

# PHILADELPHIA, PA



Q4 2022 // MARKET REPORT



REAL ESTATE





# JG REAL ESTATE

As an award-winning real estate brokerage, our team is eager to provide you with the outstanding sales, leasing, and management services that our clients have come to expect. Our expertise comes from a variety of backgrounds and stretches across our vast portfolio of premiere Philadelphia properties.

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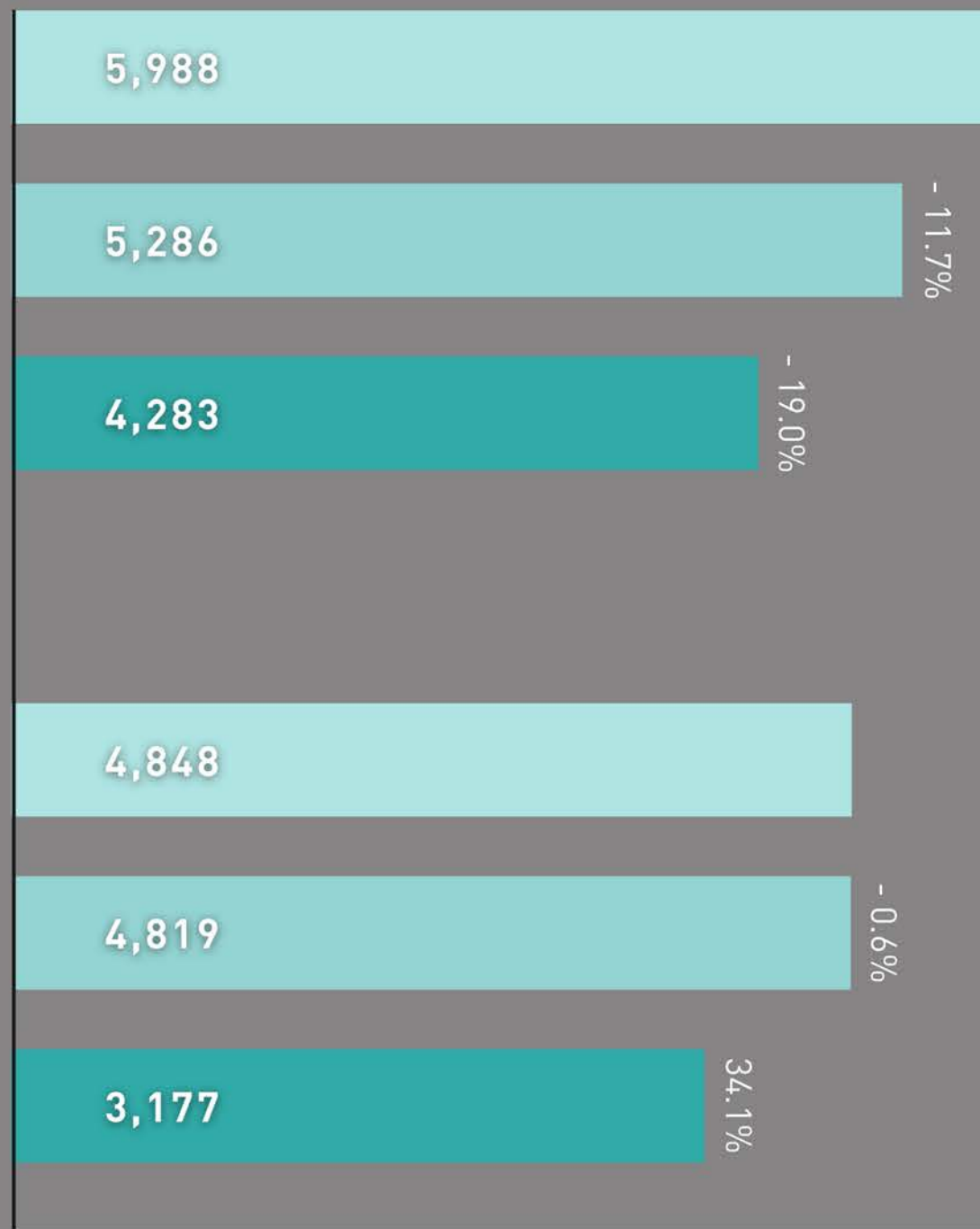




