

# PHILADELPHIA, PA

Q3 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.



# TABLE OF CONTENTS

<b>4</b> Market Activity	<b>14</b> 19115	<b>24</b> 19129	<b>34</b> 19146
<b>5</b> Key Metrics	<b>15</b> 19116	<b>25</b> 19130	<b>35</b> 19147
<b>6</b> Median Sales	<b>16</b> 19118	<b>26</b> 19133	<b>36</b> 19148
<b>7</b> 19102	<b>17</b> 19119	<b>27</b> 19134	<b>37</b> 19149
<b>8</b> 19103	<b>18</b> 19121	<b>28</b> 19135	<b>38</b> 19151
<b>9</b> 19104	<b>19</b> 19122	<b>29</b> 19136	<b>39</b> 19152
<b>10</b> 19106	<b>20</b> 19123	<b>30</b> 19138	<b>40</b> 19154
<b>11</b> 19107	<b>21</b> 19125	<b>31</b> 19141	
<b>12</b> 19111	<b>22</b> 19127	<b>32</b> 19143	
<b>13</b> 19114	<b>23</b> 19128	<b>33</b> 19145	





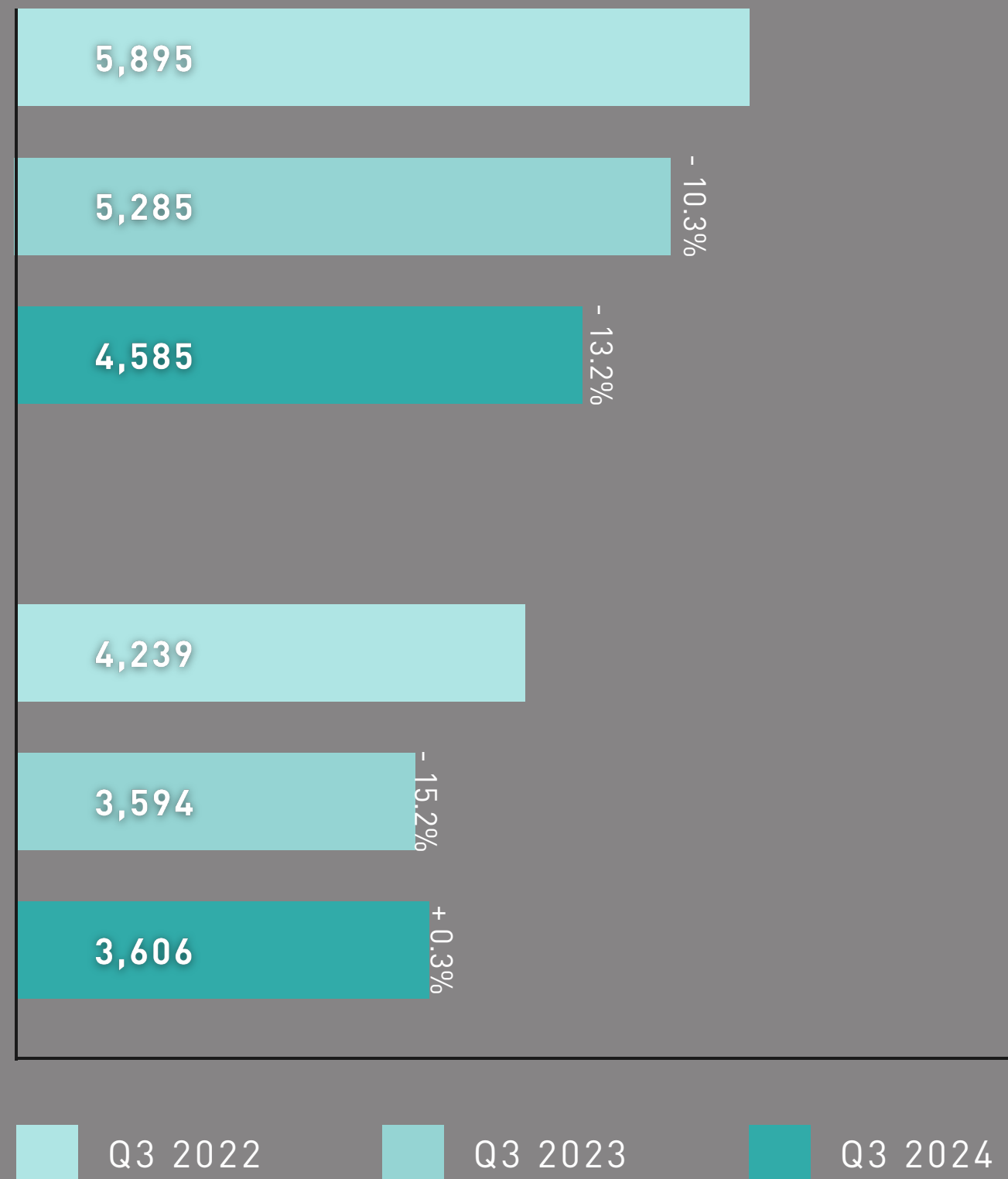


# MARKET ACTIVITY

Q3 2024 // PHILADELPHIA








HOMES FOR SALE

SALES CLOSED





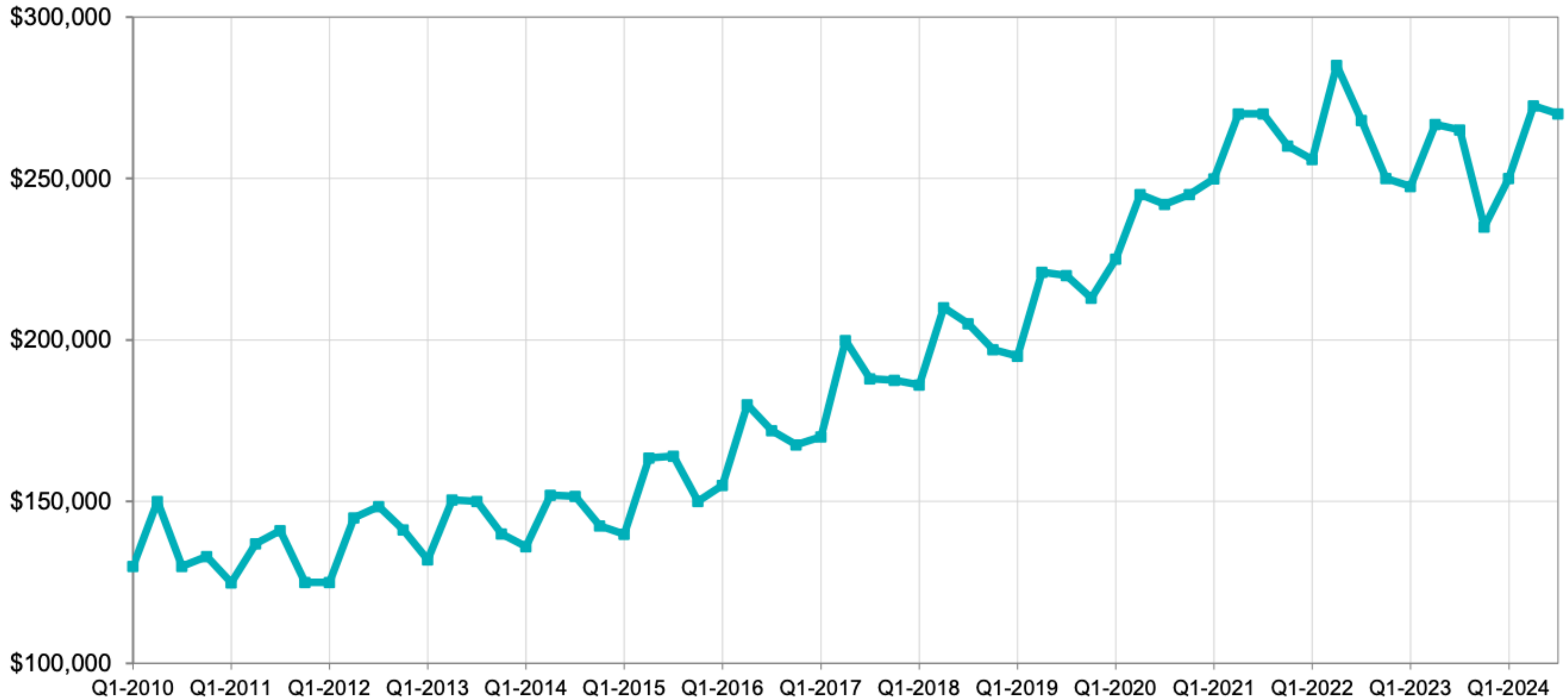
# KEY METRICS

	Q3-2024	1-Year Change
 MEDIAN SALES PRICE	\$270,000	+ 1.9%
 AVG. SALES PRICE	\$338,811	+ 2.3%
 PCT. OF ORIG. PRICE RECEIVED	95.7%	+ 0.4%
 HOMES FOR SALE	4,585	- 13.2%
 CLOSED SALES	3,606	+ 0.3%
 MONTHS SUPPLY	3.9	- 13.3%
 AVG. DAYS ON MARKET (DOM)	52	- 3.5%





