PHILADELPHIA, PA



Q3 2023 // MARKET REPORT

REAL ESTATE



JG REAL ESTATE

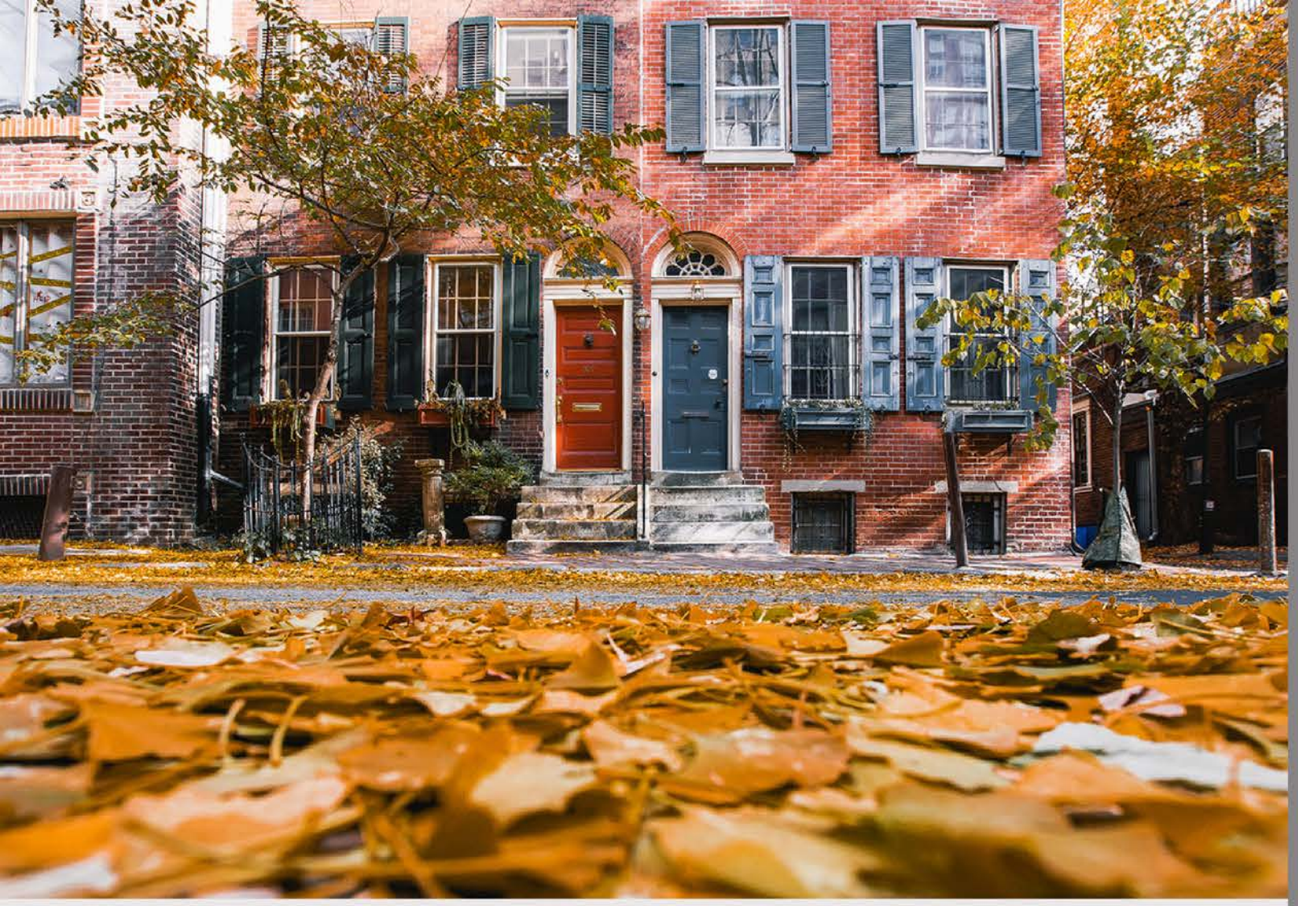
As an award-winning real estate brokerage, our team is eager to provide you with the outstanding sales, leasing, and management services that our clients have come to expect. Our expertise comes from a variety of backgrounds and stretches across our vast portfolio of premiere Philadelphia properties.

