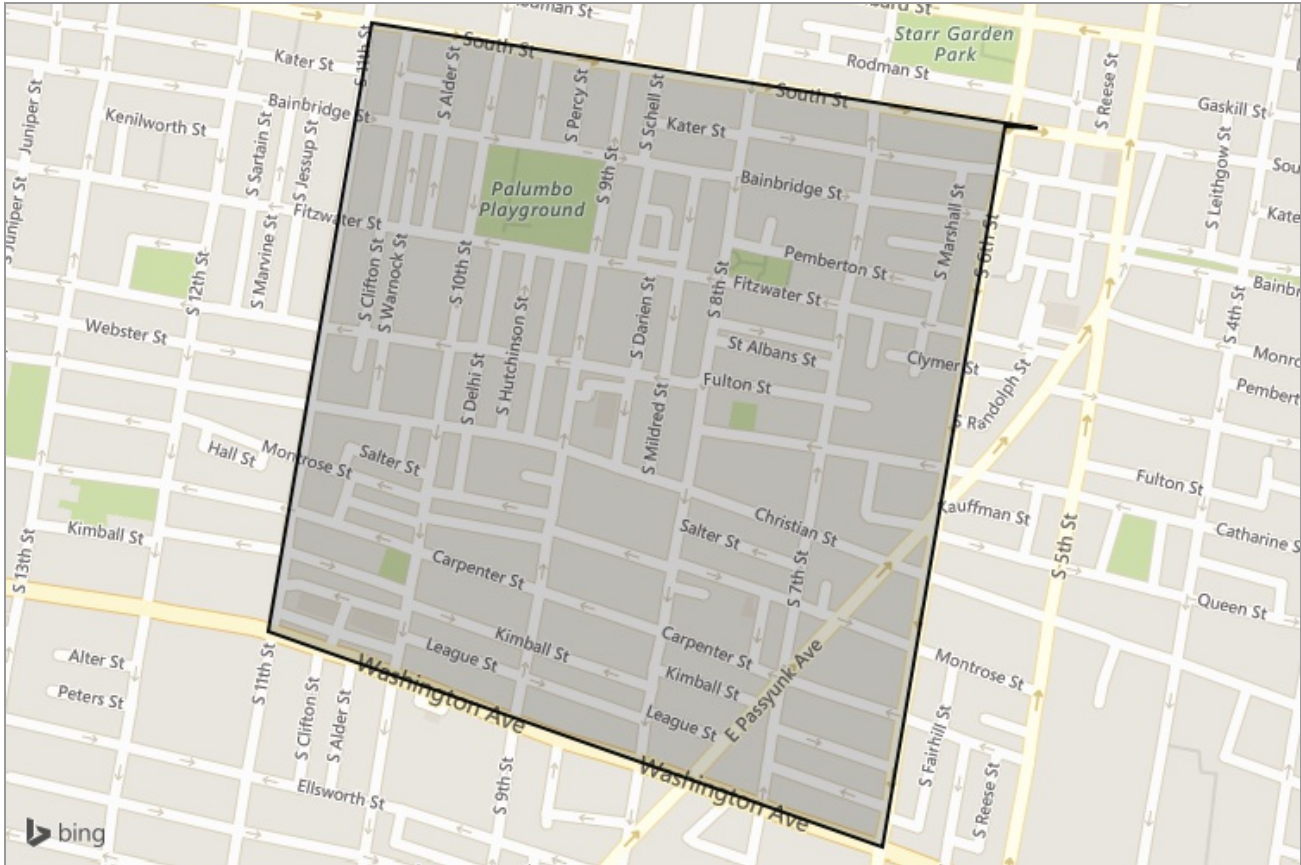




NEIGHBORHOOD REPORT

Bella Vista in Philadelphia, PA



RE/MAX
@HOME

EXPERIENCE THE DIFFERENCE

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RE/MAX @ Home

2054 South Street
Philadelphia, PA 19146

Neighborhood: Housing Stats and Charts

	Bella Vista	Philadelphia	Philadelphia County	Pennsylvania	USA
Median Estimated Home Value	\$450K	\$196K	\$196K	\$208K	\$227K
Estimated Home Value 12-Month Change	+6.2%	-15.6%	+7.4%	+5%	-
Median List Price	\$494K	\$190K	\$190K	\$185K	\$99K
List Price 1-Month Change	+6.2%	+2.7%	+2.7%	+2.8%	+4.3%
