

PHILADELPHIA, PA



Q1 2024 // MARKET REPORT





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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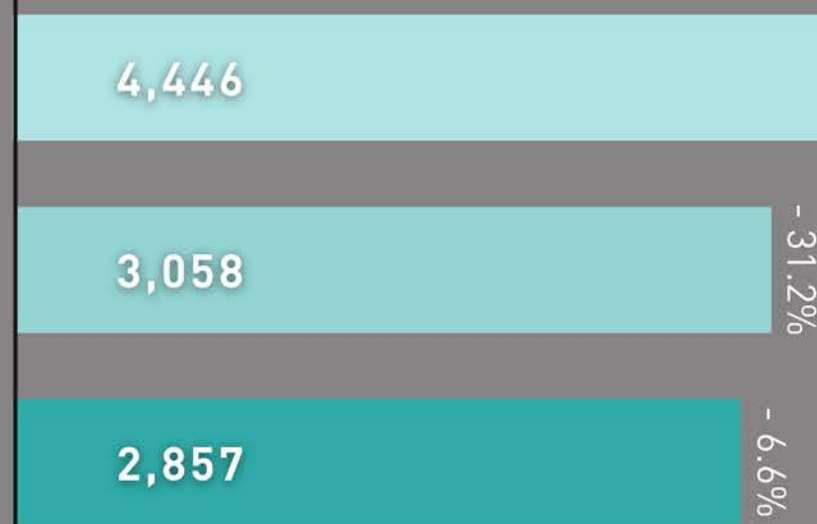
MARKET ACTIVITY

