

Table 1: Monthly Collection Data

City of Philadelphia
Realty Transfer Tax**Realty Transfer Tax by Property Type**
Monthly 2018 (Oct - Dec)

Description & BRT Code	Oct 2018		Nov 2018		Dec 2018		Total Oct - Dec 2018	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential								
General Commercial (88-2)	49	\$ 1,298,844	31	\$ 354,631	46	\$ 1,215,493	126	\$ 2,868,969
Office Bldgs, hotels and garages (88-3)	2	\$ 41,795	2	\$ 38,023	7	\$ 2,368,683	11	\$ 2,448,500
Industrial (88-4)	33	\$ 1,996,877	29	\$ 2,914,587	25	\$ 561,253	87	\$ 5,472,717
Other Non-residential (88-5,88-6, 87, 77,78)	147	\$ 2,089,637	116	\$ 1,192,060	124	\$ 1,753,267	387	\$ 5,034,965
Total Non-residential	231	\$ 5,427,153	178	\$ 4,499,301	202	\$ 5,898,696	611	\$ 15,825,150
Residential								
Condominiums (88-8)	227	\$ 2,316,850	190	\$ 2,572,432	186	\$ 2,402,894	603	\$ 7,292,176
Apartments (88-1)	20	\$ 5,751,338	24	\$ 4,904,647	21	\$ 1,726,888	65	\$ 12,382,873
Residential Wards (01 thur 76)	3,563	\$ 15,810,990	2,772	\$ 12,738,366	3,049	\$ 14,396,408	9,384	\$ 42,945,764
Total Residential	3,810	\$ 23,879,178	2,986	\$ 20,215,444	3,256	\$ 18,526,191	10,052	\$ 62,620,813
Unclassified								
Unclassified	60	\$ -	65	\$ -	71	\$ 16,226	196	\$ 16,226
Total RTT records	4,101	\$ 29,306,332	3,229	\$ 24,714,745	3,529	\$ 24,441,112	10,859	\$ 78,462,189
Void accounts	-	\$ -	-	\$ -	-	\$ -	-	\$ -

Realty Transfer Tax by Location
Monthly 2018 (Oct - Dec)

Description & ZipCode	Oct 2018		Nov 2018		Dec 2018		Total Oct - Dec 2018	
	# 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	464	\$ 5,874,639	390	\$ 7,730,835	415	\$ 5,994,342	1,269	\$ 19,599,815
Center City Non-residential	47	\$ 1,763,166	26	\$ 680,736	49	\$ 2,975,091	122	\$ 5,418,993
Total Center City	511	\$ 7,637,805	416	\$ 8,411,571	464	\$ 8,969,432	1,391	\$ 25,018,808
Other Neighborhoods								
Other Neighborhoods Residential	3,346	\$ 18,004,539	2,596	\$ 12,484,609	2,841	\$ 12,531,849	8,783	\$ 43,020,998
Other Neighborhoods Non-residential	184	\$ 3,663,987	152	\$ 3,818,565	153	\$ 2,923,605	489	\$ 10,406,157
Total Other Neighborhoods	3,530	\$ 21,668,527	2,748	\$ 16,303,175	2,994	\$ 15,455,454	9,272	\$ 53,427,155
Unclassified								
Unclassified	60	\$ -	65	\$ -	71	\$ 16,226	196	\$ 16,226
Total RTT records	4,101	\$ 29,306,332	3,229	\$ 24,714,745	3,529	\$ 24,441,112	10,859	\$ 78,462,189
Void accounts	-	\$ -	-	\$ -	-	\$ -	-	\$ -

Comparison with FAMIS for Quarter

FAMIS Oct 2018	\$ 29,175,806
FAMIS Nov 2018	\$ 22,552,161
FAMIS Dec 2018	\$ 26,287,274
FAMIS Total Transfer Tax	\$ 78,015,241
RTT Data file Total Local Tax	\$ 78,462,189
FAMIS less RTT Datafile	\$ (446,948)