# HISTORICAL MEDIAN SALES PRICE FOR PHILADELPHIA COUNTY, PA







# 19102

## CENTER CITY

### MEDIAN SALES PRICE

**\$400,000**  
Q3 2024

**+ 41.6%**  
1-YR CHANGE

### AVG. DOM

**75**  
Q3 2024

**- 19.4%**  
1-YR CHANGE

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

**96.2%**  
Q3 2024

**+ 1.6%**  
1-YR CHANGE

### CLOSED SALES

**16**  
Q3 2024

**- 11.1%**  
1-YR CHANGE



# 19103

CENTER CITY

## MEDIAN SALES PRICE

**\$536,250**

Q3 2024

**+ 31.2%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**94.7%**

Q3 2024

**+ 1.5%**

1-YR CHANGE

## AVG. DOM

**90**

Q3 2024

**- 16.7%**

1-YR CHANGE

## CLOSED SALES

**105**

Q3 2024

**- 7.9%**

1-YR CHANGE







# 19104

## WEST PHILADELPHIA

### MEDIAN SALES PRICE

**\$216,450**  
Q3 2024

**- 32.4%**  
1-YR CHANGE

### AVG. DOM

**60**  
Q3 2024

**- 37.5%**  
1-YR CHANGE

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

**93.7%**  
Q3 2024

**+ 5.0%**  
1-YR CHANGE

### CLOSED SALES

**36**  
Q3 2024

**+ 9.1%**  
1-YR CHANGE



# 19106

CENTER CITY EAST //  
OLD CITY

## MEDIAN SALES PRICE

**\$390,000**

Q3 2024

**- 0.3%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**94.2%**

Q3 2024

**- 1.7%**

1-YR CHANGE

## AVG. DOM

**90**

Q3 2024

**+ 52.5%**

1-YR CHANGE

## CLOSED SALES

**64**

Q3 2024

**+ 23.1%**

1-YR CHANGE







# 19107

## CENTER CITY EAST

### MEDIAN SALES PRICE

**\$392,500**  
Q3 2024

**+ 45.4%**  
1-YR CHANGE

### AVG. DOM

**95**  
Q3 2024

**+ 61.0%**  
1-YR CHANGE

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

**93.4%**  
Q3 2024

**- 1.4%**  
1-YR CHANGE

### CLOSED SALES

**36**  
Q3 2024

**+ 9.1%**  
1-YR CHANGE



# 19111

NORTHEAST-FOX CHASE

## MEDIAN SALES PRICE

**\$300,000**

Q3 2024

**+ 2.5%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**100.9%**

Q3 2024

**+ 1.2%**

1-YR CHANGE

## AVG. DOM

**30**

Q3 2024

**- 6.3%**

1-YR CHANGE

## CLOSED SALES

**136**

Q3 2024

**+ 21.4%**

1-YR CHANGE





# 19114

## NORTHEAST-TORRESDALE SOUTH



### MEDIAN SALES PRICE

**\$310,000**  
Q3 2024

**+ 5.1%**  
1-YR CHANGE

### AVG. DOM

**28**  
Q3 2024

**+ 47.4%**  
1-YR CHANGE

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

**97.4%**  
Q3 2024

**- 0.9%**  
1-YR CHANGE

### CLOSED SALES

**77**  
Q3 2024

**- 3.8%**  
1-YR CHANGE



# 19115

NORTHEAST-  
BUSTLETON SOUTH

## MEDIAN SALES PRICE

**\$373,000**

Q3 2024

**+ 2.3%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**98.6%**

Q3 2024

**- 1.3%**

1-YR CHANGE

## AVG. DOM

**18**

Q3 2024

**- 14.3%**

1-YR CHANGE

## CLOSED SALES

**76**

Q3 2024

**+ 40.7%**

1-YR CHANGE







# 19116

## NORTHEAST-BUSTLETON NORTH/ SOMERTON

### MEDIAN SALES PRICE

**\$383,500**  
Q3 2024

**+ 3.6%**  
1-YR CHANGE

