

Realty Transfer Tax by Property Type
Monthly Comparison

Description & BRT Code	Total December 2020		Total December 2019		Total December 2018		Difference (2020 and 2019)		% Difference (2020 and 2019)		Difference (2020 and 2018)		% Difference (2020 and 2018)	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential														
General Commercial (88-2)	51	\$ 2,418,773	42	\$ 2,555,429	46	\$ 1,215,493	9	\$ (136,655)	21.4%	-5.3%	5	\$ 1,203,281	10.9%	99.0%
Office Bldgs, hotels and garages (88-3)	3	\$ 1,836,008	15	\$ 4,725,646	7	\$ 2,368,683	(12)	\$ (2,889,638)	-80.0%	-61.1%	(4)	\$ (532,675)	-57.1%	-22.5%
Industrial (88-4)	37	\$ 2,240,123	35	\$ 1,942,522	25	\$ 561,253	2	\$ 297,601	5.7%	15.3%	12	\$ 1,678,870	48.0%	299.1%
Other Non-residential (88-5,88-6,77,78)	101	\$ 2,234,858	115	\$ 942,383	124	\$ 1,753,267	(14)	\$ 1,292,475	-12.2%	137.1%	(23)	\$ 481,591	-18.5%	27.5%
Total Non-residential	192	\$ 8,729,762	207	\$ 10,165,979	202	\$ 5,898,696	(15)	\$ (1,436,217)	-7.2%	-14.1%	(10)	\$ 2,831,067	-5.0%	48.0%
Residential														
Condominiums (88-8)	216	\$ 2,545,740	213	\$ 2,824,565	186	\$ 2,402,894	3	\$ (278,825)	1.4%	-9.9%	30	\$ 142,846	16.1%	5.9%
Apartments (88-1)	39	\$ 4,976,569	29	\$ 2,458,871	21	\$ 1,726,888	10	\$ 2,517,698	34.5%	102.4%	18	\$ 3,249,680	85.7%	188.2%
Single/Multi-family Homes (01 thur 76)	3,089	\$ 18,706,019	2,946	\$ 15,000,893	3,049	\$ 14,396,408	143	\$ 3,705,125	4.9%	24.7%	40	\$ 4,309,611	1.3%	29.9%
Total Residential	3,344	\$ 26,228,328	3,188	\$ 20,284,329	3,256	\$ 18,526,191	156	\$ 5,943,998	4.9%	29.3%	88	\$ 7,702,137	2.7%	41.6%
Unclassified														
Unclassified	64	\$ 2,459	75	\$ 0	71	\$ 16,226	(11)	\$ 2,458	-14.7%	n/a	(7)	\$ (13,768)	-9.9%	-84.8%
Total RTT records	3,600	\$ 34,960,549	3,470	\$ 30,450,309	3,529	\$ 24,441,112	130	\$ 4,510,240	3.7%	14.8%	71	\$ 10,519,436	2.0%	43.0%
Voided transactions	-	\$ -	-	\$ -	-	\$ -	-	\$ -			-	\$ -		

