsylvania
- Preserved farmland and a semi-rural, lower-density setting
- Top schools and space without the borough price premium

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

HOME VALUE

~\$647,000

COMMUTE

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

SCHOOLS

Council Rock School District (Top 3% PA)

PROPERTY TAX

Varies — contact us for current Northampton Township rates

Northampton Township is the kind of well-established central Bucks community our buyers settle into for the long haul, with the Richboro area and established suburban neighborhoods anchoring it about 25 miles northeast of Philadelphia. Families come for Council Rock School District access, and we love that you get that alongside an easy reach to the Route 332 and Newtown corridors.

- Council Rock School District, top 3% in Pennsylvania
- Established suburban neighborhoods in the Richboro area
- Convenient access to the Route 332 and Newtown corridors

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.



Jenkintown / Roslyn

MONTGOMERY COUNTY · 19046

5 homes closed here by our team

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

HOME VALUE

~\$516,000

COMMUTE

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

SCHOOLS

Abington School District (Top 20% PA)

PROPERTY TAX

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

Jenkintown Borough and the Roslyn section of Abington Township sit about ten miles north of Center City along the Old York Road corridor, and what makes them work for our buyers is the rare pairing of a dense, walkable suburban feel with a real train into the city. Families come for the Abington School District, and they stay because you can live here without your whole day revolving around the car.

- Abington School District, ranked in Pennsylvania's top 20%
- 94% graduation rate with strong STEM and arts programs
- SEPTA Jenkintown access straight into Center City

BEST FOR Families who want top-20% schools and a walkable



Lansdale

MONTGOMERY COUNTY · 19446

4 homes closed here by our team

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

HOME VALUE

~\$501,000

COMMUTE

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

SCHOOLS

North Penn School District (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. As the line's terminal in central Montgomery County, it gives our buyers a real walkable core and one of the strongest transit-value setups we know in the area.

- Walkable borough core you can navigate on foot
- SEPTA Lansdale/Doylestown line terminal into Center City
- North Penn School District with strong career and technical programs

BEST FOR Commuters and families who want a walkable borough with



Horsham

MONTGOMERY COUNTY · 19044

3 homes closed here by our team

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

HOME VALUE
~\$444,000

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

SCHOOLS
Hatboro-Horsham School District (95% graduation rate)

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

Horsham is a working suburb about 20 miles north of Philadelphia where the Route 611 and Turnpike corridor has pulled in life-science and tech employers like IQVIA, Merck, and Toll Brothers' headquarters. We see steady demand from the professionals who work at those companies, and homes here move at competitive Montgomery County prices without the premium of the closer-in towns.

- Major employers IQVIA, Merck, and Toll Brothers right nearby
- Hatboro-Horsham School District with a 95% graduation rate
- Competitive Montgomery County pricing for the location

BEST FOR Life-science and tech professionals who want a short drive



Abington

MONTGOMERY COUNTY · 19001, 19006, 19046

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

HOME VALUE
~\$524,000

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

SCHOOLS
Abington School District (Top 20% PA, 94% graduation rate)

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

Abington is one of those large, settled townships in southeastern Montgomery County where the appeal is the everyday stuff working well: a well-regarded school district, real SEPTA rail and bus access through neighboring Jenkintown, and a short run north into the city. We send a lot of buyers here who are coming out of Philadelphia and want a mature, established place to land without giving up their connection to Center City.

- Abington School District, ranked in Pennsylvania's top 20%
- SEPTA rail and bus access via adjacent Jenkintown
- Roughly 10 to 15 miles north of Center City

BEST FOR Philadelphia-area buyers who want strong schools and an



Cheltenham

MONTGOMERY COUNTY · 19012, 19027, 19046

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

HOME VALUE

~\$443,000

COMMUTE

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

SCHOOLS

Cheltenham School District

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. It's a densely settled township served by the Cheltenham School District, and the housing stock runs across a real range of price points, which is part of why we send first-time buyers and budget-minded families this way.

