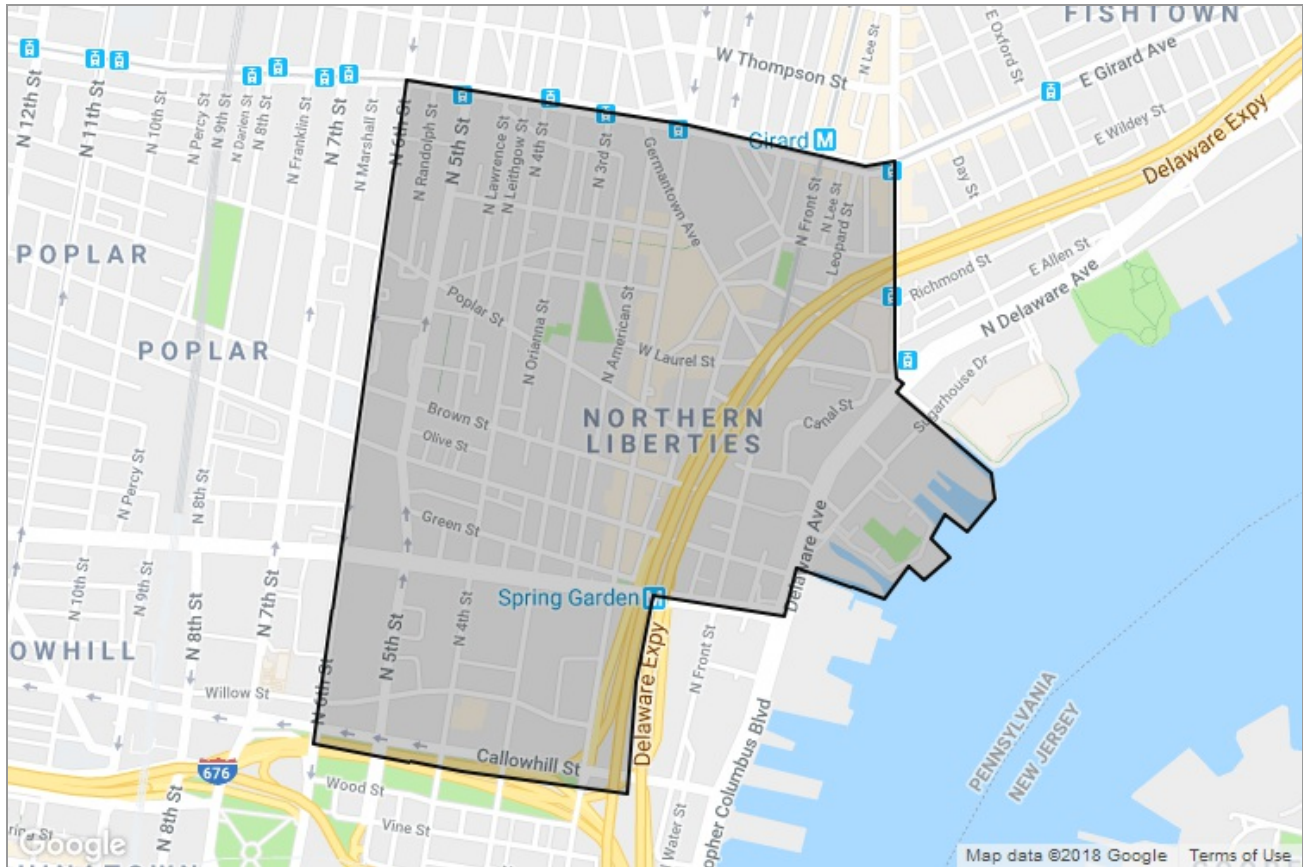




BERKSHIRE HATHAWAY  
HomeServices  
Fox & Roach, REALTORS®

NEIGHBORHOOD REPORT

# Northern Liberties in Philadelphia, PA



Presented by

**David Owens**

REALTOR® | Pennsylvania Real Estate License: RS331900

*David of Rittenhouse*

◦ REPRESENTING BUYERS & SELLERS IN PHILADELPHIA ◦

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

210 W. Rittenhouse Square  
Philadelphia, PA 19103

## Neighborhood: Housing Stats and Charts

	Northern Liberties (Neighborhood)	Philadelphia	Philadelphia County	Pennsylvania	USA
Median Estimated Home Value	\$438K	\$219K	\$219K	\$223K	\$241K
