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BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®



Appletree Street (2100 Block) - Property Update Report

Your home might be worth more than you think!

Re-sale home inventories are still very tight across the nation. Demand is increasing while supply continues to dwindle. It really is a great time to sell or purchase a home. While low inventories are causing higher home prices interest rates are still historically very low providing purchasing power for qualified buyers. Understanding how our local real estate market is effected by national trends is a very important component in determining the proper price and marketing strategy.

To make sure you get top dollar for the sale of your home or the right price for your next purchase call me today for a FREE professional competitive market analysis on your next real estate transaction.

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P.S. The current selection of Featured Best Buys is included. If you see anything of interest or know someone looking to buy -- please call or share this information with them.

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Property Update Report by Mike McCann "The Real Estate Man"

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The report summarizes listings sold, as well as active listings for Appletree Street (2100 Block) and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

Listings SOLD between 10/17/13 and 10/17/14 are shown in more detail below as they represent the best indication of change in property values.

Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
09/12/14	5 Loxley Ct	4 + 2 + 0	1446	$525,000	$512,500	-2.0%	96
08/26/14	1711 Addison St	2 + 2 + 0	1440	$703,000	$692,000	-2.0%	114
06/13/14	229 S Van Pelt St	3 + 2 + 1	2600	$1,175,000	$1,000,000	-15.0%	150
05/09/14	2131 Race St	4 + 2 + 2	3652	$1,100,000	$1,050,000	-5.0%	43
04/16/14	1712 Addison St	3 + 2 + 1	1440	$689,500	$665,000	-4.0%	25
12/31/13	265 S Van Pelt St	2 + 3 + 0	1376	$810,000	$770,000	-5.0%	24
12/23/13	2136 Race St	4 + 4 + 1	4341	$1,899,900	$1,775,000	-7.0%	135
			Averages:	**$986,057**	**$923,500**	**-6.3%**	**84**

Summary	**12 Months of Sold MLS Listings From: 10/17/13 to 10/17/14**	10/17/12 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
Addison Street (Blks 1700-1899)	2	7	-5	3
Appletree Street (2100 Block)	0	2	-2	-
Loxley Court	1	0	+1	-
Race Street (Blk 2100-2399)	2	3	-1	-
Van Pelt Street (200 Block)	2	3	-1	-
Walden Walk	0	1	-1	1
Average Property Price:	**$923,500**	**$637,569**	**44.8%**	**$585,825**

Featured Best Buys

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For more info on these Featured Listings go to www.MyReportForYou.com/3AH2D

Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

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Delancey Street (Blks 2100-2399) - Property Update Report

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The report summarizes listings sold, as well as active listings for Delancey Street (Blks 2100-2399) and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

Listings SOLD between 4/17/14 and 10/17/14 are shown in more detail below as they represent the best indication of change in property values.

Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
10/15/14	2419 Lombard St	3 + 1 + 1	1296	$464,900	$457,500	-2.0%	140
10/07/14	1729 Pine St	5 + 3 + 1	4755	$1,595,000	$1,485,000	-7.0%	52
10/03/14	2037 Spruce St	7 + 5 + 1	4648	$1,799,000	$1,700,000	-6.0%	85
09/25/14	2317 Lombard St	2 + 2 + 1	1956	$879,000	$862,015	-2.0%	30
08/29/14	2306 Spruce St #300	0 + 1 + 0	400	$159,000	$159,000	0.0%	61
08/28/14	2312 Lombard St	4 + 3 + 1	2460	$995,000	$950,000	-5.0%	113
08/15/14	2401 Spruce St	3 + 2 + 1	2495	$1,175,000	$1,105,000	-6.0%	2
08/04/14	2416 Pine St	4 + 2 + 1	1933	$749,000	$710,000	-5.0%	34
07/18/14	2047 Spruce St #5	2 + 2 + 0	1207	$525,000	$520,000	-1.0%	24
07/14/14	1716 Pine St #7	2 + 1 + 0	682	$369,900	$340,000	-8.0%	20
07/11/14	2411 Lombard St	3 + 2 + 1	1482	$654,900	$660,000	1.0%	22
07/01/14	2040 Pine St	3 + 4 + 1	3402	$1,399,000	$1,325,000	-5.0%	200
06/25/14	2115 Pine St	4 + 5 + 2	3591	$1,599,500	$1,584,000	-1.0%	3
06/23/14	2108 Spruce St	7 + 5 + 1	5642	$2,650,000	$2,450,000	-8.0%	30
06/17/14	2054 Pine St	2 + 2 + 0	1504	$679,000	$685,000	1.0%	27
06/16/14	1903 Spruce St #3E	2 + 2 + 0	1737	$479,000	$462,000	-4.0%	39
06/13/14	2031 Pine St #201	2 + 2 + 0	1240	$599,000	$585,000	-2.0%	11
06/11/14	2024 Spruce St #1	2 + 2 + 0	1615	$899,900	$860,000	-4.0%	155
06/06/14	2202 Pine St #102	1 + 1 + 0	811	$364,500	$360,000	-1.0%	24
05/30/14	2041 Delancey St	6 + 4 + 1	4410	$2,750,000	$2,500,000	-9.0%	82
05/28/14	1730 Pine St #7	1 + 1 + 0	580	$275,000	$258,000	-6.0%	306
05/20/14	2000 Delancey Pl #1W	2 + 2 + 1	1500	$1,250,000	$1,200,000	-4.0%	57
05/16/14	2421 Pine St	3 + 1 + 1	1450	$619,000	$656,900	6.0%	4
05/16/14	1931 Spruce St #1C	1 + 1 + 0	746	$264,900	$259,000	-2.0%	215
05/16/14	2517 Waverly St	2 + 1 + 0	N/A	$379,000	$365,000	-4.0%	225
			Averages:	**$942,940**	**$899,937**	**-4.6%**	**78**

