

PHILADELPHIA, PA



Q4 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.

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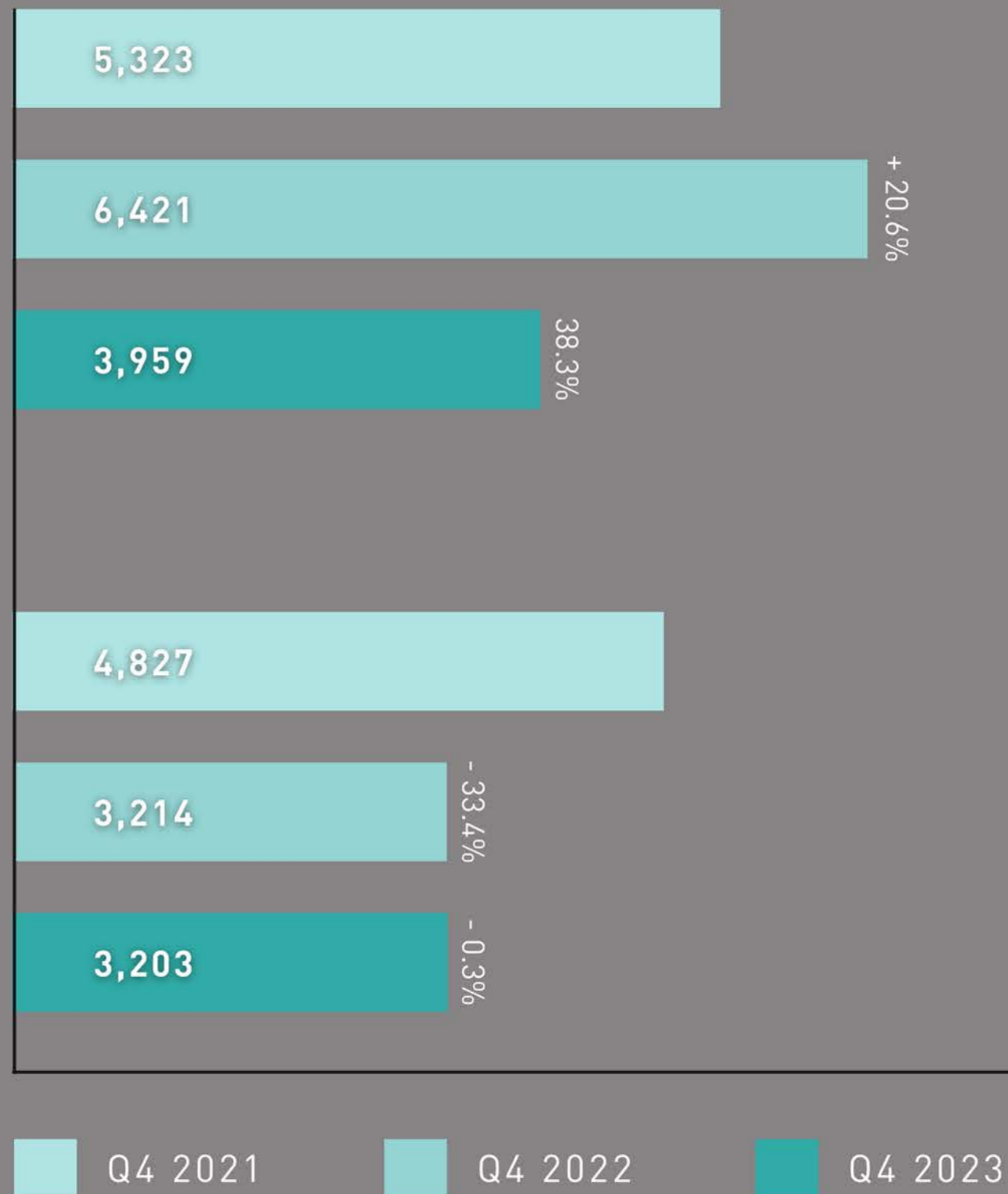