Estimated Home Value 12-Month Change	+9.1%	+8.1%	+8.1%	+4.5%	+6%
Median List Price	\$430K	\$155K	\$155K	\$190K	\$110K
List Price 1-Month Change	+5%	-3.1%	-3.1%	-1.1%	-1.8%
List Price 12-Month Change	+26.5%	+24%	+24%	+18.8%	+10.1%
Median Home Age	51	81	81	62	45
Own	41%	52%	52%	69%	64%
Rent	59%	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

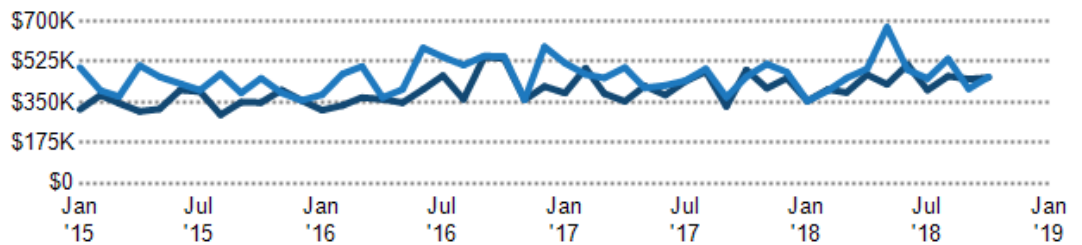
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

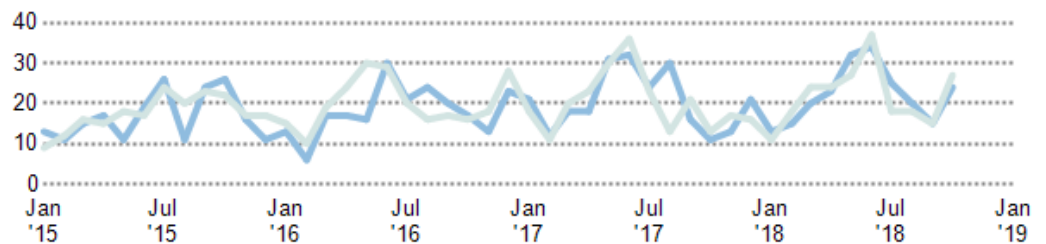
Update Frequency: Monthly

- 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

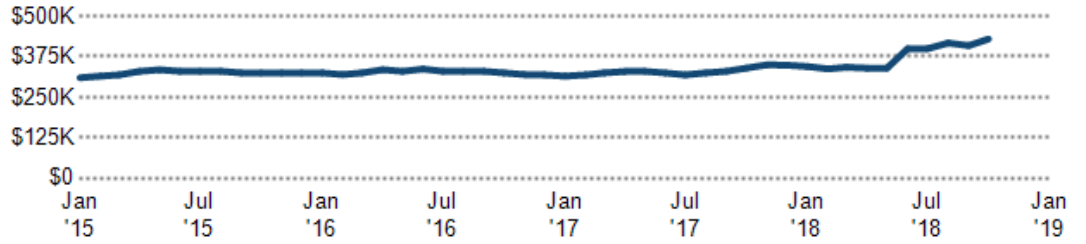
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

