



REAL ESTATE
WITH HEART

Home Sales Report for Philadelphia

Q3 2019

A Look at Home Sales, Home Prices, and Market Direction of Q3 of 2019 Compared to 2018

The 3rd quarter of 2019 saw a significant increase in homes listed for sale and homes sold compared to the same quarter last year, demonstrating that the overall market is still strong. The number of homes listed on the market rose by 18% and the number of homes sold rose 6%. The average sale price rose 2%, roughly the same as last year, while the days on market rose 15%. This disparity signifies that homes aren't selling as quickly as last year and more homes listed translates to more competition for sellers.

The recent numbers have improved housing affordability for many Philadelphians. One upside to the recent cooling of house prices is enhanced housing affordability in the city.

Please reach out to us if you have any questions about this report!

-Real Estate With Heart



Housing Market Report

Philadelphia



Year	Listed	Sold	Average Price	Average Days On Market
All Philly				
Q3 2019	2,829	1,919	\$395,176	52
Q3 2018	2,635	1,817	\$388,279	45
19102 Center City				
Q3 2019	67	27	\$637,722	52
Q3 2018	38	22	\$677,492	84
19103 Fitler Square Rittenhouse Square Logan Square				
Q3 2019	210	121	\$657,95	88
Q3 2018	135	91	\$827,451	79
19106 Old City Society Hill				
Q3 2019	97	70	\$716,008	84
Q3 2018	102	80	\$546,366	66
19107 Chinatown Midtown Washington Square West				
Q3 2019	70	39	\$401,364	63
Q3 2018	56	42	\$313,508	56
19118 Chestnut Hill				
Q3 2019	30	28	\$738,818	87
Q3 2018	24	29	\$796,742	65



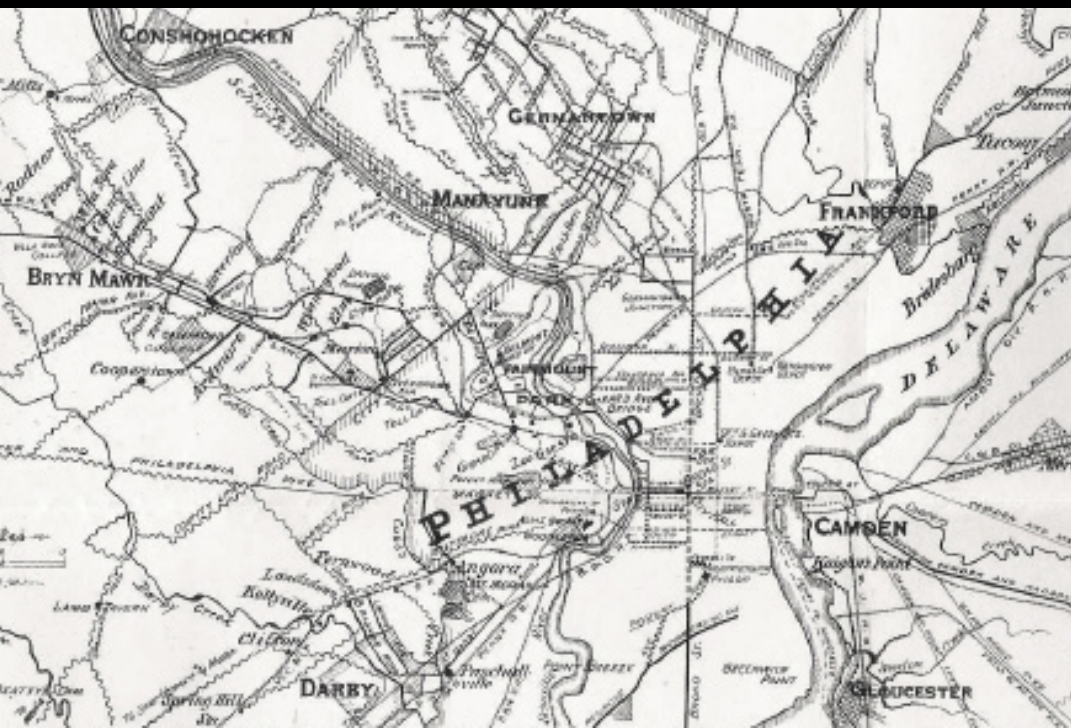
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Want to learn more
about neighborhoods
in Philadelphia?



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 2019	142	135	\$343,231	41
Q3 2018	106	96	\$310,876	43
19122	Old Kensington Yorktown North Philadelphia			
Q3 2019	137	75	\$333,264	60
Q3 2018	119	64	\$380,333	42
19123	Northern Liberties Loft District/Callowhill			
Q3 2019	132	65	\$490,818	34
Q3 2018	119	62	\$493,315	51
19125	Fishtown East Kensington Olde Richmond			
Q3 2019	311	205	\$362,535	46
Q3 2018	295	174	\$350,177	40
19127	Manayunk			
Q3 2019	58	49	\$333,798	47
Q3 2018	66	43	\$257,709	52
19128	Roxborough Wissahickon			
Q3 2019	230	196	\$298,535	43
Q3 2018	235	199	\$267,477	38



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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
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19130

Art Museum | Fairmount | Francisville

Q3 2019	171	152	\$407,964	42
Q3 2018	191	156	\$416,522	48

19145

Girard Estates | West Passyunk | Packer Park

Q3 2019	237	178	\$246,194	48
Q3 2018	260	142	\$226,639	29

19146

Graduate Hospital | Grays Ferry

Q3 2019	432	276	\$418,644	52
Q3 2018	409	258	\$393,728	41

19147

Queen Village | Bella Vista | Hawthorne

Q3 2019	268	147	\$485,943	54
Q3 2018	226	181	\$463,836	38

19148

Pennsport | East Passyunk Crossing

Q3 2019	304	180	\$255,916	50
Q3 2018	260	178	\$268,719	39

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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
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REAL ESTATE WITH HEART

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.