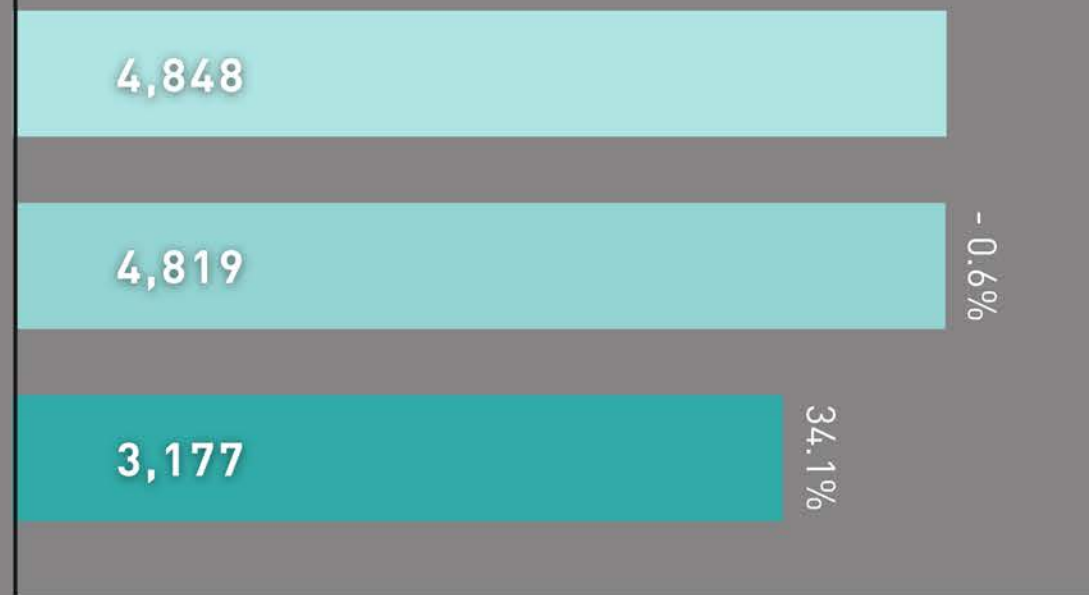
# MARKET ACTIVITY

Q4 2022 // PHILADELPHIA

HOMES FOR SALE








CLOSED SALES



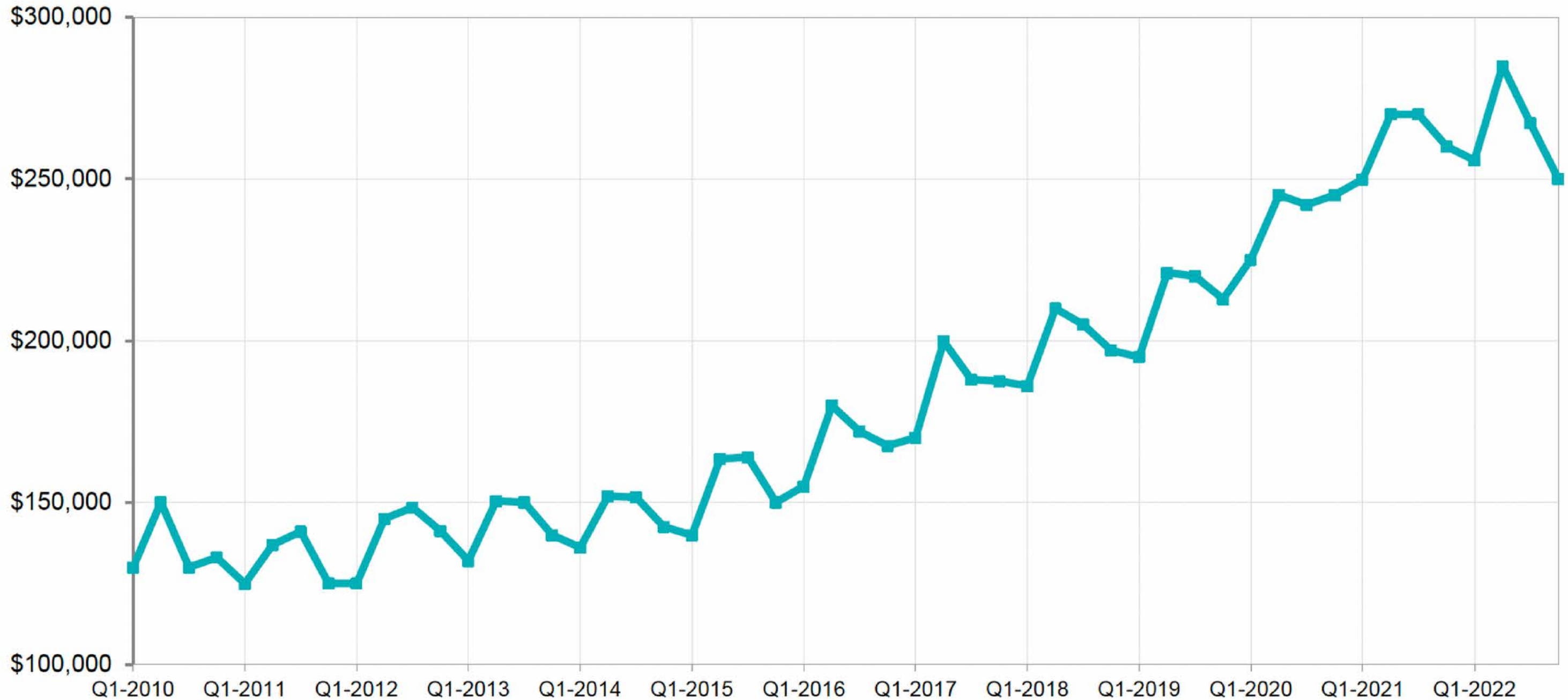
Q4 2020      Q4 2021      Q4 2022

# KEY METRICS

	Q4-2022	1-Year Change
 MEDIAN SALES PRICE	\$250,000	- 3.8%
 AVG. SALES PRICE	\$308,401	- 3.9%
 PCT. OF ORIG. PRICE RECEIVED	93.8%	- 2.9%
 HOMES FOR SALE	5,149	- 20.0%
 CLOSED SALES	3,177	- 34.1%
 MONTHS SUPPLY	3.1	- 3.1%
 AVG. DAYS ON MARKET (DOM)	51	+ 13.3%



