

Tract 159

There are 944 parcels in Census tract 159 of which 159 have sold in the past 8 years. Table 3-3 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 3-3 Most Recent Property Sales by Year

Year	Count	Average Sale	Minimum	Maximum
1994	1	45,000	45,000	45,000
1995	17	33,715	2,050	83,000
1996	14	36,337	7,500	69,500
1997	14	54,093	24,900	235,000
1998	23	38,459	7,000	80,000
1999	34	38,938	8,000	76,000
2000	19	34,563	11,000	63,000
2001	23	39,958	6,000	69,000
2002	14	44,582	29,100	65,000

Census tract 159 also contains 5 parcels classified as brownfields, 2 stabilized lots, 0 demolished buildings, 69 trees, 2 community garden parcels, 16 vacant land parcels, 0 settled sideyards and 5 unsettled sideyards.

Census tract 159 has several large industrial areas that are associated with the activity along the Delaware River. The area to the northwest of I-95 is zoned mostly for residential with a few areas of commercial along the major streets. There is very little activity with respect to community gardens and sideyards in this area so they have relatively no effect on the property values.