List Price 12-Month Change	-3.6%	+12.4%	+12.4%	+5.8%	+10%
Median Home Age	81	80	80	61	45
Own	53%	53%	53%	69%	64%
Rent	47%	47%	47%	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

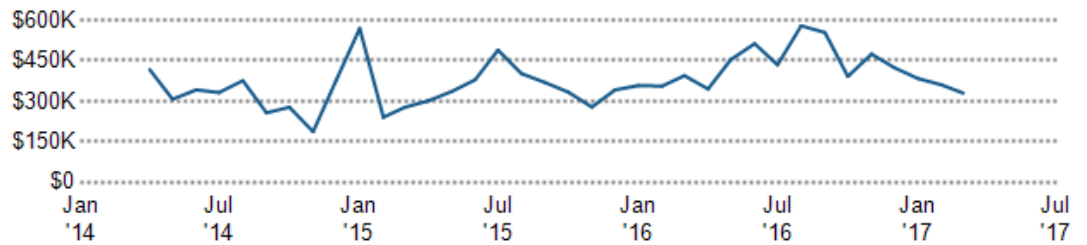
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

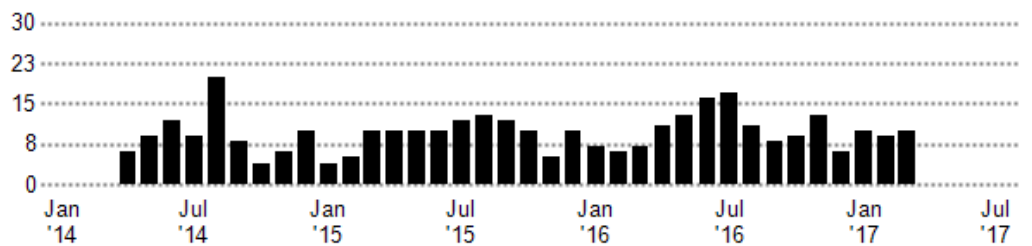
Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

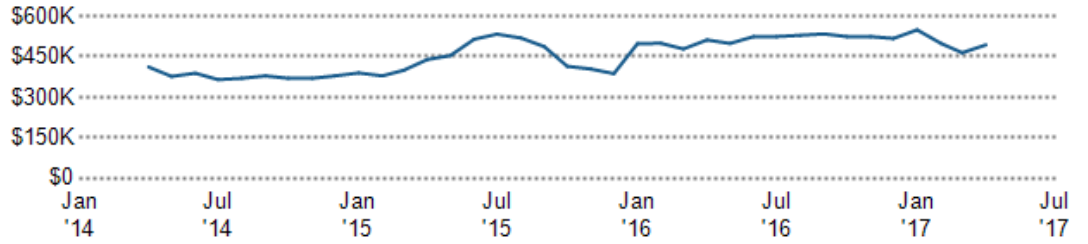
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

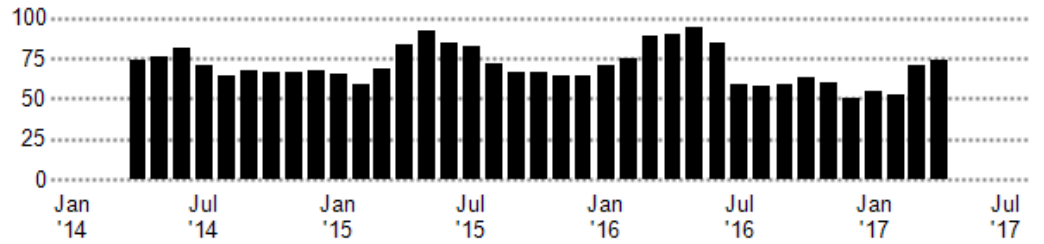
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Neighborhood: People Stats and Charts