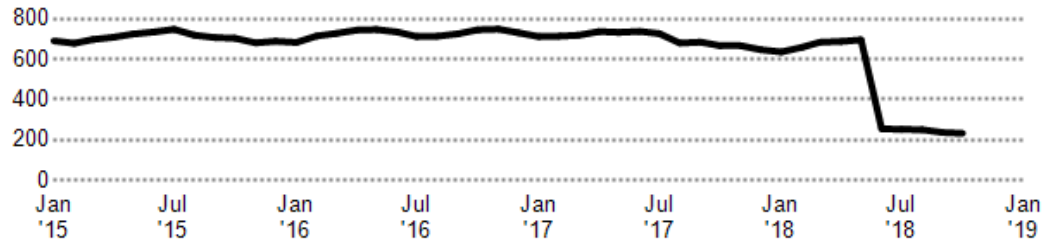
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



## Neighborhood: People Stats and Charts

	Northern Liberties (Neighborhood)	Philadelphia	Philadelphia County	Pennsylvania	USA
<b>Population</b>	6.93K	1.56M	1.56M	12.8M	319M
<b>Population Density per Sq Mi</b>	11.3K	11.6K	11.6K	286	–
<b>Population Change since 2010</b>	+34%	+4%	+3%	+2.2%	+6.1%
<b>Median Age</b>	32	34	34	41	38
<b>Male / Female Ratio</b>	51%	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

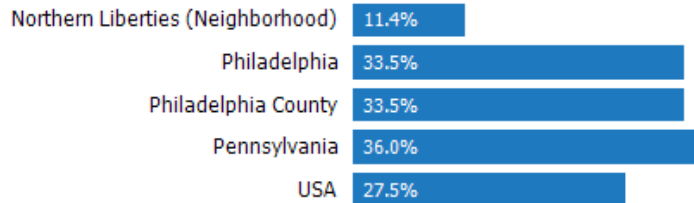
### Less Than 9th Grade



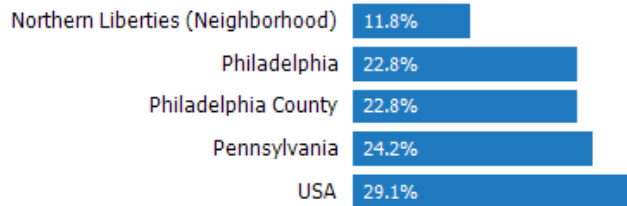
### 9-12th Grade/No Diploma



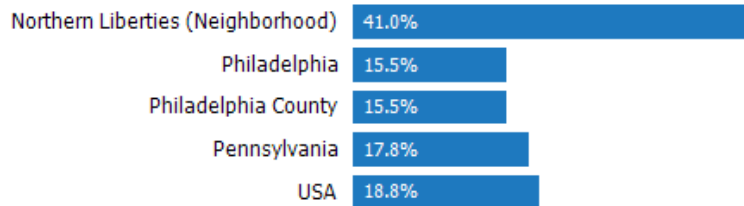
### High School Graduate



### Associate Degree



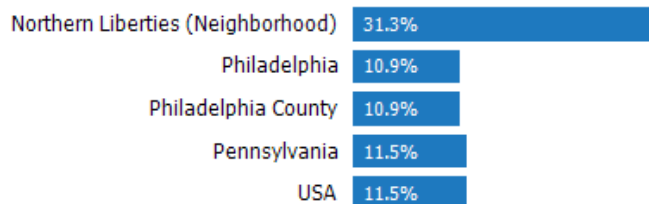
### Bachelor's Degree



### 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

■ Northern Liberties



## 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

■ Northern Liberties



## 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

■ Northern Liberties



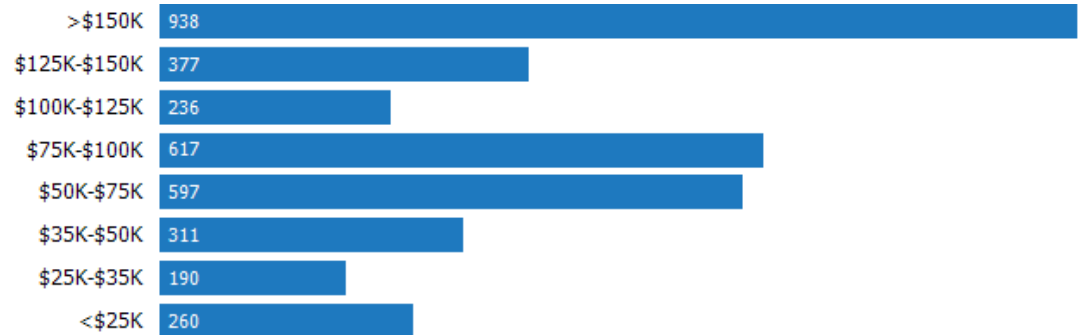
## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Northern Liberties



