

Fishtown Remaining Area

There are 546 parcels in the Fishtown remaining area of which 16 have sold in the past 7 years. Table 3-6 shows the most recent property sale by sale year, number of properties sold in a year, average sale price per year, minimum and maximum sale prices per year.

Table 3-6 Most Recent Property Sales by Year

Year	Count	Average Sale	Minimum	Maximum
1995	1	27,000	27,000	27,000
1996	4	25,625	7,500	43,000
1997	3	30,167	7,500	50,000
1999	3	38,333	12,000	51,500
2000	2	16,331	4,662	28,000
2001	2	65,700	46,400	85,000
2002	1	37,000	37,000	37,000

The Fishtown remaining area also contains 9 parcels classified as brownfields, 35 stabilized lots, 14 demolished buildings, 23 trees, 3 community garden parcels, 18 vacant land parcels, 1 settled sideyards and 5 unsettled sideyards.

This area exhibited the least amount of sales activity because the majority of the area is zoned for industrial land uses. The area along Frankford Avenue, between Master and Norris are zoned for residential land uses. The majority of property sales occurred in this area.

There is activity in this area to improve the blocks along Frankford Avenue. There are a significant number of stabilized lots on Frankford Avenue between Master and Jefferson Streets and between East Berks and East Montgomery Streets. There is also a concentration of stabilized lots on industrial lots on Front Street at Richmond Street. The main concentration of tree cover and community gardens are at Thompson and Leopard Streets.