Q1 2024 // PHILADELPHIA

HOMES FOR SALE










CLOSED SALES



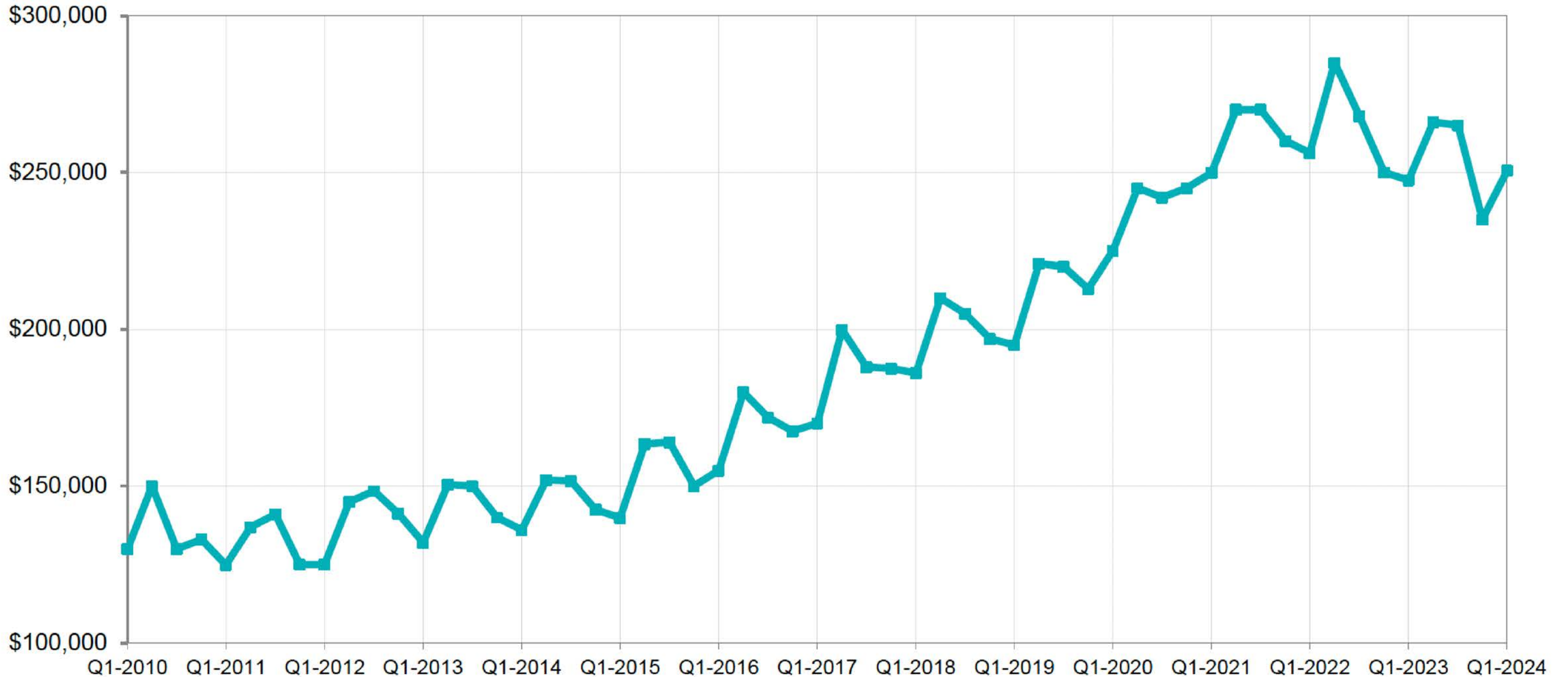
Q1 2022 Q1 2023 Q1 2024

KEY METRICS

	Q1-2024	1-Year Change
 MEDIAN SALES PRICE	\$250,500	+ 1.2%
 AVG. SALES PRICE	\$308,580	- 2.4%
 PCT. OF ORIG. PRICE RECEIVED	94.4%	+ 1.7%
 HOMES FOR SALE	3,965	- 20.3%
 CLOSED SALES	2,857	- 6.6%
 MONTHS SUPPLY	3.3	- 15.4%
 AVG. DAYS ON MARKET (DOM)	68	- 5.6%



