

Table 1: Monthly Collection Data

City of Philadelphia  
Realty Transfer Tax

Realty Transfer Tax by Property Type Monthly 2011 (Apr - Jun)								
Description & BRT Code	Apr 2011		May 2011		Jun 2011		Total Apr - Jun 2011	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
<b>Non-residential</b>								
General Commercial (88-2)	19	\$ 288,801	31	\$ 524,281	24	\$ 1,036,849	74	\$ 1,849,931
Office Bldgs, hotels and garages (88-3)	2	\$ 100,200	8	\$ 882,236	5	\$ 119,051	15	\$ 1,101,487
Industrial (88-4)	29	\$ 339,695	23	\$ 235,560	35	\$ 399,177	87	\$ 974,432
Other Non-residential (88-5,88-6,77,78)	8	\$ 15,407	12	\$ 189,225	11	\$ 705,348	31	\$ 909,980
<b>Total Non-residential</b>	<b>58</b>	<b>\$ 744,103</b>	<b>74</b>	<b>\$ 1,831,303</b>	<b>75</b>	<b>\$ 2,260,425</b>	<b>207</b>	<b>\$ 4,835,831</b>
<b>Residential</b>								
Condominiums (88-8)	149	\$ 1,385,869	181	\$ 1,492,927	220	\$ 2,444,400	550	\$ 5,323,196
Apartments (88-1)	6	\$ 866,753	13	\$ 306,336	17	\$ 910,866	36	\$ 2,083,955
Residential Wards (01 thur 76)	1,927	\$ 4,372,824	2,005	\$ 5,536,312	2,202	\$ 6,788,826	6,134	\$ 16,697,962
<b>Total Residential</b>	<b>2,082</b>	<b>\$ 6,625,446</b>	<b>2,199</b>	<b>\$ 7,335,575</b>	<b>2,439</b>	<b>\$ 10,144,092</b>	<b>6,720</b>	<b>\$ 24,105,113</b>
<b>Unclassified</b>								
Unclassified	27	\$ -	22	\$ 456	43	\$ -	92	\$ 456
<b>Total RTT records</b>	<b>2,167</b>	<b>\$ 7,369,549</b>	<b>2,295</b>	<b>\$ 9,167,334</b>	<b>2,557</b>	<b>\$ 12,404,517</b>	<b>7,019</b>	<b>\$ 28,941,400</b>
Void accounts	2	\$ 52,890	4	\$ 20,097	3	\$ 8,901	9	\$ 81,888

Realty Transfer Tax by Location Monthly 2011 (Apr - Jun)								
Description & ZipCode	Apr 2011		May 2011		Jun 2011		Total Apr - Jun 2011	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
<b>Center City (19102, 03, 06, 07, 08, 09, 10, 23, 30, 46, 47, 92)</b>								
Center City Residential	345	\$ 2,510,780	401	\$ 3,232,712	465	\$ 5,151,204	1,211	\$ 10,894,696
Center City Non-residential	14	\$ 326,589	31	\$ 1,269,027	14	\$ 919,187	59	\$ 2,514,803
<b>Total Center City</b>	<b>359</b>	<b>\$ 2,837,368</b>	<b>432</b>	<b>\$ 4,501,739</b>	<b>479</b>	<b>\$ 6,070,391</b>	<b>1,270</b>	<b>\$ 13,409,499</b>
<b>Other Neighborhoods</b>								
Other Neighborhoods Residential	1,737	\$ 4,114,666	1,798	\$ 4,102,862	1,974	\$ 4,992,888	5,509	\$ 13,210,417
Other Neighborhoods Non-residential	44	\$ 417,514	42	\$ 562,276	61	\$ 1,341,237	147	\$ 2,321,027
<b>Total Other Neighborhoods</b>	<b>1,781</b>	<b>\$ 4,532,180</b>	<b>1,840</b>	<b>\$ 4,665,138</b>	<b>2,035</b>	<b>\$ 6,334,126</b>	<b>5,656</b>	<b>\$ 15,531,444</b>
<b>Unclassified</b>								
Unclassified	27	\$ -	23	\$ 456	43	\$ -	93	\$ 456
<b>Total RTT records</b>	<b>2,167</b>	<b>\$ 7,369,549</b>	<b>2,295</b>	<b>\$ 9,167,334</b>	<b>2,557</b>	<b>\$ 12,404,517</b>	<b>7,019</b>	<b>\$ 28,941,400</b>
Void accounts	2	\$ 52,890	4	\$ 20,097	3	\$ 8,901	9	\$ 81,888

Comparison with FAMIS for Quarter	
FAMIS Apr 2011	\$ 7,512
FAMIS May 2011	\$ 8,882
FAMIS Jun 2011	\$ 12,547
<b>FAMIS Total Transfer Tax</b>	<b>\$ 28,942</b>
<b>RTT Data file Total Local Tax</b>	<b>\$ 28,941</b>
FAMIS less RTT Datafile	\$ 0