REAL ESTATE

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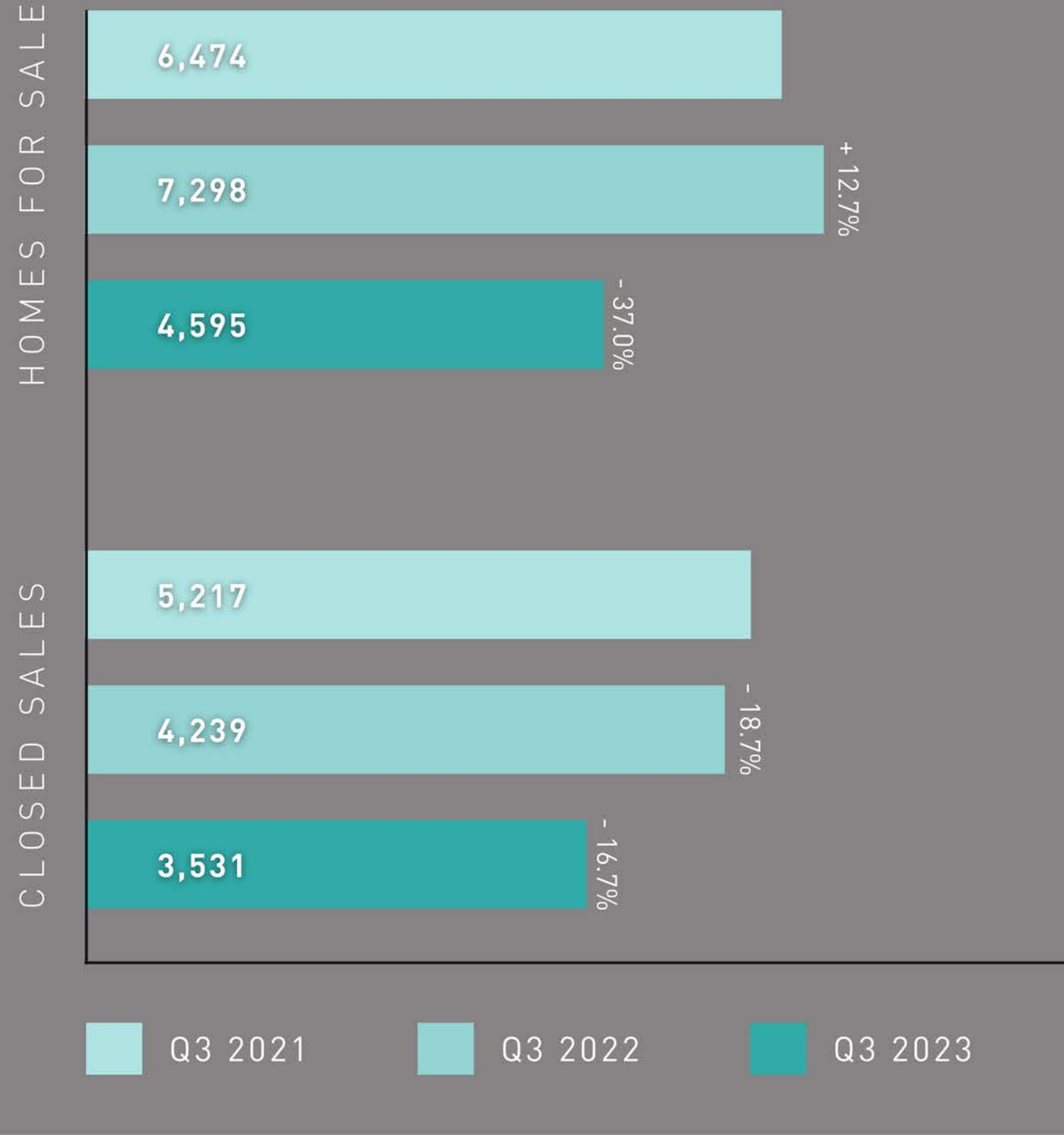
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MARKET ACTIVITY

