

# Comparative Market Analysis

5526 Paschall Ave, Philadelphia, PA 19143

APN: 51-4-2803-00

Philadelphia County Data as of: 06/21/2021



**Bedrooms:** 3      **Year Built:** 1928  
**Bathrooms:** 1      **Square Feet:** 1,002

**Status:** Off Market  
**Distressed:** No  
**Ownership:** Corporate  
**Occupancy:** Non-Owner Occupied  
**Property Type:** Other  
**Owner Name:** JAKS DEVELOPMENT LLC  
**Mailing Address:** 8 E DARTMOUTH RD  
 BALA CYNWYD, PA 19004

**Comparables**

<b>Properties:</b>	91
<b>Avg. Sale Price:</b>	\$95,747
<b>Days on Market:</b>	85

**Opportunity**

<b>Estimated Value:</b>	\$99,845
<b>Estimated Equity:</b>	\$99,845
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$1,101
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF PA, COUNTY OF PHILADELPHIA, WITH A SITUS ADDRESS OF 5526 PASCHALL AVE, PHILADELPHIA, PA 19143-5709 C052 CURRENTLY OWNED BY JAKS DEVELOPMENT LLC HAVING A TAX ASSESSOR NUMBER OF 51-4-2803-00 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: AND DESCRIBED IN DOCUMENT NUMBER 53346971 DATED 03/23/2018 AND RECORDED 04/05/2018.

## Last Market Sale

**Seller:** THE PHILADELPHIA HOUSING  
**Buyer:** JAKS DEVELOPMENT LLC  
**Rec. Date:** 04/05/2018  
**Sale Date:** 03/23/2018  
**Sale Price:** \$24,000

## Current Listing Status

**Status:** FAIL  
**Listing Date:** 10/09/2018  
**List Price:** \$13,500  
**Sale Date:**  
**Sale Price:**

## Active Foreclosure Status

There is no foreclosure data available.

## Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

## Property Details - Public Record

<b>Land Use:</b> Row house (Residential)	<b>Lot Size:</b> 878 SqFt.	<b>Stories:</b> 2	<b>Parking Spaces:</b>
<b>Zoning:</b> RM1	<b>Living Area:</b> 1,002 SqFt.	<b>Pool:</b>	<b>Parking Type:</b>
<b>Year Built:</b> 1928	<b>Bedrooms:</b> 3	<b>Fireplace:</b>	<b>Interior Wall:</b>
<b>Style:</b> Unfinished\Under	<b>Bathrooms:</b> 1	<b>Heating:</b> Gas	<b>Exterior Wall:</b> Brick
<b>Basement:</b>	<b>Total Rooms:</b> 6	<b>Cooling:</b>	<b>Price / Sq.Ft.</b> \$24

## Open Liens

**Owner 1:** JAKS DEVELOPMENT LLC      **Combined Loan To Value:** 0 %  
**Owner 2:**      **Estimated Equity:** \$99,845

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

## Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

## Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
04/04/2008	1st / Trust Deed/Mortgage	\$54,150	Wells Fargo Bank Na	Robinson Marcus	Conventional	30 Years

## Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
05/13/2014	Intrafamily Transfer & Dissolution	Non-Arm's length transactions with valid TITLE	Philadelphia Housing Authority	Philadelphia Housing Authority Developme	

### Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
02/04/2008	Deed	Arm's-length Residential transactions (Purchase/Resales)	Thomas Joseph	Ralls David Fredrick	\$16,000
12/06/2012	Deed	Arm's-length Residential transactions (Purchase/Resales)	Robinson Marcus	Wells Fargo Bank Na	\$23,000
11/15/2005	Deed	Arm's-length Residential transactions (Purchase/Resales)	Walker Katie	Thomas Joseph	\$500
03/23/2018	Deed	Arm's-length Residential transactions (Purchase/Resales)	The Philadelphia Housing Authority Devel	Jaks Development Llc	\$24,000
04/02/2008	Deed	Arm's-length Residential transactions (Purchase/Resales)	Ralls David Frederick	Robinson Marcus	\$57,000
10/08/2013	Quit Claim Deed	Non-Arm's length transactions with valid TITLE COMPANY NAME (no accommodations)	Wells Fargo Bank Na	Philadelphia Housing Authority	

### Tax Status

<b>Assessor Parcel #:</b> 51-4-2803-00	<b>Land Value:</b> \$7,251	<b>Total Taxable Value:</b> \$48,700
<b>Tax Year:</b> 2021	<b>Improvement Value:</b> \$41,449	<b>Property Tax:</b> \$682

### Listing History

Date	Status	Sub Status	Listed At	Sold	Sold For	\$ / Sq. Ft.	Days On Market
04/10/2013	Sold		\$19,500	11/08/2013	\$11,762	\$12	212
04/10/2013	Fail		\$13,500			\$13	0



