

Table 1: Monthly Collection Data

City of Philadelphia Realty Transfer Tax

Realty Transfer Tax by Property Type
Monthly 2016 (OCT - DEC)

Description & BRT Code	OCT 2016		NOV 2016		DEC 2016		Total OCT - DEC 2016	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential								
General Commercial (88-2)	38	1,759,963	42	1,835,675	66	1,143,797	146	\$ 4,739,435
Office Bldgs, hotels and garages (88-3)	13	4,118,300	4	1,051,197	14	1,928,997	31	\$ 7,098,494
Industrial (88-4)	37	542,735	36	496,770	44	1,413,656	117	\$ 2,453,160
Other Non-residential (88-5,88-6, 87, 77,78)	86	687,159	84	1,011,820	123	1,045,964	293	\$ 2,744,944
Total Non-residential	174	7,108,157	166	4,395,462	247	5,532,413	587	\$ 17,036,032
Residential								
Condominiums (88-8)	191	1,952,030	146	1,725,356	201	2,345,768	538	\$ 6,023,154
Apartments (88-1)	23	2,779,581	24	1,282,578	29	2,243,639	76	\$ 6,305,798
Residential Wards (01 thur 76)	3,301	10,854,742	2,935	9,985,923	3,399	12,109,389	9,635	\$ 32,950,054
Total Residential	3,515	15,586,353	3,105	12,993,857	3,629	16,698,796	10,249	\$ 45,279,006
Unclassified								
Unclassified	48	1,500	47	-	68	0	163	\$ 1,500
Total RTT records	3,737	\$ 22,696,010	3,318	\$ 17,389,319	3,944	\$ 22,231,209	10,999	\$ 62,316,538
Void accounts	-	-	-	-	-	-	-	\$ -

Realty Transfer Tax by Location
Monthly 2016 (OCT - DEC)

Description & ZipCode	OCT 2016		NOV 2016		DEC 2016		Total OCT - DEC 2016	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Center City (19102, 03, 06, 07, 08, 09, 10, 23, 30, 46, 47, 92)								
Center City Residential	478	4,300,360	411	4,228,332	611	7,192,814	1,500	\$ 15,721,506
Center City Non-residential	37	1,353,154	39	2,186,216	49	2,599,327	125	\$ 6,138,698
Total Center City	515	5,653,515	450	6,414,548	660	9,792,141	1,625	\$ 21,860,204
Other Neighborhoods								
Other Neighborhoods Residential	3,037	11,285,992	2,694	8,765,525	3,018	9,505,983	8,749	\$ 29,557,500
Other Neighborhoods Non-residential	137	5,755,003	127	2,209,246	198	2,933,085	462	\$ 10,897,334
Total Other Neighborhoods	3,174	17,040,995	2,821	10,974,771	3,216	12,439,068	9,211	\$ 40,454,834
Unclassified								
Unclassified	48	\$ 1,500	47	-	68	\$ -	163	\$ 1,500
Total RTT records	3,737	\$ 22,696,010	3,318	17,389,319	3,944	\$ 22,231,209	10,999	\$ 62,316,538
Void accounts	-	\$ -	-	\$ -	-	\$ -	-	\$ -

Comparison with FAMIS for Quarter

FAMIS OCT 2016	\$ 22,781,580
FAMIS NOV 2016	\$ 16,763,300
FAMIS DEC 2016	\$ 20,022,197
FAMIS Total Transfer Tax	\$ 59,567,077
RTT Data file Total Local Tax	\$ 62,316,538
FAMIS less RTT Datafile	\$ (2,749,461)

Table 2: Quarter to Quarter Comparisons

City of Philadelphia Realty Transfer Tax

Realty Transfer Tax by Property Type
Quarterly Comparison

Description & BRT Code	Total OCT - DEC 2016		Total OCT - DEC 2015		Difference		% Difference	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential								
General Commercial (88-2)	146	\$ 4,739,435	168	\$ 4,516,097	(22)	\$ 223,338	-13.1%	4.9%
Office Bldgs, hotels and garages (88-3)	31	\$ 7,098,494	26	\$ 5,415,370	5	\$ 1,683,124	19.2%	31.1%
Industrial (88-4)	117	\$ 2,453,160	127	\$ 2,924,706	(10)	\$ (471,545)	-7.9%	-16.1%
Other Non-residential (88-5,88-6,77,78)	293	\$ 2,744,944	286	\$ 2,416,231	7	\$ 328,712	2.4%	13.6%
Total Non-residential	587	\$ 17,036,032	607	\$ 15,272,404	(20)	\$ 1,763,628	-3.3%	11.5%
Residential								
Condominiums (88-8)	538	\$ 6,023,154	476	\$ 5,469,716	62	\$ 553,437	13.0%	10.1%
Apartments (88-1)	76	\$ 6,305,798	113	\$ 7,207,514	(37)	\$ (901,716)	-32.7%	-12.5%
Residential Wards (01 thru 76)	9,635	\$ 32,950,054	9,103	\$ 27,603,776	532	\$ 5,346,278	5.8%	19.4%
Total Residential	10,249	\$ 45,279,006	9,692	\$ 40,281,007	557	\$ 4,997,999	5.7%	12.4%
Unclassified								
Unclassified	163	\$ 1,500	205	\$ 4,200	(42)	\$ (2,700)	-20.5%	-
Total RTT records	10,999	\$ 62,316,538	10,504	\$ 55,557,611	495	\$ 6,758,927	4.7%	12.2%
Voided transactions	-	\$ -	-	\$ -	-	\$ -	-	-