- Borders the Philadelphia line in southeastern Montgomery County
- Cheltenham School District, including Elkins Park and Cheltenham High
- Some of the shortest SEPTA commutes to Center City

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



Upper Dublin

Upper Dublin

MONTGOMERY COUNTY · 19002, 19038

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

HOME VALUE

~\$593,000

COMMUTE

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

SCHOOLS

Upper Dublin School District (consistently top-tier in Montgomery County)

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. It covers the Fort Washington and Maple Glen areas about 15 to 20 miles north of Philadelphia, with the township's school district consistently ranking among the best in the county.

- Upper Dublin School District, consistently top-tier in Montgomery County
- Fort Washington and Maple Glen areas, 15-20 miles north of Philadelphia
- SEPTA access via the Ambler and Fort Washington stations



Collegeville

MONTGOMERY COUNTY · 19426

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

HOME VALUE
~\$588,000

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

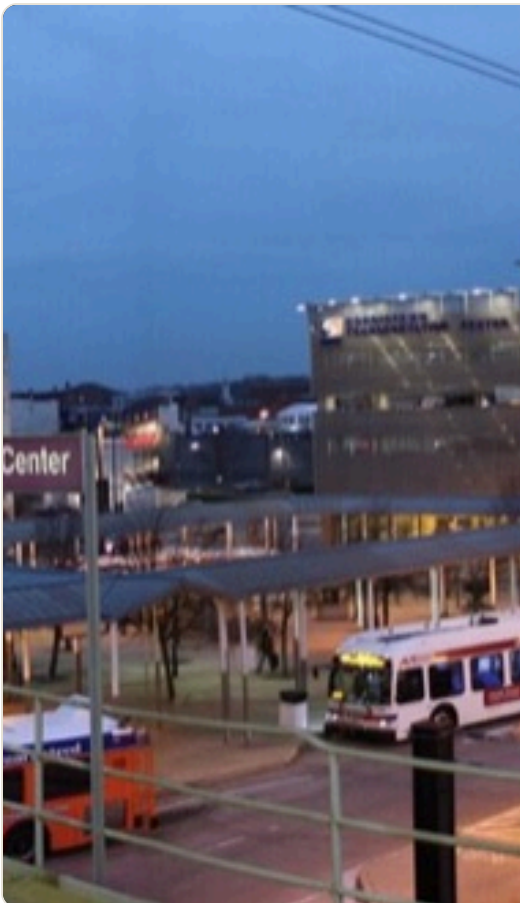
SCHOOLS
Perkiomen Valley School District
(97% graduation rate)

PROPERTY TAX
Varies — contact us for current
rates

Collegeville is where a lot of our professional buyers land, and the draw is usually the same: Perkiomen Valley schools with a real academic track record, and an easy life right on the Route 422 corridor in central Montgomery County. Borough living blends into the Lower Providence and Trappe areas, and with the pharmaceutical and life science employers right here, plenty of our buyers work close to home instead of fighting a long commute into the city.

- Perkiomen Valley School District with strong academic outcomes
- Right on the Route 422 corridor for getting around
- Major pharmaceutical and life science employers close by

