

QUARTERLY MARKET REPORT

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

We begin another exciting year of helping buyers and sellers achieve their real estate goals in the Greater Philadelphia area. As we reflect on the housing market during the end of 2021, we learned that it continues to be a strong seller's market. There is limited inventory in Philadelphia and its surrounding areas, however, home values slowed in Q4 compared to previous quarters which made the market a bit more favorable for buyers. Mortgage rates remain low for now, so it is an ideal time to buy a higher-priced home.

Be sure to read through our Q4 Market Report of 2021, where we share stats on the hottest neighborhoods of Philadelphia and South Jersey. If you are considering relocating to the suburbs, don't miss out on our new section which covers the market in Montgomery County, Delaware County, and Bucks County.

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
October	55	27	\$445,000	145
November	33	33	\$550,000	124
December	20	32	\$478,500	102
TOTALS	108	92	\$500,500	122

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
October	29	19	\$190,000	39
November	20	14	\$169,500	48
December	16	15	\$252,000	21
TOTALS	65	48	\$205,000	36

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
October	32	17	\$425,000	63
November	16	23	\$695,000	84
December	10	16	\$680,000	83
TOTALS	58	56	\$524,750	77

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
October	35	19	\$210,000	89
November	11	18	\$282,500	81
December	14	11	\$390,000	78
TOTALS	60	48	\$274,000	83

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

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19118



MONTH

October

November

December

TOTALS



LISTED

13

7

6

26



SOLD

7

13

11

31



PRICE*

\$615,000

\$765,000

\$745,500

\$672,500



DAYS ON MARKET

33

18

29

25

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
October	26	25	\$350,000	33
November	30	38	\$413,450	36
December	22	43	\$285,000	35
TOTALS	78	106	\$340,000	35

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
October	66	32	\$426,950	53
November	39	20	\$360,000	68
December	24	37	\$370,000	52
TOTALS	129	89	\$379,000	56

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.

NORTHERN LIBERTIES LOFT DISTRICT CALLOWHILL

19123



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
October	55	40	\$510,000	56
November	41	24	\$487,000	53
December	36	33	\$415,000	61
TOTALS	132	97	\$484,000	57

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

October

November

December

TOTALS



LISTED

91

77

49

217



SOLD

47

69

62

178



PRICE*

\$422,500

\$390,000

\$345,000

\$369,500



DAYS ON MARKET

32

35

37

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.

19127

 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
October	19	13	\$340,000	15
November	13	21	\$335,000	43
December	13	24	\$275,000	49
TOTALS	45	58	\$320,500	39

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

October

November

December



LISTED

77

69

37



SOLD

64

62

59



PRICE*

\$300,250

\$317,000

\$325,000



DAYS ON MARKET

30

32

24

TOTALS

183

185

\$315,000

29

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
October	14	17	\$285,000	32
November	14	13	\$287,500	22
December	5	11	\$255,000	49
TOTALS	32	42	\$290,500	33

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
October	60	34	\$412,500	33
November	42	46	\$398,750	34
December	22	46	\$428,250	34
TOTALS	124	126	\$412,500	34

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
October	45	17	\$120,000	39
November	41	27	\$125,000	52
December	34	29	\$150,000	49
TOTALS	120	73	\$130,000	48

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
October	77	64	\$279,750	38
November	73	53	\$270,000	61
December	63	48	\$261,150	49
TOTALS	213	165	\$270,000	48

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
October	93	74	\$400,000	38
November	93	74	\$417,675	42
December	49	87	\$485,000	43
TOTALS	235	235	\$450,000	41

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
October	99	62	\$436,400	43
November	79	67	\$507,500	56
December	34	76	\$503,750	41
TOTALS	212	205	\$460,000	47

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
October	106	59	\$275,000	41
November	85	76	\$280,000	47
December	47	82	\$291,430	43
TOTALS	238	217	\$289,900	44

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.

MONTGOMERY COUNTY



 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
October	1,111	1,027	\$360,000	22
November	843	1,032	\$365,000	24
December	587	1,039	\$360,000	24
TOTALS	2,541	3,098	\$360,000	24

ABOUT THE COUNTY

Montgomery County is located adjacent to and northwest of Philadelphia. It is densely populated with many suburban neighborhoods, lots of parks, and greenery. In 2008, this county was named the "9th Best Place to Raise a Family" by Forbes. Here you'll find some of the best public schools in the country. Some townships include Lower Merion, Upper Merion, Upper Dublin, Abington, and Cheltenham.

*Refers to the median home price.

DELAWARE COUNTY



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
October	799	708	\$275,000	27
November	621	730	\$275,000	22
December	425	723	\$275,000	27
TOTALS	1,845	2,161	\$275,000	24

ABOUT THE COUNTY

Consisting of over 184 square miles, Delaware County is the oldest settled section of Pennsylvania. It sits just 22 miles southwest of Philadelphia and was named after the Delaware River. Nicknamed "Delco" - this region is home to popular attractions such as Linvilla Orchards, Brandywine River Museum, and Ridley Creek State Park. Some towns in this county include Broomall, Newtown Square, Drexel Hill, and Glenolden.

*Refers to the median home price.

BUCKS COUNTY



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
October	756	793	\$390,000	21
November	606	746	\$405,000	26
December	391	724	\$390,000	21
TOTALS	1,753	2,263	\$399,900	23

ABOUT THE COUNTY

Bucks County is a mostly rural area known for its rich history, scenic countryside, and picturesque old-time towns. This area is located 25 miles from Philadelphia and 75 miles from New York City. Bucks County's quaint towns such as New Hope, Doylestown, and Yardley are full of unique boutiques and great dining. Peddler's Village, an outdoor shopping mall, is another great attraction. You'll see many historic stone colonials and farms here.

*Refers to the median home price.

CAMDEN COUNTY



				
MONTH	LISTED	SOLD	PRICE*	DAYS ON MARKET
October	734	682	\$250,000	24
November	601	644	\$244,950	26
December	473	656	\$250,000	26
TOTALS	1,808	1,982	\$250,000	25

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
October	706	715	\$285,000	27
November	572	694	\$290,000	27
December	706	715	\$285,000	27
TOTALS	1,698	2,071	\$290,000	27

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.

GLOUCESTER COUNTY



 MONTH	 LISTED	 SOLD	 PRICE*	 DAYS ON MARKET
October	416	469	\$250,000	21
November	353	401	\$255,000	25
December	257	418	\$265,000	29
TOTALS	1,026	1,288	\$257,000	25

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!

