

QUARTERLY MARKET REPORT

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2021 | SECOND QUARTER

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As the second quarter of 2021 comes to an end, it continues to be a seller's market in Philadelphia. 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 Q2 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.

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RITTENHOUSE SQUARE
FITLER SQUARE
LOGAN SQUARE



19103

 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
April	90	43	\$620,000	89
May	62	51	\$569,000	105
June	50	77	\$615,000	86
TOTALS	202	171	\$615,000	93

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
April	34	12	\$294,000	48
May	18	16	\$236,500	73
June	30	19	\$250,000	25
TOTALS	82	47	\$240,000	47

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
April	51	34	\$420,000	85
May	44	38	\$345,000	65
June	54	46	\$455,000	63
TOTALS	149	118	\$410,000	70

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
April	31	14	\$525,000	78
May	31	14	\$431,250	45
June	34	20	\$319,500	66
TOTALS	96	48	\$355,500	64

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
April	16	12	\$851,000	45
May	24	12	\$612,500	95
June	17	15	\$645,000	17
TOTALS	57	39	\$670,000	50

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
April	46	31	\$355,000	45
May	45	33	\$335,000	19
June	49	33	\$355,000	12
TOTALS	140	97	\$350,000	25

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
April	64	33	\$380,000	27
May	69	40	\$386,000	30
June	56	37	\$378,000	29
TOTALS	189	110	\$379,000	29

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
April	66	44	\$489,152	68
May	69	31	\$424,900	58
June	65	35	\$475,000	27
TOTALS	200	110	\$478,000	52

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



19125

 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
April	137	76	\$392,000	48
May	118	81	\$350,000	31
June	112	87	\$419,000	28
TOTALS	367	244	\$391,500	35

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.

MANAYUNK



19127

 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
April	40	19	\$300,000	48
May	32	19	\$327,500	21
June	23	32	\$324,750	16
TOTALS	95	70	\$322,250	26

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



19128

 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
April	107	73	\$338,900	22
May	90	84	\$347,500	25
June	118	97	\$340,000	17
TOTALS	315	254	\$340,000	21

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 it’s 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
April	33	14	\$300,000	16
May	28	19	\$316,500	20
June	22	30	\$332,500	12
TOTALS	83	63	\$327,000	15

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
April	103	62	\$406,000	47
May	95	67	\$445,000	38
June	70	82	\$374,500	37
TOTALS	268	211	\$412,500	41

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 HILL
COBBS CREEK



19139

 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
April	48	22	\$96,154	19
May	34	34	\$154,950	49
June	54	30	\$129,450	29
TOTALS	136	86	\$130,000	35

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
April	113	89	\$260,000	54
May	92	68	\$280,000	37
June	102	66	\$262,450	25
TOTALS	307	223	\$265,000	40

ABOUT THE NEIGHBORHOOD

Packer Park is one of four residential zones that comprises 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
April	195	143	\$415,000	57
May	147	125	\$475,000	51
June	161	142	\$476,250	35
TOTALS	503	410	\$453,500	48

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
April	191	110	\$453,250	59
May	140	89	\$440,000	63
June	129	128	\$451,000	20
TOTALS	460	327	\$450,000	45

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
April	150	93	\$275,000	57
May	124	93	\$282,500	58
June	120	94	\$280,000	31
TOTALS	394	280	\$276,900	49

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.

*Refers to the median home price.

CAMDEN COUNTY



 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
April	870	602	\$235,000	29
May	941	653	\$242,500	19
June	1,009	743	\$256,000	20
TOTALS	2,820	1,998	\$245,000	23

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
April	919	645	\$272,000	34
May	959	651	\$280,000	25
June	1,065	741	\$295,740	21
TOTALS	2,943	2,037	\$280,000	26

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
April	583	398	\$245,000	23
May	627	405	\$252,000	21
June	643	527	\$265,000	18
TOTALS	1,853	1,330	\$252,250	20

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.



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