MARKET ACTIVITY








Q4 2023 // PHILADELPHIA

HOMES FOR SALE

CLOSED SALES

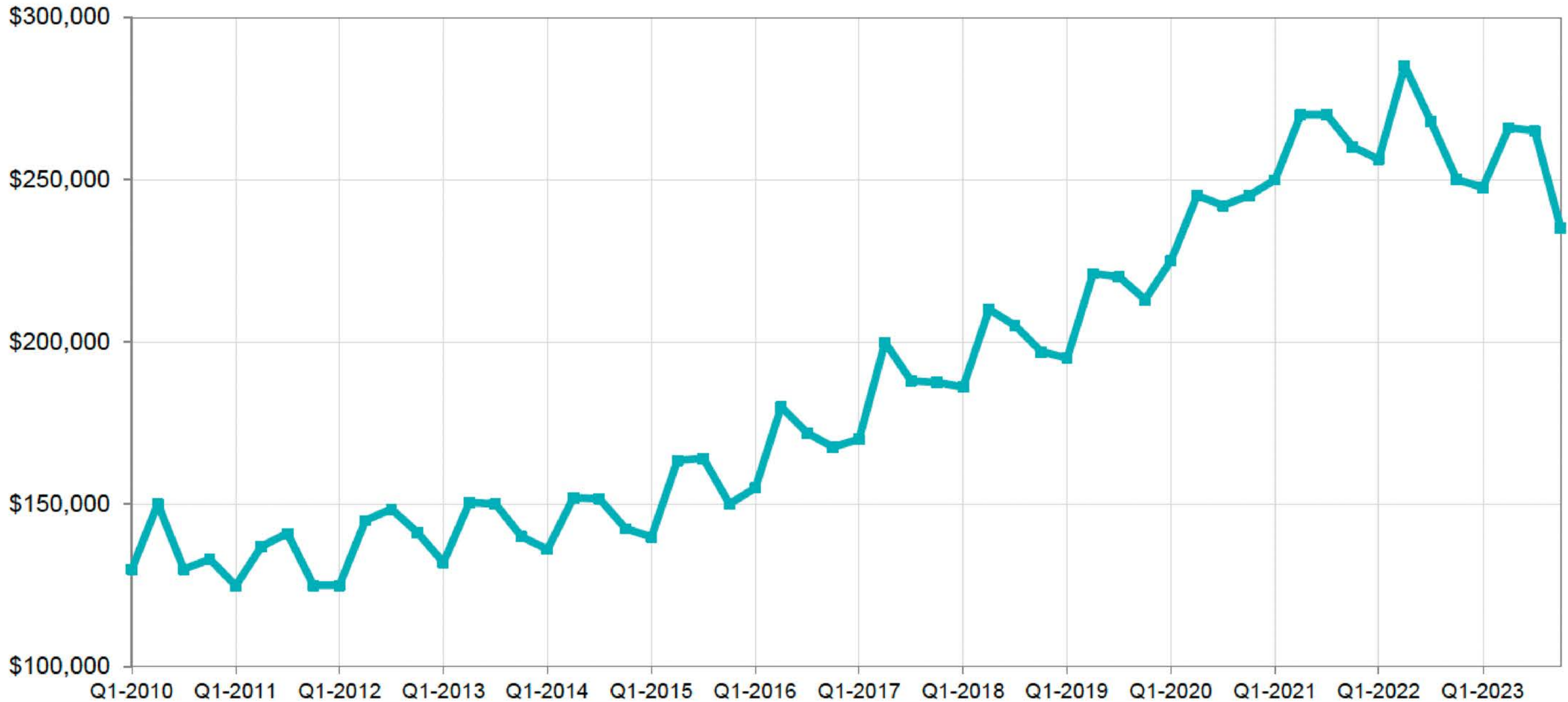


KEY METRICS

	Q4-2023	1-Year Change
 MEDIAN SALES PRICE	\$235,000	- 6.0%
 AVG. SALES PRICE	\$290,467	- 5.6%
 PCT. OF ORIG. PRICE RECEIVED	94.4%	+ 0.6%
 HOMES FOR SALE	3,959	- 38.3%
 CLOSED SALES	3,203	- 0.3%
 MONTHS SUPPLY	3.3	- 29.8%
 AVG. DAYS ON MARKET (DOM)	53	+ 4.1%