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 2018		Total Oct - Dec 2017		Difference		% Difference	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential								
General Commercial (88-2)	126	\$ 2,868,969	119	\$ 2,617,561	7	\$ 251,408	5.9%	9.6%
Office Bldgs, hotels and garages (88-3)	11	\$ 2,448,500	24	\$ 19,748,600	(13)	\$ (17,300,100)	-54.2%	-87.6%
Industrial (88-4)	87	\$ 5,472,717	86	\$ 2,327,861	1	\$ 3,144,855	1.2%	135.1%
Other Non-residential (88-5,88-6,77,78)	387	\$ 5,034,965	340	\$ 7,688,144	47	\$ (2,653,179)	13.8%	-34.5%
Total Non-residential	611	\$ 15,825,150	569	\$ 32,382,166	42	\$ (16,557,016)	7.4%	-51.1%
Residential								
Condominiums (88-8)	603	\$ 7,292,176	699	\$ 8,433,919	(96)	\$ (1,141,742)	-13.7%	-13.5%
Apartments (88-1)	65	\$ 12,382,873	79	\$ 2,840,440	(14)	\$ 9,542,434	-17.7%	335.9%
Residential Wards (01 thur 76)	9,384	\$ 42,945,764	8,931	\$ 38,030,517	453	\$ 4,915,247	5.1%	12.9%
Total Residential	10,052	\$ 62,620,813	9,709	\$ 49,304,875	343	\$ 13,315,938	3.5%	27.0%
Unclassified								
Unclassified	196	\$ 16,226	158	\$ (0)	38	\$ 16,226	24.1%	n/a
Total RTT records	10,859	\$ 78,462,189	10,436	\$ 81,687,042	423	\$ (3,224,852)	4.1%	-3.9%
Voided transactions	-	\$ -	-	\$ -	-	\$ -		

Realty Transfer Tax by Location
Quarterly Comparison

Description & ZipCode	Total Oct - Dec 2018		Total Oct - Dec 2017		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	1,269	\$ 19,599,815	1,358	\$ 18,456,017	(89)	\$ 1,143,798	-6.6%	6.2%
Center City Non-residential	122	\$ 5,418,993	132	\$ 22,802,010	(10)	\$ (17,383,018)	-7.6%	-76.2%
Total Center City	1,391	\$ 25,018,808	1,490	\$ 41,258,028	(99)	\$ (16,239,220)	-6.6%	-39.4%
Other Neighborhoods								
Other Neighborhoods Residential	8,783	\$ 43,020,998	8,351	\$ 30,848,858	432	\$ 12,172,140	5.2%	39.5%
Other Neighborhoods Non-residential	489	\$ 10,406,157	437	\$ 9,580,156	52	\$ 826,002	11.9%	8.6%
Total Other Neighborhoods	9,272	\$ 53,427,155	8,788	\$ 40,429,014	484	\$ 12,998,141	5.5%	32.2%
Unclassified								
Unclassified	196	\$ 16,226	158	\$ (0)	38	\$ 16,226	24.1%	n/a
Total RTT records	10,859	\$ 78,462,189	10,436	\$ 81,687,042	423	\$ (3,224,852)	4.1%	-3.9%
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

Realty Transfer Tax by Property Type

Table 3: Fiscal Year to Date

Description & BRT Code	Total Jul 2019 - Dec 2019		Total Jul 2018 - Dec 2018		Difference		% Difference	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential								
General Commercial (88-2)	244	\$ 7,362,985	238	\$ 4,301,545	6	\$ 3,061,440	2.5%	71.2%
Office Bldgs, hotels and garages (88-3)	21	\$ 7,807,954	52	\$ 34,950,056	(31)	\$ (27,142,102)	-59.6%	-77.7%
Industrial (88-4)	168	\$ 9,278,059	203	\$ 4,982,548	(35)	\$ 4,295,512	-17.2%	86.2%
Other Non-residential (88-5,88-6,77,78)	792	\$ 8,749,509	735	\$ 11,385,654	57	\$ (2,636,145)	7.8%	-23.2%
Total Non-residential	1,225	\$ 33,198,508	1,228	\$ 55,619,803	(3)	\$ (22,421,295)	-0.2%	-40.3%
Residential								
Condominiums (88-8)	1,323	\$ 15,899,485	1,425	\$ 17,346,178	(102)	\$ (1,446,694)	-7.2%	-8.3%
Apartments (88-1)	138	\$ 26,920,599	152	\$ 11,209,771	(14)	\$ 15,710,828	-9.2%	140.2%
Residential Wards (01 thur 76)	19,149	\$ 89,645,338	19,030	\$ 81,013,753	119	\$ 8,631,585	0.6%	10.7%
Total Residential	20,610	\$ 132,465,421	20,607	\$ 109,569,702	3	\$ 22,895,719	0.0%	20.9%
Unclassified								
Unclassified	377	\$ 16,226	357	\$ 0	20	\$ 16,226	5.6%	n/a
Total RTT records	22,212	\$ 165,680,155	22,192	\$ 165,189,505	20	\$ 490,650	0.1%	0.3%
Voided transactions	-	\$ -	-	\$ -	-	\$ -		

