PHILADELPHIA, PA



Q2 2023 // 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.

REAL ESTATE

TABLE OF CONTENTS

4	Market Activity Overview	16	19122	26	19141
7	19102	17	19123	27	19143
8	19103	18	19125	38	19145
9	19104	19	19127	29	19146
10	19106	20	19128	30	19147
11	19107	21	19129	31	19148
12	19111	22	19130	32	19151
13	19118	23	19133		
14	19119	24	19134		
15	19121	25	19138		





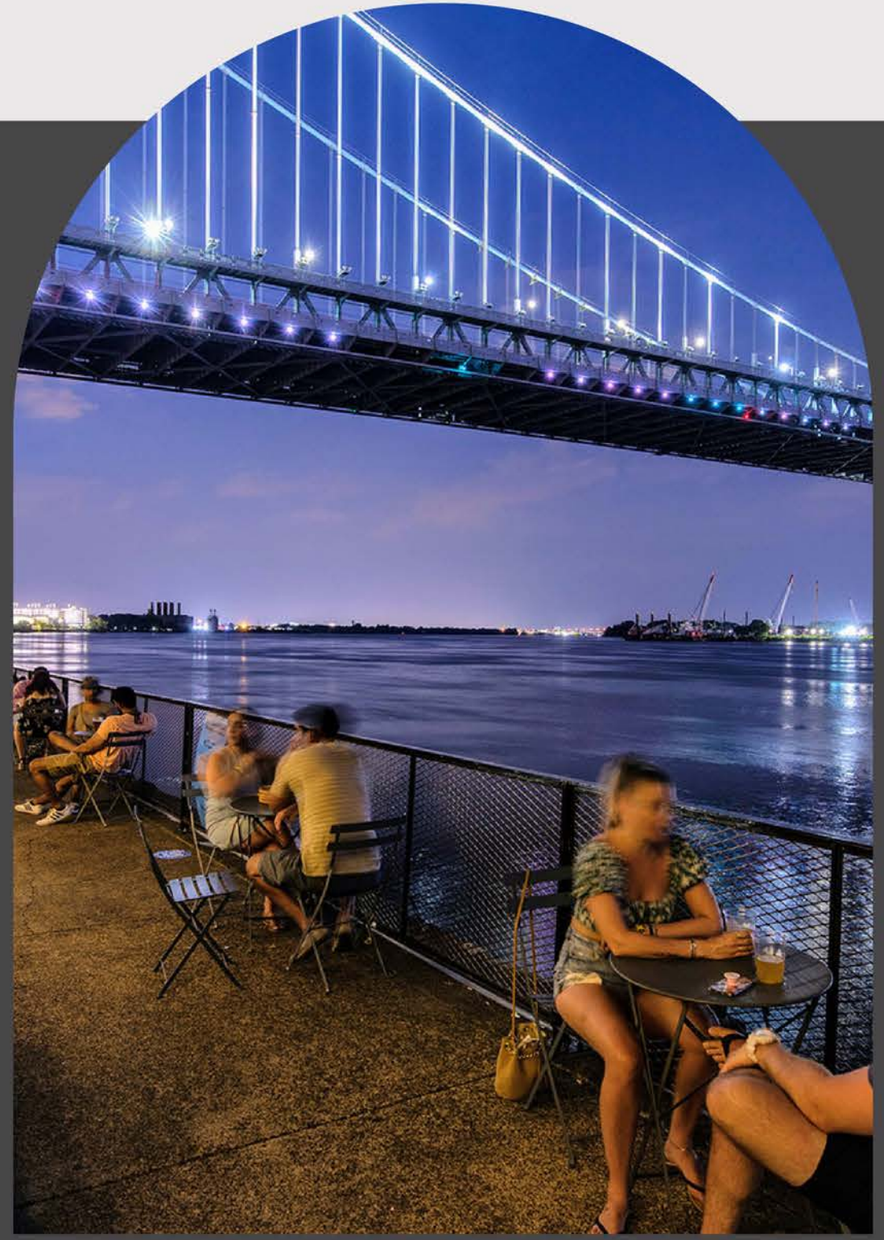
MARKET ACTIVITY

Q2 2023 // PHILADELPHIA

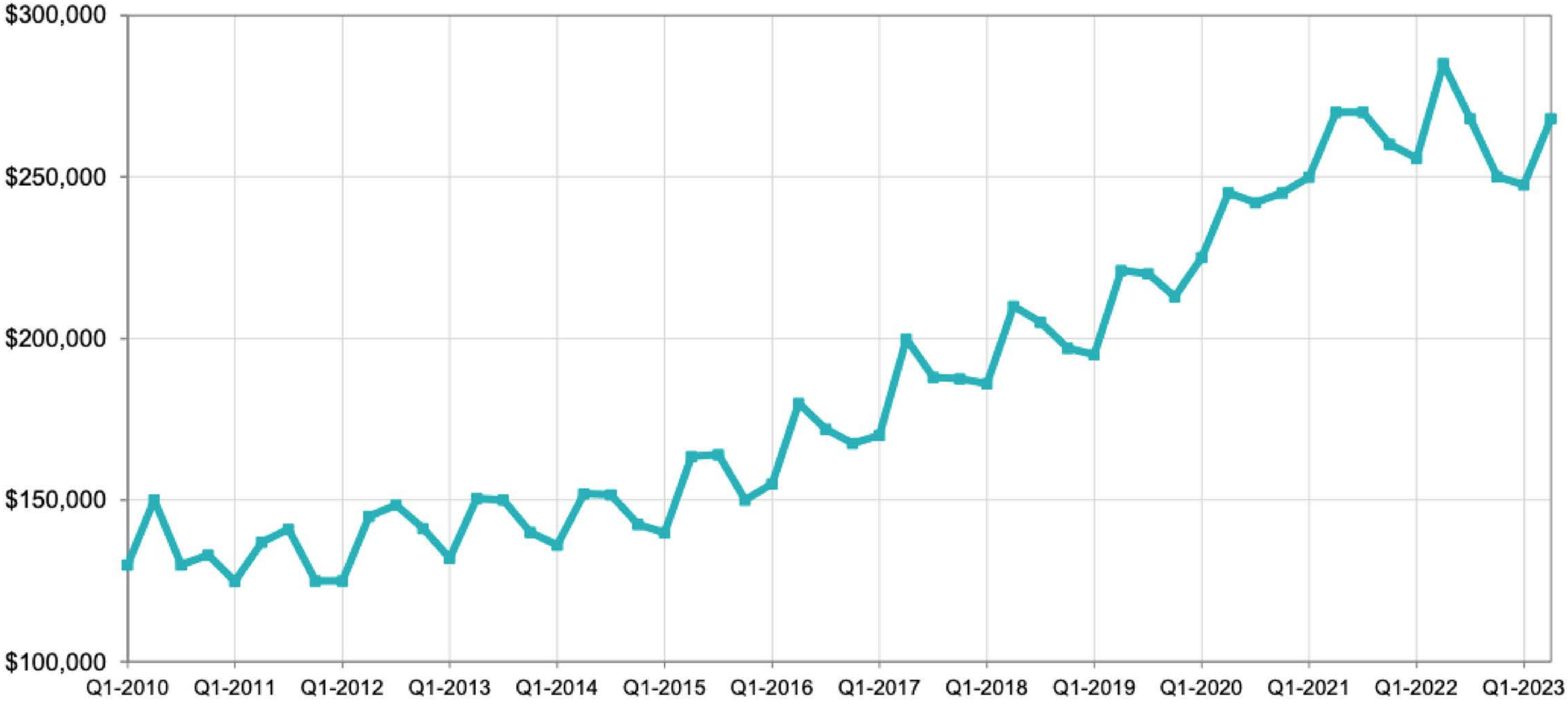


KEY METRICS

	Q2 2023	1-Year Change
MEDIAN SALES PRICE	$268,000	- 6.0%
AVG. SALES PRICE	$346,576	- 1.8%
PCT. OF ORIG. PRICE RECEIVED	95.4%	- 3.0%
HOMES FOR SALE	4,236	- 34.6%
CLOSED SALES	4,180	- 23.3%
MONTHS SUPPLY	3.5	- 12.5%
AVG. DAYS ON MARKET (DOM)	60	+ 54.9%