Summary	**6 Months of Sold MLS Listings From: 4/17/14 to 10/17/14**	4/17/13 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
Delancey Street (2000 Block)	3	2	+1	-
Delancey Street (2500 Block)	0	0	-	-
Delancey Street (Blks 2100-2399)	0	1	-1	-
Locust Street (Blk 2000-2199)	0	2	-2	2
Lombard Street (Blks 2200-2599)	4	4	-	1
Pine Street (Blks 1600-2199)	7	8	-1	4
Pine Street (Blks 2200-2699)	3	2	+1	3
Spruce Street (Blks 1900-2199)	6	2	+4	7
Spruce Street (Blks 2200-2500)	2	0	+2	2
Waverly Street (Blks 2200-2599)	1	1	-	1
Average Property Price:	**$938,401**	**$750,210**	**25.1%**	**$1,058,845**

Featured Best Buys

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Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

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15th Street 700-999 blk - Property Update Report

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The report summarizes listings sold, as well as active listings for 15th Street 700-999 blk and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

Listings SOLD between 10/17/13 and 10/17/14 are shown in more detail below as they represent the best indication of change in property values.

Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
10/07/14	924 S 15th St	3 + 2 + 1	1872	$459,900	$440,000	-4.0%	86
10/03/14	2004 Fitzwater St	4 + 2 + 1	3770	$1,150,000	$1,062,500	-8.0%	66
09/26/14	2412 Catharine St	3 + 2 + 2	1572	$465,000	$440,000	-5.0%	17
08/28/14	511 S 18th St	2 + 2 + 0	1341	$420,000	$420,000	0.0%	95
08/28/14	2241 Catharine St	3 + 1 + 1	1446	$375,000	$360,000	-4.0%	29
08/21/14	2403 Catharine St	3 + 2 + 0	1134	$425,000	$395,000	-7.0%	22
08/15/14	1911 Fitzwater St	4 + 3 + 1	3000	$625,000	$590,000	-6.0%	396
08/11/14	2114 Catharine St	4 + 3 + 0	1804	$550,000	$550,000	0.0%	29
06/30/14	2400 Catharine St	1 + 1 + 0	466	$210,000	$204,000	-3.0%	46
06/30/14	2211 Fitzwater St	4 + 2 + 1	2451	$349,900	$375,000	7.0%	1
06/24/14	761 S 15th St	4 + 2 + 2	2976	$549,900	$530,000	-4.0%	97
06/09/14	1907 Fitzwater St	4 + 3 + 1	2400	$680,000	$673,000	-1.0%	21
06/02/14	1906 Catharine St	3 + 2 + 0	1872	$489,000	$473,000	-3.0%	35
05/30/14	752 S 19th St #A	3 + 3 + 1	1200	$399,900	$399,900	0.0%	10
05/29/14	2118 Catharine St	4 + 1 + 0	1712	$389,000	$360,000	-7.0%	35
05/27/14	2115 Catharine St	3 + 2 + 1	1400	$425,000	$392,000	-8.0%	42
05/27/14	1913 Fitzwater St	4 + 2 + 1	2600	$680,000	$631,000	-7.0%	91
05/15/14	751 S 19th St #1B	2 + 1 + 1	1204	$289,900	$280,000	-3.0%	27
05/08/14	2239 Bainbridge St	5 + 2 + 0	1878	$300,000	$351,000	17.0%	4
04/30/14	2307 Catharine St	5 + 2 + 0	1686	$370,000	$325,000	-12.0%	93
04/25/14	764 19th St S	3 + 2 + 1	2016	$530,000	$515,000	-3.0%	22
04/22/14	2213 Fitzwater St	4 + 2 + 1	2600	$615,000	$610,000	-1.0%	170
04/15/14	2008 Fitzwater St	3 + 2 + 1	2080	$695,000	$695,000	0.0%	150
04/14/14	2233 Bainbridge St	3 + 2 + 1	2100	$650,000	$625,000	-4.0%	7
03/10/14	772 S 15th St	4 + 2 + 1	2520	$499,000	$490,000	-2.0%	35
02/06/14	1907 Catharine St	3 + 2 + 0	2033	$399,000	$425,000	7.0%	273
12/20/13	924 S 15th St	3 + 1 + 0	1872	$225,000	$200,000	-11.0%	3
12/20/13	2211 Catharine St	2 + 1 + 1	1234	$349,900	$326,000	-7.0%	21
12/20/13	2242 Fitzwater St	3 + 2 + 0	2100	$529,000	$500,000	-5.0%	102
11/15/13	761 S 19th St	4 + 2 + 1	2189	$469,900	$469,900	0.0%	90
11/01/13	2236 Fitzwater St	4 + 2 + 1	2223	$535,000	$510,000	-5.0%	100
10/31/13	753 S Martin St	3 + 2 + 1	1841	$439,000	$410,000	-7.0%	72
10/29/13	1802 Catharine St	5 + 1 + 0	1800	$340,000	$285,000	-16.0%	8
10/25/13	922 S 15th St #B	3 + 2 + 0	1477	$294,000	$294,000	0.0%	12
			Averages:	**$475,656**	**$459,009**	**-3.5%**	**68**

