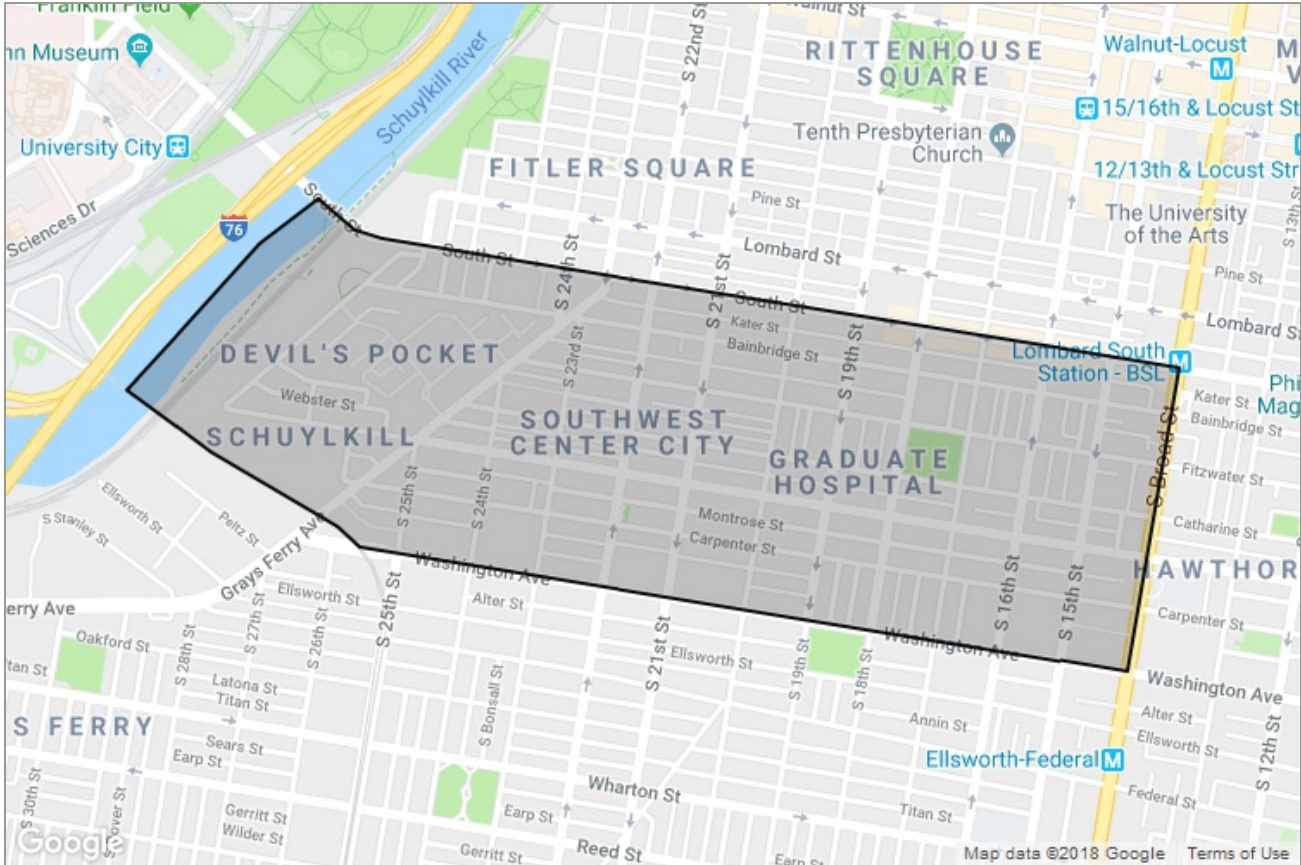




BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

NEIGHBORHOOD REPORT

Graduate Hospital in Philadelphia, PA



Presented by

David Owens

REALTOR® | Pennsylvania Real Estate License: RS331900

David of Rittenhouse

◦ REPRESENTING BUYERS & SELLERS IN PHILADELPHIA ◦

Agent: <http://davidofrittenhouse.com>

**Berkshire Hathaway HomeServices
Fox & Roach, REALTORS**

210 W. Rittenhouse Square
Philadelphia, PA 19103

Neighborhood: Housing Stats and Charts

	Graduate Hospital (Neighborhood)	Philadelphia	Philadelphia County	Pennsylvania	USA
Median Estimated Home Value	\$556K	\$219K	\$219K	\$223K	\$241K
Estimated Home Value 12-Month Change	+8.9%	+8.1%	+8.1%	+4.5%	+6%