# HISTORICAL MEDIAN SALES PRICE FOR PHILADELPHIA COUNTY, PA



# 19102

CENTER CITY

## MEDIAN SALES PRICE

**\$337,500**

Q4 2022

**- 43.8%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**91.2%**

Q4 2022

**- 2.8%**

1-YR CHANGE

## AVG. DOM

**122**

Q4 2022

**+ 24.5%**

1-YR CHANGE

## CLOSED SALES

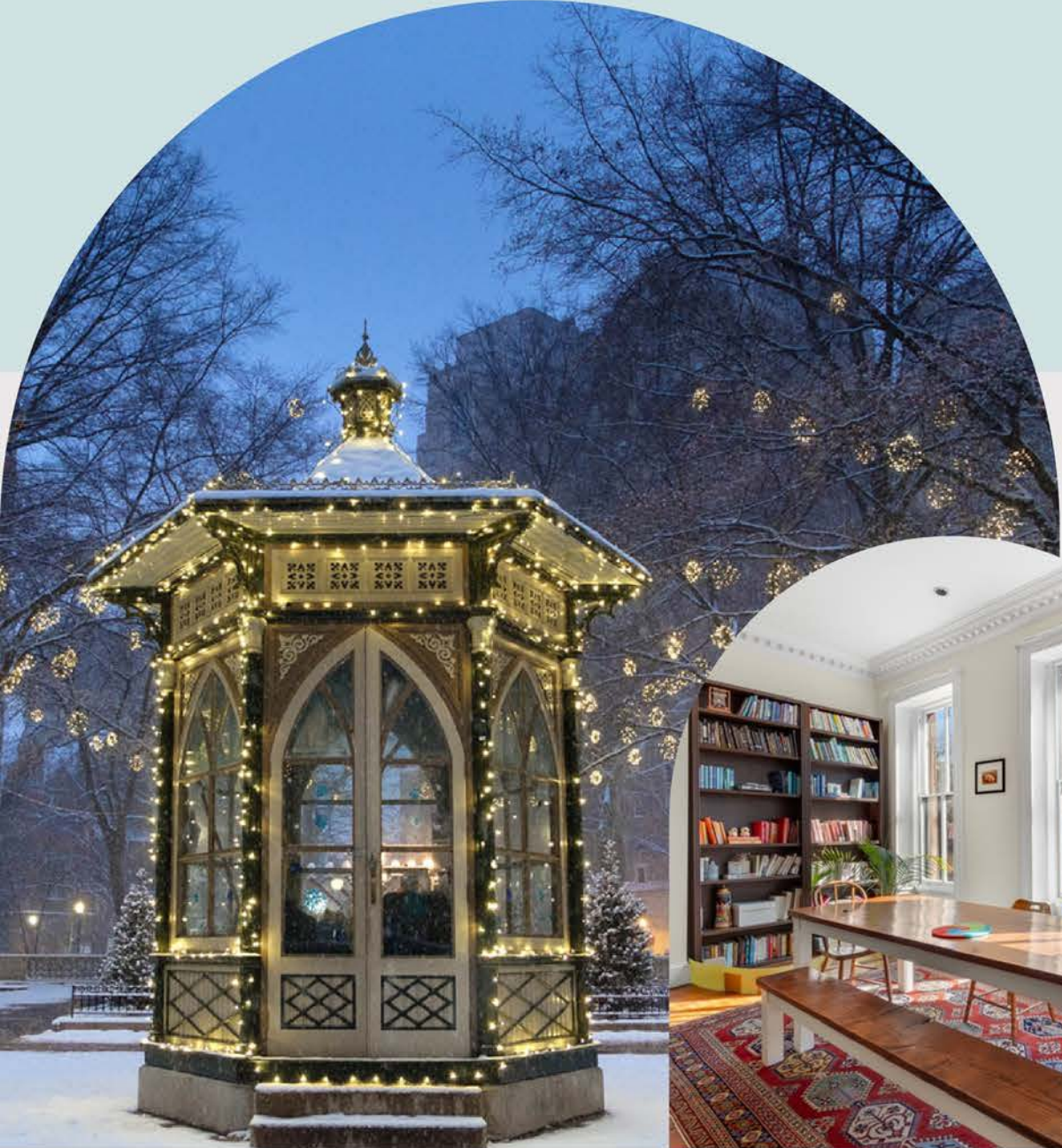
**16**

Q4 2022

**- 36.0%**

1-YR CHANGE





# 19103

## CENTER CITY

### MEDIAN SALES PRICE

**\$500,000**  
Q4 2022

**+ 2.2%**  
1-YR CHANGE

### AVG. DOM

**63**  
Q4 2022

**- 29.9%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**93.1%**  
Q4 2022

**+ 0.2%**  
1-YR CHANGE

### CLOSED SALES

**63**  
Q4 2022

**- 32.3%**  
1-YR CHANGE



# 19104

WEST PHILADELPHIA

## MEDIAN SALES PRICE

**\$240,000**

Q4 2022

**+ 4.3%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**89.7%**

Q4 2022

**- 4.4%**

1-YR CHANGE

## AVG. DOM

**98**

Q4 2022

**+ 151.3%**

1-YR CHANGE

## CLOSED SALES

**23**

Q4 2022

**- 51.1**

1-YR CHANGE





# 19106

## CENTER CITY EAST // OLD CITY

### MEDIAN SALES PRICE

**\$425,000**  
Q4 2022

**- 19.0%**  
1-YR CHANGE

### AVG. DOM

**68**  
Q4 2022

**- 33.3%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**95.3%**  
Q4 2022

**+ 3.0%**  
1-YR CHANGE

### CLOSED SALES

**47**  
Q4 2022

**- 13.0%**  
1-YR CHANGE

# 19107

CENTER CITY EAST

## MEDIAN SALES PRICE

**\$302,500**

Q4 2022

**+ 6.1%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**93.7%**

Q4 2022

**+ 1.0%**

1-YR CHANGE

## AVG. DOM

**69**

Q4 2022

**- 43.9%**

1-YR CHANGE

## CLOSED SALES

**22**

Q4 2022

**- 55.1%**

1-YR CHANGE





