



**REAL ESTATE**  
WITH HEART

# Home Sales Report for Philadelphia

Q4 2018

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## A Look At Home Sales, Home Prices, And Market Direction of Q4 of 2018 Compared To 2017

"We've enjoyed a so-called 'seller's market' created by an inventory shortage for the past couple of years and as we enter the Spring market, many are curious to know: can we expect more of the same? Yes and No. Inventory levels have not improved enough to reach a balanced market. That said, buyers are tiring of the aggressive competition and some are holding out. Philadelphia was one of a handful of cities that realized the greatest rental hike in 2018, a promising statistic for sellers, and a good motivator for buyers.

Philadelphia's housing market shows more of the same that we experienced in the third quarter of 2018. With the recent deceleration in prices after several years of appreciation, the typical Philly home is worth the same as it was a year ago. One upside to the recent cooling of house prices is the enhanced housing affordability in the city!"

**-Real Estate With Heart**



# Housing Market Report

Philadelphia



Year	Listed	Sold	Average Price	Average Days On Market
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## All Philly

Q4 2018	2,108	1,565	\$393,675	90
Q4 2017	2,029	1,700	\$391,494	97

## 19102

Center City

Q4 2018	37	19	\$761,805	247
Q4 2017	39	25	\$849,620	170

## 19103

Fitler Square | Rittenhouse Square | Logan Square

Q4 2018	111	60	\$834,986	112
Q4 2017	104	85	\$766,709	116

## 19106

Old City | Society Hill

Q4 2018	79	57	\$656,296	121
Q4 2017	62	83	\$588,309	76

## 19107

Chinatown | Midtown | Washington Square West

Q4 2018	42	29	\$366,893	87
Q4 2017	46	44	\$446,865	92

## 19118

Chestnut Hill

Q4 2018	25	22	\$676,432	134
Q4 2017	23	33	\$736,197	163



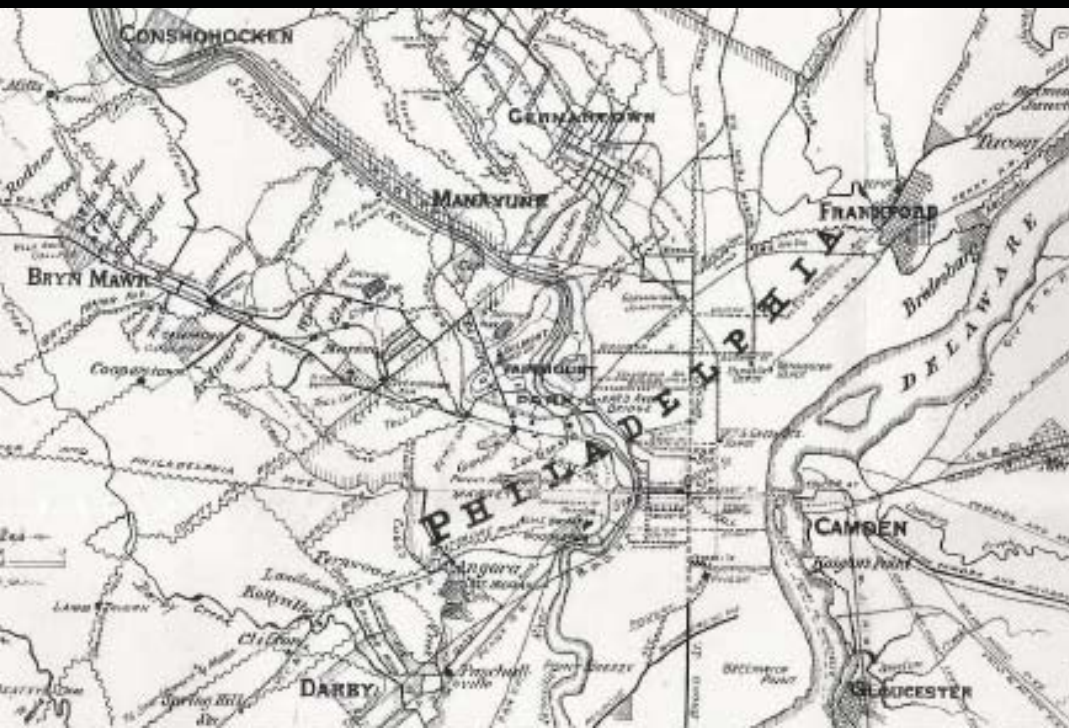
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# Housing Market Report

Philadelphia



Year	Listed	Sold	Average Price	Average Days On Market
<b>19119</b>	Mt. Airy   Germantown			
Q4 2018	92	83	\$312,896	91
Q4 2017	88	100	\$307,736	124
<b>19122</b>	Old Kensington   Yorktown   North Philadelphia			
Q4 2018	99	85	\$360,547	111
Q4 2017	98	83	\$319,139	89
<b>19123</b>	Northern Liberties   Loft District/Callowhill			
Q4 2018	91	79	\$512,629	91
Q4 2017	101	58	\$481,257	142
<b>19125</b>	Fishtown   East Kensington   Olde Richmond			
Q4 2018	214	173	\$323,447	85
Q4 2017	233	167	\$333,624	84
<b>19127</b>	Manayunk			
Q4 2018	54	31	\$249,389	144
Q4 2017	50	43	\$246,917	78
<b>19128</b>	Roxborough   Wissahickon			
Q4 2018	159	138	\$268,219	45
Q4 2017	176	152	\$267,737	94



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



[www.realestatewithheart.com/blog](http://www.realestatewithheart.com/blog)



# Housing Market Report

Philadelphia

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Year	Listed	Sold	Average Price	Average Days On Market
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## 19130

Art Museum | Fairmount | Francisville

Q4 2018	146	116	\$447,701	94
Q4 2017	121	124	\$430,825	89

## 19145

Girard Estates | West Passyunk | Packer Park

Q4 2018	194	143	\$233,168	72
Q4 2017	203	155	\$220,954	81

## 19146

Graduate Hospital | Grays Ferry

Q4 2018	317	117	\$400,326	117
Q4 2017	290	229	\$391,867	80

## 19147

Queen Village | Bella Vista | Hawthorne

Q4 2018	203	150	\$501,932	64
Q4 2017	188	153	\$504,175	163

## 19148

Pennsport | East Passyunk Crossing

Q4 2018	244	168	\$269,917	72
Q4 2017	207	166	\$238,508	50

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COMPASS

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



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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.

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