Median List Price	\$419K	\$155K	\$155K	\$190K	\$110K
List Price 1-Month Change	-1.4%	-3.1%	-3.1%	-1.1%	-1.8%
List Price 12-Month Change	+17%	+24%	+24%	+18.8%	+10.1%
Median Home Age	66	81	81	62	45
Own	53%	52%	52%	69%	64%
Rent	47%	48%	48%	31%	36%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$139M	\$3.29B	\$102B
% Change in Permits for All Buildings	—	—	+54%	+10%	+2%
% Change in \$ Value for All Buildings	—	—	-17%	+7%	+7%

Median Sales Price vs. Sales Volume

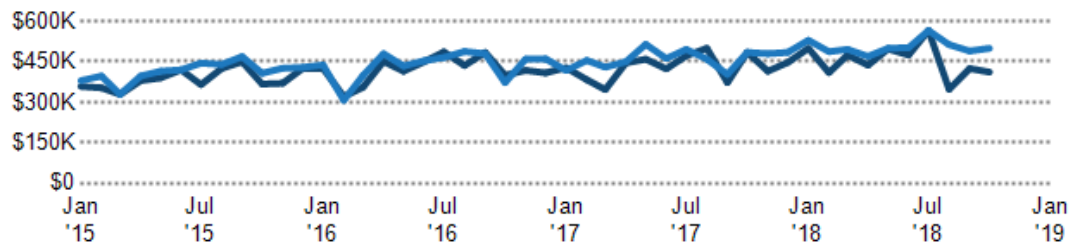
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

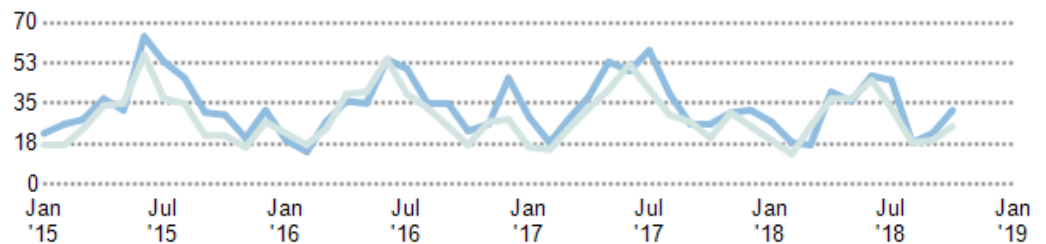
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

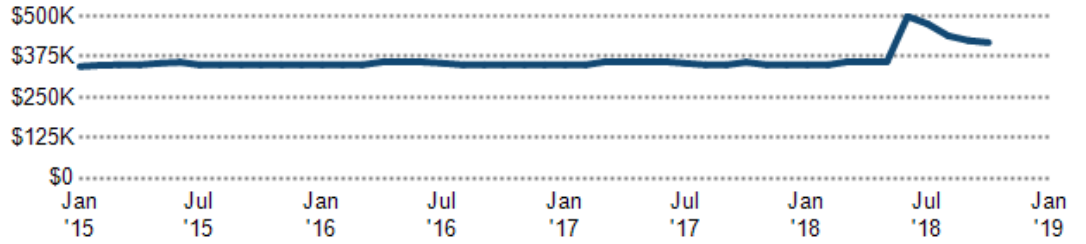
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