Table 2: Quarter to Quarter Comparison

Realty Transfer Tax by Property Type Quarterly Comparison								
Description & BRT Code	Total Apr - Jun 2011		Total Apr - Jun 2010		Difference		% Difference	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
<b>Non-residential</b>								
General Commercial (88-2)	74	\$ 1,849,931	73	\$ 1,386,499	1	\$ 463,432	1.4%	33.4%
Office Bldgs, hotels and garages (88-3)	15	\$ 1,101,487	7	\$ 397,878	8	\$ 703,609	114.3%	176.8%
Industrial (88-4)	87	\$ 974,432	65	\$ 1,134,697	22	\$ (160,265)	33.8%	-14.1%
Other Non-residential (88-5,88-6,77,78)	31	\$ 909,980	31	\$ 681,534	-	\$ 228,447	0.0%	33.5%
<b>Total Non-residential</b>	<b>207</b>	<b>\$ 4,835,831</b>	<b>176</b>	<b>\$ 3,600,608</b>	<b>31</b>	<b>\$ 1,235,223</b>	<b>17.6%</b>	<b>34.3%</b>
<b>Residential</b>								
Condominiums (88-8)	550	\$ 5,323,196	630	\$ 7,122,008	(80)	\$ (1,798,812)	-12.7%	-25.3%
Apartments (88-1)	36	\$ 2,083,955	45	\$ 1,017,676	(9)	\$ 1,066,279	-20.0%	104.8%
Residential Wards (01 thur 76)	6,134	\$ 16,697,962	7,393	\$ 22,556,004	(1,259)	\$ (5,858,042)	-17.0%	-26.0%
<b>Total Residential</b>	<b>6,720</b>	<b>\$ 24,105,113</b>	<b>8,068</b>	<b>\$ 30,695,688</b>	<b>(1,348)</b>	<b>\$ (6,590,575)</b>	<b>-16.7%</b>	<b>-21.5%</b>
<b>Unclassified</b>								
Unclassified	92	\$ 456	107	\$ 10,584	(15)	\$ (10,128)	-14.0%	-95.7%
<b>Total RTT records</b>	<b>7,019</b>	<b>\$ 28,941,400</b>	<b>8,351</b>	<b>\$ 34,306,880</b>	<b>(1,332)</b>	<b>\$ (5,365,480)</b>	<b>-16.0%</b>	<b>-15.6%</b>
Voided transactions	9	\$ 81,888	8	\$ 28,946	1	\$ 52,942		

  

Realty Transfer Tax by Location Quarterly Comparison								
Description & ZipCode	Total Apr - Jun 2011		Total Apr - Jun 2010		Difference		% Difference	
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax
<b>Center City (19102, 03, 06, 07, 08, 09, 10, 23, 30, 46, 47, 92)</b>								
Center City Residential	1,211	\$ 10,894,696	1,398	\$ 12,397,505	(187)	\$ (1,502,809)	-13.4%	-12.1%
Center City Non-residential	59	\$ 2,514,803	44	\$ 1,507,588	15	\$ 1,007,216	34.1%	66.8%
<b>Total Center City</b>	<b>1,270</b>	<b>\$ 13,409,499</b>	<b>1,442</b>	<b>\$ 13,905,093</b>	<b>(172)</b>	<b>\$ (495,594)</b>	<b>-11.9%</b>	<b>-3.6%</b>
<b>Other Neighborhoods</b>								
Other Neighborhoods Residential	5,509	\$ 13,210,417	6,670	\$ 18,298,183	(1,161)	\$ (5,087,766)	-17.4%	-27.8%
Other Neighborhoods Non-residential	147	\$ 2,321,027	132	\$ 2,093,021	15	\$ 228,007	11.4%	10.9%
<b>Total Other Neighborhoods</b>	<b>5,656</b>	<b>\$ 15,531,444</b>	<b>6,802</b>	<b>\$ 20,391,203</b>	<b>(1,146)</b>	<b>\$ (4,859,759)</b>	<b>-16.8%</b>	<b>-23.8%</b>
<b>Unclassified</b>								
Unclassified	93	\$ 456	107	\$ 10,584	(14)	\$ (10,128)	-13.1%	-95.7%
<b>Total RTT records</b>	<b>7,019</b>	<b>\$ 28,941,400</b>	<b>8,351</b>	<b>\$ 34,306,880</b>	<b>(1,332)</b>	<b>\$ (5,365,480)</b>	<b>-16.0%</b>	<b>-15.6%</b>
Voided transactions	9	\$ 81,888	8	\$ 28,946	1	\$ 52,942		

Note: the count of transactions (# of records ) includes transactions where total consideration is one dollar as well as other transactions where there is no local tax due. Also, in those cases where there are multiple properties being transferred in one transaction, the count of transaction is one.