D	0.3	A	5640 Elmwood Ave, Philadelphia, Pa 19143	8/13/20	\$45,000	5/24/21	\$170,000	1,024	\$166	3	2	1,136	96
E	0.3	A	1549 S 53rd St, Philadelphia, Pa 19143	11/15/12	\$20,000	5/20/21	\$155,000	1,446	\$107	3	1	1,232	96
F	0.4	A	5705 Kingsessing Ave, Philadelphia, Pa 19143	3/11/21	\$78,275	6/05/21	\$125,900	1,696	\$74	4	2.5	1,280	101
G	0.4	A	2529 S Wanamaker St, Philadelphia, Pa 19143	4/30/08	\$55,000	5/24/21	\$250,000	1,174	\$213	3	1	1,072	96
H	0.5	C	5327 Chester Ave, Philadelphia, Pa 19143	1/31/18	\$190,000	6/04/21	\$374,900	3,037	\$123			1,649	106
I	0.5	A	5410 Belmar Ter, Philadelphia, Pa 19143	1/23/92		6/02/21	\$14,800	1,220	\$12	3	1	1,040	96
J	0.5	A	1230 S 51st St, Philadelphia, Pa 19143	11/15/16	\$325,000	5/23/21	\$430,000	2,900	\$148			1,425	106
K	0.5	A	5812 Trinity St, Philadelphia, Pa 19143	9/12/16	\$107,000	5/21/21	\$120,000	1,430	\$84	3	1	1,312	101
L	0.6	A	5524 Windsor Ave, Philadelphia, Pa 19143	10/16/12	\$32,500	6/05/21	\$80,000	1,062	\$75	3	1	1,140	96
M	0.6	A	5011 Chester Ave, Philadelphia, Pa 19143	6/18/07	\$160,000	6/04/21	\$650,000	2,722	\$239			1,883	106
N	0.6	A	5729 Belmar Ter, Philadelphia, Pa 19143	8/05/13	\$225,000	6/04/21	\$138,000	798	\$173	2	1	838	96
O	0.6	A	1118 S Wilton St, Philadelphia, Pa 19143	10/23/63	\$8,700	6/03/21	\$189,999	1,470	\$129	4	1	1,892	96
P	0.6	A	5622 Windsor Ave, Philadelphia, Pa 19143	11/13/15	\$26,000	6/02/21	\$149,000	1,024	\$146	3	1	1,016	96
Q	0.6	A	2602 S 60th St, Philadelphia, Pa 19142	2/03/20	\$5,100	5/24/21	\$65,000					1,152	
R	0.6	A	5836 Springfield Ave, Philadelphia, Pa 19143	10/23/20	\$117,000	5/22/21	\$160,000	1,824	\$88	4	2	1,911	101
S	0.6	P	5727 Springfield Ave, Philadelphia, Pa 19143	3/08/18	\$5,730	5/20/21	\$155,500	1,386	\$112	4	1	1,384	101
T	0.7	A	1318 S 48th St, Philadelphia, Pa 19143	5/12/03	\$10,000	6/07/21	\$1,700	990	\$2	3	1	1,200	81
U	0.7	A	5914 Windsor Ave, Philadelphia, Pa 19143	4/23/14	\$34,000	5/24/21	\$129,000	1,150	\$112	3	1	1,130	96
V	0.7	A	2626 S 61st St, Philadelphia, Pa 19142	9/14/07	\$90,000	5/22/21	\$150,000	960	\$156	3	1.5	1,093	96
W	0.7	A	6133 Elmwood Ave, Philadelphia, Pa 19142	1/28/10	\$39,000	5/21/21	\$1,349	1,492	\$1	4	1	1,346	101
X	0.8	A	6325 Wheeler St, Philadelphia, Pa 19142	5/25/14	\$8,100	6/04/21	\$210,000	1,036	\$203	3	2	931	96
Y	0.8	A	5020 Florence Ave, Philadelphia, Pa 19143	1/15/21	\$900,000	5/29/21	\$375,000	1,207	\$311	3	1	1,425	96

