

# QUARTERLY MARKET REPORT

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**2021 | FIRST QUARTER**

## **BUY. RENT. SELL. IT'S ALL GOOD.**

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It truly is a seller's market in Philadelphia as home sale prices increased by 12% in 2020, outpacing the national average for American cities. The two reasons fueling the high real estate prices are the still-low interest rates and the historically low home inventory in Philly.

If you are searching for a new home, it has never been more important to have a knowledgeable, reliable, and experienced realtor on your side to help with the negotiation process in this highly competitive market.

Remember, data for real estate changes based on the location, so in this all new Q1 Market Report of 2021, we share some of the stats on the hottest Philly neighborhoods. Considering a move across the bridge to New Jersey? Don't miss out on our all new JerseyLiving section of the Market Report.

Whether you're looking to rent, buy, sell, or invest, now you can also set an instant appointment with a PhillyLiving or JerseyLiving agent.

**Visit [phillyliving.com/about/meet-the-team/](https://phillyliving.com/about/meet-the-team/) to get started.**



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RITTENHOUSE SQUARE  
FITLER SQUARE  
LOGAN SQUARE



19103

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	39	23	\$450,000	95
February	63	31	\$485,100	92
March	77	46	\$481,500	122
TOTALS	179	102	\$479,550	106

## ABOUT THE NEIGHBORHOOD

The neighborhoods of 19103 are known as Philadelphia’s most fashionable area since 1830. Best known for its premier dining, shopping, and gorgeous urban spaces, Rittenhouse Square Park and Fitler Square are surrounded by luxurious real estate. This area is home to many upscale high-rise buildings and charming townhomes. Prices around Logan Circle have increased in recent years, with many new construction loft condos around the 14th Street and P Street.

\*Refers to the median home price.



# UNIVERSITY CITY



# 19104

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	16	8	\$293,500	15
February	16	11	\$190,000	66
March	29	10	\$292,944	70
TOTALS	61	29	\$220,000	53

## ABOUT THE NEIGHBORHOOD

University City is a lively neighborhood of West Philadelphia and the academic center of the city. The neighborhood gets its name for the two nationally ranked academic institutions in the vicinity: The University of Pennsylvania and Drexel University. It features a youthful vibe, booming real estate scene, and a number of medical hubs.

\*Refers to the median home price.

## OLD CITY SOCIETY HILL



# 19106

 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
January	25	18	\$709,850	108
February	35	20	\$291,500	85
March	63	24	\$392,000	96
TOTALS	123	62	\$395,000	96

## ABOUT THE NEIGHBORHOOD

Filled with rich history, Old City is the birthplace of the Declaration of Independence and Constitution. It also contains the largest concentration of original 18th and 19th century architecture in the country. Both Old City and neighboring area, Society Hill, are charming areas that feature narrow brick-lined streets, colonial-era townhomes, contemporary condos, exciting nightlife, and an abundance of independent retailers who own boutiques and art galleries.

\*Refers to the median home price.

CHINATOWN  
MIDTOWN VILLAGE  
WASHINGTON SQ. WEST

19107



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	21	13	\$375,000	77
February	29	9	\$300,000	109
March	43	17	\$340,000	102
TOTALS	93	39	\$324,500	95

ABOUT THE NEIGHBORHOOD

Washington Square West is a thriving enclave that includes Midtown Village and the LBGQT-centric Gayborhood. In this neighborhood you'll find some of the city's hottest restaurants, bars, galleries, hotels, and theaters. The trendy neighborhood takes its name from Washington Square, one of William Penn's five original squares. Between Arch and Vine Street, and 11th street to 8th street lies Chinatown, a vibrant area filled with authentic Asian cuisine and seasonal street festivals.

\*Refers to the median home price.



# CHESTNUT HILL



# 19118

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	11	14	\$642,500	36
February	4	2	\$1,155,000	99
March	18	8	\$525,500	78
TOTALS	33	24	\$630,000	55

## ABOUT THE NEIGHBORHOOD

Chestnut Hill is an affluent residential community with an array of historic mansions and quaint Victorian homes. The neighborhood’s lush greenery, beautiful landscapes, and public parks -- Wissahickon Valley Park and Fairmount Park earned it the name “Philadelphia’s Garden District.” Germantown Avenue is lined with antiques shops, galleries, and farmers’ markets.

\*Refers to the median home price.

# MOUNT AIRY



# 19119

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	35	22	\$405,500	18
February	20	17	\$364,000	45
March	47	33	\$340,000	22
TOTALS	100	72	\$348,500	26

## ABOUT THE NEIGHBORHOOD

On the banks of Wissahickon Creek and roughly 20 minutes from Center City, Mount Airy combines parks, multi-use trails, tree-lined streets and a historic cobblestoned business corridor attracting aspiring entrepreneurs. Mount Airy boasts varied architecture with structures dating back to the 18th century as well as Victorian and 20th-century homes.

