

RITTENHOUSE

REAL ESTATE MARKET UPDATE

FALL 2014

OCTOBER 2014

Much like the Fall temperatures, the hot seller's market experienced over the past 18 months in Rittenhouse Square has cooled off a bit, though the luxury market continues to experience high buyer demand. Low inventory in Rittenhouse — especially among townhouses, has resulted in many full-price & multiple offers. Nearby Fitler Square is also experiencing low inventory which, combined with consumer demand is resulting in pricing that is comparable to Rittenhouse Square, which historically holds the highest pricing per square foot of any other Center City neighborhood. Sellers are getting record breaking prices per square foot in these areas when they are "market ready" and priced in accordance with recent comparables.

See reverse side for a list of Rittenhouse Square sold properties for the 3rd quarter of 2014.



ANNOUNCING!!

MaryOnTheSquare has a new website!

Visit us at
www.MaryOnTheSquare.com
to experience our new consumer friendly and image driven site created with YOU in mind.

Thinking of buying or selling ?
Call us at 215-205-2400 for a consultation about services we offer.

FEATURED PROPERTY: MODERN DELANCEY ESTATE



Elegant townhouse combining the best of family living with gracious entertaining.

OUR BUYER NEEDS

We are working with several buyers who have not had any luck finding a property. Here are a few of our Rittenhouse Square buyers:

Buyer 1: A family looking for a 4 Bedroom townhouse with garden & parking, up to \$3 Million

Buyer 2: A family looking for a 3 Bedroom townhouse with charm, up to \$875,000

Buyer 3: Young Professional couple looking for a 2 Bedroom low-rise condo with garden, 2000+ Sq Ft., up to \$1.3 Million

If you or anyone you know would consider selling, please contact us. All calls confidential.



Mary On The Square

Extraordinary Properties, Exceptional Results

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www.maryonthesquare.com

Top 100 Agents in the Network, 2013

Top 15 Teams in Pennsylvania, 2013

Rittenhouse Square Properties Sold - Third Quarter

ADDRESS	SOLD PRICE	SOLD DATE	ADDRESS	SOLD PRICE	SOLD DATE
Dorchester #2013	08/08/2014	\$3,950,000	Grande #1903	07/22/2014	\$483,000
10 Rittenhouse #3002	09/15/2014	\$2,450,000	Grande #1814	07/30/2014	\$480,000
10 Rittenhouse #1801	07/24/2014	\$2,295,000	348 S.Smedley	07/22/2014	\$470,000
250 S. 18th #1501	07/15/2014	\$1,700,000	Wanamaker House #27C	09/15/2014	\$437,500
10 Rittenhouse #1105	09/03/2014	\$1,650,000	1628 Spruce St #5	07/07/2014	\$415,000
Ritz-Carlton #17B	09/30/2014	\$1,475,000	2047 Walnut St #1R	08/08/2014	\$410,000
Grande #P301	07/03/2014	\$1,425,000	1731 Naudain	08/14/2014	\$401,989
Ritz-Carlton #14B	07/14/2014	\$1,380,000	Murano #1708	08/04/2014	\$395,000
2040 Pine St	07/01/2014	\$1,325,000	Academy House #16N	07/11/2014	\$387,000
10 Rittenhouse #1405	09/22/2014	\$1,315,000	Dorchester #2113	07/30/2014	\$375,000
Parc Rittenhouse #1405	09/03/2014	\$1,275,000	1919 Chestnut St #2707	09/08/2014	\$373,000
Ritz-Carlton #31F	07/30/2014	\$1,215,000	1519 Pine St #9	07/14/2014	\$364,000
Murano #4204	07/09/2014	\$1,055,000	1718 Rodman St	07/29/2014	\$359,900
2050 Lombard St	09/02/2014	\$985,000	1638 Naudain St	08/06/2014	\$359,000
1615 Spruce St. #101	09/08/2014	\$850,000	Pheonix #1910	09/04/2014	\$356,500
519 S. 21st St	07/03/2014	\$825,000	1612 Addison	07/07/2014	\$349,000
Dorchester #205	07/31/2014	\$810,000	2018 Addison	07/15/2014	\$348,500
Murano #4105	08/21/2014	\$757,000	Parc Rittenhouse #1222	07/07/2014	\$320,000
Rittenhouse #1205	08/08/2014	\$750,000	Pheonix #1816	09/09/2014	\$305,000
250 S. 17th St #400	08/01/2014	\$725,000	Grande #2012	07/30/2014	\$283,500
Ritz-Carlton #22E	07/31/2014	\$725,000	Academy House #16G	07/23/2014	\$279,900
Academy House #10K	07/16/2014	\$705,000	Parc Rittenhouse #615	07/07/2014	\$270,000
343 S. Smedley	09/05/2014	\$690,000	415 S. 19th St #1F	07/09/2014	\$245,000
Pheonix #1610	07/01/2014	\$649,000	Academy House #32H	07/14/2014	\$232,500
Murano #1003	08/21/2014	\$640,000	Academy Housset #15J	07/15/2014	\$232,000
1714 Spruce St #3	07/21/2014	\$625,000	2135 Walnut #1002	07/24/2014	\$229,000
Pheonix #618	09/05/2014	\$625,000	RiverWest #1515	09/18/2014	\$225,000
Pheonix #518	07/07/2014	\$610,000	403 S. 17th St	08/14/2014	\$204,500
Murano #202	07/30/2014	\$590,100	Dorchester #412	07/25/2014	\$200,000
Murano #806	09/09/2014	\$578,500	RiverWest #1712	07/03/2014	\$175,000
2047 Spruce St #5	07/18/2014	\$520,000	RiverWest #619	07/18/2014	\$170,000
406 S. Croskey B	07/03/2014	\$519,000	RiverWest #1620	07/01/2014	\$162,500
1737 Chestnut #801	08/01/2014	\$515,000	RiverWest #803	07/18/2014	\$160,000
2026 Chancellor St A	09/30/2014	\$500,000	RiverWest #1013	07/18/2014	\$160,000



BERKSHIRE HATHAWAY
HomeServices

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