### AVG. DOM

**28**  
Q3 2024

**+ 21.7%**  
1-YR CHANGE

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

**97.9%**  
Q3 2024

**+ 0.4%**  
1-YR CHANGE

### CLOSED SALES

**58**  
Q3 2024

**- 1.7%**  
1-YR CHANGE



# 19118

CHESTNUT HILL

## MEDIAN SALES PRICE

**\$736,000**

Q3 2024

**+ 13.2%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**96.1%**

Q3 2024

**- 4.7%**

1-YR CHANGE

## AVG. DOM

**47**

Q3 2024

**+ 370.0%**

1-YR CHANGE

## CLOSED SALES

**23**

Q3 2024

**0.0%**

1-YR CHANGE







# 19119

## NORTHWEST PHILADELPHIA

### MEDIAN SALES PRICE

**\$405,000**  
Q3 2024

**+ 9.5%**  
1-YR CHANGE

### AVG. DOM

**31**  
Q3 2024

**-**  
1-YR CHANGE

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

**98.5%**  
Q3 2024

**+ 0.1%**  
1-YR CHANGE

### CLOSED SALES

**75**  
Q3 2024

**-**  
1-YR CHANGE



# 19121

BREWERTOWN //  
NORTH PHILLY



## MEDIAN SALES PRICE

**\$192,500**

Q3 2024

**- 9.5%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**89.7%**

Q3 2024

**+ 1.7%**

1-YR CHANGE

## AVG. DOM

**109**

Q3 2024

**+ 4.8%**

1-YR CHANGE

## CLOSED SALES

**62**

Q3 2024

**- 22.5%**

1-YR CHANGE







# 19122

## NORTH PHILADELPHIA (EAST)

### MEDIAN SALES PRICE

**\$385,000**

Q3 2024

**- 0.6%**

1-YR CHANGE

### AVG. DOM

**99**

Q3 2024

**+ 39.4%**

1-YR CHANGE

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

**92.9%**

Q3 2024

**- 3.7%**

1-YR CHANGE

### CLOSED SALES

**50**

Q3 2024

**- 10.7%**

1-YR CHANGE



# 19123

NORTHERN LIBERTIES

## MEDIAN SALES PRICE

**\$580,000**

Q3 2024

**+ 20.6%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**94.9%**

Q3 2024

**- 3.9%**

1-YR CHANGE

## AVG. DOM

**70**

Q3 2024

**+ 45.8%**

1-YR CHANGE

## CLOSED SALES

**57**

Q3 2024

**- 24.0%**

1-YR CHANGE







# 19125

## FISHTOWN

### MEDIAN SALES PRICE

**\$416,500**  
Q3 2024

**+ 8.9%**  
1-YR CHANGE

### AVG. DOM

**55**  
Q3 2024

**+ 3.8%**  
1-YR CHANGE

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

**95.2%**  
Q3 2024

**- 1.3%**  
1-YR CHANGE

### CLOSED SALES

**134**  
Q3 2024

**- 6.9%**  
1-YR CHANGE



# 19127

MANAYUNK

## MEDIAN SALES PRICE

**\$373,750**

Q3 2024

**+ 11.6%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**98.3%**

Q3 2024

**- 2.3%**

1-YR CHANGE

## AVG. DOM

**23**

Q3 2024

**- 4.2%**

1-YR CHANGE

## CLOSED SALES

**30**

Q3 2024

**- 11.8%**

1-YR CHANGE







# 19128

## ROXBOROUGH

### MEDIAN SALES PRICE

**\$359,000**  
Q3 2024

**+ 1.1%**  
1-YR CHANGE

### AVG. DOM

**26**  
Q3 2024

**- 10.3%**  
1-YR CHANGE

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

**98.9%**  
Q3 2024

**- 1.7%**  
1-YR CHANGE

### CLOSED SALES

**128**  
Q3 2024

**- 3.0%**  
1-YR CHANGE



