

Realty Transfer Tax by Property Type
Quarterly Comparison

Description & BRT Code	Total July 2023 - September 2023		Total July 2022 - September 2022		Difference (2023 and 2022)		% Difference (2023 and 2022)	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
Non-residential								
General Commercial (88-2)	67	\$ 1,341,889	131	\$ 9,094,512	(64)	\$ (7,752,623)	-48.9%	-85.2%
Office Bldgs, hotels and garages (88-3)	10	\$ 2,228,581	15	\$ 5,122,145	(5)	\$ (2,893,565)	-33.3%	-56.5%
Industrial (88-4)	52	\$ 2,980,155	76	\$ 9,608,553	(24)	\$ (6,628,397)	-31.6%	-69.0%
Other Non-residential (88-5,88-6,77,78)	230	\$ 2,986,815	309	\$ 6,576,802	(79)	\$ (3,589,987)	-25.6%	-54.6%
Total Non-residential	359	\$ 9,537,440	531	\$ 30,402,011	(172)	\$ (20,864,571)	-32.4%	-68.6%
Residential								
Condominiums (88-8)	616	\$ 10,513,640	776	\$ 11,460,034	(160)	\$ (946,394)	-20.6%	-8.3%
Apartments (88-1)	42	\$ 11,261,777	78	\$ 49,831,197	(36)	\$ (38,569,420)	-46.2%	-77.4%
Single/Multi-family Homes (01 thur 76)	6,801	\$ 43,647,008	8,797	\$ 57,739,016	(1,996)	\$ (14,092,008)	-22.7%	-24.4%
Total Residential	7,459	\$ 65,422,425	9,651	\$ 119,030,247	(2,192)	\$ (53,607,822)	-22.7%	-45.0%
Unclassified								
Unclassified	172	\$ 983	150	\$ 2,574	22	\$ (1,591)	14.7%	-61.8%
Total RTT records	7,990	\$ 74,960,848	10,332	\$ 149,434,832	(2,342)	\$ (74,473,984)	-22.7%	-49.8%
Voided transactions	-	\$ -	-	\$ -	-	\$ -	n/a	n/a

Realty Transfer Tax by Location
Quarterly Comparison

Description & ZipCode	Total July 2023 - September 2023		Total July 2022 - September 2022		Difference (2023 and 2022)		% Difference (2023 and 2022)	
	# 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	433	\$ 8,354,637	530	\$ 8,824,044	(97)	\$ (469,407)	-18.3%	-5.3%
Center City Apartments	8	\$ 5,822,871	37	\$ 5,278,301	(29)	\$ 544,570	-78.4%	10.3%
Center City Single/Multi-family Homes	592	\$ 9,066,309	821	\$ 13,051,596	(229)	\$ (3,985,287)	-27.9%	-30.5%
Center City Non-residential	61	\$ 3,623,337	86	\$ 8,504,203	(25)	\$ (4,880,866)	-29.1%	-57.4%
Total Center City	1,094	\$ 26,867,154	1,474	\$ 35,658,144	(380)	\$ (8,790,990)	-25.8%	-24.7%
Other Neighborhoods								
Other Neighborhoods Condominiums	183	\$ 2,159,003	246	\$ 2,635,990	(63)	\$ (476,987)	-25.6%	-18.1%
Other Neighborhoods Apartments	34	\$ 5,438,905	41	\$ 44,552,896	(7)	\$ (39,113,991)	-17.1%	-87.8%
Other Neighborhoods Single/Multi-family Homes	6,209	\$ 34,580,699	7,976	\$ 44,687,420	(1,767)	\$ (10,106,721)	-22.2%	-22.6%
Other Neighborhoods Non-residential	298	\$ 5,914,103	445	\$ 21,897,808	(147)	\$ (15,983,705)	-33.0%	-73.0%
Total Other Neighborhoods	6,724	\$ 48,092,710	8,708	\$ 113,774,114	(1,984)	\$ (65,681,404)	-22.8%	-57.7%
Unclassified								
Unclassified	172	\$ 983	150	\$ 2,574	22	\$ (1,591)	14.7%	-61.8%
Total RTT records	7,990	\$ 74,960,848	10,332	\$ 149,434,832	(2,342)	\$ (74,473,984)	-22.7%	-49.8%
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. Also, data does not include delinquent collections from Revenue Department audits and discovery.