\*Refers to the median home price.

OLD KENSINGTON  
YORKTOWN  
NORTH PHILADELPHIA

19122



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	35	29	\$363,500	61
February	42	15	\$325,000	49
March	79	27	\$385,000	43
TOTALS	156	71	\$360,000	52

ABOUT THE NEIGHBORHOOD

In the evolving neighborhoods of North Philadelphia, abandoned factories and properties are gaining new life as living spaces for creatives. Young professionals gravitate to Old Kensington for its affordable prices, dive bars, and trendy restaurants. This area has made great advances in Philly in terms of crime and poverty.

\*Refers to the median home price.



# NORTHERN LIBERTIES LOFT DISTRICT CALLOWHILL



## 19123

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	49	23	\$470,000	69
February	43	21	\$445,000	83
March	56	35	\$473,386	55
TOTALS	148	79	\$455,000	67

## ABOUT THE NEIGHBORHOOD

Callowhill, also known as The Loft District was once home to large factories used for large-scale manufacturing and breweries. A number of buildings in this up-and-coming area have since been transformed into luxurious lofts and studio spaces. The nearby neighborhood of Northern Liberties, was also a former industrial area. Revitalized by artists in the 1990's, it is now a trendy area filled with modern real estate, art galleries, and breweries.

\*Refers to the median home price.

## FISHTOWN

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# 19125



MONTH

January

February

March



LISTED

79

72

135

TOTALS

286



SOLD

51

60

92

203



PRICE\*

\$335,000

\$375,500

\$372,500

\$370,000



DAYS ON MARKET

37

45

50

45

## ABOUT THE NEIGHBORHOOD

Fishtown was the epicenter of shipbuilding, fishing, and previously home to the working-class community. According to Forbes in 2018, Fishtown became one of America's hottest new neighborhoods. It boasts newly-built half-million dollar townhomes, amazing restaurants, and buzzing beer gardens. It holds its title as one of the most eclectic areas of the city.

\*Refers to the median home price.

19127

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	11	20	\$347,500	56
February	16	21	\$375,000	59
March	29	17	\$375,000	35
TOTALS	56	58	\$367,500	51

ABOUT THE NEIGHBORHOOD

Manayunk’s culture is shaped as much by its location near the Schuylkill river as it is by its hills. However, the heart and soul of the community is Main Street, a flat and bustling shopping district with dozens of restaurants, owner-operated boutiques, bars and galleries. Residents also typically enjoy live music and dancing at riverside clubs.

\*Refers to the median home price.



## ROXBOROUGH

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# 19128



MONTH

January

February

March



LISTED

72

57

92

TOTALS

221



SOLD

46

44

58

148



PRICE\*

\$300,450

\$317,000

\$337,450

\$319,250



DAYS ON MARKET

28

36

30

32

## ABOUT THE NEIGHBORHOOD

Bordered in the northeast by the Wissahickon Creek and the Schuylkill River along the southwest, Roxborough feels like a small town. However it is still fully connected to Philly's transit and public school systems. One of the greatest features of this neighborhood is its expansive greenery, public parks, and playgrounds, which makes this a perfect area for young families. Residents of Roxborough often head to Manayunk to enjoy trendy restaurants and fun bars, while Ridge Avenue also offers more casual dining options.

\*Refers to the median home price.

## EAST FALLS



# 19129

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	18	11	\$269,700	31
February	10	13	\$310,000	23
March	25	14	\$281,750	22
TOTALS	53	38	\$281,250	25

## ABOUT THE NEIGHBORHOOD

This quaint neighborhood off of Kelly Drive has a lot to offer. Residents of East Falls enjoy quiet living with easy access to Center City. The town features historical mansions, Victorian style buildings, well-regarded schools, rolling green hills, and a number of parks and trails that link to nearby Mt. Airy, Chestnut Hill, and Manayunk.

\*Refers to the median home price.

# ART MUSEUM FAIRMOUNT FRANCISVILLE



# 19130

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	46	32	\$430,000	48
February	61	33	\$392,500	60
March	91	68	\$437,500	58
TOTALS	198	133	\$420,000	56

## ABOUT THE NEIGHBORHOOD

Fairmount is a mostly residential area located north of Center City, popular among young professionals and families. It is home to a number of Philly’s top attractions including the Philadelphia Art Museum, Boathouse Row, Barnes Foundation, and Fairmount Park, which offers miles of trails for biking and hiking. Francisville is located next to Fairmount and is booming with renovations, yet still up and coming.

\*Refers to the median home price.



