

## Tract 143

Census tract 143 is located in the Northwestern section of Fishtown. There are 975 parcels in tract 143 of which 106 have sold in the past 7 years. Table 3-1 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 3-1 Most Recent Property Sales by Year

Year	Count	Average Sale	Minimum	Maximum
1995	11	33,545	9,200	79,000
1996	9	45,144	15,000	77,900
1997	18	35,758	10,000	64,750
1998	13	60,446	12,000	102,000
1999	17	55,603	12,500	93,000
2000	17	77,453	4,000	607,000
2001	14	59,657	26,000	117,000
2002	7	72,986	33,500	130,000

Census tract 143 also contains 8 parcels classified as brownfields, 4 stabilized lots, 8 demolished buildings, 108 trees, 0 community garden parcels, 26 vacant land parcels, 0 settled sideyards and 6 unsettled sideyards.

Tract 143 is zoned for Industrial uses along the Delaware waterfront. The main area of residential zoning is between I-95 and Girard Avenue, although immediately along Girard Avenue are Commercial establishments. The residential properties that did sell are spread out evenly over the map. Since there are only a few stabilized lot, few demolished building, and no settled sideyards, the impact of these programs appears negligible. The low property values in this tract are probably more a result of vacant land, brownfields from industrial and the general proximity to the industrial land uses along the Delaware River.