Summary	**12 Months of Sold MLS Listings From: 10/17/13 to 10/17/14**	10/17/12 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
15th Street 700-999 blk	5	4	+1	3
18th Street (Blks 500-699)	1	1	-	-
19th Street (Blks 500-799)	4	8	-4	-
Bainbridge Street (Blks 2100-2299)	2	2	-	1
Catharine Street (Blks 1800-2099)	3	2	+1	3
Catharine Street (Blks 2100-2414)	9	9	-	2
Fitzwater Street (2200 Block)	4	4	-	-
Fitzwater Street (Blks 1700-1899)	0	6	-6	-
Fitzwater Street (Blks 1900-2099)	5	0	+5	-
Martin Street	1	1	-	1
Average Property Price:	**$459,009**	**$476,624**	**-3.7%**	**$599,210**

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18th Street (Blks 800-999) - Property Update Report

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10/15/14	1919 Chestnut St	0 + 1 + 0	495	$155,000	$145,000	-6.0%	15
10/07/14	1309 S 17th St	5 + 1 + 1	1674	$121,000	$131,000	8.0%	213
10/07/14	1524 S 17th St	3 + 1 + 0	1368	$124,900	$139,900	12.0%	105
10/07/14	760 S Dorrance St	2 + 1 + 1	812	$239,000	$215,000	-10.0%	41
10/01/14	1919 Chestnut St	1 + 1 + 0	867	$275,000	$265,000	-4.0%	8
09/22/14	1344 S 16th St	3 + 3 + 0	2000	$395,000	$387,000	-2.0%	55
09/15/14	621 S 17th St	3 + 2 + 1	2400	$699,000	$650,000	-7.0%	64
09/12/14	714 S 16th St	3 + 2 + 1	1536	$389,900	$375,000	-4.0%	58
08/15/14	618 S 16th St	3 + 2 + 1	2664	$650,000	$635,000	-2.0%	8
08/15/14	903 S 16th St	3 + 3 + 0	2560	$474,900	$465,000	-2.0%	31
08/08/14	2025 Pemberton St	2 + 1 + 0	990	$375,000	$365,000	-3.0%	38
08/04/14	1242 S 20th St	4 + 3 + 1	N/A	$400,000	$400,000	0.0%	0
07/14/14	1922 Pemberton St	2 + 1 + 1	1280	$389,000	$388,000	0.0%	2
07/03/14	1823 Pemberton St	3 + 2 + 0	896	$399,000	$401,500	1.0%	2
07/01/14	1323 S 17th St	4 + 3 + 0	2000	$299,900	$273,500	-9.0%	112
06/30/14	760 S 16th St	3 + 2 + 1	N/A	$539,000	$555,000	3.0%	29
06/20/14	1438 S 17th St	3 + 2 + 1	2500	$349,000	$349,000	0.0%	231
06/20/14	1011 S 17th St	3 + 2 + 1	2500	$699,000	$707,000	1.0%	4
06/18/14	1317 S Dorrance St	3 + 2 + 5	N/A	$284,900	$285,000	0.0%	75
06/02/14	1327 Dorrance St S	3 + 2 + 1	N/A	$299,900	$285,000	-5.0%	7
05/28/14	1813 Pemberton St	3 + 2 + 1	1552	$650,000	$667,700	3.0%	8
05/27/14	764 S 16th St	3 + 2 + 1	2200	$539,000	$525,000	-3.0%	19
05/16/14	1038 Cleveland St S	3 + 2 + 1	1758	$379,900	$365,000	-4.0%	25
05/15/14	1530 S 17th St	3 + 1 + 1	1512	$201,000	$201,000	0.0%	28
05/09/14	1138 S Cleveland St	3 + 1 + 1	1000	$100,000	$120,000	20.0%	6
04/30/14	1307 S 17th St	3 + 3 + 1	2800	$365,000	$365,000	0.0%	5
04/24/14	1140 Dorrance St S	2 + 2 + 1	1142	$299,900	$299,900	0.0%	28
04/18/14	2007 Pemberton St	2 + 1 + 0	1112	$289,900	$273,200	-6.0%	224
04/11/14	919 S 18th St	3 + 2 + 0	1800	$450,000	$442,500	-2.0%	14
03/31/14	1015 S 17th St	3 + 2 + 1	2500	$675,000	$698,000	3.0%	217
02/28/14	1005 S Cleveland St	3 + 2 + 1	1344	$359,900	$346,000	-4.0%	134
02/13/14	1344 S 17th St	3 + 2 + 1	3000	$345,000	$345,000	0.0%	146
01/24/14	1911 Pemberton St	3 + 3 + 0	1900	$474,900	$455,500	-4.0%	90
01/22/14	911 S 18th St	4 + 2 + 1	1932	$435,000	$430,000	-1.0%	7
01/15/14	1941 Pemberton St	2 + 1 + 1	1300	$362,500	$356,500	-2.0%	59
12/20/13	2006 Pemberton St	2 + 1 + 1	1050	$399,000	$377,500	-5.0%	43
12/09/13	2034 Pemberton St	3 + 2 + 1	1200	$399,900	$390,000	-2.0%	259
12/06/13	1008 S Dorrance St	3 + 3 + 1	2790	$529,900	$529,000	0.0%	34
11/26/13	705 S 17th St	3 + 2 + 0	1656	$529,000	$516,800	-2.0%	124
11/25/13	1017 S 17th St	3 + 2 + 1	2500	$650,000	$671,800	3.0%	231
11/25/13	761 S Dorrance St	3 + 3 + 1	2000	$724,900	$665,000	-8.0%	55
11/22/13	1346 S 17th St	3 + 2 + 1	N/A	$349,900	$340,000	-3.0%	51
11/08/13	716 S 16th St	4 + 1 + 0	1700	$325,000	$300,000	-8.0%	6
11/07/13	1415 S 17th St	3 + 1 + 0	1368	$139,000	$125,000	-10.0%	29
10/30/13	1005 S 17th St	3 + 3 + 1	2500	$625,000	$636,500	2.0%	151
			Averages:	**$403,489**	**$396,862**	**-1.6%**	**69**