HISTORICAL MEDIAN SALES PRICE FOR PHILADELPHIA COUNTY, PA





19102

CENTER CITY

MEDIAN SALES PRICE

\$294,500
Q1 2024

- 10.8%
1-YR CHANGE

AVG. DOM

100
Q1 2024

- 38.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.5%
Q1 2024

+ 10.7%
1-YR CHANGE

CLOSED SALES

21
Q1 2024

+ 250.0%
1-YR CHANGE

19103

CENTER CITY

MEDIAN SALES PRICE

\$395,000

Q1 2024

- 27.5%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

91.6%

Q1 2024

- 3.3%

1-YR CHANGE

AVG. DOM

119

Q1 2024

+ 25.3%

1-YR CHANGE

CLOSED SALES

55

Q1 2024

- 42.1%

1-YR CHANGE





19104

WEST PHILADELPHIA

MEDIAN SALES PRICE

\$155,000
Q1 2024

- 12.7%
1-YR CHANGE

AVG. DOM

113
Q1 2024

+ 68.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

86.2%
Q1 2024

- 5.0%
1-YR CHANGE

CLOSED SALES

27
Q1 2024

- 15.6%
1-YR CHANGE

19106

CENTER CITY EAST //
OLD CITY



MEDIAN SALES PRICE

\$395,250

Q1 2024

+ 9.8%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.6%

Q1 2024

+ 0.8%

1-YR CHANGE

AVG. DOM

122

Q1 2024

+ 2.5%

1-YR CHANGE

CLOSED SALES

42

Q1 2024

- 10.6%

1-YR CHANGE





19107

CENTER CITY EAST

MEDIAN SALES PRICE

\$277,500
Q1 2024

- 28.8%
1-YR CHANGE

AVG. DOM

68
Q1 2024

- 40.4%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.9%
Q1 2024

- 1.5%
1-YR CHANGE

CLOSED SALES

22
Q1 2024

- 4.3%
1-YR CHANGE

19111

NORTHEAST-FOX CHASE

MEDIAN SALES PRICE

\$296,500

Q1 2024

+ 14.0%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

98.0%

Q1 2024

+ 3.6%

1-YR CHANGE

AVG. DOM

28

Q1 2024

- 45.1%

1-YR CHANGE

CLOSED SALES

81

Q1 2024

- 13.8%

1-YR CHANGE



19114

NORTHEAST-TORRESDALE SOUTH



MEDIAN SALES PRICE

\$299,950
Q1 2024

+ 5.2%
1-YR CHANGE

AVG. DOM

29
Q1 2024

- 21.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

97.3%
Q1 2024

+ 2.1%
1-YR CHANGE

CLOSED SALES

74
Q1 2024

+ 25.4%
1-YR CHANGE

19115

NORTHEAST-
BUSTLETON SOUTH

MEDIAN SALES PRICE

\$364,950

Q1 2024

+ 17.7%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

98.7%

Q1 2024

+ 3.0%

1-YR CHANGE

AVG. DOM

24

Q1 2024

- 38.5%

1-YR CHANGE

CLOSED SALES

50

Q1 2024

- 16.7%

1-YR CHANGE





19116

NORTHEAST-BUSTLETON NORTH/ SOMERTON

MEDIAN SALES PRICE

\$380,000
Q1 2024

+ 11.3%
1-YR CHANGE

AVG. DOM

43
Q1 2024

+ 48.3%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

99.3%
Q1 2024

+ 1.2%
1-YR CHANGE

CLOSED SALES

39
Q1 2024

- 7.1%
1-YR CHANGE

19118

CHESTNUT HILL

MEDIAN SALES PRICE

\$720,000

Q1 2024

+ 10.8%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

100.6%

Q1 2024

+ 4.8%

1-YR CHANGE

AVG. DOM

43

Q1 2024

- 2.3%

1-YR CHANGE

CLOSED SALES

14

Q1 2024

- 22.2%

1-YR CHANGE





19119

NORTHWEST PHILADELPHIA

MEDIAN SALES PRICE

\$389,900
Q1 2024

+ 11.2%
1-YR CHANGE

AVG. DOM

55
Q1 2024

-
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.8%
Q1 2024

+ 1.4%
1-YR CHANGE

CLOSED SALES

45
Q1 2024

-
1-YR CHANGE

19121

BREWERTOWN //
NORTH PHILLY



MEDIAN SALES PRICE

\$232,500

Q1 2024

+ 34.8%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

90.1%

Q1 2024

- 0.3%

1-YR CHANGE

AVG. DOM

116

Q1 2024

+ 22.1%

1-YR CHANGE

CLOSED SALES

60

Q1 2024

+ 1.7%

1-YR CHANGE





19122

NORTH PHILADELPHIA (EAST)