BEST FOR Professionals working the local life-science corridor who



Norristown

MONTGOMERY COUNTY · 19401, 19403, 19404

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

HOME VALUE
~\$364,000

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

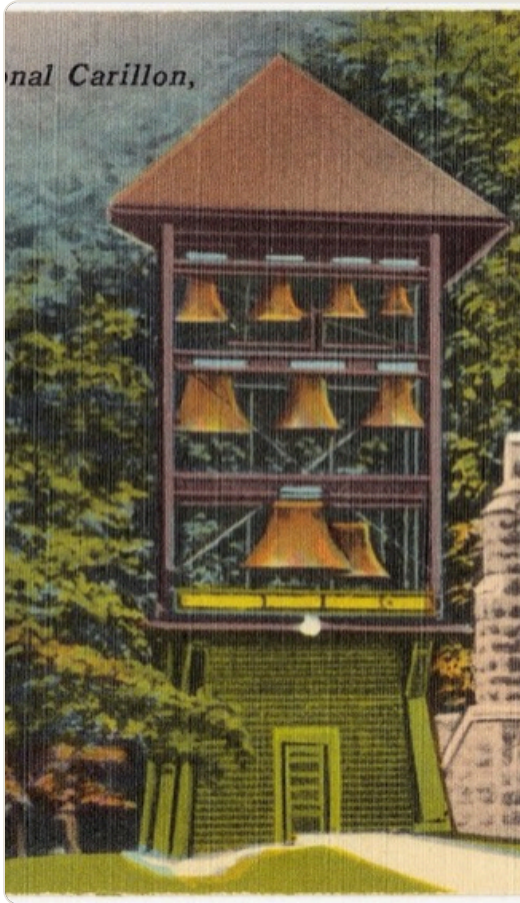
SCHOOLS
Norristown Area School District

PROPERTY TAX
Varies — contact us for current
rates

Norristown is the Montgomery County seat, sitting on the Schuylkill River about 17 miles out from Center City, and it's where we send buyers who want a real foothold in this county without the price tag the rest of it carries. Between the courthouse complex, the steady government employment, and a downtown that's been finding its feet again, it reads less like a bedroom suburb and more like a working town.

- Some of the most affordable entry homes in Montgomery County
- SEPTA rail to Philadelphia from the Norristown Transportation Center
- County seat with courthouse and steady government employment

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

HOME VALUE

~\$499,000

COMMUTE

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

SCHOOLS

Upper Merion Area School District

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. It's part of Upper Merion Township, about 20 miles northwest of Center City, and it carries real weight as an employment center anchored by its regional mall and pharmaceutical companies.

- Where the Turnpike, I-76, and Route 202 all meet
- Upper Merion Area School District with strong academic outcomes
- Major employment center with a pharmaceutical cluster

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

HOME VALUE

~\$676,000

COMMUTE

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

SCHOOLS

Wissahickon School District (top-tier in Montgomery County)

PROPERTY TAX

Varies — contact us for current rates

Whitpain is one of those established central Montgomery County townships our buyers keep coming back to: top-rated Wissahickon schools, the Blue Bell Village core, and easy highway access without the city price tag. It sits about 20 miles north of Philadelphia along the Route 202 and PA Turnpike corridors, so families who want strong schools and a reasonable drive to work tend to settle in and stay.

- Wissahickon School District, top-tier in Montgomery County
- Blue Bell Village at the center of the township
- About 20 miles north of Philadelphia

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



North Wales

MONTGOMERY COUNTY · 19454

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

HOME VALUE

~\$539,000

COMMUTE

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

SCHOOLS

North Penn School District (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. Life here is quiet and walkable around the North Wales station, with the North Penn School District and the Route 202 corridor both close at hand. It's a practical home base for getting into Center City while keeping a calmer, small-borough pace.

- SEPTA North Wales station on the Lansdale/Doylestown rail line
- Rail access priced below neighboring Lansdale Borough
- Served by the large North Penn School District

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



Upper Gwynedd

MONTGOMERY COUNTY · 19446, 19454

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

HOME VALUE

~\$520,000

COMMUTE

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

SCHOOLS

North Penn School District (94% graduation rate)

PROPERTY TAX

Varies — contact us for current rates

Upper Gwynedd sits right in the middle of central Montgomery County, the kind of settled residential township our buyers pick when they want North Penn schools and a short drive to work without giving up easy highway access. You're on the Route 202 and Turnpike Northeast Extension corridors about 25 miles north of Philadelphia, with Lansdale to the north and the area's pharmaceutical and corporate employers close by.

- North Penn School District with a 94% graduation rate
- Route 202 and Turnpike Northeast Extension at your doorstep
- About 25 miles north of Philadelphia

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



Towamencin

MONTGOMERY COUNTY · 19446, 19403

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

HOME VALUE

~\$479,000

COMMUTE

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

SCHOOLS

North Penn School District (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. You get a quiet, residential feel along the Route 463 and Sumneytown Pike corridors while still being minutes from Lansdale's SEPTA station and the Route 309 and Turnpike network. We think of it as Lansdale-adjacent living without the borough density.