# 19111

## NORTHEAST PHILADELPHIA

### MEDIAN SALES PRICE

**\$261,500**  
Q4 2022

**- 3.1%**  
1-YR CHANGE

### AVG. DOM

**40**  
Q4 2022

**+ 100.0%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**95.5%**  
Q4 2022

**- 4.7%**  
1-YR CHANGE

### CLOSED SALES

**126**  
Q4 2022

**- 33.7%**  
1-YR CHANGE

# 19118

CHESTNUT HILL

## MEDIAN SALES PRICE

**\$725,000**

Q4 2022

**+ 7.8%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**98.7%**

Q4 2022

**- 1.3%**

1-YR CHANGE

## AVG. DOM

**44**

Q4 2022

**+ 41.9%**

1-YR CHANGE

## CLOSED SALES

**20**

Q4 2022

**- 35.5%**

1-YR CHANGE





# 19119

## NORTHWEST PHILADELPHIA

### MEDIAN SALES PRICE

**\$353,750**  
Q4 2022

**+ 4.0%**  
1-YR CHANGE

### AVG. DOM

**52**  
Q4 2022

**-**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**97.5%**  
Q4 2022

**- 1.5%**  
1-YR CHANGE

### CLOSED SALES

**84**  
Q4 2022

**-**  
1-YR CHANGE

# 19121

BREWERTOWN //  
NORTH PHILLY



## MEDIAN SALES PRICE

**\$220,000**

Q4 2022

**- 17.4%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**89.9%**

Q4 2022

**- 5.5%**

1-YR CHANGE

## AVG. DOM

**85**

Q4 2022

**+ 26.9%**

1-YR CHANGE

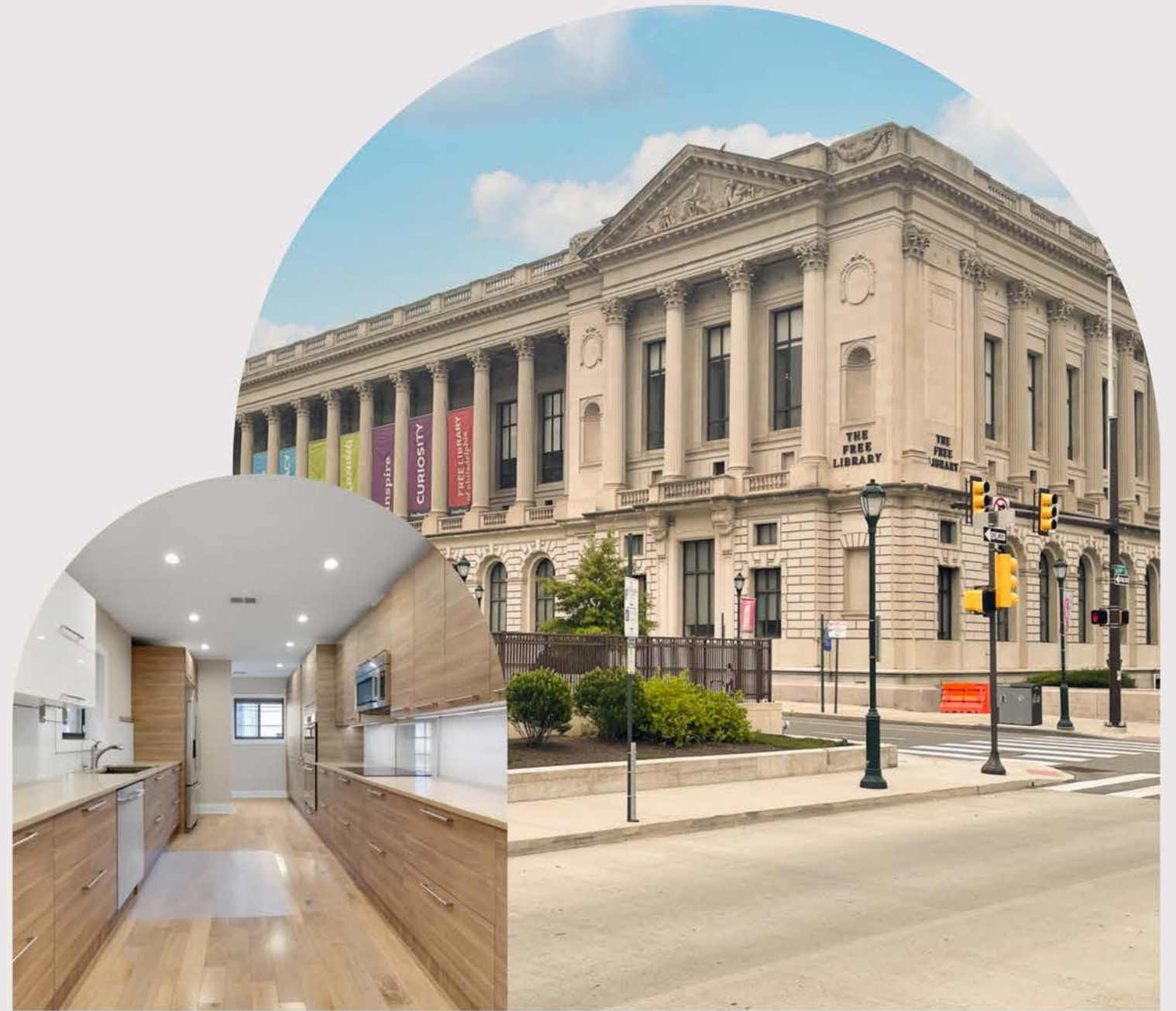
## CLOSED SALES

**62**

Q4 2022

**- 32.6%**

1-YR CHANGE





# 19122

## NORTHEAST PHILADELPHIA

### MEDIAN SALES PRICE

**\$382,500**  
Q4 2022

**+ 0.8%**  
1-YR CHANGE

### AVG. DOM

**73**  
Q4 2022

**- 3.9%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**94.9%**  
Q4 2022

**- 1.0%**  
1-YR CHANGE

### CLOSED SALES

**48**  
Q4 2022

**- 46.1%**  
1-YR CHANGE



# 19123

NORTHERN LIBERTIES

## MEDIAN SALES PRICE

**\$486,237**

Q4 2022