# 19129

EAST FALLS

## MEDIAN SALES PRICE

**\$345,000**

Q3 2024

**+ 2.4%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**100.1%**

Q3 2024

**- 0.9%**

1-YR CHANGE

## AVG. DOM

**17**

Q3 2024

**- 19.0%**

1-YR CHANGE

## CLOSED SALES

**36**

Q3 2024

**+ 16.1%**

1-YR CHANGE







# 19130

## FAIRMOUNT

### MEDIAN SALES PRICE

**\$450,000**  
Q3 2024

**+ 2.3%**  
1-YR CHANGE

### AVG. DOM

**46**  
Q3 2024

**+ 27.8%**  
1-YR CHANGE

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

**96.3%**  
Q3 2024

**- 0.5%**  
1-YR CHANGE

### CLOSED SALES

**102**  
Q3 2024

**- 12.8%**  
1-YR CHANGE



# 19133

NORTH PHILADELPHIA

## MEDIAN SALES PRICE

**\$73,250**

Q3 2024

**- 58.1%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**93.4%**

Q3 2024

**+ 2.6%**

1-YR CHANGE

## AVG. DOM

**89**

Q3 2024

**+ 11.3%**

1-YR CHANGE

## CLOSED SALES

**24**

Q3 2024

**+ 20.0%**

1-YR CHANGE







# 19134

## PORT RICHMOND // KENSINGTON

### MEDIAN SALES PRICE

**\$165,000**  
Q3 2024

**- 4.9%**  
1-YR CHANGE

### AVG. DOM

**89**  
Q3 2024

**+ 18.7%**  
1-YR CHANGE

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

**91.7%**  
Q3 2024

**- 2.2%**  
1-YR CHANGE

### CLOSED SALES

**142**  
Q3 2024

**0.0%**  
1-YR CHANGE



# 19135

NORTHEAST-TACONY

## MEDIAN SALES PRICE

**\$210,000**

Q3 2024

**+ 11.1%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**96.8%**

Q3 2024

**+ 0.6%**

1-YR CHANGE

## AVG. DOM

**34**

Q3 2024

**- 5.6%**

1-YR CHANGE

## CLOSED SALES

**85**

Q3 2024

**+ 11.8%**

1-YR CHANGE







# 19136

## NORTHEAST-HOLMESBURG

### MEDIAN SALES PRICE

**\$240,000**  
Q3 2024

**+ 6.7%**  
1-YR CHANGE

### AVG. DOM

**19**  
Q3 2024

**- 20.8%**  
1-YR CHANGE

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

**98.5%**  
Q3 2024

**+ 0.5%**  
1-YR CHANGE

### CLOSED SALES

**72**  
Q3 2024

**- 25.8%**  
1-YR CHANGE



# 19138

EAST GERMANTOWN



## MEDIAN SALES PRICE

**\$196,500**

Q3 2024

**+ 4.5%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**96.9%**

Q3 2024

**+ 1.4%**

1-YR CHANGE

## AVG. DOM

**62**

Q3 2024

**- 10.1%**

1-YR CHANGE

## CLOSED SALES

**72**

Q3 2024

**- 8.9%**

1-YR CHANGE







# 19141

## OGONTZ // FERN ROCK

### MEDIAN SALES PRICE

**\$175,000**  
Q3 2024

**- 4.0%**  
1-YR CHANGE

### AVG. DOM

**52**  
Q3 2024

**- 25.7%**  
1-YR CHANGE

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

**95.8%**  
Q3 2024

**+ 4.6%**  
1-YR CHANGE

### CLOSED SALES

**50**  
Q3 2024

**- 15.3%**  
1-YR CHANGE



# 19143

WEST PHILADELPHIA

## MEDIAN SALES PRICE

**\$199,950**

Q3 2024

**+ 2.5%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**93.9%**

Q3 2024

**+ 1.3%**

1-YR CHANGE

## AVG. DOM

**65**

Q3 2024