Summary	12 Months of Sold MLS Listings From: 10/17/13 to 10/17/14	10/17/12 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
16th Street	10	11	-1	9
17th Street	15	14	+1	3
18th Street (Blks 800-999)	2	1	+1	1
Cleveland Street (Blks 1000-1599)	3	9	-6	2
Dorrance Street	6	3	+3	4
Pemberton Street (Blks 1800-2099)	9	7	+2	1
Average Property Price:	**$396,862**	**$347,633**	**14.2%**	**$400,615**

Featured Best Buys

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For more info on these Featured Listings go to www.MyReportForYou.com/3GH2D

Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

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26th Street (400 Block) - Property Update Report

Your home might be worth more than you think!

Re-sale home inventories are still very tight across the nation. Demand is increasing while supply continues to dwindle. It really is a great time to sell or purchase a home. While low inventories are causing higher home prices interest rates are still historically very low providing purchasing power for qualified buyers. Understanding how our local real estate market is effected by national trends is a very important component in determining the proper price and marketing strategy.

To make sure you get top dollar for the sale of your home or the right price for your next purchase call me today for a FREE professional competitive market analysis on your next real estate transaction.

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P.S. The current selection of Featured Best Buys is included. If you see anything of interest or know someone looking to buy -- please call or share this information with them.

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Property Update Report by Mike McCann "The Real Estate Man"

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The report summarizes listings sold, as well as active listings for 26th Street (400 Block) and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

Listings SOLD between 10/17/13 and 10/17/14 are shown in more detail below as they represent the best indication of change in property values.

Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
10/15/14	2419 Lombard St	3 + 1 + 1	1296	$464,900	$457,500	-2.0%	140
09/25/14	2317 Lombard St	2 + 2 + 1	1956	$879,000	$862,015	-2.0%	30
08/28/14	2312 Lombard St	4 + 3 + 1	2460	$995,000	$950,000	-5.0%	113
08/22/14	625 S 26th St	3 + 1 + 0	1020	$375,000	$372,500	-1.0%	71
08/04/14	2416 Pine St	4 + 2 + 1	1933	$749,000	$710,000	-5.0%	34
07/11/14	2411 Lombard St	3 + 2 + 1	1482	$654,900	$660,000	1.0%	22
06/16/14	2528 Naudain St	2 + 1 + 0	960	$390,000	$379,000	-3.0%	245
06/16/14	2413 Naudain St	3 + 2 + 0	1360	$674,900	$645,000	-4.0%	56
06/09/14	2421 Naudain St	2 + 1 + 0	990	$393,000	$385,000	-2.0%	45
06/06/14	2202 Pine St #102	1 + 1 + 0	811	$364,500	$360,000	-1.0%	24
05/16/14	2421 Pine St	3 + 1 + 1	1450	$619,000	$656,900	6.0%	4
05/16/14	2517 Waverly St	2 + 1 + 0	N/A	$379,000	$365,000	-4.0%	225
04/18/14	505 S 26th St	2 + 2 + 0	1100	$424,900	$407,000	-4.0%	28
			Averages:	**$566,392**	**$554,609**	**-2.1%**	**80**

Summary	**12 Months of Sold MLS Listings From: 10/17/13 to 10/17/14**	10/17/12 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
26th Street (400 Block)	0	1	-1	-
26th Street (Blks 500-999)	2	0	+2	1
Lombard Street (Blks 2200-2599)	4	5	-1	1
Naudain Street (Blks 2400-2699)	3	3	-	-
Pine Street (Blks 2200-2699)	3	3	-	3
Waverly Street (Blks 2200-2599)	1	1	-	1
Average Property Price:	**$554,609**	**$475,058**	**16.7%**	**$641,317**

Featured Best Buys

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For more info on these Featured Listings go to www.MyReportForYou.com/3IH2D

Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

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Addison Street (2000 Block) - Property Update Report

Your home might be worth more than you think!