**- 0.8%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**97.5%**

Q4 2022

**+ 1.7%**

1-YR CHANGE

## AVG. DOM

**48**

Q4 2022

**- 48.9%**

1-YR CHANGE

## CLOSED SALES

**52**

Q4 2022

**- 46.4%**

1-YR CHANGE





# 19125

## FISHTOWN

### MEDIAN SALES PRICE

**\$428,250**  
Q4 2022

**+ 15.9%**  
1-YR CHANGE

### AVG. DOM

**53**  
Q4 2022

**+ 26.2%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**97.1%**  
Q4 2022

**+ 0.2%**  
1-YR CHANGE

### CLOSED SALES

**136**  
Q4 2022

**- 26.9%**  
1-YR CHANGE

# 19127

MANAYUNK

## MEDIAN SALES PRICE

**\$290,000**

Q4 2022

**- 5.5%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**94.9%**

Q4 2022

**0.0%**

1-YR CHANGE

## AVG. DOM

**40**

Q4 2022

**- 18.4%**

1-YR CHANGE

## CLOSED SALES

**29**

Q4 2022

**- 48.2%**

1-YR CHANGE





# 19128

## ROXBOROUGH

### MEDIAN SALES PRICE

**\$313,500**

Q4 2022

**- 0.6%**

1-YR CHANGE

### AVG. DOM

**28**

Q4 2022

**- 9.7%**

1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**97.5%**

Q4 2022

**- 0.8%**

1-YR CHANGE

### CLOSED SALES

**124**

Q4 2022

**- 34.0%**

1-YR CHANGE

# 19129

EAST FALLS

## MEDIAN SALES PRICE

**\$320,000**

Q4 2022

**+ 14.3%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**95.7%**

Q4 2022

**- 0.6%**

1-YR CHANGE

## AVG. DOM

**24**

Q4 2022

**- 29.4%**

1-YR CHANGE

## CLOSED SALES

**27**

Q4 2022

**- 35.7%**

1-YR CHANGE





# 19130

## FAIRMOUNT

### MEDIAN SALES PRICE

**\$400,000**  
Q4 2022

**- 3.0%**  
1-YR CHANGE

### AVG. DOM

**45**  
Q4 2022

**- 2.2%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**94.5%**  
Q4 2022