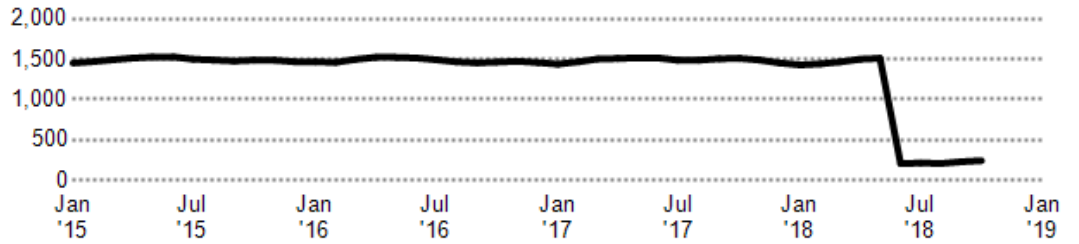
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Neighborhood: People Stats and Charts

	Graduate Hospital (Neighborhood)	Philadelphia	Philadelphia County	Pennsylvania	USA
Population	13.2K	1.56M	1.56M	12.8M	319M
Population Density per Sq Mi	24.9K	11.6K	11.6K	286	–
Population Change since 2010	+14.7%	+4%	+3%	+2.2%	+6.1%
Median Age	33	34	34	41	38
Male / Female Ratio	48%	47%	47%	49%	49%

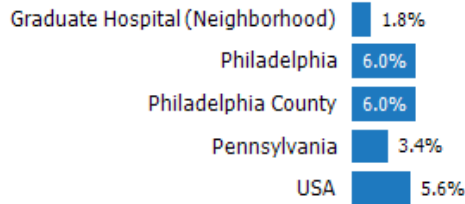
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

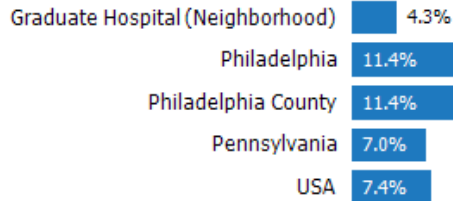
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

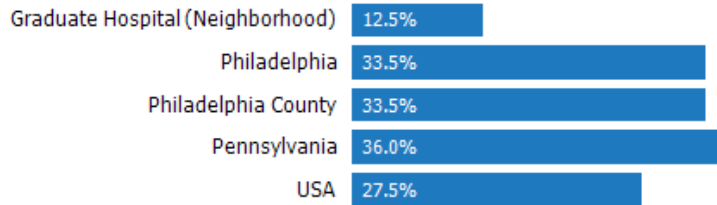
Less Than 9th Grade



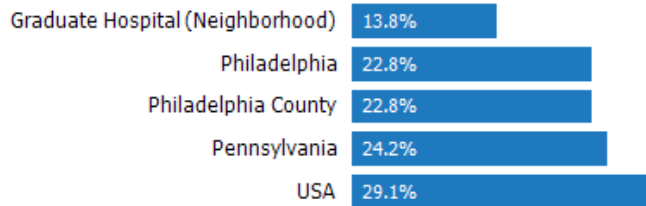
9-12th Grade/No Diploma



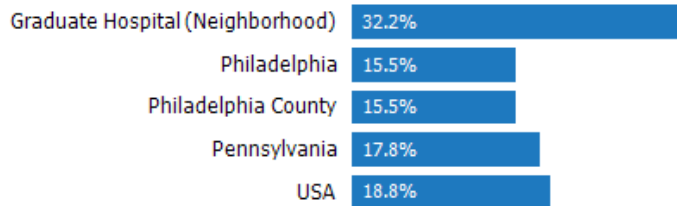
High School Graduate



Associate Degree



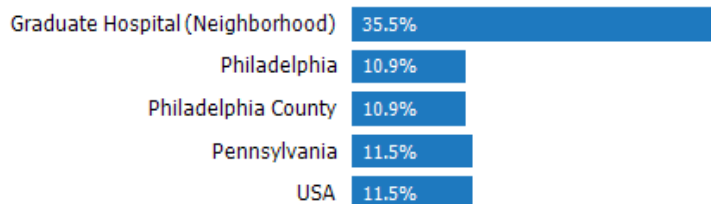
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Graduate Hospital