## 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

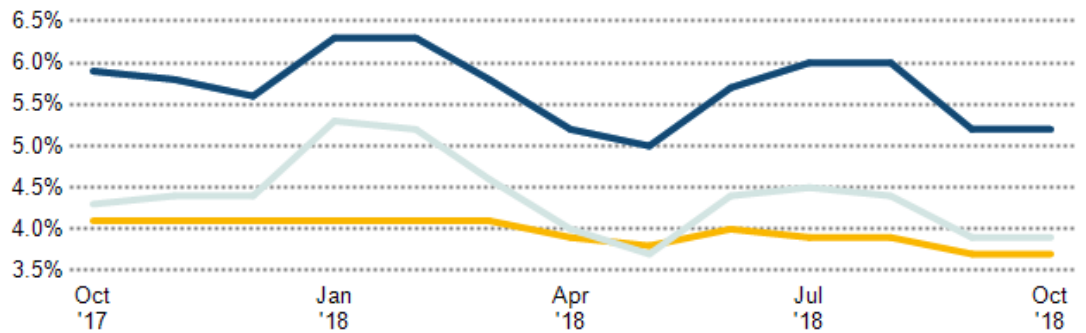
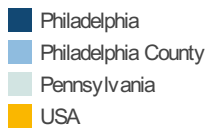
	Northern Liberties (Neighborhood)	Philadelphia	Philadelphia County	Pennsylvania	USA
<b>Income Per Capita</b>	\$64,439	\$23,696	\$23,696	\$30,137	\$29,829
<b>Median Household Income</b>	\$91,410	\$39,770	\$39,770	\$54,895	\$55,322
<b>Unemployment Rate</b>	–	5.2%	5.2%	3.9%	3.7%
<b>Unemployment Number</b>	–	37.4K	37.4K	252K	6.08M
<b>Employment Number</b>	–	681K	681K	6.2M	157M
<b>Labor Force Number</b>	–	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