**- 2.6%**  
1-YR CHANGE

### CLOSED SALES

**90**  
Q4 2022

**- 28.6%**  
1-YR CHANGE

# 19133

NORTH PHILADELPHIA



## MEDIAN SALES PRICE

**\$80,000**

Q4 2022

**- 29.8%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**90.7%**

Q4 2022

**- 3.9%**

1-YR CHANGE

## AVG. DOM

**59**

Q4 2022

**+ 18.0%**

1-YR CHANGE

## CLOSED SALES

**23**

Q4 2022

**- 36.1%**

1-YR CHANGE





# 19134

## PORT RICHMOND // KENSINGTON

### MEDIAN SALES PRICE

**\$147,500**  
Q4 2022

**- 5.4%**  
1-YR CHANGE

### AVG. DOM

**65**  
Q4 2022

**+ 14.0%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**90.6%**  
Q4 2022

**- 1.5%**  
1-YR CHANGE

### CLOSED SALES

**134**  
Q4 2022

**- 15.2%**  
1-YR CHANGE



# 19138

EAST GERMANTOWN



## MEDIAN SALES PRICE

**\$175,129**

Q4 2022

**- 2.7%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**92.4%**

Q4 2022

**- 2.4%**

1-YR CHANGE

## AVG. DOM

**45**

Q4 2022

**0.0%**

1-YR CHANGE

## CLOSED SALES

**68**

Q4 2022

**- 26.9%**

1-YR CHANGE





# 19141

## OGONTZ // FERN ROCK

### MEDIAN SALES PRICE

**\$200,000**  
Q4 2022

**+ 23.1%**  
1-YR CHANGE

### AVG. DOM

**49**  
Q4 2022

**+ 11.4%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**94.2%**  
Q4 2022

**- 0.3%**  
1-YR CHANGE

### CLOSED SALES

**39**  
Q4 2022

**- 39.1%**  
1-YR CHANGE

# 19143

WEST PHILADELPHIA

## MEDIAN SALES PRICE

**\$165,000**

Q4 2022

**- 13.2%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**90.9%**

Q4 2022

**- 3.1%**

1-YR CHANGE

## AVG. DOM

**58**

Q4 2022

**+ 9.4%**

1-YR CHANGE

## CLOSED SALES

**109**

Q4 2022

**- 38.8%**

1-YR CHANGE