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	# of records	local tax	# of records	local tax	# of records	local tax	# 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 Condominiums	148	\$ 2,129,279	152	\$ 2,420,628	120	\$ 1,954,651	(4)	\$ (291,349)	-2.6%	-12.0%	28	\$ 174,628	23.3%	8.9%
Center City Apartments	12	\$ 836,332	14	\$ 2,177,537	8	\$ 529,561	(2)	\$ (1,341,205)	-14.3%	-61.6%	4	\$ 306,771	50.0%	57.9%
Center City Single/Multi-family Homes	309	\$ 3,849,294	308	\$ 3,605,272	287	\$ 3,510,130	1	\$ 244,022	0.3%	6.8%	22	\$ 339,164	7.7%	9.7%
Center City Non-residential	29	\$ 1,514,584	22	\$ 2,627,781	49	\$ 2,975,091	7	\$ (1,113,197)	31.8%	-42.4%	(20)	\$ (1,460,507)	-40.8%	-49.1%
Total Center City	498	\$ 8,329,488	496	\$ 10,831,217	464	\$ 8,969,432	2	\$ (2,501,729)	0.4%	-23.1%	34	\$ (639,944)	7.3%	-7.1%
Other Neighborhoods														
Other Neighborhoods Condominiums	68	\$ 416,461	61	\$ 403,937	66	\$ 448,243	7	\$ 12,524	11.5%	3.1%	2	\$ (31,782)	3.0%	-7.1%
Other Neighborhoods Apartments	27	\$ 4,140,237	15	\$ 281,334	13	\$ 1,197,328	12	\$ 3,858,903	80.0%	1371.6%	14	\$ 2,942,910	107.7%	245.8%
Other Neighborhoods Single/Multi-family Homes	2,780	\$ 14,856,725	2,638	\$ 11,395,621	2,762	\$ 10,886,278	142	\$ 3,461,104	5.4%	30.4%	18	\$ 3,970,447	0.7%	36.5%
Other Neighborhoods Non-residential	163	\$ 7,215,178	185	\$ 7,538,198	153	\$ 2,923,605	(22)	\$ (323,020)	-11.9%	-4.3%	10	\$ 4,291,573	6.5%	146.8%
Total Other Neighborhoods	3,038	\$ 26,628,602	2,899	\$ 19,619,092	2,994	\$ 15,455,454	139	\$ 7,009,510	4.8%	35.7%	44	\$ 11,173,148	1.5%	72.3%
Unclassified														
Unclassified	64	\$ 2,459	75	\$ 0	71	\$ 16,226	(11)	\$ 2,458	-14.7%	n/a	(7)	\$ (13,768)	-9.9%	-84.8%
Total RTT records	3,600	\$ 34,960,549	3,470	\$ 30,450,309	3,529	\$ 24,441,112	130	\$ 4,510,240	3.7%	14.8%	71	\$ 10,519,436	2.0%	43.0%
Voided transactions	-	\$ -	-	\$ -	-	\$ -	-	\$ -	n/a	n/a	-	\$ -	n/a	n/a

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
Fiscal Year to Date

Description & BRT Code	Total July 2019 - December 2020		Total July 2018 - December 2019		Difference		% Difference	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential								
General Commercial (88-2)	190	\$ 6,478,324	230	\$ 8,118,961	(40)	\$ (1,640,637)	-17.4%	-20.2%
Office Bldgs, hotels and garages (88-3)	16	\$ 2,884,399	43	\$ 13,766,171	(27)	\$ (10,881,772)	-62.8%	-79.0%
Industrial (88-4)	145	\$ 9,040,241	178	\$ 10,544,893	(33)	\$ (1,504,652)	-18.5%	-14.3%
Other Non-residential (88-5,88-6,77,78)	549	\$ 10,990,185	670	\$ 19,644,489	(121)	\$ (8,654,304)	-18.1%	-44.1%
Total Non-residential	900	\$ 29,393,149	1,121	\$ 52,074,514	(221)	\$ (22,681,364)	-19.7%	-43.6%
Residential								
Condominiums (88-8)	1,212	\$ 13,057,346	1,288	\$ 14,786,807	(76)	\$ (1,729,461)	-5.9%	-11.7%
Apartments (88-1)	133	\$ 13,818,339	171	\$ 12,300,962	(38)	\$ 1,517,377	-22.2%	12.3%
Single/Multi-family Homes (01 thur 76)	16,859	\$ 103,126,783	18,324	\$ 93,255,412	(1,465)	\$ 9,871,370	-8.0%	10.6%
Total Residential	18,204	\$ 130,002,468	19,783	\$ 120,343,181	(1,579)	\$ 9,659,287	-8.0%	8.0%
Unclassified								
Unclassified	319	\$ 6,010	326	\$ 4,917	(7)	\$ 1,093	-2.1%	22.2%
Total RTT records	19,423	\$ 159,401,627	21,230	\$ 172,422,612	(1,807)	\$ (13,020,985)	-8.5%	-7.6%
Voided transactions	-	\$ -	-	\$ -	-	\$ -	n/a	n/a

