





\$433,000

Unit 4CD

246 N 3RD, Unit #4CD,
PHILADELPHIA, PA 19106

2 Bed | 2 Full Baths | 1400 sqft

Presented by



Juliana Martell

Kurfiss Sotheby's International Realty

[Contact](#)

Snapshot

Showings:

0

Last 7
Days

2

Last 30
Days

18

Total
Showings

Other Activities:

0 Instructions Views | 0 Agent Inquiries | 1 Agent Previews | 0

Appraisal | 0 Inspections | 0 Ad Calls | 0 Sign Calls

Showing Activity



Listing Details

Listing Snapshot

Type: Residential

Style: Loft with Bedrooms

Year Built: 1900

Taxes: 6703.00/

School District: THE SCHOOL DISTRICT
OF PHILADELPHIA




246 N 3RD, Unit #4CD, PHILADELPHIA, PA, 19106

Juliana Martell [Contact](#)

All Activities

✓	Sat Mar 1, 2025 1:45 PM - 2:15 PM	Confirmed Showing
✓	Mon Feb 10, 2025 2:45 PM - 3:15 PM	Past Showing
✓	Sat Feb 8, 2025 5:00 PM - 5:30 PM	Past Showing
✓	Tue Jan 28, 2025 5:00 PM - 5:30 PM	Past Showing
✓	Tue Jan 28, 2025 2:10 PM - 2:40 PM	Past Showing
—	Mon Jan 27, 2025 2:45 PM - 3:15 PM	Cancelled Showing By Showing Agent Other: "I'm sorry. Buyer is thinkin..."
—	Sun Jan 19, 2025 1:30 PM - 2:00 PM	Cancelled Showing by Steve Boerner (Homeowner) No showings on this day
\$	Thu Jan 16, 2025 8:45 AM	Price Change From \$434,000 to \$433,000
✓	Sun Dec 15, 2024 2:30 PM - 3:00 PM	Past Showing
✓	Sat Dec 14, 2024 4:30 PM - 5:00 PM	Past Showing
✓	Wed Dec 11, 2024 11:30 AM - 12:00 PM	Past Showing
\$	Thu Dec 5, 2024 11:08 AM	Price Change From \$435,000 to \$434,000
✓	Wed Dec 4, 2024 2:00 PM - 2:30 PM	Past Showing
✓	Sat Nov 9, 2024 11:45 AM - 12:15 PM	Past Showing
\$	Thu Oct 17, 2024 5:51 AM	Price Change From \$450,000 to \$435,000
✓	Thu Oct 3, 2024 11:50 AM - 12:20 PM	Past Showing
✓	Sun Sep 22, 2024 1:15 PM - 1:45 PM	Past Showing
—	Fri Sep 20, 2024 4:45 PM - 5:15 PM	Cancelled Showing By Showing Agent Buyer no longer interested in prope..."
—	Fri Sep 20, 2024 3:15 PM - 3:45 PM	Cancelled Showing By Showing Agent Other: "Didnt like the high condo f..."
✓	Tue Sep 17, 2024 7:00 PM - 7:30 PM	Past Showing
✓	Sat Sep 14, 2024 11:00 AM - 11:30 AM	Past Showing
\$	Thu Sep 12, 2024 6:58 AM	Price Change From \$460,000 to \$450,000
✓	Sat Aug 24, 2024 4:00 PM - 4:30 PM	Past Showing
✓	Tue Aug 20, 2024 5:00 PM - 5:30 PM	Past Showing
\$	Mon Aug 19, 2024 9:22 AM	Price Change From \$465,000 to \$460,000

246 3RD

 Overview

 Activities

 Feedback

246 N 3RD, Unit #4CD,
PHILADELPHIA, PA, 19106

Juliana Martell [Contact](#)



All Feedback

Mon 2/10 2:45 PM - 3:15 PM	1st Showing Received Mon 2/10 6:45 PM	>
Sat 2/8 5:00 PM - 5:30 PM	1st Showing Received Mon 2/10 6:45 PM	>
Sat 12/14 4:30 PM - 5:00 PM	1st Showing Received Thu 12/19 5:35 PM	>
Wed 12/11 11:30 AM - 12:00 PM	2nd Showing Received Wed 12/11 12:41 PM	>
Wed 12/4 2:00 PM - 2:30 PM	1st Showing Received Fri 12/6 10:57 AM	>
Sat 11/9 11:45 AM - 12:15 PM	1st Showing Received Sat 11/9 1:41 PM	>
Tue 9/17 7:00 PM - 7:30 PM	1st Showing Received Thu 9/19 9:08 AM	>
Sat 9/14 11:00 AM - 11:30 AM	1st Showing Received Sun 9/15 12:39 PM	>
Tue 8/20 5:00 PM - 5:30 PM	1st Showing Received Tue 8/20 6:21 PM	>
Tue 8/13 6:00 PM - 6:30 PM	1st Showing Received Wed 8/14 8:25 AM	>
Tue 7/23 2:30 PM - 3:00 PM	Agent Preview Received Wed 7/24 4:47 PM	>