	Bella Vista	Philadelphia	Philadelphia County	Pennsylvania	USA
Population	4.37K	1.56M	1.56M	12.8M	317M
Population Density per Sq Mi	28.9K	11.6K	11.6K	286	—
Population Change since 2010	+7.3%	+3%	+3%	+1.9%	+2.4%
Median Age	35	34	34	41	38
Male / Female Ratio	51%	47%	47%	49%	49%
High School Graduate	18%	34%	34%	36%	28%
2-Year Degree	13%	23%	23%	24%	29%
Bachelor Degree	35%	15%	15%	17%	19%
Post-graduate Degree	26%	10%	10%	11%	11%

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

■ Bella Vista



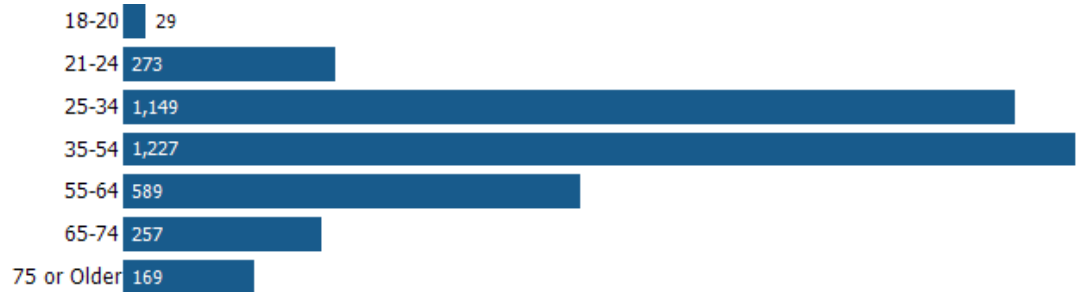
Population of Adults by Age Group

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

■ Bella Vista



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

■ Bella Vista



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Bella Vista



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



Neighborhood: Economic Stats and Charts

	Bella Vista	Philadelphia	Philadelphia County	Pennsylvania	USA
Income Per Capita	\$40,109	\$22,919	\$22,919	\$29,291	\$28,930
Median Household Income	\$62,389	\$38,253	\$38,253	\$53,599	\$53,889
Unemployment Rate	–	5.9%	5.9%	4.7%	4.4%
Unemployment Number	–	42K	42K	303K	7.06M
Employment Number	–	670K	670K	6.15M	153M
Labor Force Number	–	712K	712K	6.45M	160M