HISTORICAL MEDIAN SALES PRICE FOR PHILADELPHIA COUNTY, PA



19102

CENTER CITY

MEDIAN SALES PRICE

$306,049
Q2 2023

- 23.3%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.6%
Q2 2023

+ 2.4%
1-YR CHANGE

AVG. DOM

43
Q2 2023

- 48.8%
1-YR CHANGE

CLOSED SALES

22
Q2 2023

- 48.8%
1-YR CHANGE



REAL ESTATE



19103

CENTER CITY

MEDIAN SALES PRICE

$495,000
Q2 2023

+ 9.3%
1-YR CHANGE

AVG. DOM

106
Q2 2023

+ 16.5%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.1%
Q2 2023

+ 0.3%
1-YR CHANGE

CLOSED SALES

127
Q2 2023

- 12.4%
1-YR CHANGE

19104

WEST PHILADELPHIA

MEDIAN SALES PRICE

$226,000
Q2 2023

- 12.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

89.0%
Q2 2023

- 3.4%
1-YR CHANGE

AVG. DOM

86
Q2 2023

+ 11.7%
1-YR CHANGE

CLOSED SALES

54
Q2 2023

+ 14.9%
1-YR CHANGE



REAL ESTATE



19106

CENTER CITY EAST // OLD CITY

MEDIAN SALES PRICE

$395,000
Q2 2023

- 31.6%
1-YR CHANGE

AVG. DOM

81
Q2 2023

+ 20.9%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.6%
Q2 2023

- 3.3%
1-YR CHANGE

CLOSED SALES

70
Q2 2023

- 24.7%
1-YR CHANGE

19107

CENTER CITY EAST

MEDIAN SALES PRICE

$309,500
Q2 2023

- 25.0%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.7%
Q2 2023

- 2.5%
1-YR CHANGE

AVG. DOM

85
Q2 2023

+ 28.8%
1-YR CHANGE

CLOSED SALES

54
Q2 2023

+ 3.8%
1-YR CHANGE



REAL ESTATE



19111

NORTHEAST PHILADELPHIA

MEDIAN SALES PRICE

$273,000
Q2 2023

- 4.5%
1-YR CHANGE

AVG. DOM

39
Q2 2023

+ 95.0%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

98.9%
Q2 2023

- 2.5%
1-YR CHANGE

CLOSED SALES

131
Q2 2023

- 33.5%
1-YR CHANGE

19118

CHESTNUT HILL

MEDIAN SALES PRICE

$807,000
Q2 2023

- 9.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.5%
Q2 2023

- 8.5%
1-YR CHANGE

AVG. DOM

73
Q2 2023

+ 58.7%
1-YR CHANGE

CLOSED SALES

21
Q2 2023

- 38.2%
1-YR CHANGE



REAL ESTATE



19119

NORTHWEST PHILADELPHIA

MEDIAN SALES PRICE

$405,000
Q2 2023

+ 6.6%
1-YR CHANGE

AVG. DOM

44
Q2 2023

-
1-YR CHANGE

% OF ORIG. PRICE REC'D.