Starting December's year-end qtrly reporting, new building codes will be used in accordance with OPA.

City of Philadelphia

July 2023 - September 2023

Top 20 Transactions, Realty Transfer Tax

Complete Address	Condo#	ZIP	Type	Description	BRT NUMBER	Considiration	City Transfer Tax	Parcel	Recording Date
6200 30 WALNUT ST		19139	nonProfit	HEALTH FAC.NURS.HME	881446200	\$ 94,262,280	\$ 3,089,918	5	20230721
900 12 POPLAR ST		19123	apartmentLarge	APTS 100 + UNITS MA	881000283	\$ -	\$ 2,819,080	2	20230717
232-52 S 24TH ST		19103	apartmentLarge	APTS 100 + UNITS MA	881032850	\$ 66,027,622	\$ 2,164,385	1	20230724
2700 GRANT AVE		19114	industrial	IND.BLD.MINI W/HSE M	884223000	\$ 32,888,600	\$ 1,078,088	1	20230921
1701 MARKET ST		19103	officeBuilding	OFF/BLDG W/COMM+GAR	883053530	\$ 26,250,000	\$ 860,475	2	20230929
1815 25 ARCH ST		19103	parking_garage	GAR.NO COMM.AREA MAS	883411000	\$ 10	\$ 785,592	1	20230710
1600 W GIRARD AVE		19130	apartmentLarge	APTS 51-100UNTS MASO	881070101	\$ 18,399,000	\$ 603,119	1	20230724
1911 WALNUT ST	NULL	19103	NULL	NULL	888	\$ 15,428,633	\$ 505,751	1	20230831
2062 GRANT ST		19115	apartmentLarge	APTS 100 + UNITS MA	881198800	\$ 13,940,000	\$ 456,953	1	20230825
1816 MARKET ST	G1	19103	parking_garage	GAR.NO COMM.AREA MAS	883410800	\$ 10	\$ 409,750	1	20230703
4960 S 12TH ST		19112	industrial	IND.WHSE MASONRY	788032300	\$ 11,250,000	\$ 368,775	1	20230901
1412 FRANKFORD AVE		19125	mixedUsage	S/D OFF/STR 3STY MAS	871602980	\$ 11,175,000	\$ 366,317	3	20230918
4311 15 SPRUCE ST		19104	apartmentLarge	APTS 51-100UNTS MASO	881122100	\$ 9,550,478	\$ 313,065	1	20230726
1911 WALNUT ST	NULL	19103	NULL	NULL	888	\$ 9,320,438	\$ 305,524	1	20230906
3201 S 76TH ST		19153	industrial	IND.WHSE MASONRY	884167300	\$ 9,028,283	\$ 295,947	1	20230804
3250 S 78TH ST		19153	industrial	IND.WHSE MASONRY	884166500	\$ 8,623,906	\$ 282,692	1	20230804
1911 WALNUT ST	NULL	19103	NULL	NULL	888	\$ 7,902,364	\$ 259,039	1	20230908
3221 SPRING GARDEN ST		19104	apartmentLarge	APTS 5-50 UNTS MASO	881040632	\$ 7,900,000	\$ 258,962	1	20230825
1911 WALNUT ST	NULL	19103	NULL	NULL	888	\$ 7,015,634	\$ 229,972	1	20230906
3440 BARTRAM AVE		19153	industrial	IND.WHSE MASONRY	884168307	\$ 6,842,480	\$ 224,296	1	20230804

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