



David J. Caracausa
Realtor, Broker Associate & Developer
Certified Counselor of Real Estate
Coldwell Banker Realty
The Premier Properties Group

David has been a pillar in the Pennsylvania real estate community as a broker, developer, and trusted consultant since 1975. He actively consults with his clients on their purchase or sale of residential, commercial, and investment real estate. David also specializes in land acquisition, development, and marketing of new home communities. Serving the Montgomery, Bucks, and Philadelphia counties, David and his staff of dedicated professionals are your compass in providing expert advice and guidance to navigate through all facets of the real estate transaction.

Experience and Proven Track Record of Success

David has cultivated an astute and instinctive real estate discernment that can only be obtained through years of experience. He has navigated many different market cycles, giving him a wealth of knowledge in sometimes complex and complicated transactions. David's real estate expertise provides his clients with a distinct advantage in any transaction. Combined with his discipline of striving to provide clients with "service they can count on," Caracausa has received local, regional, and national acclaim from Coldwell Banker, The National Association of Realtors, the Wall Street Journal, and the Pennsylvania House of Representatives. David was recognized as an "Icon" in the real estate industry by Broker/Agent Magazine, ranked as the No. 25 broker by the Wall Street Journal in a national survey, and earned status in the Montgomery County Community College Hall of Fame.

Accountability Counts

Caracausa attributes his success to his superior business acumen and his core values, which he brings to his clients, of ***dedication, leadership, knowledge, and integrity***. The combination of these core values helps him to offer personal and unparalleled customer service to every client. Those characteristics and culture of ***uncompromising business ethics*** are the trademarks of Caracausa and his Coldwell Banker Premier Properties Group of Real Estate Agents. Caracausa estimates that 90% - 95% of his sales volume is based on repeat business and referrals from prior clients.

Local to the Marketplace and Region

As a lifelong resident of Montgomery County, David has extensive knowledge of the history and special characteristics of the area. He has an insight into the diverse and unique qualities of all of the surrounding towns, cities, neighborhoods, and communities he represents and believes strongly that working with a broker who is a native to the area has its inherent benefits for the clients he serves.

Exceptional Marketing and Expertise

What has always truly set David apart from the competition is his talented and consummate style in designing and customizing property-specific marketing campaigns and highly professional property offering brochures. His tenacious attention to detail, strong grasp of target marketing, and capitalizing on real estate trends are trademarks of success for the clients he serves.

Awards and Recognition

- No. 1 Coldwell Banker Office in the Nation- Earned this Prestigious Year End Award on Two Occasions.
- No. 1 Coldwell Banker Office in the Northeast Region- Seven Years Running
- No. 1 Coldwell Banker Agent in Pennsylvania- Ten+ Years Running
- No. 1 Coldwell Banker Agent in the Northeast Region- Ten+ Years Running
- Top 25 Coldwell Banker Agents Internationally- Ten+ Years Running
- Top 100 by the National Association of Realtors- Ten+ Years Running
- Montgomery County Community College Hall of Fame Inductee- September 2011
- Citation Recipient from the House of Representatives of Pennsylvania for Exceptional Achievements in the Commonwealth and its Communities
- Recognized as one of “America’s Best Real Estate Professionals” by Real Trends, a Trusted Source of news and information on the real estate brokerage industry. This recognition honors America’s finest real estate agents from across the country! Those ranked are among the top ½ of 1% of 1.4 million licensed real estate professionals in the United States! – Eleven Years Running
- Top 2 of Coldwell Banker Realty Teams Twelve + years running

Professional Memberships

- NAR- National Association of Realtors since 1975
- PAR- Pennsylvania Association of Realtors since 1975
- MCAR- Montgomery County Association of Realtors since 1975
- HBA- Home Builders Association since 1991
- CB- Coldwell Banker International Real Estate Network since 1991
- SRA- Suburban Realtors Alliance since 2002
- LH- Luxury Homes
- Trend Multiple Listing
- RPR-Realtors Property Resource