- North Penn School District with a 94% graduation rate
- Established single-family neighborhoods, not new construction sprawl
- Ten-minute drive to Lansdale's SEPTA station



Skippack

MONTGOMERY COUNTY · 19474

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

HOME VALUE

~\$397,000

COMMUTE

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

SCHOOLS

Perkiomen Valley School District (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. Life here leans semi-rural and residential, but Skippack Village keeps a boutique shopping and dining strip close at hand, and the Perkiomen Valley schools are a genuine draw for the families we work with. It is a place you settle into, not one you pass through.

- Skippack Village's boutique shops and dining minutes from home
- Perkiomen Valley School District serving the whole township
- Semi-rural, residential setting in central Montgomery County

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

HOME VALUE
~\$457,000

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

SCHOOLS
Methacton School District (97% graduation rate)

PROPERTY TAX
Varies — contact us for current rates

Lower Providence is the kind of central Montgomery County township our buyers settle into for the long haul: established residential neighborhoods, Methacton schools, and Route 422 right there when you need to get somewhere. It sits about 20 miles northwest of Philadelphia, close to the Collegeville pharmaceutical corridor, and the pricing tends to land mid-range for the county.

- Quick Route 422 access into the regional corridor
- Methacton School District with a 97% graduation rate
- Close to the Collegeville pharmaceutical employment corridor

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

HOME VALUE
~\$522,000

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

SCHOOLS
Perkiomen Valley SD or Spring-Ford Area SD — verify by specific address

PROPERTY TAX
Varies — contact us for current rates

Upper Providence sits right along the Route 422 corridor in central Montgomery County, and for a lot of our buyers the draw is simple: it's the township that GSK calls home, so working near that pharmaceutical campus means a short trip rather than a slog. We like that it gives you a real range to choose from, from established suburban streets to newer developments, and depending on the address you land in either Perkiomen Valley or Spring-Ford schools,...

- Adjacent to GSK's major Upper Providence pharmaceutical campus
- Route 422 corridor access across central Montgomery County
- Perkiomen Valley or Spring-Ford schools, both well-regarded



Royersford

MONTGOMERY COUNTY · 19468

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

HOME VALUE

~\$468,000

COMMUTE

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

SCHOOLS

Spring-Ford Area School District

PROPERTY TAX

Varies — contact us for current rates

Royersford is a small Schuylkill River borough in central Montgomery County, and it's one of the few places we can still point buyers toward genuinely accessible price points without leaving the Spring-Ford school district. Sitting right on the Route 422 corridor about 30 miles northwest of Philadelphia, it trades a direct rail line for easy highway access to the wider job market.

- Some of the most accessible prices in central Montco
- Well-regarded Spring-Ford Area School District
- Schuylkill River Trail access right in town

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



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 (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. Our buyers here come for the Methacton schools and the room to breathe, while still sitting close to Skippack Village and the Route 422 and Turnpike network when they need to get somewhere. It is a township for people who want calm and space without giving up everyday access.

- Methacton School District with a 97% graduation rate
- Quiet, lower-density semi-rural township with preserved farmland
- Close to Skippack Village and the Route 73 corridor

BEST FOR Families who want Methacton schools and a quiet, semi-



Upper Moreland

MONTGOMERY COUNTY · 19040, 19090

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

HOME VALUE

~\$433,000

COMMUTE

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

SCHOOLS

Upper Moreland School District

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. We send a lot of buyers here who want established neighborhoods, the Upper Moreland School District, and a SEPTA ride into the city at mid-range county pricing. It is the kind of place that has been a community for a long time rather than a new development, and you feel that when you drive the streets.

- Upper Moreland School District with strong academic outcomes
- SEPTA Warminster line into Center City from Willow Grove
- Established residential neighborhoods, not new construction

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



Hatboro

MONTGOMERY COUNTY · 19040

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

HOME VALUE

~\$450,000

COMMUTE

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

SCHOOLS

Hatboro-Horsham School District (95% graduation rate)

PROPERTY TAX

Varies — contact us for current Hatboro Borough rates

Hatboro is one of those small Montgomery County boroughs where you can actually walk to the historic core on York Road instead of driving to it, and where the SEPTA Warminster station means a commute into Center City without ever touching a car. We point commuters and families here when they want an established, walkable address rather than a sprawl subdivision, with the well-regarded Hatboro-Horsham School District behind it.

