



R E A L E S T A T E
W I T H H E A R T

Home Sales Report for Philadelphia

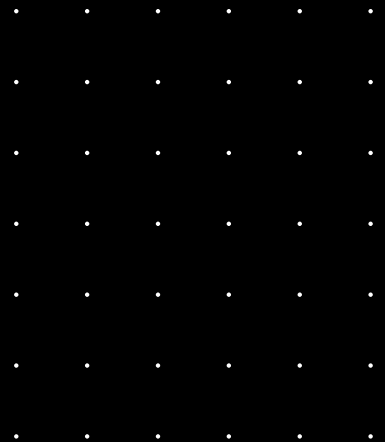
Q3 2018

A Look At Home Sales, Home Prices, And Market Direction For The Year 2018 Compared To 2017

"On average the market was generally flat through Q3 with a slight trend downward on price, units sold, units listed and DOM. This quarter's data, however, highlights how hyper localized the Philadelphia market can be. Some zip codes, particularly in Center City, showed more significant drops, while surrounding zip codes such as 19130 had positive increases in these categories.

This is actually good news for both Buyers and Sellers. It's a great time to sell as inventory remains low and there are plenty of qualified buyers out there looking to lock in rates before the next increase. The combination of days on market dropping and prices flat or dropping shows that the market is leveling out and Buyers may have a little more room to negotiate the price compared to past quarters."

-Real Estate With Heart





Housing Market Report

Philadelphia



Year	Listed	Sold	Average Price	Average Days On Market
------	--------	------	---------------	------------------------