Realty Transfer Tax by Location
Quarterly Comparison

Description & ZipCode	Total OCT - DEC 2016		Total OCT - DEC 2015		Difference		% Difference	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Center City (19102, 03, 06, 07, 08, 09, 10, 23, 30, 46, 47, 92)								
Center City Residential	1,500	\$ 15,721,506	1,454	\$ 14,117,756	46	\$ 1,603,750	3.2%	11.4%
Center City Non-residential	125	\$ 6,138,698	179	\$ 9,140,683	(54)	\$ (3,001,985)	-30.2%	-32.8%
Total Center City	1,625	\$ 21,860,204	1,633	\$ 23,258,439	(8)	\$ (1,398,235)	-0.5%	-6.0%
Other Neighborhoods								
Other Neighborhoods Residential	8,749	\$ 29,557,500	8,238	\$ 26,163,252	511	\$ 3,394,248	6.2%	13.0%
Other Neighborhoods Non-residential	462	\$ 10,897,334	428	\$ 6,131,721	34	\$ 4,765,614	7.9%	77.7%
Total Other Neighborhoods	9,211	\$ 40,454,834	8,666	\$ 32,294,972	545	\$ 8,159,862	6.3%	25.3%
Unclassified								
Unclassified	163	\$ 1,500	205	\$ 4,200	(42)	\$ (2,700)	-20.5%	-
Total RTT records	10,999	\$ 62,316,538	10,504	\$ 55,557,611	495	\$ 6,758,927	4.7%	12.2%
Voided transactions	-	\$ -	-	\$ -	-	\$ -	-	-

Note: the count of transactions (# of records) includes transactions where total consideration is one dollar as well as other transactions where there is no local tax due. Also, in those cases where there are multiple properties transferred in one transaction, the count of transactions is equal to one

Table 3: Calendar Year Comparison

City of Philadelphia Realty Transfer Tax

Realty Transfer Tax by Property Type - Calendar Year Comparison

Description & BRT Code	Total CY 2016 (January - December)		Total CY 2015 (January - December)		Difference		% Difference	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential								
General Commercial (88-2)	566	12,311,358	609	15,896,798	(43)	\$ (3,585,440)	-7.1%	-22.6%
Office Bldgs, hotels and garages (88-3)	75	27,530,637	91	29,182,468	(16)	\$ (1,651,831)	-17.6%	-5.7%
Industrial (88-4)	449	10,230,531	473	9,027,144	(24)	\$ 1,203,387	-5.1%	13.3%
Other Non-residential (88-5,88-6,77,78)	1,225	9,580,018	1,168	9,546,898	57	\$ 33,120	4.9%	0.3%
Total Non-residential	2,315	\$ 59,652,543	2,341	\$ 63,653,308	(26)	\$ (4,000,765)	-1.1%	-6.3%
Residential								
Condominiums (88-8)	2,397	26,479,241	2,329	25,056,492	68	\$ 1,422,749	2.9%	5.7%
Apartments (88-1)	251	17,297,518	290	25,210,401	(39)	\$ (7,912,882)	-13.4%	-31.4%
Residential Wards (01 thru 76)	39,189	133,904,194	33,660	109,352,733	5,529	\$ 24,551,462	16.4%	22.5%
Total Residential	41,837	\$ 177,680,954	36,279	\$ 159,619,625	5,558	\$ 18,061,329	15.3%	11.3%
Unclassified								
Unclassified	763	\$ 48,812	746	\$ 20,952	17	\$ 27,860	2.3%	133.0%
Total RTT records	44,915	237,382,309	39,366	223,293,885	5,549	\$ 14,088,424	14.1%	6.3%
Voided transactions	-	\$ -	7	\$ 23,321	(7)	\$ (23,321)	-100.0%	-100.0%