- Walkable historic borough core along York Road
- Direct SEPTA Warminster line into Center City Philadelphia
- Hatboro-Horsham School District, a well-regarded district

BEST FOR Commuters and families who want a walkable borough with



Whitemarsh

MONTGOMERY COUNTY · 19428, 19444

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

HOME VALUE
~\$570,000

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

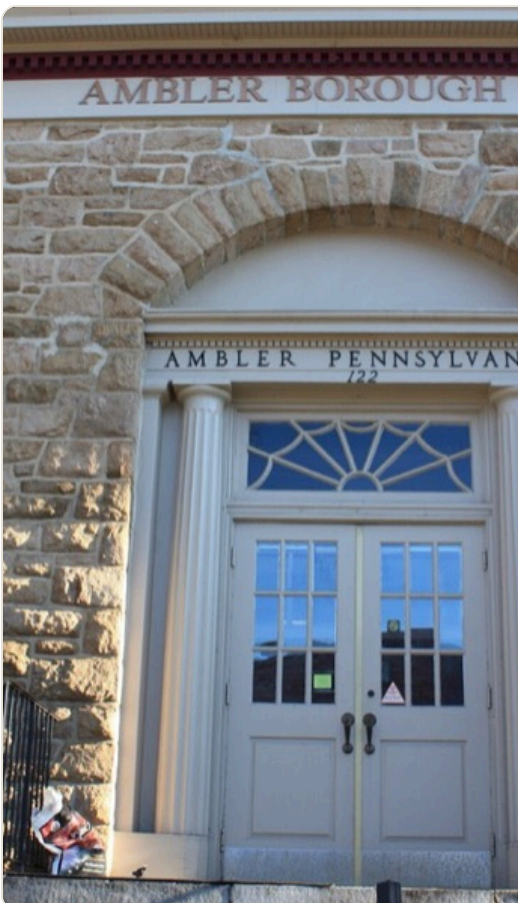
SCHOOLS
Colonial School District (parts) — verify by specific address

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. We tell buyers up front that it spans two school-district arrangements depending on where you land, so the right block here is as much about which side of the township line you're on as the house itself.

- Upscale residential township in SE Montgomery County
- PA Turnpike / I-476 access to regional employment
- Close to the Schuylkill River Valley

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



Ambler

MONTGOMERY COUNTY · 19002

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

HOME VALUE
~\$711,000

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

SCHOOLS
Ambler Borough School District / Upper Dublin School District (for adjacent township addresses)

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. It's a small, walkable community at the northern edge of Upper Dublin Township, about 20 miles north of Philadelphia. We send a lot of our buyers here when they want a real downtown and direct rail access without giving up the feel of a tight-knit Montgomery County town.

- SEPTA Ambler station with direct rail to Center City
- Walkable arts and dining district downtown
- Upper Dublin School District access via adjacent township addresses

Why Buyers 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

Lukasz is 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.



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.

Lukasz Boczniewicz

(267) 679-1659

lukasz@alrealtygroup.com

Ariella Boczniewicz

(215) 971-4122

ariella@alrealtygroup.com

584 Middletown Blvd, Ste A50, Langhorne, PA 19047 · (215) 757-6100 ext. 245 · info@alrealtygroup.com
facebook.com/AriellaandLukasz | Instagram @ariella_lukasz_realty_group | YouTube @PhillySuburbLiving



Ariella + Lukasz Realty Group is powered by Keller Williams Real Estate, Langhorne PA. Each office independently owned and operated. Town "Home Value" figures are Zillow ZHVI (typical home value), May 2026, refreshed monthly; school, commute, and tax figures are compiled from public sources and may lag. Estimates only — not a guarantee of value.