

Realty Transfer Tax by Property Type
Monthly 2019 (October - December)

Description & BRT Code	October 2019		November 2019		December 2019		Total October - December 2019	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential								
General Commercial (88-2)	39	\$ 780,022	33	\$ 536,138	42	\$ 2,555,429	114	\$ 3,871,589
Office Bldgs, hotels and garages (88-3)	9	\$ 2,407,134	7	\$ 1,281,492	15	\$ 4,725,646	31	\$ 8,414,271
Industrial (88-4)	35	\$ 4,328,157	21	\$ 843,810	35	\$ 1,942,522	91	\$ 7,114,489
Other Non-residential (88-5,88-6, 87, 77,78)	125	\$ 1,838,554	92	\$ 1,315,797	115	\$ 942,383	332	\$ 4,096,734
Total Non-residential	208	\$ 9,353,866	153	\$ 3,977,237	207	\$ 10,165,979	568	\$ 23,497,083
Residential								
Condominiums (88-8)	206	\$ 1,938,059	145	\$ 1,581,243	213	\$ 2,824,565	564	\$ 6,343,867
Apartments (88-1)	33	\$ 2,372,657	33	\$ 2,912,846	29	\$ 2,458,871	95	\$ 7,744,374
Residential Wards (01 thur 76)	3,219	\$ 15,628,820	2,534	\$ 12,936,015	2,946	\$ 15,000,893	8,699	\$ 43,565,728
Total Residential	3,458	\$ 19,939,536	2,712	\$ 17,430,104	3,188	\$ 20,284,329	9,358	\$ 57,653,970
Unclassified								
Unclassified	52	\$ -	43	\$ 0	75	\$ 0	170	\$ 0
Total RTT records	3,718	\$ 29,293,403	2,908	\$ 21,407,342	3,470	\$ 30,450,309	10,096	\$ 81,151,053
Void accounts	-	\$ -	-	\$ -	-	\$ -	-	\$ -

Realty Transfer Tax by Location
Monthly 2019 (October - December)

Description & ZipCode	October 2019		November 2019		December 2019		Total October - December 2019	
	# 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	406	\$ 4,912,353	338	\$ 4,617,311	474	\$ 8,203,436	1,218	\$ 17,733,101
Center City Non-residential	45	\$ 1,754,246	21	\$ 1,627,670	22	\$ 2,627,781	88	\$ 6,009,697
Total Center City	451	\$ 6,666,600	359	\$ 6,244,981	496	\$ 10,831,217	1,306	\$ 23,742,798
Other Neighborhoods								
Other Neighborhoods Residential	3,052	\$ 15,027,183	2,374	\$ 12,812,793	2,714	\$ 12,080,893	8,140	\$ 39,920,869
Other Neighborhoods Non-residential	163	\$ 7,599,620	132	\$ 2,349,568	185	\$ 7,538,198	480	\$ 17,487,386
Total Other Neighborhoods	3,215	\$ 22,626,803	2,506	\$ 15,162,361	2,899	\$ 19,619,092	8,620	\$ 57,408,255
Unclassified								
Unclassified	52	\$ -	43	\$ -	75	\$ 0	170	\$ 0
Total RTT records	3,718	\$ 29,293,403	2,908	\$ 21,407,342	3,470	\$ 30,450,309	10,096	\$ 81,151,053
Void accounts	-	\$ -	-	\$ -	-	\$ -	-	\$ -

Comparison with FAMIS for Quarter

FAMIS October 2019	\$ 38,706,106
FAMIS November 2019	\$ 27,648,245
FAMIS December 2019	\$ 30,093,300
FAMIS Total Transfer Tax	\$ 96,447,651
RTT Data file Total Local Tax	\$ 81,151,053
FAMIS less RTT Datafile **1	\$ 15,296,598

**1 The transfer of 401 N Broad in late September was included in the RTT Data file but was not recorded in FAMIS until October; the value of this transaction is \$8.3m in tax.