**- 13.3%**

1-YR CHANGE

## CLOSED SALES

**152**

Q3 2024

**+ 17.8%**

1-YR CHANGE







# 19145

## SOUTH PHILLY // WEST PASSYUNK

### MEDIAN SALES PRICE

**\$268,000**  
Q3 2024

**- 0.7%**  
1-YR CHANGE

### AVG. DOM

**52**  
Q3 2024

**- 34.2%**  
1-YR CHANGE

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

**95.2%**  
Q3 2024

**+ 2.4%**  
1-YR CHANGE

### CLOSED SALES

**125**  
Q3 2024

**+ 1.6%**  
1-YR CHANGE



# 19146

SW CENTER CITY  
// POINT BREEZE



## MEDIAN SALES PRICE

**\$451,625**

Q3 2024

**- 0.7%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**95.4%**

Q3 2024

**+ 0.8%**

1-YR CHANGE

## AVG. DOM

**60**

Q3 2024

**+ 20.0%**

1-YR CHANGE

## CLOSED SALES

**166**

Q3 2024

**- 1.2%**

1-YR CHANGE







# 19147

## QUEEN VILLAGE // PASSYUNK SQUARE

### MEDIAN SALES PRICE

**\$490,000**

Q3 2024

**- 0.5%**

1-YR CHANGE

### AVG. DOM

**61**

Q3 2024

**+ 10.9%**

1-YR CHANGE

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

**95.0%**

Q3 2024

**- 1.0%**

1-YR CHANGE

### CLOSED SALES

**149**

Q3 2024

**+ 8.0%**

1-YR CHANGE



# 19148

SOUTH PHILADELPHIA EAST



## MEDIAN SALES PRICE

**\$277,500**

Q3 2024

**- 1.4%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**94.9%**

Q3 2024

**+ 1.0%**

1-YR CHANGE

## AVG. DOM

**52**

Q3 2024

**- 25.7%**

1-YR CHANGE

## CLOSED SALES

**132**

Q3 2024

**- 6.4%**

1-YR CHANGE







# 19149

## NORTHEAST-MAYFAIR/OXFORD CIRCLE

### MEDIAN SALES PRICE

**\$233,000**  
Q3 2024

**+ 1.3%**  
1-YR CHANGE

### AVG. DOM

**37**  
Q3 2024

**+ 8.8%**  
1-YR CHANGE

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

**95.6%**  
Q3 2024

**- 0.5%**  
1-YR CHANGE

### CLOSED SALES

**117**  
Q3 2024

**- 3.3%**  
1-YR CHANGE



# 19151

OVERBROOK

## MEDIAN SALES PRICE

**\$210,500**

Q3 2024

**+ 0.3%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**96.4%**

Q3 2024

**+ 1.5%**

1-YR CHANGE

## AVG. DOM

**32**

Q3 2024

**- 17.9%**

1-YR CHANGE

## CLOSED SALES

**48**

Q3 2024

**- 5.9%**

1-YR CHANGE







# 19152

## NORTHEAST-RHAWNHRST

### MEDIAN SALES PRICE

**\$329,950**  
Q3 2024

**+ 10.0%**  
1-YR CHANGE

### AVG. DOM

**21**  
Q3 2024

**- 22.2%**  
1-YR CHANGE

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

**97.0%**  
Q3 2024

**- 2.6%**  
1-YR CHANGE

### CLOSED SALES

**86**  
Q3 2024

**+ 22.9%**  
1-YR CHANGE



# 19154

NORTHEAST-  
TORRESDALE NORTH



## MEDIAN SALES PRICE

**\$323,300**

Q3 2024

**+ 4.3%**

1-YR CHANGE

## % OF ORIG. PRICE REC'D.

**100.5%**

Q3 2024

**+ 0.5%**

1-YR CHANGE

## AVG. DOM

**19**

Q3 2024

**- 13.6%**

1-YR CHANGE

## CLOSED SALES

**95**

Q3 2024

**+ 3.3%**

1-YR CHANGE







# THANK YOU

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