**A: Active      P: Pending      C: Contingent**

### Property Images (1)



# Statistics for Philadelphia, PA

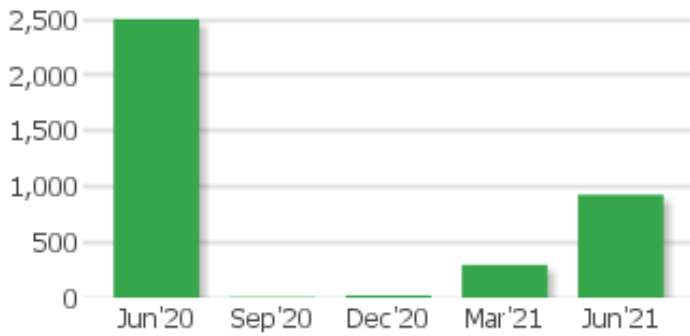


**4.11 %** Last 30 Days Price Change

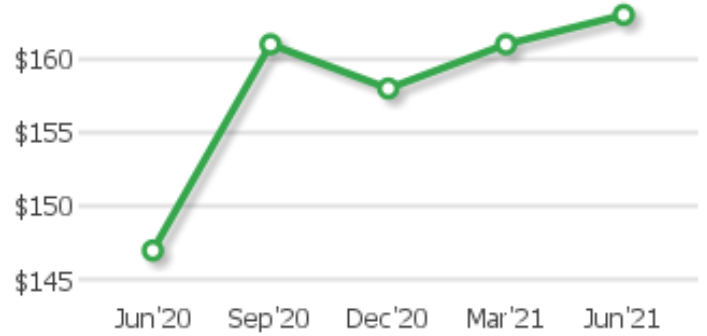


**2 %** Last 30 Days Rent Change

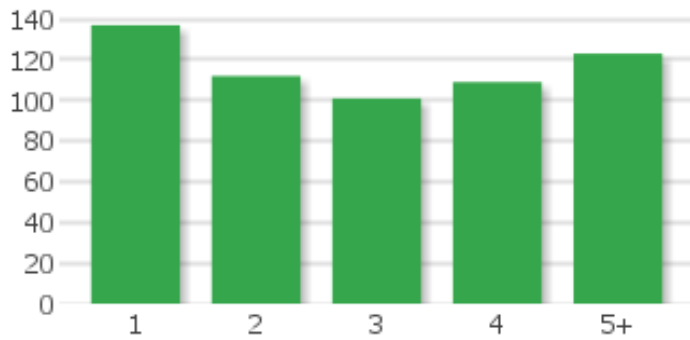
## New Pre-Foreclosures



## \$ / SqFt



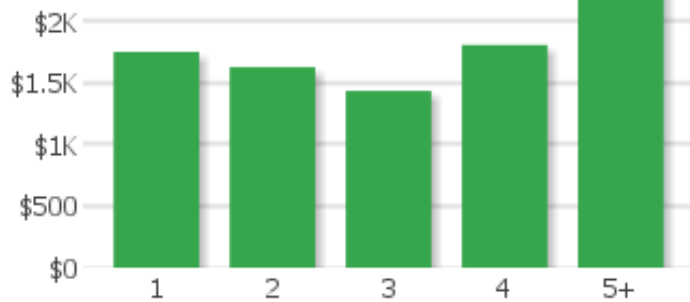
## Average Days on Market



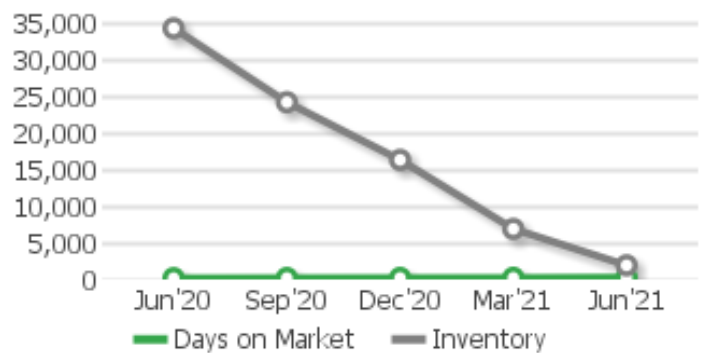
## List Price vs. Sale Price



## Average Monthly Rent




## Days on Market vs. Inventory




## Statistics for Philadelphia, PA


### Market Trend

 0 %  
2,147  
New Listings


### Last 30 Days

 0 %  
741  
Closed Sales


### Market Trend

 0 %  
14,667  
New Listings


### Last 6 Months

 0 %  
7,409  
Closed Sales


### Listing Trend

 0 %  
1,932  
Homes for Sale


### Last 30 Days


 -5.3 %  
\$276,040  
Average List Price


### Listing Trend


 0 %  
16,351  
Homes for Sale


### Last 6 Months

 5.45 %  
\$298,519  
Average List Price


 -12.17 %  
\$184  
Average List \$ / SqFt

 29.44 %  
274  
Average DOM


 -9.87 %  
\$330  
Average List \$ / SqFt

 23.48 %  
208  
Average DOM


### Sales Trend

 0 %  
1  
Homes Sold


### Last 30 Days


 -91.48 %  
\$37,500  
Average Sale Price


### Sales Trend


 0 %  
2,680  
Homes Sold


### Last 6 Months

 14.68 %  
\$383,270  
Average Sale Price

 -88.69 %  
\$23  
Average Sale \$ / SqFt

 0.77 %  
106  
Average DOM

 -1.28 %  
\$204  
Average Sale \$ / SqFt

 -2.68 %  
111  
Average DOM