

Tract 161

Census tract 161 is located in the Northwestern section of Fishtown. There are 3,116 parcels in tract 161 of which 424 have sold in the past 20 years. Table 3-5 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 3-5 Most Recent Property Sales by Year

Year	Count	Average Sale	Minimum	Maximum
1982	1	11,500	11,500	11,500
1987	1	17,500	17,500	17,500
1988	2	5,785	4,070	7,500
1989	2	18,000	16,000	20,000
1993	2	8,000	3,500	12,500
1994	8	13,586	2,000	30,000
1995	45	17,472	2,250	41,000
1996	56	16,569	2,000	68,000
1997	59	18,735	2,500	46,000
1998	55	19,655	3,000	60,000
1999	68	17,064	2,000	68,000
2000	63	16,668	2,000	49,900
2001	51	20,267	3,000	49,500
2002	11	38,300	2,500	61,000

Census tract 161 also contains 31 parcels classified as brownfields, 137 stabilized lots, 231 demolished buildings, 219 trees, 17 community garden parcels, 176 vacant land parcels, 7 settled sideyards and 34 unsettled sideyards.

Census tract 161 has several areas zoned industrial, which leads to them being classified as brownfields. The commercial zoning lies along the major roads, Front Street, Kensington Ave and Frankford Ave. The residential zones fill in the remainder of the census tract. This tract has the most concentrations of stabilized lots, but also has the highest number of vacant lots and demolished buildings. Property sales in this tract tend to be much lower than the other census tracts in Fishtown.