Re-sale home inventories are still very tight across the nation. Demand is increasing while supply continues to dwindle. It really is a great time to sell or purchase a home. While low inventories are causing higher home prices interest rates are still historically very low providing purchasing power for qualified buyers. Understanding how our local real estate market is effected by national trends is a very important component in determining the proper price and marketing strategy.

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Property Update Report by Mike McCann "The Real Estate Man"

For more information, please call (215) 440-8345 or (215) 627-6005

The report summarizes listings sold, as well as active listings for Addison Street (2000 Block) and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

Listings SOLD between 10/17/13 and 10/17/14 are shown in more detail below as they represent the best indication of change in property values.

Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
10/07/14	1729 Pine St	5 + 3 + 1	4755	$1,595,000	$1,485,000	-7.0%	52
10/06/14	2124 Naudain St	3 + 2 + 0	864	$535,000	$531,675	-1.0%	5
09/02/14	2050 Lombard St	3 + 2 + 1	2394	$999,000	$985,000	-1.0%	19
07/17/14	2018 Addison St	2 + 1 + 1	1245	$349,500	$348,500	0.0%	18
07/14/14	1716 Pine St #7	2 + 1 + 0	682	$369,900	$340,000	-8.0%	20
07/01/14	2040 Pine St	3 + 4 + 1	3402	$1,399,000	$1,325,000	-5.0%	200
06/25/14	2115 Pine St	4 + 5 + 2	3591	$1,599,500	$1,584,000	-1.0%	3
06/24/14	2013 Naudain St #B	2 + 1 + 0	762	$289,000	$280,000	-3.0%	10
06/17/14	2054 Pine St	2 + 2 + 0	1504	$679,000	$685,000	1.0%	27
06/13/14	2031 Pine St #201	2 + 2 + 0	1240	$599,000	$585,000	-2.0%	11
06/02/14	2057 Lombard St	4 + 3 + 1	3085	$1,349,999	$1,350,000	0.0%	19
05/28/14	1730 Pine St #7	1 + 1 + 0	580	$275,000	$258,000	-6.0%	306
05/16/14	2517 Waverly St	2 + 1 + 0	N/A	$379,000	$365,000	-4.0%	225
04/16/14	2019 Lombard St	2 + 2 + 0	1700	$595,000	$580,000	-3.0%	18
02/28/14	2007 Lombard St	2 + 2 + 0	1440	$589,000	$592,500	1.0%	70
01/15/14	2020 Naudain St	3 + 3 + 1	2184	$669,900	$669,000	0.0%	31
12/11/13	2031 Pine St #101	2 + 2 + 0	1108	$525,000	$520,000	-1.0%	15
12/10/13	2024 Naudain St	3 + 2 + 1	2184	$639,900	$639,900	0.0%	42
12/06/13	1824 Pine St	4 + 4 + 1	5760	$1,895,000	$1,862,500	-2.0%	67
11/25/13	2209 Naudain St	2 + 1 + 1	N/A	$429,800	$410,000	-5.0%	182
			Averages:	**$788,075**	**$769,804**	**-2.3%**	**67**

Summary	**12 Months of Sold MLS Listings From: 10/17/13 to 10/17/14**	10/17/12 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
Addison Street (2000 Block)	1	0	+1	1
Lombard Street (Blks 1800-2199)	4	3	+1	-
Naudain Street (1900 Block)	0	1	-1	-
Naudain Street (Blks 2000-2399)	5	4	+1	1
Pine Street (Blks 1600-2199)	9	10	-1	4
Waverly Street (Blks 2000-2199)	0	1	-1	-
Waverly Street (Blks 2200-2599)	1	1	-	1
Average Property Price:	**$769,804**	**$586,245**	**31.3%**	**$603,857**

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Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

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Addison Street (Blks 1600-1699) - Property Update Report

Your home might be worth more than you think!

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Property Update Report by Mike McCann "The Real Estate Man"

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The report summarizes listings sold, as well as active listings for Addison Street (Blks 1600-1699) and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

Listings SOLD between 10/17/13 and 10/17/14 are shown in more detail below as they represent the best indication of change in property values.

Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
08/15/14	1731 Naudain St	3 + 2 + 0	1200	$400,000	$401,989	0.0%	7
08/06/14	1638 Naudain St	2 + 1 + 0	810	$359,995	$359,000	0.0%	25
07/29/14	1718 Rodman St	2 + 1 + 1	810	$364,900	$359,900	-1.0%	10
07/07/14	1612 Addison St	2 + 1 + 0	1056	$359,000	$349,000	-3.0%	15
06/26/14	1742 Naudain St	3 + 3 + 1	2579	$1,275,000	$1,225,000	-4.0%	33
06/13/14	1614 Addison St	2 + 1 + 1	992	$320,000	$302,500	-5.0%	165
05/09/14	1525 Naudain St	3 + 2 + 0	1440	$545,000	$522,000	-4.0%	13
04/25/14	1615 Lombard St	3 + 2 + 0	1440	$545,000	$535,000	-2.0%	62
03/12/14	1724 Rodman St	2 + 2 + 0	N/A	$419,900	$417,000	-1.0%	18
01/08/14	1640 Naudain St	3 + 2 + 0	N/A	$529,000	$515,000	-3.0%	56
			Averages:	**$511,780**	**$498,639**	**-2.6%**	**40**

Summary	**12 Months of Sold MLS Listings From: 10/17/13 to 10/17/14**	10/17/12 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
Addison Street (Blks 1600-1699)	2	3	-1	-
Lombard Street (Blks 1400-1699)	1	3	-2	-
Naudain Street (1700 Block)	2	1	+1	-
Naudain Street (Blks 1400-1699)	3	4	-1	-
Rodman Street	2	3	-1	2
Average Property Price:	**$498,639**	**$418,420**	**19.2%**	**$604,500**

Featured Best Buys

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For more info on these Featured Listings go to www.MyReportForYou.com/3MH2D

Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

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Catharine Street (Blks 1400-1799) - Property Update Report

Your home might be worth more than you think!

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P.S. The current selection of Featured Best Buys is included. If you see anything of interest or know someone looking to buy -- please call or share this information with them.

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Property Update Report by Mike McCann "The Real Estate Man"

For more information, please call (215) 440-8345 or (215) 627-6005

The report summarizes listings sold, as well as active listings for Catharine Street (Blks 1400-1799) and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

Listings SOLD between 10/17/13 and 10/17/14 are shown in more detail below as they represent the best indication of change in property values.

Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
09/26/14	1512 Bainbridge St	3 + 2 + 1	3024	$975,000	$975,000	0.0%	10
09/12/14	1614 Catharine St	3 + 3 + 0	2800	$699,000	$690,000	-1.0%	56
08/06/14	1638 Naudain St	2 + 1 + 0	810	$359,995	$359,000	0.0%	25
07/08/14	1521 Catharine St	4 + 1 + 1	1728	$319,900	$339,900	6.0%	88
07/07/14	1732 Kater St	2 + 3 + 0	N/A	$464,900	$461,000	-1.0%	26
06/05/14	1704 Kater St	2 + 1 + 1	1456	$449,999	$476,519	6.0%	6
05/21/14	1603 Kater St	2 + 1 + 0	986	$399,000	$380,000	-5.0%	32
05/09/14	1525 Naudain St	3 + 2 + 0	1440	$545,000	$522,000	-4.0%	13
04/25/14	1615 Lombard St	3 + 2 + 0	1440	$545,000	$535,000	-2.0%	62
03/26/14	1516 Catharine St #4	0 + 1 + 0	554	$125,000	$116,000	-7.0%	110
02/27/14	1632 Bainbridge St	3 + 3 + 1	2200	$675,000	$675,000	0.0%	1
02/12/14	1601 Kater St	2 + 1 + 0	1000	$349,900	$347,000	-1.0%	55
01/15/14	1508 Kater St	4 + 3 + 1	2500	$729,900	$731,500	0.0%	29
01/08/14	1640 Naudain St	3 + 2 + 0	N/A	$529,000	$515,000	-3.0%	56
12/30/13	1436 Kater St	3 + 2 + 1	2000	$999,900	$940,000	-6.0%	245
11/01/13	1730 Catharine St	3 + 2 + 1	1792	$659,900	$620,000	-6.0%	77
			Averages:	**$551,650**	**$542,682**	**-1.6%**	**56**

Summary	**12 Months of Sold MLS Listings From: 10/17/13 to 10/17/14**	10/17/12 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
Bainbridge Street (Blks 1400-1699)	2	9	-7	1
Catharine Street (Blks 1400-1799)	4	4	-	3
Fitzwater Street (Blks 1400-1699)	0	6	-6	1
Kater Street (Blks 1400-1899)	6	8	-2	-
Lombard Street (Blks 1400-1699)	1	3	-2	-
Naudain Street (Blks 1400-1699)	3	4	-1	-
Average Property Price:	**$542,682**	**$542,956**	**-0.1%**	**$548,380**

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For more info on these Featured Listings go to www.MyReportForYou.com/3PH2D

Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

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Catharine Street (Blks 2100-2414) - Property Update Report

Your home might be worth more than you think!

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Property Update Report by Mike McCann "The Real Estate Man"

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The report summarizes listings sold, as well as active listings for Catharine Street (Blks 2100-2414) and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

Listings SOLD between 4/17/14 and 10/17/14 are shown in more detail below as they represent the best indication of change in property values.

Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
10/13/14	1810 Christian St	3 + 2 + 2	1968	$695,900	$660,000	-5.0%	70
09/29/14	1905 Christian St	3 + 2 + 1	2400	$575,000	$575,000	0.0%	1
09/26/14	2412 Catharine St	3 + 2 + 2	1572	$465,000	$440,000	-5.0%	17
09/19/14	2136 Saint Albans St	2 + 1 + 0	1080	$315,000	$307,500	-2.0%	104
08/28/14	2241 Catharine St	3 + 1 + 1	1446	$375,000	$360,000	-4.0%	29
08/21/14	2403 Catharine St	3 + 2 + 0	1134	$425,000	$395,000	-7.0%	22
08/11/14	2114 Catharine St	4 + 3 + 0	1804	$550,000	$550,000	0.0%	29
08/05/14	2127 Christian St	1 + 1 + 0	696	$229,900	$215,000	-6.0%	50
08/01/14	2029 Saint Albans St	2 + 1 + 0	1290	$395,000	$383,750	-3.0%	25
07/18/14	2209 Christian St	4 + 3 + 1	N/A	$499,000	$450,000	-10.0%	46
06/30/14	2400 Catharine St	1 + 1 + 0	466	$210,000	$204,000	-3.0%	46
06/30/14	2211 Fitzwater St	4 + 2 + 1	2451	$349,900	$375,000	7.0%	1
06/26/14	1839 Christian St	3 + 2 + 1	1734	$475,000	$438,000	-8.0%	23
05/30/14	2239 Pemberton St	2 + 1 + 0	928	$361,500	$355,000	-2.0%	266
05/29/14	2118 Catharine St	4 + 1 + 0	1712	$389,000	$360,000	-7.0%	35
05/28/14	2111 Fitzwater St	4 + 2 + 0	2000	$499,900	$493,000	-1.0%	11
05/27/14	2115 Catharine St	3 + 2 + 1	1400	$425,000	$392,000	-8.0%	42
05/26/14	2325 Saint Albans St	4 + 1 + 0	2052	$299,900	$350,000	17.0%	8
05/01/14	2051 Saint Albans St	2 + 1 + 0	900	$239,900	$240,000	0.0%	7
04/30/14	2307 Catharine St	5 + 2 + 0	1686	$370,000	$325,000	-12.0%	93
04/25/14	2225 Christian St	3 + 2 + 2	1282	$485,000	$498,000	3.0%	38
04/22/14	2213 Fitzwater St	4 + 2 + 1	2600	$615,000	$610,000	-1.0%	170
04/18/14	2351 Saint Albans St	4 + 2 + 1	2172	$729,000	$719,000	-1.0%	31
			Averages:	**$433,648**	**$421,533**	**-2.8%**	**51**

Summary	**6 Months of Sold MLS Listings From: 4/17/14 to 10/17/14**	4/17/13 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
Catharine Street (Blks 2100-2414)	8	7	+1	2
Christian Street 1800-2400 Blk	6	8	-2	5
Fitzwater Street (2100 Block)	1	0	+1	-
Fitzwater Street (2200 Block)	2	2	-	-
Fitzwater Street (2300 Block)	0	1	-1	-
Pemberton Street (Blks 2100-2399)	1	6	-5	2
Saint Albans Street (Blks 2000-2199)	3	7	-4	1
Saint Albans Street (Blks 2200-2399)	2	1	+1	-
Average Property Price:	**$421,533**	**$377,938**	**11.5%**	**$426,725**

Featured Best Buys

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For more info on these Featured Listings go to www.MyReportForYou.com/3RH2D

Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

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7th Street (Blks 600-999) - Property Update Report

Your home might be worth more than you think!

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Property Update Report by Mike McCann "The Real Estate Man"

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The report summarizes listings sold, as well as active listings for 7th Street (Blks 600-999) and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

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Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
07/30/14	1016 Fitzwater St	3 + 2 + 1	1530	$615,000	$585,000	-5.0%	50
07/21/14	745 Clymer St	4 + 2 + 0	1400	$450,000	$430,000	-4.0%	117
06/30/14	742 Fitzwater St	4 + 3 + 1	2000	$660,000	$670,000	2.0%	4
05/30/14	915 7th St S	3 + 2 + 1	3850	$798,000	$798,000	0.0%	29
05/20/14	308 Kater St	3 + 2 + 0	1296	$326,750	$326,750	0.0%	5
02/14/14	608 Kater St	3 + 1 + 0	1130	$344,900	$341,500	-1.0%	106
12/19/13	727-29 S 7th St #3R	1 + 1 + 0	420	$182,900	$172,000	-6.0%	126
11/15/13	913 S 7th St	3 + 3 + 2	2304	$435,000	$412,000	-5.0%	97
			Averages:	**$476,569**	**$466,906**	**-2.0%**	**67**

Summary	**12 Months of Sold MLS Listings From: 10/17/13 to 10/17/14**	10/17/12 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
7th Street (Blks 600-999)	3	4	-1	2
Clymer Street (Blks 700-799)	1	4	-3	1
Fitzwater Street (Blks 600-1099)	2	5	-3	4
Kater Street (1000 Block)	0	0	-	1
Kater Street (Blks 300-699)	2	5	-3	1
Kater Street (Blks 700-899)	0	4	-4	-
Average Property Price:	**$466,906**	**$448,936**	**4.0%**	**$930,367**

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For more info on these Featured Listings go to www.MyReportForYou.com/3TH2D

Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

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Bainbridge Street (Blks 100-299) - Property Update Report

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Property Update Report by Mike McCann "The Real Estate Man"

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The report summarizes listings sold, as well as active listings for Bainbridge Street (Blks 100-299) and/or other properties considered to represent good comparables. Listings summarized in the following table are based on information from the TReND MLS. Properties sold were listed/sold by BHHS Fox & Roach, REALTORS® and by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.All information is deemed reliable but is not guaranteed.