HISTORICAL MEDIAN SALES PRICE FOR PHILADELPHIA COUNTY, PA



19102

CENTER CITY

MEDIAN SALES PRICE

\$297,450

Q4 2023

- 11.9%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

92.3%

Q4 2023

+ 1.2%

1-YR CHANGE

AVG. DOM

62

Q4 2023

- 49.2%

1-YR CHANGE

CLOSED SALES

10

Q4 2023

- 37.5%

1-YR CHANGE





19103

CENTER CITY

MEDIAN SALES PRICE

\$446,250
Q4 2023

- 10.8%
1-YR CHANGE

AVG. DOM

93
Q4 2023

- 1.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.1%
Q4 2023

+ 1.1%
1-YR CHANGE

CLOSED SALES

66
Q4 2023

+ 4.8%
1-YR CHANGE

19104

WEST PHILADELPHIA

MEDIAN SALES PRICE

\$211,575

Q4 2023

- 11.8%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

88.5%

Q4 2023

- 1.3%

1-YR CHANGE

AVG. DOM

123

Q4 2023

+ 20.6%

1-YR CHANGE

CLOSED SALES

25

Q4 2023

+ 8.7%

1-YR CHANGE





19106

CENTER CITY EAST // OLD CITY

MEDIAN SALES PRICE

\$332,250
Q4 2023

- 21.8%
1-YR CHANGE

AVG. DOM

83
Q4 2023

+ 6.4%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

92.6%
Q4 2023

- 2.8%
1-YR CHANGE

CLOSED SALES

48
Q4 2023

0.0%
1-YR CHANGE

19107

CENTER CITY EAST

MEDIAN SALES PRICE

\$325,000

Q4 2023

+ 10.2%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.1%

Q4 2023