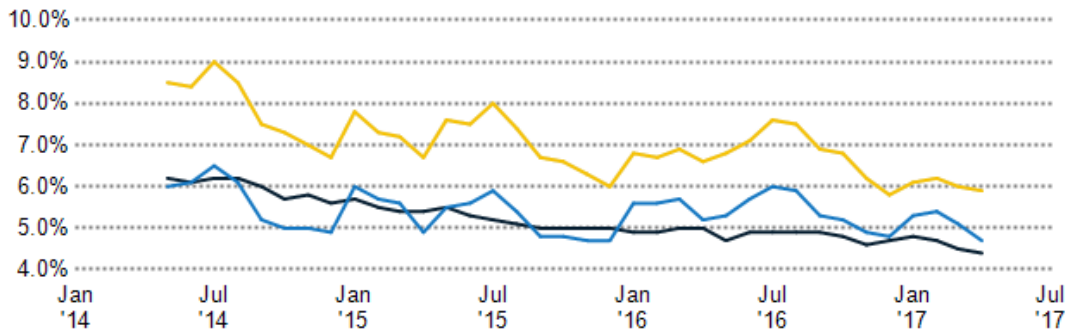
Unemployment Rate

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

- Philadelphia
- Philadelphia County
- Pennsylvania
- USA



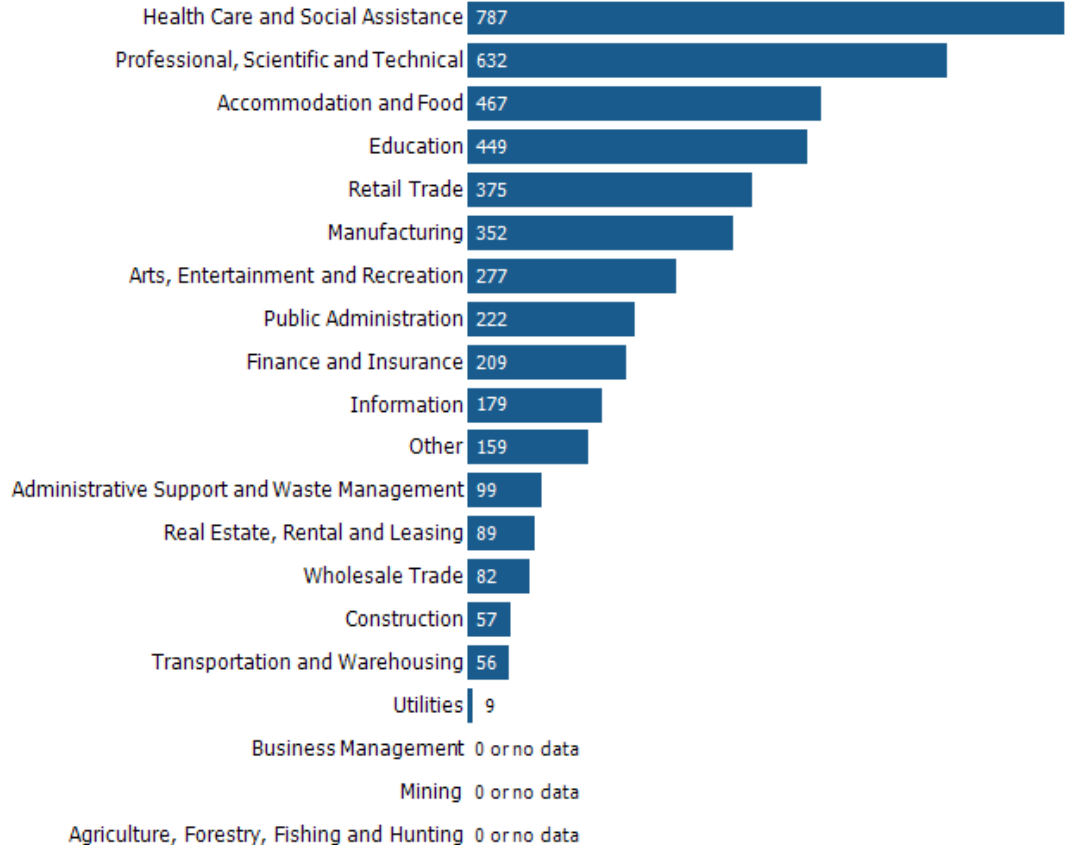
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Bella Vista



Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Bella Vista	Philadelphia	Philadelphia County	Pennsylvania	USA
Elevation (in feet)	278	304	304	1,102	–
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	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	5	5	134	2,315
Brownfield Sites	No	Yes	Yes	Yes	Yes

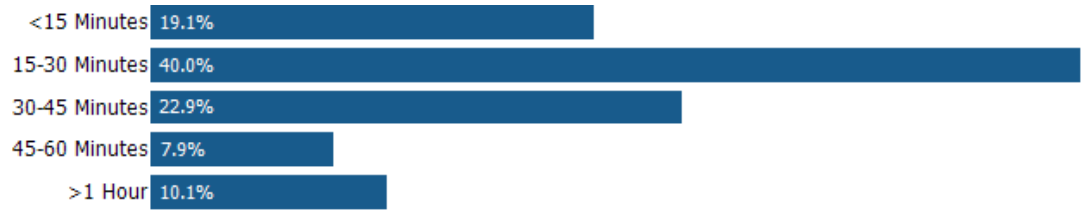
Average Commute Time

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

■ Bella Vista



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