Realty Transfer Tax by Property Type
Quarterly Comparison

Description & BRT Code	Total October - December 2019		Total October - December 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)	114	\$ 3,871,589	126	\$ 2,868,969	(12)	\$ 1,002,620	-9.5%	34.9%
Office Bldgs, hotels and garages (88-3)	31	\$ 8,414,271	11	\$ 2,448,500	20	\$ 5,965,771	181.8%	243.7%
Industrial (88-4)	91	\$ 7,114,489	87	\$ 5,472,717	4	\$ 1,641,773	4.6%	30.0%
Other Non-residential (88-5,88-6,77,78)	332	\$ 4,096,734	387	\$ 5,034,965	(55)	\$ (938,231)	-14.2%	-18.6%
Total Non-residential	568	\$ 23,497,083	611	\$ 15,825,150	(43)	\$ 7,671,933	-7.0%	48.5%
Residential								
Condominiums (88-8)	564	\$ 6,343,867	603	\$ 7,292,176	(39)	\$ (948,309)	-6.5%	-13.0%
Apartments (88-1)	95	\$ 7,744,374	65	\$ 12,382,873	30	\$ (4,638,499)	46.2%	-37.5%
Residential Wards (01 thur 76)	8,699	\$ 43,565,728	9,384	\$ 42,945,764	(685)	\$ 619,965	-7.3%	1.4%
Total Residential	9,358	\$ 57,653,970	10,052	\$ 62,620,813	(694)	\$ (4,966,843)	-6.9%	-7.9%
Unclassified								
Unclassified	170	\$ 0	196	\$ 16,226	(26)	\$ (16,226)	-13.3%	n/a
Total RTT records	10,096	\$ 81,151,053	10,859	\$ 78,462,189	(763)	\$ 2,688,864	-7.0%	3.4%
Voided transactions	-	\$ -	-	\$ -	-	\$ -		

Realty Transfer Tax by Location
Quarterly Comparison

Description & ZipCode	Total October - December 2019		Total October - December 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	1,218	\$ 17,733,101	1,269	\$ 19,599,815	(51)	\$ (1,866,714)	-4.0%	-9.5%
Center City Non-residential	88	\$ 6,009,697	122	\$ 5,418,993	(34)	\$ 590,704	-27.9%	10.9%
Total Center City	1,306	\$ 23,742,798	1,391	\$ 25,018,808	(85)	\$ (1,276,010)	-6.1%	-5.1%
Other Neighborhoods								
Other Neighborhoods Residential	8,140	\$ 39,920,869	8,783	\$ 43,020,998	(643)	\$ (3,100,129)	-7.3%	-7.2%
Other Neighborhoods Non-residential	480	\$ 17,487,386	489	\$ 10,406,157	(9)	\$ 7,081,229	-1.8%	68.0%
Total Other Neighborhoods	8,620	\$ 57,408,255	9,272	\$ 53,427,155	(652)	\$ 3,981,100	-7.0%	7.5%
Unclassified								
Unclassified	170	\$ 0	196	\$ 16,226	(26)	\$ (16,226)	-13.3%	n/a
Total RTT records	10,096	\$ 81,151,053	10,859	\$ 78,462,189	(763)	\$ 2,688,864	-7.0%	3.4%
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 July 2019 - December 2020		Total July 2018 - December 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)	230	\$ 8,118,961	244	\$ 7,362,985	(14)	\$ 755,976	-5.7%	10.3%
Office Bldgs, hotels and garages (88-3)	43	\$ 13,766,171	21	\$ 7,807,954	22	\$ 5,958,216	104.8%	76.3%
Industrial (88-4)	178	\$ 10,544,893	168	\$ 9,278,059	10	\$ 1,266,834	6.0%	13.7%
Other Non-residential (88-5,88-6,77,78)	670	\$ 19,644,489	792	\$ 8,749,509	(122)	\$ 10,894,980	-15.4%	124.5%
Total Non-residential	1,121	\$ 52,074,514	1,225	\$ 33,198,508	(104)	\$ 18,876,006	-8.5%	56.9%
Residential								
Condominiums (88-8)	1,288	\$ 14,786,807	1,323	\$ 15,899,485	(35)	\$ (1,112,677)	-2.6%	-7.0%
Apartments (88-1)	171	\$ 12,300,962	138	\$ 26,920,599	33	\$ (14,619,637)	23.9%	-54.3%
Residential Wards (01 thur 76)	18,324	\$ 93,255,412	19,149	\$ 89,645,338	(825)	\$ 3,610,075	-4.3%	4.0%
Total Residential	19,783	\$ 120,343,181	20,610	\$ 132,465,421	(827)	\$ (12,122,240)	-4.0%	-9.2%
Unclassified								
Unclassified	326	\$ 4,917	377	\$ 16,226	(51)	\$ (11,309)	-13.5%	n/a
Total RTT records	21,230	\$ 172,422,612	22,212	\$ 165,680,155	(982)	\$ 6,742,457	-4.4%	4.1%
Voided transactions	-	\$ -	-	\$ -	-	\$ -		