Q3 2023 // PHILADELPHIA

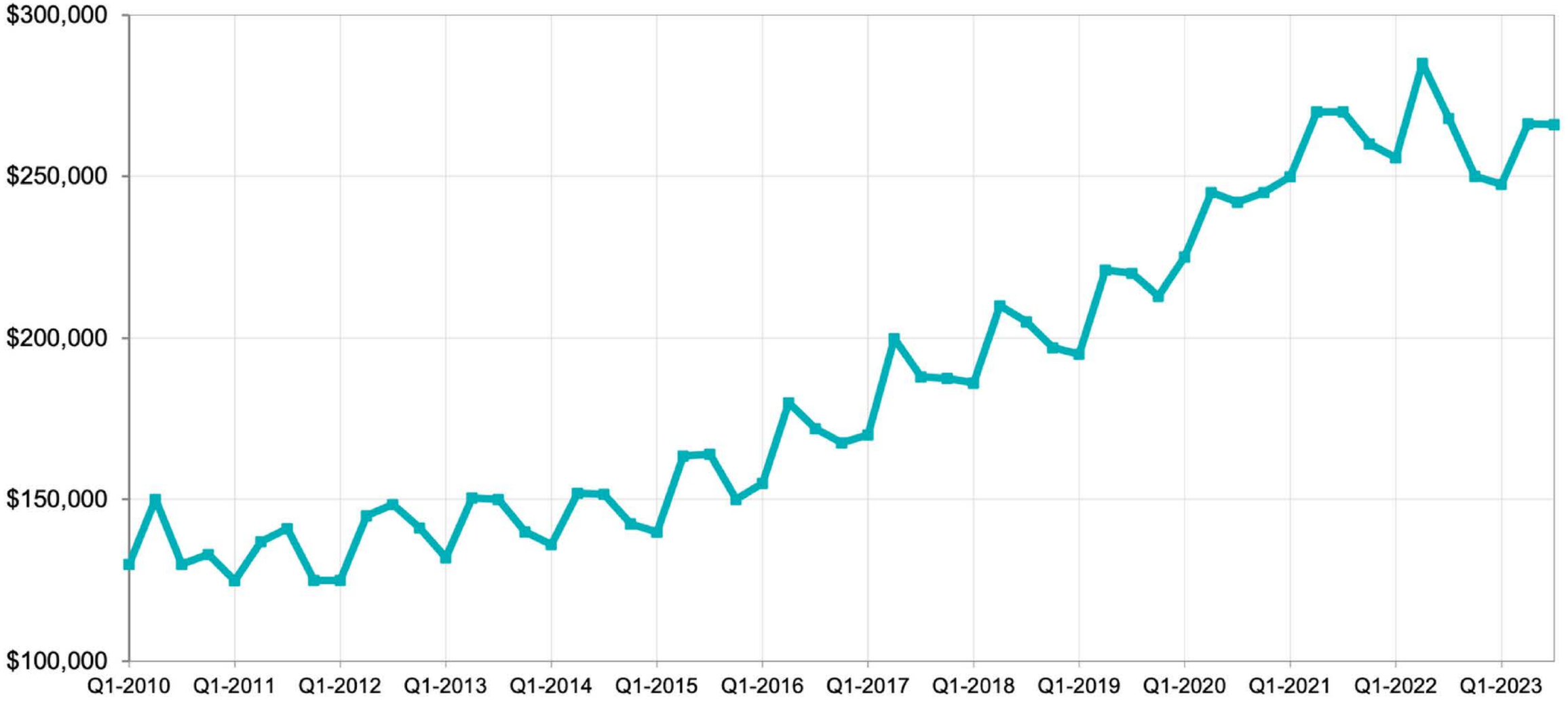


KEY METRICS

	Q3 2023	1-Year Change
MEDIAN SALES PRICE	$266,000	- 0.7%
AVG. SALES PRICE	$333,796	+ 2.3%
PCT. OF ORIG. PRICE RECEIVED	95.4%	- 0.3%
HOMES FOR SALE	4,595	- 37.0%
CLOSED SALES	3,531	- 16.7%
MONTHS SUPPLY	3.9	- 18.8%
AVG. DAYS ON MARKET (DOM)	53	+ 31.3%