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Graduate Hospital



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Graduate Hospital



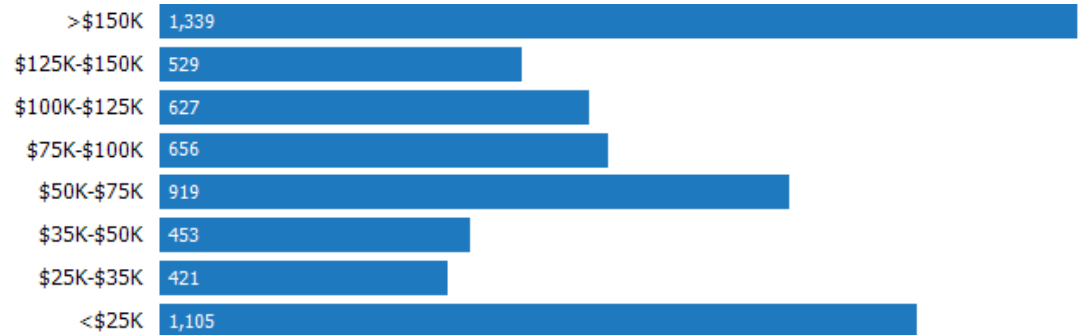
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Graduate Hospital



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

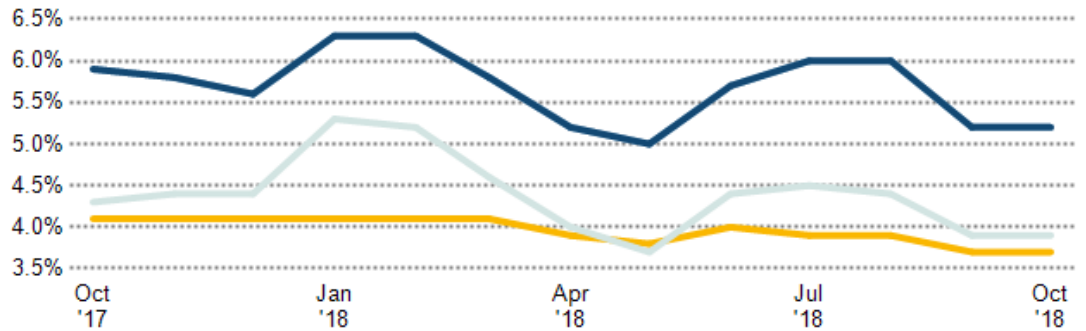
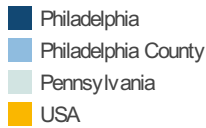
	Graduate Hospital (Neighborhood)	Philadelphia	Philadelphia County	Pennsylvania	USA
Income Per Capita	\$52,158	\$23,696	\$23,696	\$30,137	\$29,829
Median Household Income	\$79,821	\$39,770	\$39,770	\$54,895	\$55,322
Unemployment Rate	–	5.2%	5.2%	3.9%	3.7%
Unemployment Number	–	37.4K	37.4K	252K	6.08M
Employment Number	–	681K	681K	6.2M	157M
Labor Force Number	–	718K	718K	6.46M	163M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