Realty Transfer Tax by Location

Table 3: Fiscal Year to Date

Description & ZipCode	Total July 2019 - December 2020		Total July 2018 - December 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	2,639	\$ 38,657,214	2,778	\$ 40,943,251	(139)	\$ (2,286,037)	-5.0%	-5.6%
Center City Non-residential	193	\$ 23,396,164	232	\$ 13,931,042	(39)	\$ 9,465,122	-16.8%	67.9%
Total Center City	2,832	\$ 62,053,378	3,010	\$ 54,874,293	(178)	\$ 7,179,085	-5.9%	13.1%
Other Neighborhoods								
Other Neighborhoods Residential	17,144	\$ 81,685,967	17,832	\$ 91,522,170	(688)	\$ (9,836,203)	-3.9%	-10.7%
Other Neighborhoods Non-residential	928	\$ 28,678,350	993	\$ 19,267,466	(65)	\$ 9,410,884	-6.5%	48.8%
Total Other Neighborhoods	18,072	\$ 110,364,317	18,825	\$ 110,789,636	(753)	\$ (425,319)	-4.0%	-0.4%
Unclassified								
Unclassified	326	\$ 4,917	377	\$ 16,226	(51)	\$ (11,309)	-13.5%	n/a
Total RTT records	21,230	\$ 172,422,612	22,212	\$ 165,680,155	(982)	\$ 6,742,457	-4.4%	4.1%
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

City of Philadelphia
Realty Transfer Tax

Realty Transfer Tax by Property Type - Calendar Year Comparison

Description & BRT Code	Total CY 2019 (January - December)		Total CY 2018 (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)	492	14,420,884	489	15,616,703	3	\$ (1,195,819)	0.6%	-7.7%
Office Bldgs, hotels and garages (88-3)	89	36,122,765	54	29,637,922	35	\$ 6,484,843	64.8%	21.9%
Industrial (88-4)	350	21,127,249	357	16,815,301	(7)	\$ 4,311,947	-2.0%	25.6%
Other Non-residential (88-5,88-6,77,78)	1,391	26,552,728	1,559	21,112,034	(168)	\$ 5,440,694	-10.8%	25.8%
Total Non-residential	2,322	\$ 98,223,626	\$ 2,459	\$ 83,181,961	(137)	\$ 15,041,665	-5.6%	18.1%
Residential								
Condominiums (88-8)	2,496	30,640,341	2,672	33,667,450	(176)	\$ (3,027,110)	-6.6%	-9.0%
Apartments (88-1)	313	30,592,813	275	49,339,762	38	\$ (18,746,949)	13.8%	-38.0%
Residential Wards (01 thru 76)	35,730	173,917,977	37,736	167,637,229	(2,006)	\$ 6,280,747	-5.3%	3.7%
Total Residential	38,539	\$ 235,151,130	\$ 40,683	\$ 250,644,441	(2,144)	\$ (15,493,311)	-5.3%	-6.2%
Unclassified								
Unclassified	655	\$ 23,438	770	\$ 43,816	(115)	\$ (20,378)	-14.9%	-46.5%
Total RTT records	41,516	333,398,194	43,912	\$ 333,870,218	(2,396)	\$ (472,025)	-5.5%	-0.1%
Voided transactions	-	\$ -	-	\$ -	-	\$ -		