+ 6.6%
Q2 2023

- 3.2%
1-YR CHANGE

CLOSED SALES

87
Q2 2023

-
1-YR CHANGE

19121

BREWERYTOWN // NORTH PHILLY

MEDIAN SALES PRICE

$255,000
Q2 2023

- 9.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

91.4%
Q2 2023

- 4.2%
1-YR CHANGE

AVG. DOM

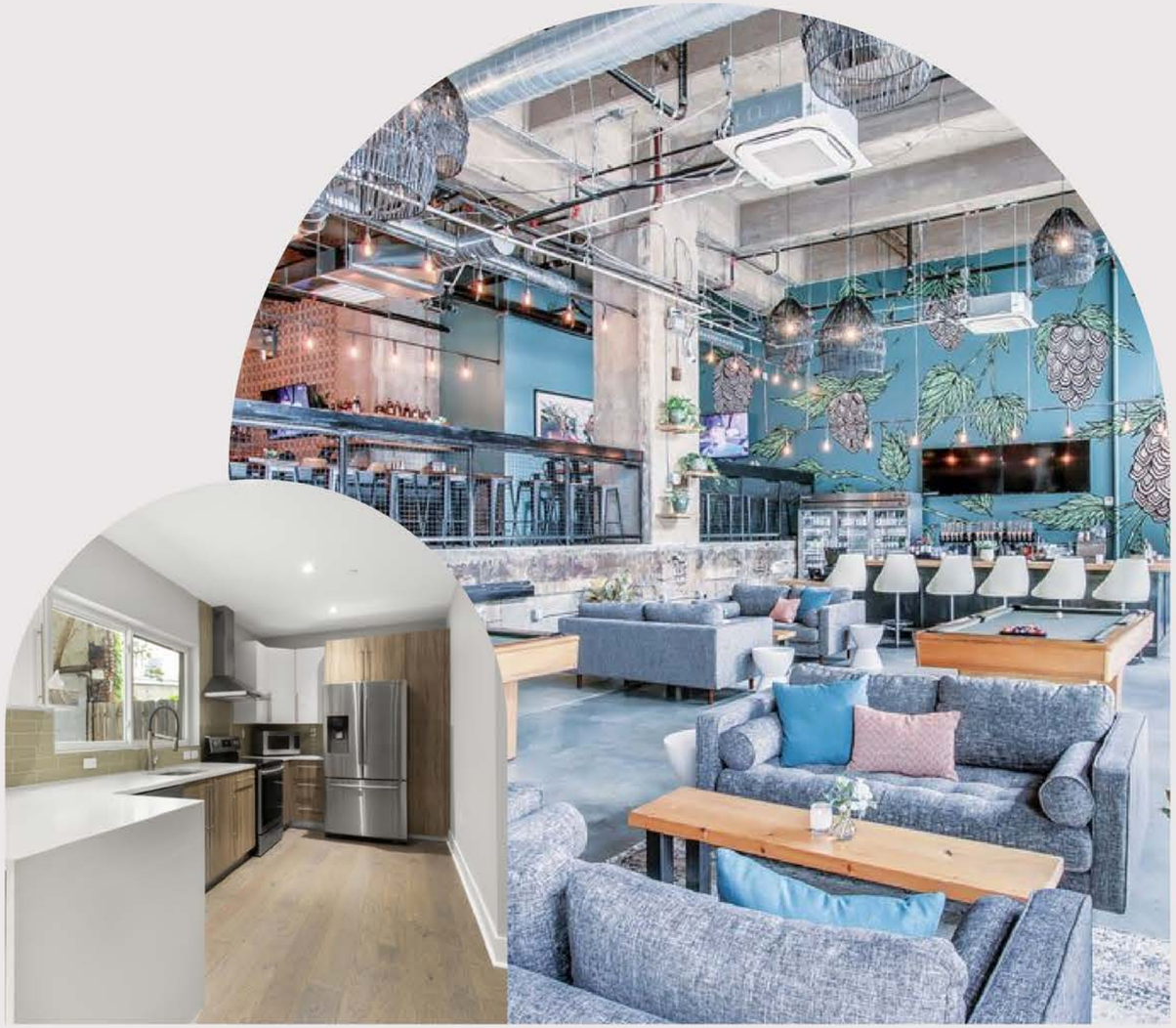
100
Q2 2023

+ 88.7%
1-YR CHANGE

CLOSED SALES

91
Q2 2023

- 7.1%
1-YR CHANGE



REAL ESTATE



19122

NORTHEAST PHILADELPHIA

MEDIAN SALES PRICE

$380,000
Q2 2023

+ 0.3%
1-YR CHANGE

AVG. DOM

69
Q2 2023

+ 97.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.0%
Q2 2023

- 3.5%
1-YR CHANGE

CLOSED SALES

78
Q2 2023

- 21.2%
1-YR CHANGE

19123

NORTHERN LIBERTIES

MEDIAN SALES PRICE

$505,000
Q2 2023

+ 4.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.7%
Q2 2023

- 1.4%
1-YR CHANGE

AVG. DOM

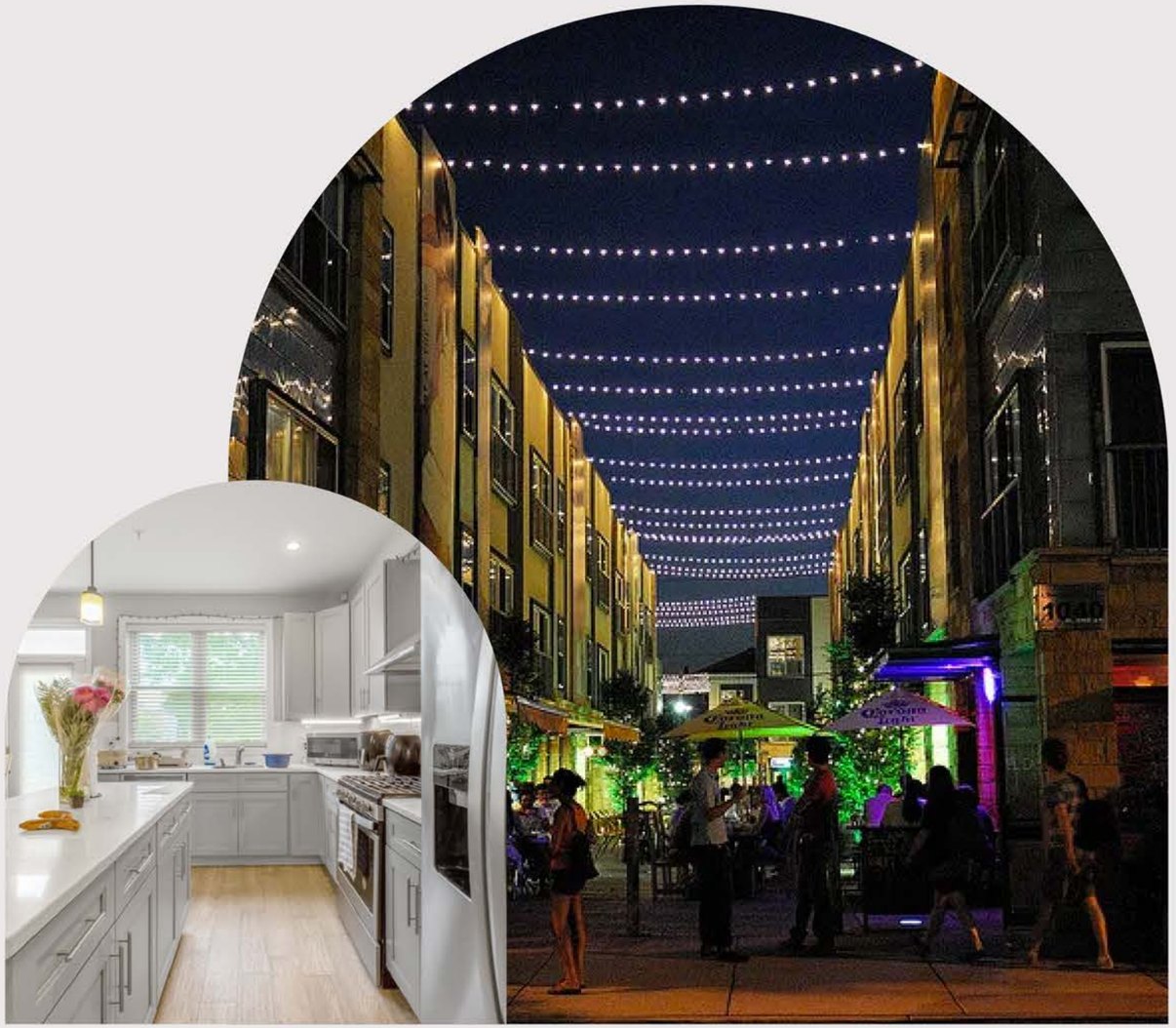
70
Q2 2023

+ 27.3%
1-YR CHANGE

CLOSED SALES

70
Q2 2023

- 44.4%
1-YR CHANGE



REAL ESTATE



19125

FISHTOWN

MEDIAN SALES PRICE

$395,000
Q2 2023

- 1.9%
1-YR CHANGE

AVG. DOM

62
Q2 2023

+ 51.2%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.9%
Q2 2023

- 1.8%
1-YR CHANGE

CLOSED SALES

175
Q2 2023

- 25.2%
1-YR CHANGE

19127

MANAYUNK

MEDIAN SALES PRICE

$349,500
Q2 2023

- 0.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

97.8%
Q2 2023

- 2.9%
1-YR CHANGE

AVG. DOM

36
Q2 2023

+ 50.0%
1-YR CHANGE

CLOSED SALES

40
Q2 2023

- 34.4%
1-YR CHANGE



REAL ESTATE



19128

ROXBOROUGH

MEDIAN SALES PRICE

$348,250
Q2 2023

- 3.3%
1-YR CHANGE

AVG. DOM

34
Q2 2023

+ 100.0%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

100.4%
Q2 2023

- 2.4%