Realty Transfer Tax by Location - Calendar Year Comparison

Description & ZipCode	Total CY 2016 (January - December)		Total CY 2015 (January - December)		Difference		% Difference	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Center City (19102, 03, 06, 07, 08, 09, 10, 23, 30, 46, 47, 92)								
Center City Residential	6,304	64,638,989	5,955	64,688,814	349	\$ (49,826)	5.9%	-0.1%
Center City Non-residential	460	22,217,116	600	42,864,322	(140)	\$ (20,647,206)	-23.3%	-48.2%
Total Center City	6,764	\$ 86,856,105	6,555	\$ 107,553,137	209	\$ (20,697,032)	3.2%	-19.2%
Other Neighborhoods								
Other Neighborhoods Residential	35,532	113,032,665	30,324	94,930,811	5,208	\$ 18,101,854	17.2%	19.1%
Other Neighborhoods Non-residential	1,855	37,435,428	1,741	20,788,986	114	\$ 16,646,441	6.5%	80.1%
Total Other Neighborhoods	37,387	\$ 150,468,092	32,065	\$ 115,719,797	5,322	\$ 34,748,295	16.6%	30.0%
Unclassified								
Unclassified	764	\$ 58,112	746	\$ 20,952	18	\$ 37,160	2.4%	177.4%
Total RTT records	44,915	\$ 237,382,309	39,366	\$ 223,293,885	5,549	\$ 14,088,424	14.1%	6.3%
Voided transactions	-	\$ -	7	\$ 23,321	(7)	\$ (23,321)	-100.0%	-100.0%

Note: the count of transactions (# of records) includes transactions where total consideration is one dollar as well as other transactions where there is no local tax due. Also, in those cases where there are multiple properties being transferred in one transaction, the count of transaction is one.

Comparison with FAMIS for Calendar 2016 (in 000)

FAMIS Total Transfer Tax	\$ 236,784
RTT Data file Total Local Tax	\$ 237,382
FAMIS less RTT Datafile	\$ (598)

City of Philadelphia
Calendar Year 2016
Top 25 Transactions, Realty Transfer Tax

RecordingDate	Consideration	CityTransferTax	Address	Condo#	BRT3	BRT3 Description
20160216	N/A	\$ 5,536,725	2970 MARKET ST	NULL	883	Office Buildings, Hotels and garages
20161013	N/A	\$ 3,486,347	3711 MARKET ST	1	883	Office Buildings, Hotels and garages
20160705	\$ 114,170,000	\$ 3,425,100	508 10 WALNUT ST	NULL	883	Office Buildings, Hotels and garages
20160309	N/A	\$ 2,934,718	3711 MARKET ST	NULL	883	Office Buildings, Hotels and garages
20160302	\$ 65,400,000	\$ 1,962,000	6100 CITY AVE	NULL	881	Apartment
20160225	\$ 63,053,000	\$ 1,891,590	1628 36 CHESTNUT ST	2	883	Office Buildings, Hotels and garages
20161005	\$ 56,000,000	\$ 1,680,000	5450 WISSAHICKON AVE	NULL	881	Apartment
20160112	\$ 43,610,202	\$ 1,308,306	10921 59 HELMER DR	NULL	881	Apartment
20160428	\$ 41,250,000	\$ 1,237,500	30 N 41ST ST	NULL	883	Office Buildings, Hotels and garages
20160112	\$ 33,839,173	\$ 1,015,175	1700 40 MARKET ST	NULL	883	Office Buildings, Hotels and garages
20161125	\$ 32,025,000	\$ 960,750	801 MARKET ST	2	883	Office Buildings, Hotels and garages
20160711	N/A	\$ 937,740	3925 WALNUT ST	NULL	881	Apartment
20160725	\$ 27,500,000	\$ 825,000	3901 CONSHOHOCKEN AVE	NULL	881	Apartment
20161007	\$ 25,775,000	\$ 773,250	12131 41 KNIGHTS RD	NULL	882	General Commercial
20160916	\$ 25,500,000	\$ 765,000	3520 50 MARKET ST	NULL	883	Office Buildings, Hotels and garages
20160224	\$ 24,375,000	\$ 731,250	2301 11 OREGON AVE	NULL	882	General Commercial
20160112	\$ 21,950,776	\$ 658,523	1700 40 MARKET ST	NULL	883	Office Buildings, Hotels and garages
20161202	\$ 18,540,000	\$ 556,200	1612 34 CHANCELLOR ST	NULL	883	Office Buildings, Hotels and garages
20161219	\$ 18,500,000	\$ 555,000	219 VINE ST	NULL	881	Apartment
20160419	\$ 17,700,000	\$ 531,000	1525 29 LOCUST ST	NULL	883	Office Buildings, Hotels and garages
20160914	\$ 17,450,000	\$ 523,500	123 27 S 12TH ST	NULL	883	Office Buildings, Hotels and garages
20160111	\$ 17,245,852	\$ 517,376	2600 WELSH RD	NULL	881	Apartment
20160604	\$ 16,968,265	\$ 509,048	1851 S CHRIS COLUMBUS BLV	NULL	882	General Commercial
20161102	\$ 16,600,000	\$ 498,000	6410 42 FRANKFORD AVE	NULL	882	General Commercial
20161220	\$ 16,350,000	\$ 490,500	2201 BRYN MAWR AVE	NULL	881	Apartment