# 19145

## SOUTH PHILLY // WEST PASSYUNK

### MEDIAN SALES PRICE

**\$260,000**  
Q4 2022

**- 5.8%**  
1-YR CHANGE

### AVG. DOM

**62**  
Q4 2022

**+ 12.7%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**91.7%**  
Q4 2022

**- 1.6%**  
1-YR CHANGE

### CLOSED SALES

**106**  
Q4 2022

**- 37.6%**  
1-YR CHANGE

# 19146

SW CENTER CITY  
// POINT BREEZE



## MEDIAN SALES PRICE

**\$455,000**

Q4 2022

**- 1.1%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**92.6%**

Q4 2022

**- 2.4%**

1-YR CHANGE

## AVG. DOM

**70**

Q4 2022

**+ 25.0%**

1-YR CHANGE

## CLOSED SALES

**125**

Q4 2022

**- 47.0%**

1-YR CHANGE





# 19147

## QUEEN VILLAGE // PASSYUNK SQUARE

### MEDIAN SALES PRICE

**\$471,000**  
Q4 2022

**+ 2.4%**  
1-YR CHANGE

### AVG. DOM

**65**  
Q4 2022

**+ 18.2%**  
1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**93.7%**  
Q4 2022

**- 2.2%**  
1-YR CHANGE

### CLOSED SALES

**120**  
Q4 2022

**- 42.3%**  
1-YR CHANGE

# 19148

SOUTH  
PHILADELPHIA EAST

## MEDIAN SALES PRICE

**\$270,000**

Q4 2022

**- 5.3%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**90.9%**

Q4 2022

**- 4.1%**

1-YR CHANGE

## AVG. DOM

**71**

Q4 2022

**+ 26.8%**

1-YR CHANGE

## CLOSED SALES

**113**

Q4 2022

**- 46.9%**

1-YR CHANGE





# 19151

## OVERBROOK

### MEDIAN SALES PRICE

**\$198,500**

Q4 2022

**- 0.7%**

1-YR CHANGE

### AVG. DOM

**48**

Q4 2022

**+ 29.7%**

1-YR CHANGE

### % OF ORIG. PRICE REC'D.

**93.2%**

Q4 2022

**- 4.3%**

1-YR CHANGE

### CLOSED SALES

**62**

Q4 2022

**- 16.2%**

1-YR CHANGE





**THANK YOU**

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