1-YR CHANGE

CLOSED SALES

160
Q2 2023

- 22.0%
1-YR CHANGE

19129

EAST FALLS

MEDIAN SALES PRICE

$299,000
Q2 2023

- 6.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.2%
Q2 2023

- 6.6%
1-YR CHANGE

AVG. DOM

36
Q2 2023

+ 100.0%
1-YR CHANGE

CLOSED SALES

28
Q2 2023

- 50.0%
1-YR CHANGE



REAL ESTATE



19130

FAIRMOUNT

MEDIAN SALES PRICE

$420,000
Q2 2023

- 5.6%
1-YR CHANGE

AVG. DOM

58
Q2 2023

+ 100.0%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

97.1%
Q2 2023

- 1.0%
1-YR CHANGE

CLOSED SALES

159
Q2 2023

- 17.6%
1-YR CHANGE

19133

NORTH PHILADELPHIA

MEDIAN SALES PRICE

$85,000
Q2 2023

- 4.9%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

84.7%
Q2 2023

- 8.3%
1-YR CHANGE

AVG. DOM

88
Q2 2023

+ 18.9%
1-YR CHANGE

CLOSED SALES

26
Q2 2023

- 57.4%
1-YR CHANGE



REAL ESTATE



19134

PORT RICHMOND // KENSINGTON

MEDIAN SALES PRICE

$158,000
Q2 2023

- 7.0%
1-YR CHANGE

AVG. DOM

77
Q2 2023

+ 24.2%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

92.6%
Q2 2023

- 1.5%
1-YR CHANGE

CLOSED SALES

182
Q2 2023

- 16.5%
1-YR CHANGE

19138

EAST GERMANTOWN

MEDIAN SALES PRICE

$205,000
Q2 2023

+ 6.5%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.1%
Q2 2023

- 3.0%
1-YR CHANGE

AVG. DOM

60
Q2 2023

+ 36.4%
1-YR CHANGE

CLOSED SALES

84
Q2 2023

- 21.5%
1-YR CHANGE



REAL ESTATE



19141

OGONTZ // FERN ROCK

MEDIAN SALES PRICE

$185,000
Q2 2023

- 9.8%
1-YR CHANGE

AVG. DOM

68
Q2 2023

+ 94.3%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.0%
Q2 2023

- 4.4%
1-YR CHANGE

CLOSED SALES

56
Q2 2023

+ 1.8%
1-YR CHANGE

19143

WEST PHILADELPHIA

