

Tract 158

Census tract 158 is located in the Northwestern section of Fishtown. There are 2,669 parcels in tract 158 of which 399 have sold in the past 12 years. Table 3-2 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 3-2 Most Recent Property Sales by Year

| Year | Count | Average Sale | Minimum | Maximum |
|------|-------|--------------|---------|---------|
| 1990 | 1 | 8,400 | 8,400 | 8,400 |
| 1994 | 7 | 38,214 | 22,000 | 55,000 |
| 1995 | 34 | 40,584 | 5,000 | 95,000 |
| 1996 | 47 | 42,994 | 9,000 | 108,000 |
| 1997 | 42 | 41,595 | 7,000 | 82,500 |
| 1998 | 43 | 40,849 | 3,500 | 120,000 |
| 1999 | 63 | 44,352 | 5,000 | 98,500 |
| 2000 | 68 | 47,612 | 5,000 | 154,000 |
| 2001 | 72 | 58,387 | 4,300 | 219,000 |
| 2002 | 22 | 57,482 | 14,000 | 105,000 |

Census tract 158 also contains 8 parcels classified as brownfields, 3 stabilized lots, 50 demolished buildings, 487 trees, 12 community garden parcels, 79 vacant land parcels, 8 settled sideyards and 16 unsettled sideyards.

Census tract 158 is mostly zoned for residential uses. There are commercial establishments zoned along Girard Avenue and several areas zone for Industrial. The Industrial land uses make up 5 of the 8 Brownfields in this tract. There are also four large areas zoned for Recreational uses. Properties in this area do not appear to be affected by the location of settled sideyards, community gardens or stabilized lot.