Real Estate Industry Accreditations

- ABR- Accredited Buyer’s Representative since 1996
- RRC- Residential Real Estate Council since 1990
- CRB- Certified Residential Broker since 1995
- GRI- Graduate of Real Estate Institute since 1989
- SRES- Senior Real Estate Specialist since 1998
- CNE- Certified Negotiation Expert since 2012
- CRE- Counselors of Real Estate since 2013
 - ❖ Vice Chair of the Del Val Chapter 2017
 - ❖ Chair of the Del Val Chapter 2018

Contact Information

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Client Testimonials

“The residential Real Estate process is very complex and emotional. You are Buying and Selling...or Selling and Buying. In either sequence, you hope for the smoothest and most seamless transactions possible. We have been very fortunate for David Caracausa’s professional expertise, guidance and friendship in both selling and buying our homes. He was with us from the onset through the very conclusion of our sell-to-buy. We could not have asked for a more qualified technician or a more considerate confidante and advisor. When the emotional sensitivities sometimes became larger than the “nuts n’ bolts” of the deal, Dave was the calming guide. Dave guarantees that the stress is minimal and emotions are very manageable. It really can be an enjoyable and memorable experience - a very smooth process and transition with the right teammate. David J. Caracausa was a great partner when we especially needed him.”

- Jeff and Maureen Kohler

“I wanted to express my gratitude and deepest appreciation for the thoroughly professional and very effective service and support you provided throughout this entire process. Your recommendations for making the property appealing led to receiving several offers over the asking price and an immediate agreement of sale. I can’t imagine a better representation than I received. I was particularly impressed by the constant, clear, and detailed reports you furnished. I thank you for absorbing the bulk of the worries and stress that could impact someone inexperienced in the sales process while negotiating a very favorable price.”

- Fred D. Berhinger

“In a challenging and competitive real estate market, David Caracausa and staff at the Premier Properties office of Coldwell Banker prepared an attractive marketing plan and provided advice to enhance the appearance of our home, which led to a successful sale in a relatively short period. We also appreciate the professional way that David screened potential buyers, oversaw and handled all the details which effected a seamless transaction and successful closing in our absence.”

- David and Betty West

“Bonnie and I just wanted to thank you, David, for all of your efforts that resulted in the sale of our home at 110 Brittany Way, Blue Bell. Unlike the other realtors who had listed our property for over a year, you were able to secure a real Buyer in a matter of a few months. In a particularly difficult market, you secured a Buyer who had no mortgage contingency, a quick cash settlement, and minimal inspection requests. I credit this to your tenacity and experience, in handling both the Buyer and the Seller. At times we suggested things that you felt differently about, and you were always absolutely right. Again, we thank you for all your efforts on our behalf.”

- J. Edmund and Bonnie Mullin

“We interviewed four Realtors and felt confident that David understood our requirements. His advice proved on target, and we sold our home in the desired timeframe. We highly recommend David Caracausa as a true professional who understands the market.”

- Roy and Judith Jones

“Thanks so much for all of your help in the entire process. It has been a pleasure working with you and your firm. Your vast experience, professionalism and guidance through the sale of my house has been extraordinary. I have valued your judgment in the early staging process, and I feel that your suggestions have significantly contributed to a rapid buyer offer. Your interpersonal skills are impressive, and I have appreciated your diligence in getting us to the finish line. I will enthusiastically recommend you and your firm to any and all of my neighbors and friends as they need realtor assistance. You truly have your finger on the pulse of our neighborhood and community and wish you and your family continued success.”

- Allan L. Truant

“Special Kudos to David J. Caracausa, who is with The Premier Properties Group and Coldwell Banker. He had helped my mom and I out this last February 2019 in selling our home in Souderton PA. He was always on point and consistently focused on the task at hand – selling our home. He sells homes fast and works very hard to get the best price for your home. He truly offers the competitive edge and advantages with the services, tools and knowledge he possesses through his years of successful experiences and transactions. His ability to actively solve problems and think outside the box is superior in order to advance stated objectives. I recommend anyone who needs seller or buyer real estate services to contact David and engage him on your real estate objectives.”

- Paresh Amin

“Dave, In just a few words Charlotte and I want to thank you for all the work you did to sell our house. You are very professional (even at 89 I learned something from you). We are positive we chose the right person and company to work on our behalf. You handled the situation beautifully and with expertise - the end result has proven that!”

- Joe & Charlotte

