

Tract 160

There are 3,312 parcels in Census tract 160 of which 540 have sold in the past 9 years. Table 3-4 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 3-4 Most Recent Property Sales by Year

Year	Count	Average Sale	Minimum	Maximum
1993	1	15,500	15,500	15,500
1994	9	30,611	7,500	47,500
1995	64	33,639	2,000	75,000
1996	53	29,743	4,616	99,000
1997	71	30,269	2,000	59,500
1998	77	35,247	2,000	72,000
1999	85	36,844	2,000	76,000
2000	77	33,215	2,000	62,000
2001	79	46,753	3,300	240,000
2002	24	50,867	17,000	170,000

Census tract 160 also contains 13 parcels classified as brownfields, 33 stabilized lots, 59 demolished buildings, 458 trees, 4 community garden parcels, 95 vacant land parcels, 10 settled sideyards and 18 unsettled sideyards.

The area along Aramingo Avenue is zoned for Industrial land uses and beyond that is mostly Residential land uses with a few areas zoned Commercial. There are four areas of concentration for stabilized lots: Ritter and Harold Streets, Gordon and Dauphin Streets, Frankford Ave and Susqyehanna, and a large parcel on Moyer and Aramingo.