Realty Transfer Tax by Location - Calendar Year Comparison

Description & ZipCode	Total CY 2019 (January - December)		Total CY 2018 (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	400	51,361,277	447	43,482,121	(47)	\$ 7,879,156	-10.5%	18.1%
Center City Residential	5,144	79,660,507	5,670	90,105,907	(526)	\$ (10,445,400)	-9.3%	-11.6%
Total Center City	5,544	131,021,784	6,117	\$ 133,588,028	(573)	\$ (2,566,244)	-9.4%	-1.9%
Other Neighborhoods								
Other Neighborhoods Non-residential	1,922	46,862,348	2,012	39,699,840	(90)	\$ 7,162,509	-4.5%	18.0%
Other Neighborhoods Residential	33,395	155,490,623	35,013	160,538,535	(1,618)	\$ (5,047,911)	-4.6%	-3.1%
Total Other Neighborhoods	35,317	202,352,972	37,025	200,238,374	(1,708)	\$ 2,114,598	-4.6%	1.1%
Unclassified								
Unclassified	655	23,438	770	\$ 43,816	(115)	\$ (20,378)	-14.9%	-46.5%
Total RTT records	41,516	\$ 333,398,194	43,912	\$ 333,870,218	(2,396)	\$ (472,025)	-5.5%	-0.1%
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 2019 (in 000)

FAMIS Total Transfer Tax	\$ 342,635
RTT Data file Total Local Tax	\$ 333,398
FAMIS less RTT Datafile	\$ 9,237

City of Philadelphia
 Calendar Year 2019
 Top 25 Transactions, Realty Transfer Tax

RecordingDate	Consideration	CityTransferTax	Address	Condo#	BRT3	BRT3 Description
20190402	\$ 451,600,000	\$ 14,803,448	1735 MARKET ST	NULL	883	Office Bldgs, hotels and garages
20190926	\$ 253,515,959	\$ 8,310,253	401 N BROAD ST S	NULL	874	Other Non-residential
20190617	\$ 115,973,615	\$ 3,801,615	200 26 N 23RD ST	NULL	881	Apartments
20190705	\$ 99,250,000	\$ 3,253,415	800 WALNUT ST	5	883	Office Bldgs, hotels and garages
20190607	\$ 97,374,674	\$ 3,191,942	2760 E RED LION RD	NULL	884	Industrial
20190304	\$ 77,422,000	\$ 2,537,893	1613 35 RACE ST	NULL	883	Office Bldgs, hotels and garages
20191018	\$ 74,031,151	\$ 2,426,741	3001 RED LION RD	NULL	884	Industrial
20191226	\$ 62,341,000	\$ 2,043,538	3 CRESCENT DR	NULL	883	Office Bldgs, hotels and garages
20190510	\$ 46,752,980	\$ 1,532,563	7701 LINDBERGH BLVD	NULL	881	Apartments
20191210	\$ 40,000,000	\$ 1,311,200	1301 25 CHESTNUT ST	A	882	General Commercial
20191028	\$ 38,000,000	\$ 1,245,640	4231 LOCUST ST	NULL	881	Apartments
20190819	\$ 35,000,000	\$ 1,147,300	2001 BEACH ST	NULL	885	Other Non-residential
20190110	\$ 34,193,404	\$ 1,120,860	9355 BLUE GRASS RD	NULL	884	Industrial
20191003	\$ 34,050,000	\$ 1,116,159	201 ROUSE BLV	NULL	883	Office Bldgs, hotels and garages
20191205	\$ 33,500,000	\$ 1,098,130	1200 INTREPID AVE	NULL	883	Office Bldgs, hotels and garages
20190826	\$ 23,160,001	\$ 1,074,123	2201 35 COTTMAN AVE	NULL	882	General Commercial
20190926	\$ 30,800,000	\$ 1,009,624	1618 22 CHESTNUT ST	NULL	772	Other Non-residential
20190116	\$ 30,550,000	\$ 1,001,429	5400 LANGDON ST	NULL	884	Industrial
20191120	\$ 29,776,800	\$ 976,084	2301 CHESTNUT ST	NULL	883	Office Bldgs, hotels and garages
20190402	\$ 29,650,000	\$ 971,927	1201 05 CHESTNUT ST	NULL	881	Apartments
20190523	\$ 29,000,000	\$ 950,620	3601 CONSHOCKEN AVE	NULL	881	Apartments
20190404	\$ 28,141,500	\$ 922,478	1220 46 N BROAD ST	NULL	881	Apartments
20191003	\$ 26,600,000	\$ 871,948	1 CRESCENT DR	NULL	883	Office Bldgs, hotels and garages
20190308	\$ 26,000,000	\$ 852,280	1666 CALLOWHILL ST	1A	888	Condominiums
20190812	\$ 25,925,000	\$ 849,822	150 S INDEPENDENCE ML W	TOWER 1	883	Office Bldgs, hotels and garages