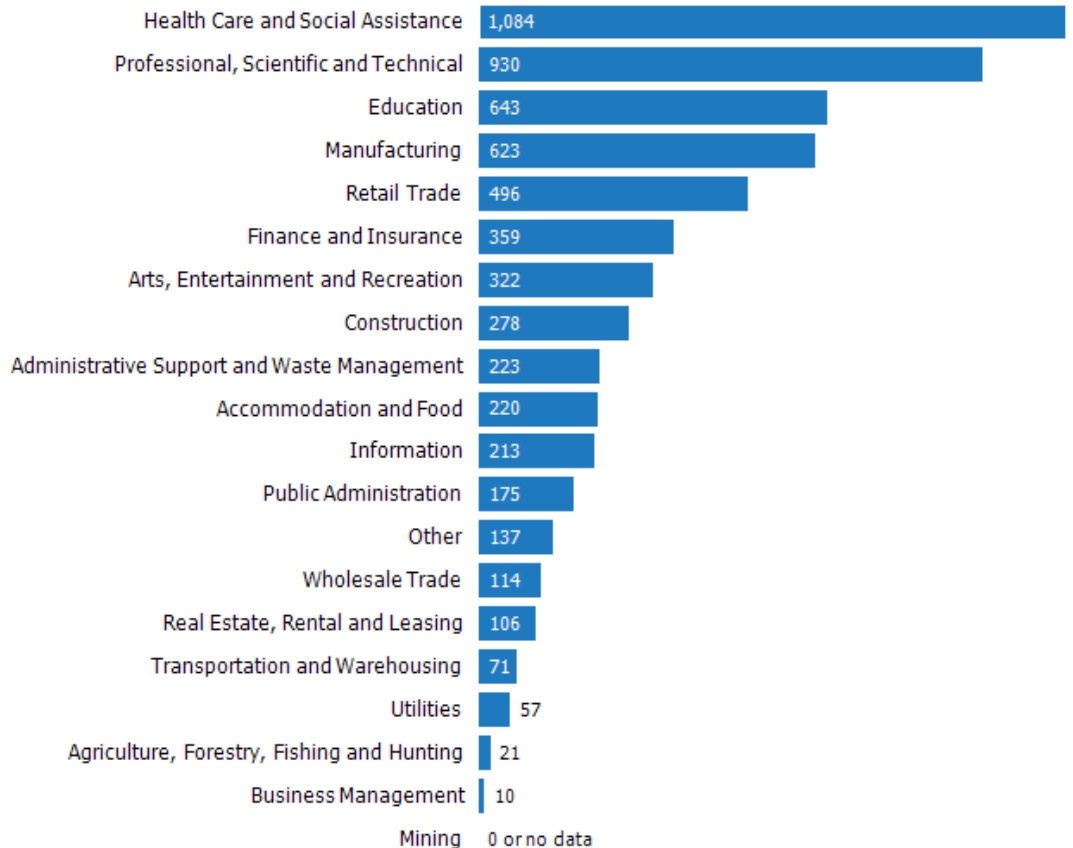


### Occupational Categories

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 –

	Northern Liberties (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)	28	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



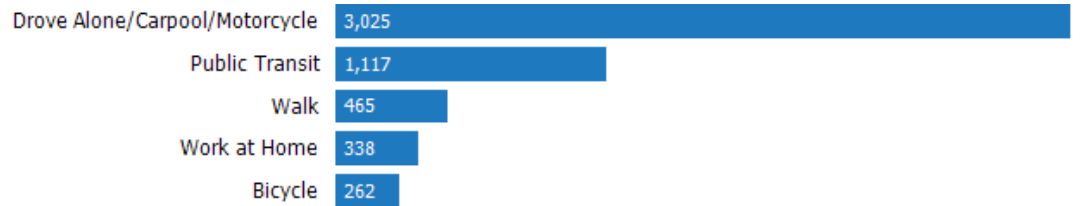
■ Northern Liberties

### 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

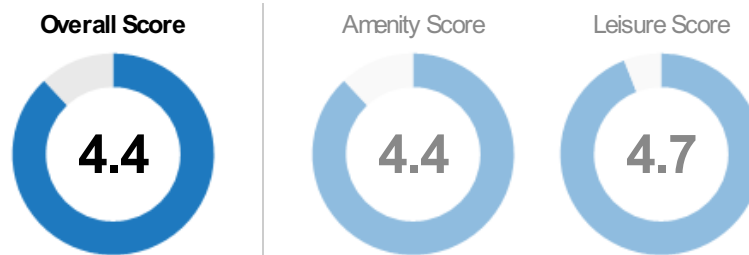


### Walkability Scores (out of 5)

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





## Trident Mortgage Company



**Contact:**

**Sean Logue, Mortgage Consultant**

[sean.logue@tridentmortgage.com](mailto:sean.logue@tridentmortgage.com)

Work: (215) 790-5505

Fax: (610) 650-5662

**NMLS# 187484**

**210 W. Rittenhouse Square**

**Suite 406**

**Philadelphia, PA 19103**

[seanlogue.tridentmortgage.com](http://seanlogue.tridentmortgage.com)

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## Trident Insurance Agency



**Contact:**

**Hap Brusca, Insurance Agent**

[henry.brusca@foxroach.com](mailto:henry.brusca@foxroach.com)

Work: (215) 731-4111

[www.tridentinsuranceagency.com](http://www.tridentinsuranceagency.com)