Realty Transfer Tax by Location

Table 3: Fiscal Year to Date

Description & ZipCode	Total Jul 2019 - Dec 2019		Total Jul 2018 - Dec 2018		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	2,778	\$ 40,943,251	2,929	\$ 40,482,204	(151)	\$ 461,047	-5.2%	1.1%
Center City Non-residential	232	\$ 13,931,042	259	\$ 39,380,669	(27)	\$ (25,449,627)	-10.4%	-64.6%
Total Center City	3,010	\$ 54,874,293	3,188	\$ 79,862,873	(178)	\$ (24,988,580)	-5.6%	-31.3%
Other Neighborhoods								
Other Neighborhoods Residential	17,832	\$ 91,522,170	17,678	\$ 69,087,498	154	\$ 22,434,672	0.9%	32.5%
Other Neighborhoods Non-residential	993	\$ 19,267,466	969	\$ 16,239,134	24	\$ 3,028,332	2.5%	18.6%
Total Other Neighborhoods	18,825	\$ 110,789,636	18,647	\$ 85,326,632	178	\$ 25,463,004	1.0%	29.8%
Unclassified								
Unclassified	377	\$ 16,226	357	\$ 0	20	\$ 16,226	5.6%	n/a
Total RTT records	22,212	\$ 165,680,155	22,192	\$ 165,189,505	20	\$ 490,650	0.1%	0.3%
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 4: Calendar Year Comparison

Realty Transfer Tax by Property Type - Calendar Year Comparison

Description & BRT Code	Total CY 2018 (January - December)		Total CY 2017 (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)	489	15,616,703	492	11,727,646	(3)	\$ 3,889,057	-0.6%	33.2%
Office Bldgs, hotels and garages (88-3)	54	29,637,922	89	42,296,639	(35)	\$ (12,658,717)	-39.3%	-29.9%
Industrial (88-4)	357	16,815,301	426	8,775,395	(69)	\$ 8,039,906	-16.2%	91.6%
Other Non-residential (88-5,88-6,77,78)	1,559	21,112,034	1,537	18,013,994	22	\$ 3,098,040	1.4%	17.2%
Total Non-residential	2,459	\$ 83,181,961	\$ 2,544	\$ 80,813,675	(85)	\$ 2,368,286	-3.3%	2.9%
Residential								
Condominiums (88-8)	2,672	33,667,450	2,656	31,999,225	16	\$ 1,668,225	0.6%	5.2%
Apartments (88-1)	275	49,339,762	291	15,561,781	(16)	\$ 33,777,980	-5.5%	217.1%
Residential Wards (01 thru 76)	37,736	167,637,229	38,253	156,156,833	(517)	\$ 11,480,396	-1.4%	7.4%
Total Residential	40,683	\$ 250,644,441	\$ 41,200	\$ 203,717,840	(517)	\$ 46,926,602	-1.3%	23.0%
Unclassified								
Unclassified	770	\$ 43,816	774	\$ 77,075	(4)	\$ (33,259)	-0.5%	-43.2%
Total RTT records	43,912	333,870,218	44,518	\$ 284,608,589	(606)	\$ 49,261,629	-1.4%	17.3%
Voided transactions	-	\$ -	-	\$ -	-	\$ -		