MEDIAN SALES PRICE

$170,000
Q2 2023

- 5.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

92.2%
Q2 2023

- 1.7%
1-YR CHANGE

AVG. DOM

67
Q2 2023

+ 15.5%
1-YR CHANGE

CLOSED SALES

146
Q2 2023

- 9.3%
1-YR CHANGE



REAL ESTATE



19145

SOUTH PHILLY // WEST PASSYUNK

MEDIAN SALES PRICE

$280,000
Q2 2023

- 0.9%
1-YR CHANGE

AVG. DOM

65
Q2 2023

+ 32.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.7%
Q2 2023

- 2.1%
1-YR CHANGE

CLOSED SALES

125
Q2 2023

- 39.9%
1-YR CHANGE

19146

SW CENTER CITY
// POINT BREEZE

REAL ESTATE

MEDIAN SALES PRICE

$459,000
Q2 2023

- 4.4%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.8%
Q2 2023

- 4.0%
1-YR CHANGE

AVG. DOM

71
Q2 2023

+ 115.2%
1-YR CHANGE

CLOSED SALES

246
Q2 2023

- 28.1%
1-YR CHANGE





19147

QUEEN VILLAGE // PASSYUNK SQUARE

MEDIAN SALES PRICE

$502,500
Q2 2023

- 4.3%
1-YR CHANGE

AVG. DOM

67
Q2 2023

+ 45.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.4%
Q2 2023

- 1.6%
1-YR CHANGE

CLOSED SALES

178
Q2 2023

- 31.0%
1-YR CHANGE

19148

SOUTH PHILADELPHIA EAST

MEDIAN SALES PRICE

$280,500
Q2 2023

- 3.3%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.1%
Q2 2023

- 2.2%
1-YR CHANGE

AVG. DOM

75
Q2 2023

+ 78.6%
1-YR CHANGE

CLOSED SALES

187
Q2 2023

- 27.5%
1-YR CHANGE



REAL ESTATE



19151

OVERBROOK

MEDIAN SALES PRICE

$197,500
Q2 2023

- 8.1%
1-YR CHANGE

AVG. DOM

76
Q2 2023

+ 123.5%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.9%
Q2 2023

- 5.9%
1-YR CHANGE

CLOSED SALES

56
Q2 2023

- 25.3%
1-YR CHANGE



THANK YOU

JG REAL ESTATE // 215.467.4100 // JG-REALESTATE.COM // 1028 N 3RD STREET