Listing Activity Report

246 N 3RD STREET Unit# 4CD, PHILADELPHIA, PA 19106

Juliana Martell

Kurfiss Sotheby's International Realty

(856) 366-0224

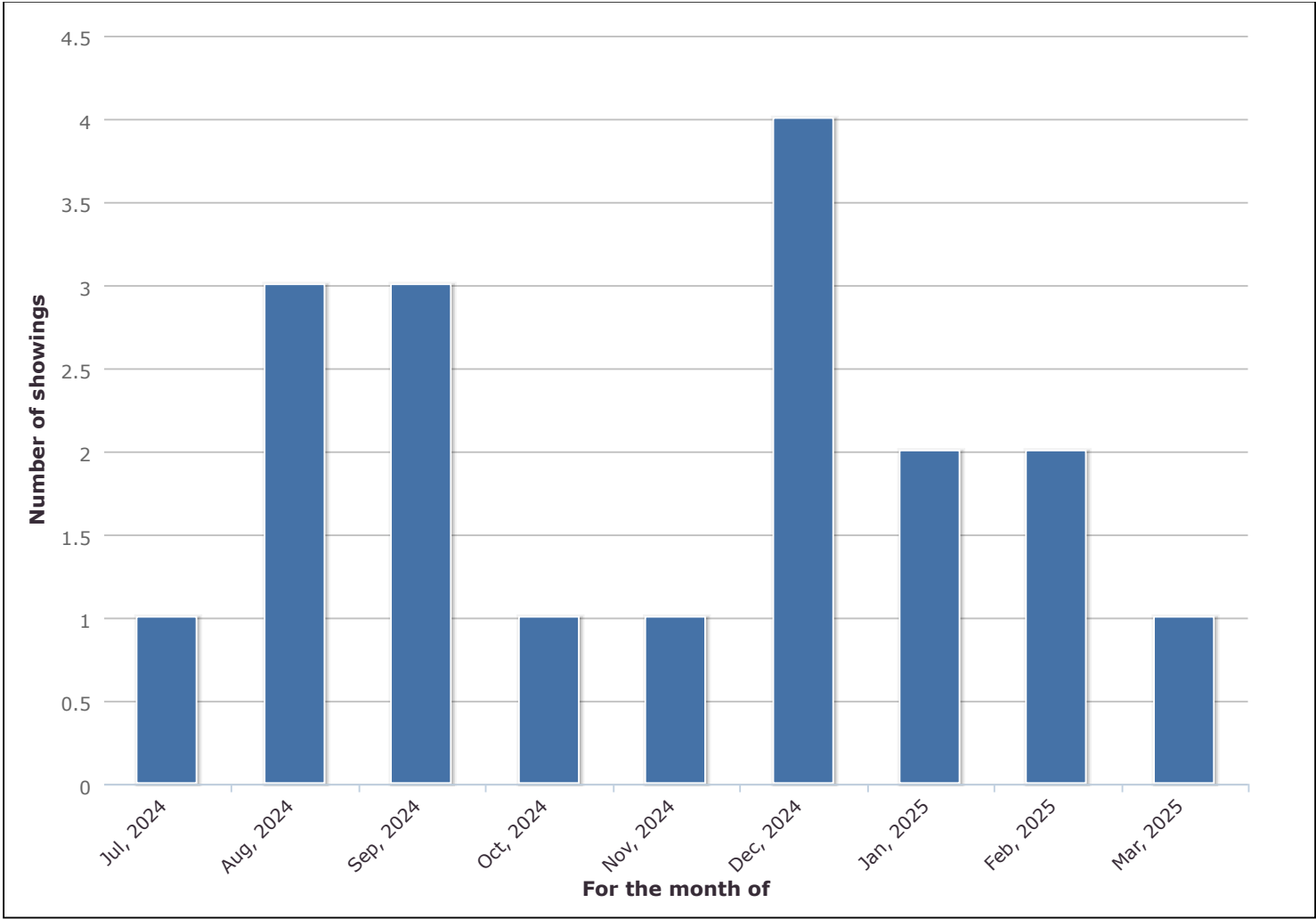
julianamartell@gmail.com

Snapshot for Jul 22, 2024 - Mar 01, 2025



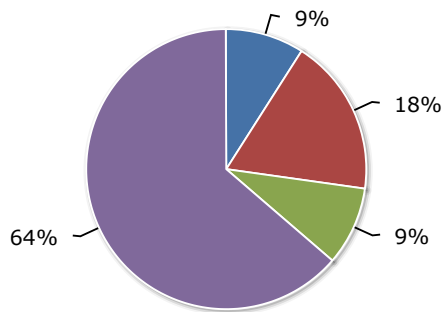
Listing ID:	PAPH2377366
Address:	246 N 3RD STREET Unit# 4CD, PHILADELPHIA, PA 19106
Price:	\$433,000
Status:	ACTIVE
Total number of appointments:	18
Appointments in the last 30 days:	2
Appointments in the last 7 days:	0
Total number of agent previews:	1
Total number of agent inquiries	0

Appointments Per Month



Feedback at a Glance

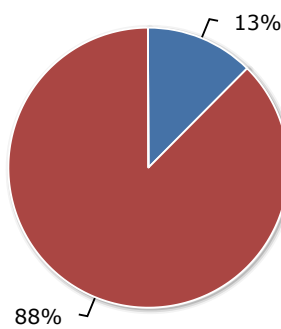
Is your client interested in this listing?



- Very (1)
- Somewhat (2)
- Maybe (1)
- Not interested (7)

* 11 responses

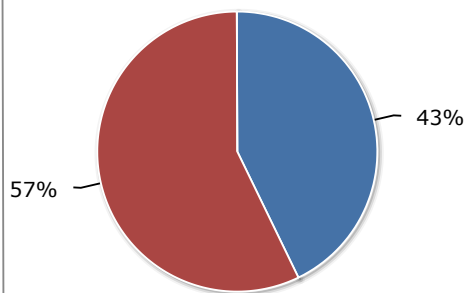
Please rate your overall experience at this showing.



- Excellent (1)
- Good (7)
- Fair (0)
- Poor (0)

* 8 responses

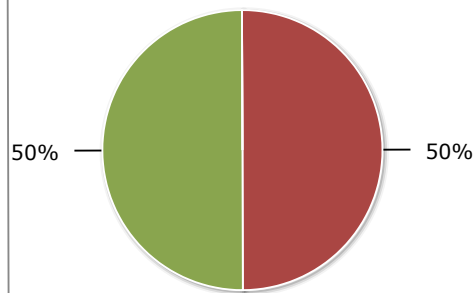
Your (and your client's) opinion of the price:



- Just right (3)
- Too high (4)
- Too low (0)

* 7 responses

Please rate this listing (5=Best; 1=Worst):



- 5(Best) (0)
- 4 (3)
- 3 (3)
- 2 (0)
- 1(Worst) (0)


* 6 responses

Feedback Responses

Activity Details	Received
Showing 02/10/2025 2:45 PM - 3:15 PM	02/10/2025 05:33 PM

Activity Details		Received
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Good</p> <p>Too high</p> <p>4</p> <p>The unit needed a little more work than these buyers want to take on but they liked the layout and location.</p>