+ 0.6%

1-YR CHANGE

AVG. DOM

77

Q4 2023

+ 6.9%

1-YR CHANGE

CLOSED SALES

23

Q4 2023

+ 9.5%

1-YR CHANGE





19111

NORTHEAST PHILADELPHIA

MEDIAN SALES PRICE

\$272,500
Q4 2023

+ 3.6%
1-YR CHANGE

AVG. DOM

25
Q4 2023

- 37.5%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

98.4%
Q4 2023

+ 3.1%
1-YR CHANGE

CLOSED SALES

110
Q4 2023

- 13.4%
1-YR CHANGE

19118

CHESTNUT HILL

MEDIAN SALES PRICE

\$736,250

Q4 2023

+ 1.6%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

98.3%

Q4 2023

- 0.4%

1-YR CHANGE

AVG. DOM

31

Q4 2023

- 29.5%

1-YR CHANGE

CLOSED SALES

20

Q4 2023

0.0%

1-YR CHANGE





19119

NORTHWEST PHILADELPHIA

MEDIAN SALES PRICE

\$375,000
Q4 2023

+ 3.8%
1-YR CHANGE

AVG. DOM

51
Q4 2023

-
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.8%
Q4 2023

- 0.3%
1-YR CHANGE

CLOSED SALES

68
Q4 2023

-
1-YR CHANGE

19121

BREWERTOWN //
NORTH PHILLY



MEDIAN SALES PRICE

\$210,000

Q4 2023

- 0.9%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

90.1%

Q4 2023

+ 1.1%

1-YR CHANGE

AVG. DOM

92

Q4 2023

+ 8.2%

1-YR CHANGE

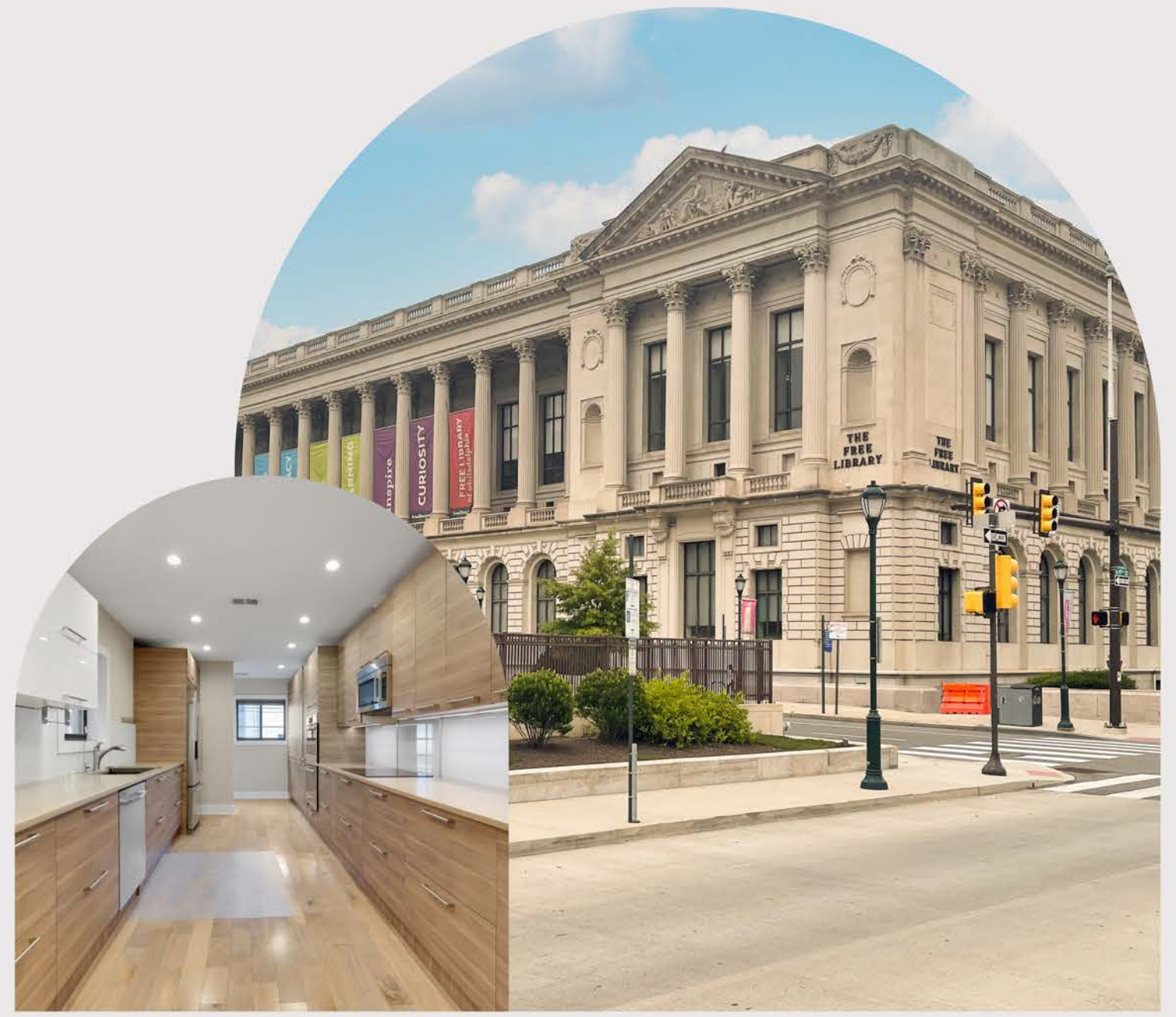
CLOSED SALES

55

Q4 2023

- 9.8%

1-YR CHANGE





19122

NORTH PHILADELPHIA (EAST)