Table 3: Fiscal Year Comparison

Realty Transfer Tax by Property Type - Fiscal Year Comparison									
Description & BRT Code	Total FY 2011 (July - June)		Total FY 2010 (July - June)		Difference		% Difference		
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax	
<b>Non-residential</b>									
General Commercial (88-2)	316	\$ 6,608,163	321	\$ 5,262,930	(5)	\$ 1,345,233	-1.6%	25.6%	
Office Bldgs, hotels and garages (88-3)	54	\$ 15,106,769	27	\$ 3,531,527	27	\$ 11,575,242	100.0%	327.8%	
Industrial (88-4)	315	\$ 4,917,913	254	\$ 3,376,636	61	\$ 1,541,277	24.0%	45.6%	
Other Non-residential (88-5,88-6,77,78)	100	\$ 2,554,949	101	\$ 2,431,391	(1)	\$ 123,558	-1.0%	5.1%	
<b>Total Non-residential</b>	<b>785</b>	<b>\$ 29,187,794</b>	<b>703</b>	<b>\$ 14,602,484</b>	<b>82</b>	<b>\$ 14,585,310</b>	<b>11.7%</b>	<b>99.9%</b>	
<b>Residential</b>									
Condominiums (88-8)	1,836	\$ 18,915,632	2,070	\$ 20,995,694	(234)	\$ (2,080,062)	-11.3%	-9.9%	
Apartments (88-1)	169	\$ 7,255,110	142	\$ 2,785,379	27	\$ 4,469,730	19.0%	160.5%	
Residential Wards (01 thru 76)	23,701	\$ 60,979,746	28,040	\$ 79,618,685	(4,339)	\$ (18,638,939)	-15.5%	-23.4%	
<b>Total Residential</b>	<b>25,706</b>	<b>\$ 87,150,488</b>	<b>30,252</b>	<b>\$ 103,399,758</b>	<b>(4,546)</b>	<b>\$ (16,249,270)</b>	<b>-15.0%</b>	<b>-15.7%</b>	
<b>Unclassified</b>									
Unclassified	463	\$ 87,358	506	\$ 495,443	(43)	\$ (408,085)	-8.5%	-82.4%	
<b>Total RTT records</b>	<b>26,954</b>	<b>116,425,640</b>	<b>31,461</b>	<b>\$ 118,497,685</b>	<b>(4,507)</b>	<b>\$ (2,072,045)</b>	<b>-14.3%</b>	<b>-1.7%</b>	
Voided transactions	26	\$ 122,272	15	\$ 52,819.75	11	\$ 69,452			

Realty Transfer Tax by Location - Fiscal Year Comparison									
Description & ZipCode	Total FY 2011 (July - June)		Total FY 2010 (July - June)		Difference		% Difference		
	# of records	local tax	# of records	local tax	# of records	local tax	# of records	local tax	
<b>Center City (19102, 03, 06, 07, 08, 09, 10, 23, 30, 46, 47, 92)</b>									
Center City Residential	4,211	\$ 35,056,842	4,779	\$ 38,804,439	(568)	\$ (3,747,597)	-11.9%	-9.7%	
Center City Non-residential	209	\$ 19,301,278	154	\$ 6,965,702	55	\$ 12,335,576	35.7%	177.1%	
<b>Total Center City</b>	<b>4,420</b>	<b>\$ 54,358,119</b>	<b>4,933</b>	<b>\$ 45,770,141</b>	<b>(513)</b>	<b>\$ 8,587,978</b>	<b>-10.4%</b>	<b>18.8%</b>	
<b>Other Neighborhoods</b>									
Other Neighborhoods Residential	21,491	\$ 52,093,646	25,473	\$ 64,595,319	(3,982)	\$ (12,501,673)	-15.6%	-19.4%	
Other Neighborhoods Non-residential	576	\$ 9,886,517	549	\$ 7,636,782	27	\$ 2,249,734	4.9%	29.5%	
<b>Total Other Neighborhoods</b>	<b>22,067</b>	<b>\$ 61,980,163</b>	<b>26,022</b>	<b>\$ 72,232,102</b>	<b>(3,955)</b>	<b>\$ (10,251,939)</b>	<b>-15.2%</b>	<b>-14.2%</b>	
<b>Unclassified</b>									
Unclassified	467	\$ 87,358	506	\$ 495,443	(39)	\$ (408,085)	-7.7%	-82.4%	
<b>Total RTT records</b>	<b>26,954</b>	<b>116,425,640</b>	<b>31,461</b>	<b>\$ 118,497,685</b>	<b>(4,507)</b>	<b>\$ (2,072,045)</b>	<b>-14.3%</b>	<b>-1.7%</b>	
Voided transactions	26	\$ 122,272	15	\$ 52,820	11	\$ 69,452			

Note: the count of transactions (# of records ) includes transactions where total consideration is one dollar as well as other transactions where there is no local tax due. Also, in those cases where there are multiple properties being transferred in one transaction, the count of transaction is one.

Comparison with FAMIS for Fiscal 2011 (in 000)	
FAMIS Total Transfer Tax	\$ 117,225
RTT Data file Total Local Tax	\$ 116,426
FAMIS less RTT Datafile	\$ 799