HISTORICAL MEDIAN SALES PRICE FOR PHILADELPHIA COUNTY, PA



19102

CENTER CITY

MEDIAN SALES PRICE

$285,000
Q3 2023

- 6.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.1%
Q3 2023

- 0.1%
1-YR CHANGE

AVG. DOM

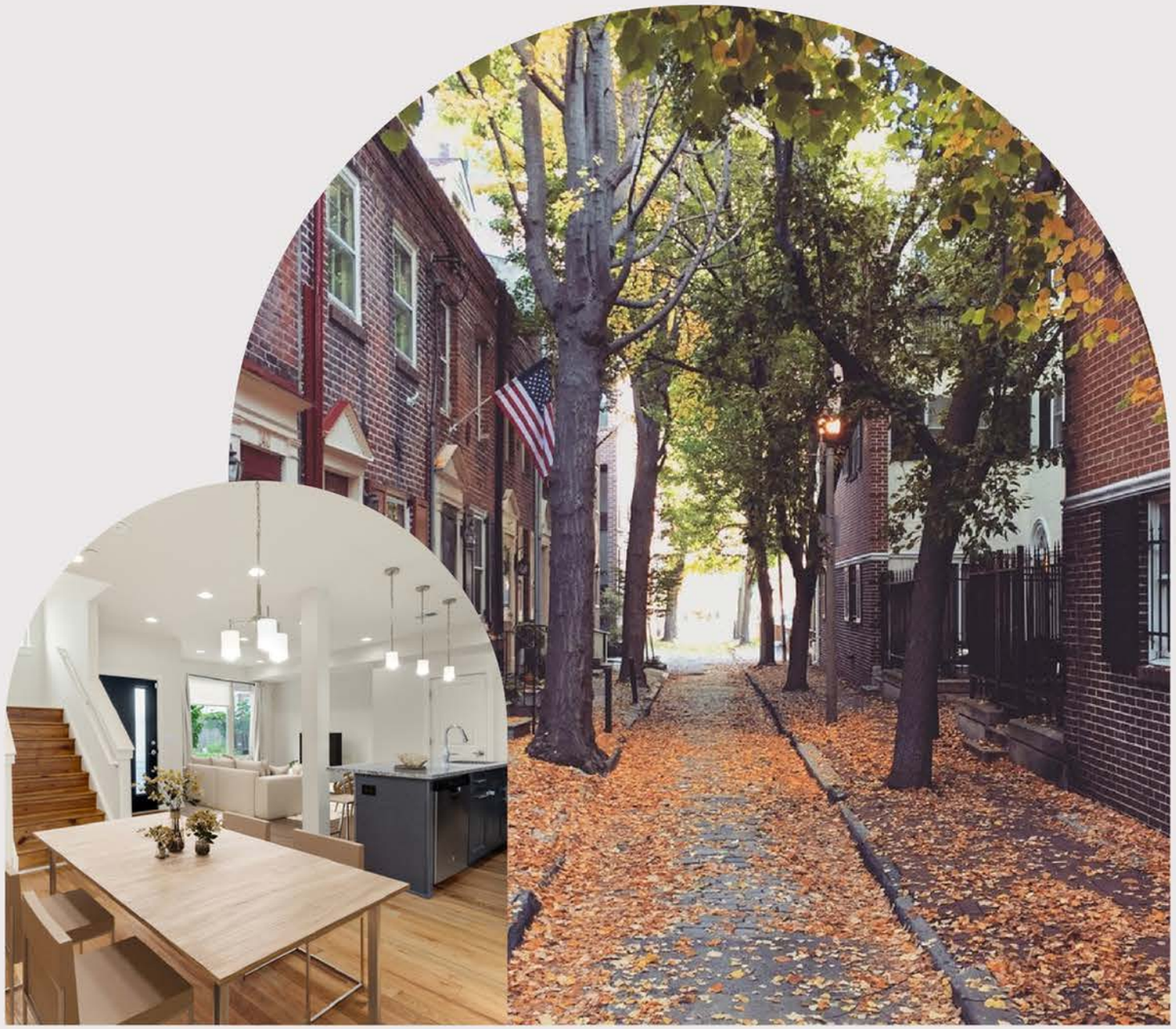
94
Q3 2023

+ 32.4%
1-YR CHANGE

CLOSED SALES

17
Q3 2023

- 34.6%
1-YR CHANGE



REAL ESTATE



19103

CENTER CITY

MEDIAN SALES PRICE

$408,750
Q3 2023

- 10.2%
1-YR CHANGE

AVG. DOM

108
Q3 2023

+ 44.0%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.3%
Q3 2023

0.0%
1-YR CHANGE

CLOSED SALES

114
Q3 2023

+ 15.2%
1-YR CHANGE

19104

WEST PHILADELPHIA

MEDIAN SALES PRICE

$325,000
Q3 2023

+ 9.2%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

88.9%
Q3 2023

- 6.2%
1-YR CHANGE

AVG. DOM

94
Q3 2023

+ 88.0%
1-YR CHANGE

CLOSED SALES

33
Q3 2023

- 13.2%
1-YR CHANGE



REAL ESTATE



19106

CENTER CITY EAST // OLD CITY

MEDIAN SALES PRICE

$391,250
Q3 2023

+ 10.2%
1-YR CHANGE

AVG. DOM

59
Q3 2023

- 9.2%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.8%
Q3 2023

- 0.8%
1-YR CHANGE

CLOSED SALES

52
Q3 2023

- 16.1%
1-YR CHANGE

19107

CENTER CITY EAST

MEDIAN SALES PRICE

$270,000
Q3 2023

- 10.3%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.7%
Q3 2023

- 1.0%
1-YR CHANGE

AVG. DOM

59
Q3 2023

- 39.8%
1-YR CHANGE

CLOSED SALES

33
Q3 2023

+ 3.1%
1-YR CHANGE



REAL ESTATE



19111

NORTHEAST PHILADELPHIA

MEDIAN SALES PRICE

$295,000
Q3 2023

+ 7.3%
1-YR CHANGE

AVG. DOM

31
Q3 2023

+ 72.2%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

100.0%
Q3 2023

+ 0.9%
1-YR CHANGE

CLOSED SALES

110
Q3 2023

- 24.1%
1-YR CHANGE

19118

CHESTNUT HILL

MEDIAN SALES PRICE

$622,500
Q3 2023

+ 14.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

100.4%
Q3 2023

+ 3.3%
1-YR CHANGE

AVG. DOM

21
Q3 2023

- 30.0%
1-YR CHANGE

CLOSED SALES

24
Q3 2023

+ 14.3%
1-YR CHANGE



REAL ESTATE



19119

NORTHWEST PHILADELPHIA

MEDIAN SALES PRICE

$370,000
Q3 2023

+ 1.4%
1-YR CHANGE

AVG. DOM

42
Q3 2023

-
1-YR CHANGE

% OF ORIG. PRICE REC'D.