Realty Transfer Tax by Location - Calendar Year Comparison

Description & ZipCode	Total CY 2018 (January - December)		Total CY 2017 (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 Non-residential	447	43,482,121	516	51,424,356	(69)	\$ (7,942,235)	-13.4%	-15.4%
Center City Residential	5,670	90,105,907	6,043	78,212,890	(373)	\$ 11,893,017	-6.2%	15.2%
Total Center City	6,117	133,588,028	6,559	\$ 129,637,246	(442)	\$ 3,950,782	-6.7%	3.0%
Other Neighborhoods								
Other Neighborhoods Non-residential	2,012	39,699,840	2,028	29,389,318	(16)	\$ 10,310,521	-0.8%	35.1%
Other Neighborhoods Residential	35,013	160,538,535	35,157	125,504,949	(144)	\$ 35,033,585	-0.4%	27.9%
Total Other Neighborhoods	37,025	200,238,374	37,185	154,894,268	(160)	\$ 45,344,106	-0.4%	29.3%
Unclassified								
Unclassified	770	43,816	774	\$ 77,075	(4)	\$ (33,259)	-0.5%	-43.2%
Total RTT records	43,912	\$ 333,870,218	44,518	\$ 284,608,589	(606)	\$ 49,261,629	-1.4%	17.3%
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 being transferred in one transaction, the count of transaction is one.

Comparison with FAMIS for Calendar 2018 (in 000)

FAMIS Total Transfer Tax	\$ 333,709
RTT Data file Total Local Tax	\$ 333,870
FAMIS less RTT Datafile	\$ (162)

City of Philadelphia
 Calendar Year 2018
 Top 25 Transactions, Realty Transfer Tax

RecordingDate	Consideration	CityTransferTax	Address	Condo#	BRT3	BRT3 Description
20180122	\$ 197,500,000	\$ 6,122,500	2930 CHESTNUT ST		881	Apartments
20180221	\$ 160,000,000	\$ 4,960,000	1600 22 MARKET ST		883	Office Bldgs, hotels and garages
20180725	\$ 138,950,000	\$ 4,554,781	3601 MARKET ST		881	Apartments
20180803	\$ 133,350,000	\$ 4,371,213	350 E WILLOW GROVE AVE		881	Apartments
20180509	\$ 130,500,000	\$ 4,045,500	5 CRESCENT DR		883	Office Bldgs, hotels and garages
20180126	\$ 111,140,552	\$ 3,445,357	200 W WASHINGTON SQ		881	Apartments
20181015	\$ 102,600,000	\$ 3,363,228	4000 PRESIDENTIAL BLVD		881	Apartments
20180702	\$ 107,714,077	\$ 3,339,136	2000 24 MARKET ST		883	Office Bldgs, hotels and garages
20180329	\$ 95,500,000	\$ 2,960,500	1 DOCK ST		883	Office Bldgs, hotels and garages
20180622	\$ 78,500,000	\$ 2,433,500	1622 50 ARCH ST		883	Office Bldgs, hotels and garages
20181130	\$ 71,463,436	\$ 2,342,571	1530 34 LOCUST ST		881	Apartments
20181203	\$ 59,800,000	\$ 1,960,244	1776 BENJAMIN FRANKLIN PKY		883	Office Bldgs, hotels and garages
20180507	\$ 62,597,372	\$ 1,940,519	777 S BROAD ST		881	Apartments
20180112	\$ 10	\$ 1,814,746	1625 37 MARKET ST		883	Office Bldgs, hotels and garages
20181026	\$ 53,065,000	\$ 1,739,471	4368 MAIN ST		881	Apartments
20181108	\$ 47,550,000	\$ 1,558,689	201 27 SHAWMONT AVE		881	Apartments
20180621	\$ 44,138,567	\$ 1,368,296	1050 N HANCOCK ST		881	Apartments
20180228	\$ 41,800,000	\$ 1,295,800	907 37 MARKET ST		882	General Commercial
20180507	\$ 40,563,004	\$ 1,265,300	232 52 S 24TH ST		881	Apartments
20180803	\$ 37,000,000	\$ 1,212,860	7650 CRITTENDEN ST		881	Apartments
20180118	\$ 1	\$ 1,196,934	123 51 S BROAD ST		883	Office Bldgs, hotels and garages
20180201	\$ 37,000,000	\$ 1,147,000	900 PACKER AVE		883	Office Bldgs, hotels and garages
20180118	\$ 36,380,000	\$ 1,127,780	225 51 N 15TH ST		772	Other Non-residential
20181114	\$ 34,193,404	\$ 1,120,860	9355 BLUE GRASS RD		884	Industrial
20180703	\$ 32,000,000	\$ 992,000	600 32 CHESTNUT ST		883	Office Bldgs, hotels and garages