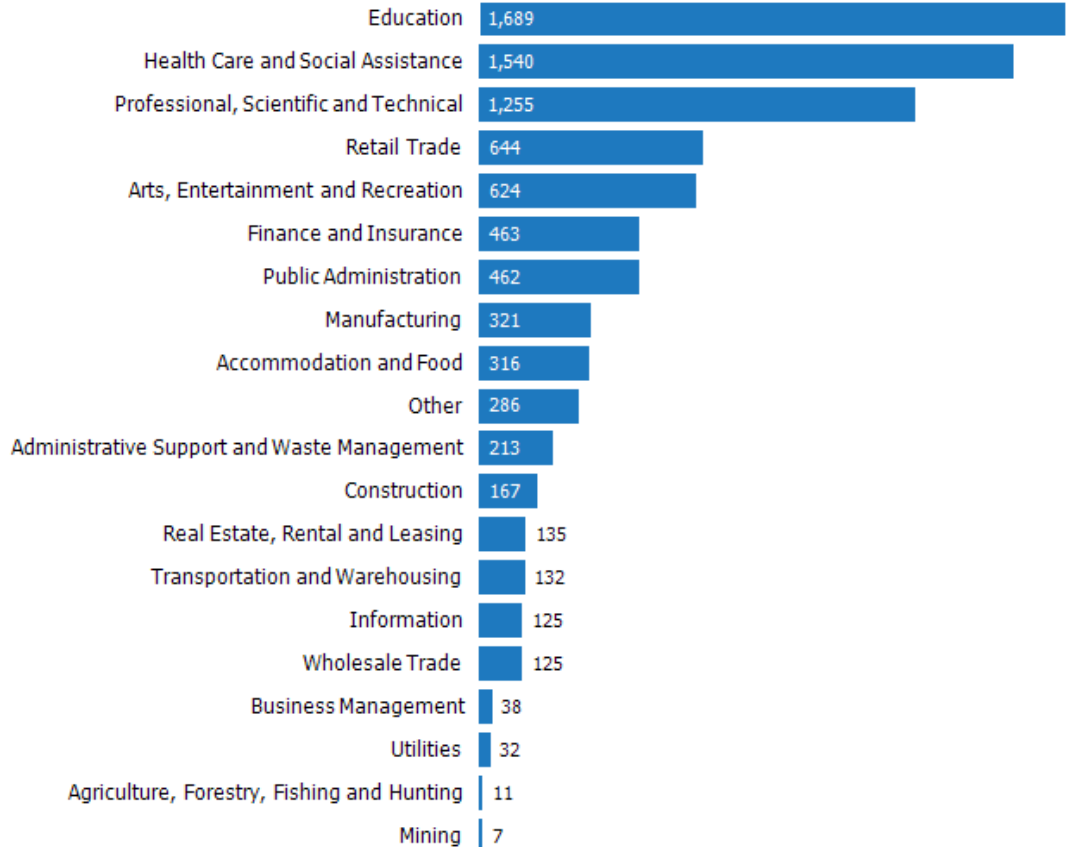


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

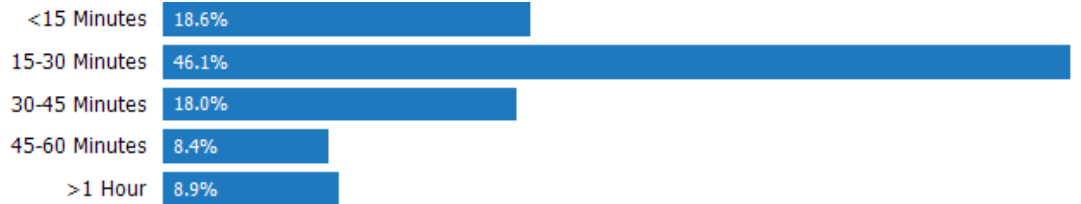
	Graduate Hospital (Neighborhood)	Philadelphia	Philadelphia County	Pennsylvania	USA
Elevation (in feet)	169	178	178	1,096	–
Annual Rainfall (in inches)	45	45	45	41.91	–
Annual Snowfall (in inches)	18.05	18.05	18.05	45.69	–
Days of Full Sun (per year)	98	98	98	73	–
Travel Time to Work (in minutes)	27	33	33	26	26
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	2	–	–
Superfund Sites	0	5	5	136	2,340
Brownfield Sites	Yes	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



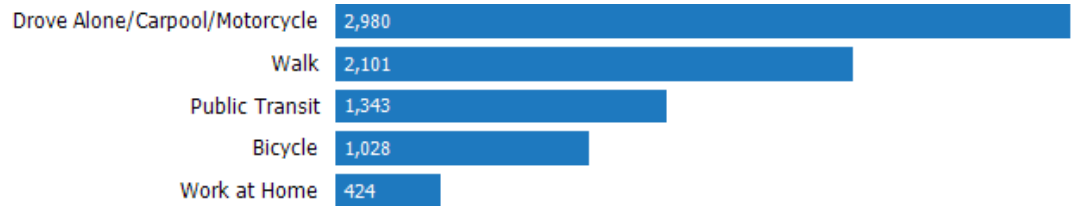
Graduate Hospital

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

Update Frequency: Quarterly

Overall Score



Amenity Score



Leisure Score



Trident Mortgage Company



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Work: (215) 790-5505

Fax: (610) 650-5662

NMLS# 187484

210 W. Rittenhouse Square

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Trident Insurance Agency



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