98.4%
Q3 2023

- 0.4%
1-YR CHANGE

CLOSED SALES

57
Q3 2023

-
1-YR CHANGE

19121

BREWERYTOWN // NORTH PHILLY

MEDIAN SALES PRICE

$212,700
Q3 2023

+ 15.0%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

88.2%
Q3 2023

- 2.8%
1-YR CHANGE

AVG. DOM

95
Q3 2023

+ 13.1%
1-YR CHANGE

CLOSED SALES

80
Q3 2023

- 15.8%
1-YR CHANGE



REAL ESTATE



19122

NORTHEAST PHILADELPHIA

MEDIAN SALES PRICE

$387,500
Q3 2023

+ 0.6%
1-YR CHANGE

AVG. DOM

69
Q3 2023

+ 4.5%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.5%
Q3 2023

+ 2.1%
1-YR CHANGE

CLOSED SALES

56
Q3 2023

- 25.3%
1-YR CHANGE

19123

NORTHERN LIBERTIES

MEDIAN SALES PRICE

$482,000
Q3 2023

- 3.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

98.8%
Q3 2023

+ 1.3%
1-YR CHANGE

AVG. DOM

48
Q3 2023

+ 2.1%
1-YR CHANGE

CLOSED SALES

74
Q3 2023

- 23.7%
1-YR CHANGE



REAL ESTATE



19125

FISHTOWN

MEDIAN SALES PRICE

$382,500
Q3 2023

- 11.0%
1-YR CHANGE

AVG. DOM

53
Q3 2023

+ 26.2%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.5%
Q3 2023

- 0.1%
1-YR CHANGE

CLOSED SALES

142
Q3 2023

- 7.8%
1-YR CHANGE

19127

MANAYUNK

MEDIAN SALES PRICE

$335,000
Q3 2023

+ 9.8%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

100.6%
Q3 2023

+ 2.8%
1-YR CHANGE

AVG. DOM

24
Q3 2023

- 11.1%
1-YR CHANGE

CLOSED SALES

34
Q3 2023

- 30.6%
1-YR CHANGE



REAL ESTATE



19128

ROXBOROUGH

MEDIAN SALES PRICE

$355,000
Q3 2023

+ 6.8%
1-YR CHANGE

AVG. DOM

29
Q3 2023

+ 26.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

100.6%
Q3 2023

+ 1.7%
1-YR CHANGE

CLOSED SALES

131
Q3 2023

- 19.6%
1-YR CHANGE

19129

EAST FALLS

MEDIAN SALES PRICE

$343,000
Q3 2023

+ 2.5%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

100.9%
Q3 2023

+ 3.3%
1-YR CHANGE

AVG. DOM

22
Q3 2023

+ 4.8%
1-YR CHANGE

CLOSED SALES

30
Q3 2023

- 44.4%
1-YR CHANGE



REAL ESTATE



19130

FAIRMOUNT

MEDIAN SALES PRICE

$435,000
Q3 2023

+ 2.4%
1-YR CHANGE

AVG. DOM

36
Q3 2023

- 14.3%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.8%
Q3 2023

+ 0.6%
1-YR CHANGE

CLOSED SALES

116
Q3 2023

- 21.1%
1-YR CHANGE

19133

NORTH PHILADELPHIA

MEDIAN SALES PRICE

$175,000
Q3 2023

+ 52.2%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

91.0%
Q3 2023

+ 4.7%
1-YR CHANGE

AVG. DOM

78
Q3 2023

+ 27.9%
1-YR CHANGE

CLOSED SALES

20
Q3 2023

- 28.6%
1-YR CHANGE



REAL ESTATE



19134