MEDIAN SALES PRICE

\$325,000
Q4 2023

- 15.6%
1-YR CHANGE

AVG. DOM

146
Q4 2023

+ 78.0%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

92.2%
Q4 2023

- 2.8%
1-YR CHANGE

CLOSED SALES

38
Q4 2023

- 22.4%
1-YR CHANGE

19123

NORTHERN LIBERTIES

MEDIAN SALES PRICE

\$495,000

Q4 2023

+ 1.8%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.2%

Q4 2023

- 2.4%

1-YR CHANGE

AVG. DOM

64

Q4 2023

+ 33.3%

1-YR CHANGE

CLOSED SALES

43

Q4 2023

- 17.3%

1-YR CHANGE





19125

FISHTOWN

MEDIAN SALES PRICE

\$332,500
Q4 2023

- 22.4%
1-YR CHANGE

AVG. DOM

74
Q4 2023

+ 39.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

92.6%
Q4 2023

- 4.5%
1-YR CHANGE

CLOSED SALES

106
Q4 2023

- 23.2%
1-YR CHANGE

19127

MANAYUNK

MEDIAN SALES PRICE

\$310,000

Q4 2023

+ 6.0%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.5%

Q4 2023

+ 1.7%

1-YR CHANGE

AVG. DOM

38

Q4 2023

- 2.6%

1-YR CHANGE

CLOSED SALES

29

Q4 2023

- 3.3%

1-YR CHANGE





19128

ROXBOROUGH

MEDIAN SALES PRICE

\$376,000
Q4 2023

+ 21.3%
1-YR CHANGE

AVG. DOM

33
Q4 2023

+ 13.8%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

99.0%
Q4 2023

+ 1.6%
1-YR CHANGE

CLOSED SALES

87
Q4 2023

- 31.0%
1-YR CHANGE

19129

EAST FALLS

MEDIAN SALES PRICE

\$299,500

Q4 2023

- 6.4%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.2%

Q4 2023

- 0.5%

1-YR CHANGE

AVG. DOM

29

Q4 2023

+ 20.8%

1-YR CHANGE

CLOSED SALES

36

Q4 2023

+ 33.3%

1-YR CHANGE





19130

FAIRMOUNT

MEDIAN SALES PRICE

\$408,500
Q4 2023

+ 5.1%
1-YR CHANGE

AVG. DOM

39
Q4 2023

- 11.4%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

97.0%
Q4 2023

+ 2.5%
1-YR CHANGE

CLOSED SALES

72
Q4 2023

- 23.4%
1-YR CHANGE

19133

NORTH PHILADELPHIA



MEDIAN SALES PRICE

\$80,000
Q4 2023

0.0%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

90.0%
Q4 2023

- 0.8%
1-YR CHANGE

AVG. DOM

81
Q4 2023

+ 37.3%
1-YR CHANGE

CLOSED SALES

31
Q4 2023

+ 34.8%
1-YR CHANGE





19134

PORT RICHMOND // KENSINGTON

MEDIAN SALES PRICE

\$97,500
Q4 2023

- 33.9%
1-YR CHANGE

AVG. DOM

53
Q4 2023

- 18.5%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

89.8%
Q4 2023

- 0.9%
1-YR CHANGE

CLOSED SALES

172
Q4 2023

+ 28.4%
1-YR CHANGE

19138

EAST GERMANTOWN



MEDIAN SALES PRICE

\$165,000

Q4 2023

- 5.9%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.4%

Q4 2023

+ 1.8%

1-YR CHANGE

AVG. DOM

54

Q4 2023

+ 20.0%

1-YR CHANGE

CLOSED SALES

77

Q4 2023

+ 11.6%

1-YR CHANGE





19141

OGONTZ // FERN ROCK

MEDIAN SALES PRICE

\$165,000
Q4 2023

- 17.5%
1-YR CHANGE

AVG. DOM

80
Q4 2023

+ 63.3%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

92.1%
Q4 2023

- 2.2%
1-YR CHANGE

CLOSED SALES

49
Q4 2023

+ 22.5%
1-YR CHANGE

19143

WEST PHILADELPHIA



MEDIAN SALES PRICE

\$142,500

Q4 2023

- 13.6%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

91.3%

Q4 2023

+ 0.6%

1-YR CHANGE

AVG. DOM

58

Q4 2023

0.0%

1-YR CHANGE

CLOSED SALES

128

Q4 2023

+ 16.4%

1-YR CHANGE





19145

SOUTH PHILLY // WEST PASSYUNK

MEDIAN SALES PRICE

\$265,000
Q4 2023

+ 1.9%
1-YR CHANGE

AVG. DOM

76
Q4 2023

+ 26.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.3%
Q4 2023

+ 2.9%
1-YR CHANGE

CLOSED SALES

100
Q4 2023

- 8.3%
1-YR CHANGE

19146

SW CENTER CITY
// POINT BREEZE



MEDIAN SALES PRICE

\$455,000

Q4 2023

0.0%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.3%

Q4 2023

+ 1.6%

1-YR CHANGE

AVG. DOM

73

Q4 2023

+ 1.4%

1-YR CHANGE

CLOSED SALES

152

Q4 2023

+ 19.7%

1-YR CHANGE





19147

QUEEN VILLAGE // PASSYUNK SQUARE

MEDIAN SALES PRICE

\$440,000

Q4 2023

- 6.6%

1-YR CHANGE

AVG. DOM

69

Q4 2023

+ 6.2%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.7%

Q4 2023

0.0%

1-YR CHANGE

CLOSED SALES

103

Q4 2023

- 14.2%

1-YR CHANGE

19148

SOUTH
PHILADELPHIA EAST



MEDIAN SALES PRICE

\$289,900

Q4 2023

+ 7.4%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.2%

Q4 2023

+ 4.7%

1-YR CHANGE

AVG. DOM

47

Q4 2023

- 33.8%

1-YR CHANGE

CLOSED SALES

128

Q4 2023

+ 13.3%

1-YR CHANGE





19151

OVERBROOK

MEDIAN SALES PRICE

\$190,000

Q4 2023

- 1.0%

1-YR CHANGE

AVG. DOM

55

Q4 2023

+ 17.0%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.4%

Q4 2023

+ 0.9%

1-YR CHANGE

CLOSED SALES

43

Q4 2023

- 31.7%

1-YR CHANGE



THANK YOU

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