Listings SOLD between 4/17/14 and 10/17/14 are shown in more detail below as they represent the best indication of change in property values.

Sold Date	Property Address	Bedrms + F Baths + H Baths	Est SqFt	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
09/12/14	512 S Front St #UNIT 1	3 + 3 + 1	2475	$699,500	$655,000	-6.0%	173
09/05/14	520 Fitzwater St	3 + 2 + 0	1836	$549,000	$560,000	2.0%	6
08/08/14	615 S 9th St	4 + 4 + 0	2951	$599,900	$500,000	-17.0%	161
08/01/14	801 Lombard St	4 + 2 + 1	1800	$600,000	$565,000	-6.0%	38
07/16/14	623 S 9th St	3 + 2 + 1	2766	$799,000	$745,000	-7.0%	71
06/25/14	714 Lombard St	3 + 2 + 1	1836	$599,900	$600,000	0.0%	21
06/24/14	314 Fitzwater St	4 + 3 + 1	4100	$1,270,000	$1,220,000	-4.0%	4
06/12/14	100 Lombard St	3 + 3 + 0	2003	$929,000	$860,000	-7.0%	19
06/10/14	625 S 9th St	3 + 2 + 1	2358	$700,000	$680,000	-3.0%	25
06/10/14	909 Lombard St	3 + 2 + 1	2405	$798,000	$798,000	0.0%	132
06/06/14	903 Lombard St	3 + 3 + 1	1892	$839,000	$820,000	-2.0%	6
06/02/14	110 Lombard St	4 + 2 + 1	1945	$744,000	$695,000	-7.0%	66
05/30/14	512 Fitzwater St #R	1 + 1 + 0	744	$224,900	$229,000	2.0%	99
05/30/14	719 Lombard St	3 + 2 + 1	2432	$750,000	$725,000	-3.0%	42
04/30/14	506 S Front St	4 + 2 + 1	1993	$819,000	$790,000	-4.0%	214
			Averages:	**$728,080**	**$696,133**	**-4.4%**	**72**

Summary	**6 Months of Sold MLS Listings From: 4/17/14 to 10/17/14**	4/17/13 to 10/17/13	Difference vs. Year Ago	Listings Currently FOR SALE
9th St (Blks 600-899)	3	1	+2	4
Bainbridge Street (Blks 100-299)	0	0	-	1
Catharine St (Blks 100-299)	0	1	-1	1
Christian St (Blks 1-199)	0	0	-	1
Fitzwater Street (Blks 100-599)	3	5	-2	4
Front St (Blks 400-599)	2	0	+2	8
Lombard St (Blks 600-999)	5	4	+1	-
Lombard Street (Blks 100-399)	2	1	+1	3
Pine Street (Blks 300-499)	0	0	-	2
Average Property Price:	**$696,133**	**$504,629**	**37.9%**	**$921,189**

Featured Best Buys

The following featured Real Estate listings represent a variety of properties available across a range of pricing and locations to meet a variety of Real Estate needs. If you would like to see your property featured here or you know someone who is looking to buy, please call Mike McCann "The Real Estate Man" at (215) 440-8345 or (215) 627-6005.

For more info on these Featured Listings go to www.MyReportForYou.com/3VH2D

Property Address	Type Property	Bedrms + F Baths + H Baths	List Price	Reasons These Listings are Considered a Best Buy
313 N 3rd Street #2ND	Condo	3 + 3 + 0	$1,100,000	Amazing home has updated kitchen and baths; wood floors; exposed brick; soaring ceilings.
1230 E Moyamensing Avenue	TwHm	3 + 1 + 1	$300,000	Stunning home w/open living and dining room with two front windows, wood floors; exposed brick wall.
2203 Kater Street	TwHm	1 + 1 + 1	$305,000	Spectacular home features private patio; open living room; vaulted ceilings; storage closet.
305 Fitzwater Street	TwHm	2 + 1 + 1	$425,000	Features include a den, private yard, recessed lighting, updated kitchen and great light.
1902 Waverly Street	TwHm	2 + 2 + 1	$425,000	Historic Ringgold Place home features red brick backyard; hardwood floors; fireplace.
811 Fitzwater Street	TwHm	3 + 2 + 0	$575,000	Fantastic home has finished basement; hardwood floors; updated kitchen; open living/dining rm area.
919 Spruce Street	TwHm	5 + 4 + 1	$850,000	Grand scale historic home. Several fireplaces, wood floors; in-law suite; circular kitchen.
758 S 10th Street	TwHm	4 + 6 + 1	$995,000	Sophisticated home includes beautiful oak floors; high ceilings; entrance foyer.
1337 Bainbridge Street	TwHm	4 + 3 + 1	$1,299,999	NEW construction home w/2-car garage & 4000 sqft of living space. High clngs & European kitc.

The accuracy of information in this report is dependent on aforementioned MLS system(s) for time periods specified, and cannot be guaranteed.