PORT RICHMOND // KENSINGTON

MEDIAN SALES PRICE

$173,500
Q3 2023

+ 10.2%
1-YR CHANGE

AVG. DOM

74
Q3 2023

+ 12.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.7%
Q3 2023

+ 1.2%
1-YR CHANGE

CLOSED SALES

140
Q3 2023

- 19.5%
1-YR CHANGE

19138

EAST GERMANTOWN

MEDIAN SALES PRICE

$187,950
Q3 2023

+ 1.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.2%
Q3 2023

- 1.6%
1-YR CHANGE

AVG. DOM

67
Q3 2023

+ 81.1%
1-YR CHANGE

CLOSED SALES

77
Q3 2023

+ 5.5%
1-YR CHANGE



REAL ESTATE



19141

OGONTZ // FERN ROCK

MEDIAN SALES PRICE

$179,900
Q3 2023

- 9.4%
1-YR CHANGE

AVG. DOM

71
Q3 2023

+ 65.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

91.6%
Q3 2023

- 0.1%
1-YR CHANGE

CLOSED SALES

58
Q3 2023

+ 7.4%
1-YR CHANGE

19143

WEST PHILADELPHIA

MEDIAN SALES PRICE

$200,000
Q3 2023

+ 4.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.1%
Q3 2023

- 0.3%
1-YR CHANGE

AVG. DOM

74
Q3 2023

+ 54.2%
1-YR CHANGE

CLOSED SALES

121
Q3 2023

- 20.9%
1-YR CHANGE



REAL ESTATE



19145

SOUTH PHILLY // WEST PASSYUNK

MEDIAN SALES PRICE

$270,000
Q3 2023

- 0.4%
1-YR CHANGE

AVG. DOM

79
Q3 2023

+ 71.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.1%
Q3 2023

- 1.2%
1-YR CHANGE

CLOSED SALES

123
Q3 2023

- 18.0%
1-YR CHANGE

19146

SW CENTER CITY
// POINT BREEZE

MEDIAN SALES PRICE

$460,000
Q3 2023

- 2.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.9%
Q3 2023

- 0.8%
1-YR CHANGE

AVG. DOM

49
Q3 2023

+ 16.7%
1-YR CHANGE

CLOSED SALES

165
Q3 2023

- 26.3%
1-YR CHANGE



REAL ESTATE



19147

QUEEN VILLAGE // PASSYUNK SQUARE

MEDIAN SALES PRICE

$492,500
Q3 2023

+ 3.4%
1-YR CHANGE

AVG. DOM

55
Q3 2023

+ 41.0%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.0%
Q3 2023

- 0.1%
1-YR CHANGE

CLOSED SALES

138
Q3 2023

- 13.8%
1-YR CHANGE

19148

SOUTH PHILADELPHIA EAST

MEDIAN SALES PRICE

$280,000
Q3 2023

+ 1.8%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.1%
Q3 2023

+ 0.6%
1-YR CHANGE

AVG. DOM

65
Q3 2023

+ 20.4%
1-YR CHANGE

CLOSED SALES

135
Q3 2023

- 11.2%
1-YR CHANGE



REAL ESTATE



19151

OVERBROOK

MEDIAN SALES PRICE

$204,950
Q3 2023

- 5.6%
1-YR CHANGE

AVG. DOM

39
Q3 2023

-4.9%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.0%
Q3 2023

- 1.6%
1-YR CHANGE

CLOSED SALES

50
Q3 2023

- 33.3%
1-YR CHANGE



THANK YOU

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