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Center City (19102, 03, 06, 07, 08, 09, 10, 23, 30, 46, 47, 92)								
Center City Condominiums	817	\$ 10,368,761	859	\$ 11,977,485	(42)	\$ (1,608,724)	-4.9%	-13.4%
Center City Apartments	33	\$ 1,842,641	61	\$ 5,073,620	(28)	\$ (3,230,978)	-45.9%	-63.7%
Center City Single/Multi-family Homes	1,797	\$ 24,365,048	1,718	\$ 21,592,079	79	\$ 2,772,968	4.6%	12.8%
Center City Non-residential	137	\$ 6,754,393	193	\$ 23,396,164	(56)	\$ (16,641,771)	-29.0%	-71.1%
Total Center City	2,784	\$ 43,330,844	2,831	\$ 62,039,348	(47)	\$ (18,708,504)	-1.7%	-30.2%
Other Neighborhoods								
Other Neighborhoods Condominiums	395	\$ 2,688,585	429	\$ 2,809,322	(34)	\$ (120,737)	-7.9%	-4.3%
Other Neighborhoods Apartments	100	\$ 11,975,698	110	\$ 7,227,342	(10)	\$ 4,748,356	-9.1%	65.7%
Other Neighborhoods Single/Multi-family Homes	15,062	\$ 78,761,735	16,606	\$ 71,663,333	(1,544)	\$ 7,098,402	-9.3%	9.9%
Other Neighborhoods Non-residential	763	\$ 22,638,756	928	\$ 28,678,350	(165)	\$ (6,039,594)	-17.8%	-21.1%
Total Other Neighborhoods	16,320	\$ 116,064,774	18,073	\$ 110,378,347	(1,753)	\$ 5,686,427	-9.7%	5.2%
Unclassified								
Unclassified	319	\$ 6,010	326	\$ 4,917	(7)	\$ 1,093	-2.1%	22.2%
Total RTT records	19,423	\$ 159,401,627	21,230	\$ 172,422,612	(1,807)	\$ (13,020,985)	-8.5%	-7.6%
Voided transactions	-	\$ -	-	\$ -	-	\$ -	n/a	n/a

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

FAMIS Total Transfer Tax FY2021	\$ 171,077,772
RTT Data file Total Local Tax	\$ 159,401,627
FAMIS less RTT Datafile	\$ 11,676,145

Note: The discrepancy between the FAMIS total and the RTT data file total is due to a large transaction at the end of FY 2020. This transaction is included in the RTT data file file for June but did not make it into FAMIS until early July.

City of Philadelphia
 December 2020
 Top 10 Transactions, Realty Transfer Tax

Address	Condo#	ZIP	Type	Description	BRT Number	Consideration **1	City Transfer Tax	Number of Parcels	Recording Date
6100 CITY AVE		19131	apartmentLarge	APTS 100 + UNITS MA	881125625	\$ 74,650,000	\$ 2,447,027	2	20201201
2235 E ALLEGHENY AVE		19134	officeBuilding	OFF/BLD N/COMM W-PKG	883376890	\$ 50,000,000	\$ 1,639,000	4	20201224
2201 COTTMAN AVE		19149	retail	STORE 2 STY MASONRY	882065120	\$ 28,750,000	\$ 942,425	1	20201203
225 N 38TH ST		19104	parkingLot	PRKNG LOT NON-COMMER	885631800	\$ 21,238,915	\$ 696,212	1	20201218
5000 RICHMOND ST		19137	industrial	IND.REFINING MASONRY	884209535	\$ 19,900,000	\$ 652,322	1	20201228
4258 CHESTNUT ST		19104	apartmentLarge	APTS 5-50 UNTS MASO	881612550	\$ 16,200,000	\$ 531,036	1	20201208
2351 S SWANSON ST		19148	vacantLand	VAC LAND COMM. ACRE+	884139062	\$ 15,500,000	\$ 508,090	1	20201221
219 VINE ST		19106	apartmentLarge	APTS 5-50 UNTS MASO	881006323	\$ 12,500,000	\$ 409,750	18	20201218
625 E WISTER ST	2	19144	nonProfit	HEALTH FAC. HOSP MAS	776008020	\$ 6,750,000	\$ 221,265	1	20201203
1306 CALLOWHILL ST		19123	parkingLot	PRKNG LOT NON-COMMER	885728800	\$ 6,634,054	\$ 217,464	1	20201214

**1 For below-market sales, the assessed value of the property is used to calculate tax owed.