MEDIAN SALES PRICE

\$334,000
Q1 2024

- 20.5%
1-YR CHANGE

AVG. DOM

89
Q1 2024

+ 4.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.0%
Q1 2024

- 1.4%
1-YR CHANGE

CLOSED SALES

39
Q1 2024

- 29.1%
1-YR CHANGE

19123

NORTHERN LIBERTIES



MEDIAN SALES PRICE

\$456,250

Q1 2024

+ 11.8%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.6%

Q1 2024

- 0.6%

1-YR CHANGE

AVG. DOM

79

Q1 2024

+ 25.4%

1-YR CHANGE

CLOSED SALES

38

Q1 2024

- 24.0%

1-YR CHANGE





19125

FISHTOWN

MEDIAN SALES PRICE

\$385,000

Q1 2024

+ 5.5%

1-YR CHANGE

AVG. DOM

85

Q1 2024

+ 9.0%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.3%

Q1 2024

- 1.0%

1-YR CHANGE

CLOSED SALES

129

Q1 2024

+ 13.2%

1-YR CHANGE

19127

MANAYUNK

MEDIAN SALES PRICE

\$352,500

Q1 2024

+ 12.1%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.0%

Q1 2024

- 0.4%

1-YR CHANGE

AVG. DOM

43

Q1 2024

- 27.1%

1-YR CHANGE

CLOSED SALES

18

Q1 2024

- 30.8%

1-YR CHANGE





19128

ROXBOROUGH

MEDIAN SALES PRICE

\$330,000
Q1 2024

- 1.5%
1-YR CHANGE

AVG. DOM

34
Q1 2024

- 17.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

99.3%
Q1 2024

+ 2.6%
1-YR CHANGE

CLOSED SALES

100
Q1 2024

- 20.0%
1-YR CHANGE

19129

EAST FALLS

MEDIAN SALES PRICE

\$306,000

Q1 2024

- 11.3%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

97.6%

Q1 2024

0.0%

1-YR CHANGE

AVG. DOM

48

Q1 2024

+ 17.1%

1-YR CHANGE

CLOSED SALES

37

Q1 2024

+ 37.0%

1-YR CHANGE





19130

FAIRMOUNT

MEDIAN SALES PRICE

\$415,000
Q1 2024

- 7.1%
1-YR CHANGE

AVG. DOM

66
Q1 2024

- 5.7%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.8%
Q1 2024

+ 2.8%
1-YR CHANGE

CLOSED SALES

71
Q1 2024

- 34.3%
1-YR CHANGE

19133

NORTH PHILADELPHIA

MEDIAN SALES PRICE

\$115,000

Q1 2024

+ 64.3%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

88.9%

Q1 2024

+ 9.6%

1-YR CHANGE

AVG. DOM

88

Q1 2024

+ 18.9%

1-YR CHANGE

CLOSED SALES

18

Q1 2024

- 37.9%

1-YR CHANGE





19134

PORT RICHMOND // KENSINGTON

MEDIAN SALES PRICE

\$160,000
Q1 2024

+ 3.2%
1-YR CHANGE

AVG. DOM

81
Q1 2024

- 17.3%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

90.7%
Q1 2024

+ 1.0%
1-YR CHANGE

CLOSED SALES

114
Q1 2024

- 13.0%
1-YR CHANGE

19135

NORTHEAST-TACONY

MEDIAN SALES PRICE

\$190,050

Q1 2024

0.0%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

97.1%

Q1 2024

+ 5.1%

1-YR CHANGE

AVG. DOM

35

Q1 2024

- 38.6%

1-YR CHANGE

CLOSED SALES

66

Q1 2024

- 9.6%

1-YR CHANGE





19136

NORTHEAST-HOLMESBURG

MEDIAN SALES PRICE

\$220,000
Q1 2024

- 0.5%
1-YR CHANGE

AVG. DOM

30
Q1 2024

- 53.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

99.1%
Q1 2024

+ 7.3%
1-YR CHANGE

CLOSED SALES

67
Q1 2024

- 1.5%
1-YR CHANGE

19138

EAST GERMANTOWN



MEDIAN SALES PRICE

\$218,000

Q1 2024

+ 40.6%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

95.9%

Q1 2024

+ 3.7%

1-YR CHANGE

AVG. DOM

67

Q1 2024

- 1.5%

1-YR CHANGE

CLOSED SALES

66

Q1 2024

+ 17.9%

1-YR CHANGE





19141

OGONTZ // FERN ROCK

MEDIAN SALES PRICE

\$200,000
Q1 2024

+ 25.0%
1-YR CHANGE

AVG. DOM

75
Q1 2024

+ 27.1%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.4%
Q1 2024

+ 1.9%
1-YR CHANGE

CLOSED SALES

39
Q1 2024

- 25.0%
1-YR CHANGE

19143

WEST PHILADELPHIA



MEDIAN SALES PRICE

\$155,000

Q1 2024

- 6.1%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

90.6%

Q1 2024

+ 2.0%

1-YR CHANGE

AVG. DOM

82

Q1 2024

- 5.7%

1-YR CHANGE

CLOSED SALES

114

Q1 2024

- 1.7%

1-YR CHANGE





19145

SOUTH PHILLY // WEST PASSYUNK

MEDIAN SALES PRICE

\$245,000

Q1 2024

- 6.7%

1-YR CHANGE

AVG. DOM

74

Q1 2024

- 22.9%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.2%

Q1 2024

+ 2.1%

1-YR CHANGE

CLOSED SALES

106

Q1 2024

- 15.9%

1-YR CHANGE

19146

SW CENTER CITY
// POINT BREEZE



MEDIAN SALES PRICE

\$380,000

Q1 2024

- 4.4%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

93.7%

Q1 2024

+ 1.3%

1-YR CHANGE

AVG. DOM

80

Q1 2024

- 22.3%

1-YR CHANGE

CLOSED SALES

167

Q1 2024

+ 1.8%

1-YR CHANGE





19147

QUEEN VILLAGE // PASSYUNK SQUARE

MEDIAN SALES PRICE

\$565,000

Q1 2024

+ 22.8%

1-YR CHANGE

AVG. DOM

86

Q1 2024

- 15.7%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

94.3%

Q1 2024

+ 2.2%

1-YR CHANGE

CLOSED SALES

117

Q1 2024

+ 23.2%

1-YR CHANGE

19148

SOUTH PHILADELPHIA EAST

MEDIAN SALES PRICE

\$275,000

Q1 2024

+ 3.8%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

92.9%

Q1 2024

+ 0.1%

1-YR CHANGE

AVG. DOM

95

Q1 2024

+ 21.8%

1-YR CHANGE

CLOSED SALES

149

Q1 2024

+ 44.7%

1-YR CHANGE





19149

NORTHEAST-MAYFAIR/OXFORD CIRCLE

MEDIAN SALES PRICE

\$225,000
Q1 2024

+ 0.9%
1-YR CHANGE

AVG. DOM

34
Q1 2024

- 30.6%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

96.5%
Q1 2024

+ 3.2%
1-YR CHANGE

CLOSED SALES

79
Q1 2024

- 17.7%
1-YR CHANGE

19151

OVERBROOK

MEDIAN SALES PRICE

\$192,500

Q1 2024

+ 1.9%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

92.1%

Q1 2024

- 1.2%

1-YR CHANGE

AVG. DOM

48

Q1 2024

- 29.4%

1-YR CHANGE

CLOSED SALES

43

Q1 2024

- 4.4%

1-YR CHANGE





19152

NORTHEAST-RHAWNHRST

MEDIAN SALES PRICE

\$330,000
Q1 2024

+ 11.9%
1-YR CHANGE

AVG. DOM

24
Q1 2024

- 33.3%
1-YR CHANGE

% OF ORIG. PRICE REC'D.

98.3%
Q1 2024

+ 3.1%
1-YR CHANGE

CLOSED SALES

57
Q1 2024

+ 7.5%
1-YR CHANGE

19154

NORTHEAST-
TORRESDALE NORTH



MEDIAN SALES PRICE

\$327,500

Q1 2024

+ 15.1%

1-YR CHANGE

% OF ORIG. PRICE REC'D.

99.0%

Q1 2024

+ 2.3%

1-YR CHANGE

AVG. DOM

30

Q1 2024

- 6.3%

1-YR CHANGE

CLOSED SALES

72

Q1 2024

- 10.0%

1-YR CHANGE





THANK YOU

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