All Philly

Q3 2018	2,635	1,817	\$388,279	45
Q3 2017	2,670	1,901	\$392,237	47

19102

Center City

Q3 2018	38	22	\$677,492	84
Q3 2017	53	28	\$683,422	112

19103

Fitler Square | Rittenhouse Square | Logan Square

Q3 2018	135	91	\$827,451	79
Q3 2017	118	104	\$923,120	82

19106

Old City | Society Hill

Q3 2018	102	80	\$546,366	66
Q3 2017	116	116	\$752,047	72

19107

Chinatown | Midtown | Washington Square West

Q3 2018	56	42	\$313,508	56
Q3 2017	61	52	\$466,438	61

19118

Chestnut Hill

Q3 2018	24	29	\$796,742	65
Q3 2017	25	30	\$646,151	35



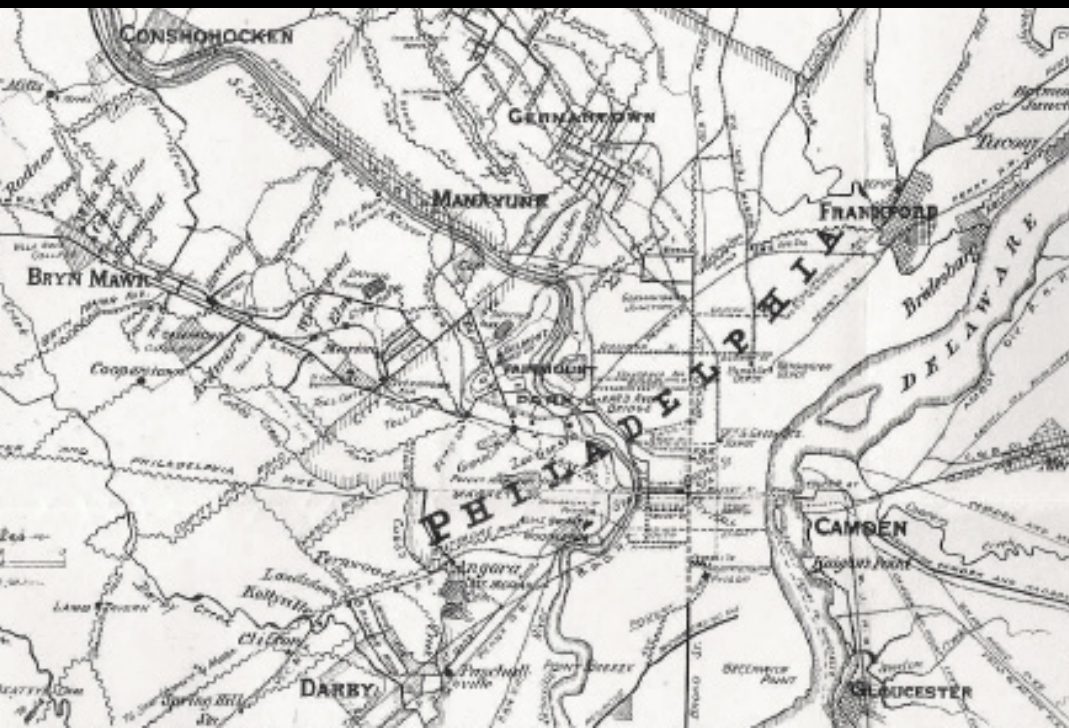
REAL ESTATE
WITH HEART

Want to learn more
about neighborhoods
in Philadelphia?



Explore Our
Neighborhood Guides

www.realestatewithheart.com/neighborhoods





Housing Market Report

Philadelphia



Year	Listed	Sold	Average Price	Average Days On Market
19119	Mt. Airy Germantown			
Q3 2018	106	96	\$310,876	43
Q3 2017	122	92	\$276,163	42
19122	Old Kensington Yorktown North Philadelphia			
Q3 2018	119	64	\$380,333	42
Q3 2017	104	82	\$318,704	54
19123	Northern Liberties Loft District/Callowhill			
Q3 2018	119	62	\$493,315	51
Q3 2017	111	72	\$434,736	73
19125	Fishtown East Kensington			
Q3 2018	295	174	\$350,177	40
Q3 2017	268	171	\$335,765	43
19127	Manayunk			
Q3 2018	60	43	\$257,709	52
Q3 2017	66	46	\$293,725	61
19128	Roxborough Wissahickon			
Q3 2018	235	199	\$267,477	38
Q3 2017	236	190	\$250,043	41



REAL ESTATE
WITH HEART

Find Tips, Tricks, and Ideas to Raise Your Home's Value on the Blog



www.realestatewithheart.com/blog



Housing Market Report

Philadelphia

. . . .
. . . .
. . . .
. . . .

Year	Listed	Sold	Average Price	Average Days On Market
------	--------	------	---------------	------------------------

19130	Art Museum Fairmount Francisville			
Q3 2018	191	156	\$416,522	48
Q3 2017	212	131	\$389,416	41

19145	Girard Estates Passyunk West Packer Park			
Q3 2018	260	142	\$226,639	29
Q3 2017	265	180	\$214,786	33

19146	Graduate Hospital Grays Ferry			
Q3 2018	409	258	\$393,728	41
Q3 2017	377	250	\$404,603	41

19147	Queen Village Bella Vista Hawthorne			
Q3 2018	226	181	\$463,836	38
Q3 2017	249	213	\$508,189	54

19148	Pennsport East Passyunk Crossing			
Q3 2018	260	178	\$268,719	39
Q3 2017	287	194	\$218,577	33

. .
. .



REAL ESTATE
WITH HEART

Not Sure Who To Call?

From mortgage brokers to movers — find contractors, consultants, and vendors we trust on our website!



www.realestatewithheart.com/vendors

COMPASS

Compass RE
1601 Market St, Floor 19
Philadelphia, PA 19103
267.435.8015



R E A L E S T A T E
W I T H H E A R T

Clients for Life, One House at a Time

There are many qualities and skills that go into being an excellent real estate professional; in-depth community and market knowledge, effective negotiation skills, and a high-quality professional network.

But we've found that providing the very best service is essentially putting our clients first.

This means keeping our agents accessible, being good listeners as well as good communicators, and responding quickly to all our clients' needs.

With over 30 years of combined experience and a genuine love for helping our clients reach their goals, our team values communication, honesty, and integrity above all else.

The Skyline Team of Compass RE is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, conditions, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. 661 Market Street, Floor 19 Philadelphia, PA 19103 | 267.435.8015