# HADDINGTON WALNUT COBBS CREEK



# 19139

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	24	20	\$134,500	54
February	22	22	\$140,000	33
March	40	17	\$195,000	45
TOTALS	86	59	\$153,000	43

## ABOUT THE NEIGHBORHOOD

Most outsiders stereotype the neighborhoods of 19139 as a distressed, high crime area. However, residents and institutions that exist within West Philadelphia have worked together to help it evolve into a better place. Haddington has a large population of elderly residents and features mostly of two-story townhouses. South of Haddington is Cobbs Creek. In previous years, this area had a number of abandoned homes and suspicious activity, but has recently found a new identity as a stable working-class neighborhood. Most homes in Walnut Hill have front porches and front yards and there is a large student population.

\*Refers to the median home price.

# PACKER PARK GIRARD ESTATES



# 19145

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	82	49	\$266,550	42
February	63	66	\$264,950	61
March	121	64	\$268,550	49
TOTALS	266	179	\$267,400	51

## ABOUT THE NEIGHBORHOOD

Packer Park is one of four residential zones that compromises the Philadelphia Sports Complex Special Services District. This tight-knit community offers luxurious real estate, sprawling parks, and endless parking options. Nearby Girard Estates is not your typical South Philly neighborhood of rowhomes. Most residents in this district live in semi-detached homes characterized by unique architectural details within a spacious atmosphere. It dates back to the early 1800's when the area was owned by Stephen Girard, a wealthy Philadelphian philanthropist.

\*Refers to the median home price.

# GRADUATE HOSPITAL POINT BREEZE



19146

				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	108	69	\$399,000	60
February	151	63	\$430,000	59
March	186	118	\$438,000	60
TOTALS	442	250	\$425,000	60

## ABOUT THE NEIGHBORHOOD

Graduate Hospital and Point Breeze have become a magnet for the city’s millennial population, who have transformed it into one of the most livable and sought-after ‘hoods in the city. It offers perhaps the best bar-hopping in all of Philadelphia, an ideal environment for kids, and an intimate local community constantly searching for ways to improve the place they call home. Point Breeze is a booming area undergoing a plethora of new construction and property rehab ventures.

\*Refers to the median home price.

QUEEN VILLAGE  
BELLA VISTA  
HAWTHORNE

19147



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	77	59	\$490,000	70
February	75	60	\$480,000	89
March	152	85	\$465,000	56
TOTALS	302	205	\$480,000	70

ABOUT THE NEIGHBORHOOD

Queen Village is popular among young families. It has an inviting community, great schools, and relaxing residential atmosphere. There are numerous independently owned shops and businesses which creates a down-to-earth culture. Real estate in this area consists of mostly large single-family homes and historic row homes. Bella Vista was the first neighborhood of Philly to be settled by Italian immigrants. It is best known for the Italian Market on 9th Street.

\*Refers to the median home price.

# PENNSPORT EAST PASSYUNK



19148

 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
January	105	46	\$271,250	54
February	84	56	\$272,500	59
March	122	99	\$301,750	49
TOTALS	311	192	\$286,250	53

## ABOUT THE NEIGHBORHOOD

Pennsport (sometimes called East Passyunk), is bordered by the Delaware River to the east, 4th Street to the west, Washington Avenue to the north and Snyder Avenue to the south — has a rich concentration of historically blue-collar families and Mummers’ clubhouses — and is undergoing its own natural revitalization, complete with a healthy lineup of new bars, coffee shops, and restaurants.

## CAMDEN COUNTY



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	608	544	\$217,938	30
February	561	497	\$221,000	32
March	876	623	\$225,000	29
TOTALS	2,045	1,664	\$221,500	30

## ABOUT THE COUNTY

On the other side of the Ben Franklin Bridge from Philadelphia is Camden County. This county has 37 municipalities including the most populous Camden, Cherry Hill, Gloucester Township, Winslow, Pennsauken. Cherry Hill and Voorhees are affluent areas with many large single family homes.

\*Refers to the median home price.

# BURLINGTON COUNTY



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	573	546	\$265,000	34
February	608	468	\$256,250	39
March	828	589	\$255,000	34
TOTALS	2,009	1,603	\$260,000	36

## ABOUT THE COUNTY

Located east of the Delaware River, Burlington County is the largest county in New Jersey covering 827 miles. It includes a large system of high ways, streams, and lakes. Burlington County has always been one of the leading agricultural counties in the country.

\*Refers to the median home price.



# GLOUSTER COUNTY



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
January	391	339	\$244,900	33
February	370	318	\$228,950	41
March	590	373	\$240,000	29
TOTALS	1,351	1,030	\$238,500	34

## ABOUT THE COUNTY

Located south of Philadelphia and northwest of Atlantic City is Gloucester County. This area has 24 municipalities and is largely composed of low-lying rivers and coastal plains. Gloucester County is one of the top food producing sections of New Jersey. It is known for its historical battlegrounds of the Revolutionary War and features many homes and buildings with beautifully preserved details.

\*Refers to the median home price.



**THANK YOU  
IT'S BEEN  
REAL!**