Showing 02/08/2025 5:00 PM - 5:30 PM		02/10/2025 06:20 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Maybe</p> <p>Good</p> <p>Client loves the location + parking, but the unit requires more updating work than they are prepared to undertake at this point in their home search. Could be a cool space once renovated.</p>
Showing 12/14/2024 4:30 PM - 5:00 PM		12/19/2024 05:16 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>4</p>
2nd Showing 12/11/2024 11:30 AM - 12:00 PM		12/11/2024 12:34 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Very</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>He does like the unit a lot. He is trying to figure out something that makes sense for him.</p>
Showing 12/04/2024 2:00 PM - 2:30 PM		12/06/2024 10:31 AM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Good</p> <p>Just right</p>
Showing 11/09/2024 11:45 AM - 12:15 PM		11/09/2024 01:41 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>Likes the unit but is worried about the cost of updating everything. We might go back for a second look soon.</p>
Showing 09/17/2024 7:00 PM - 7:30 PM		09/18/2024 07:26 PM

Activity Details		Received
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Good</p> <p>Just right</p> <p>3</p> <p>Nice property in a great location, just not the right fit for them. They need something with a little bit better layout for them</p>
Showing 09/14/2024 11:00 AM - 11:30 AM		09/14/2024 02:34 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>This layout did not appeal to Buyers. And the building itself looks like it needs some maintenance. Sadly, It's not what they are looking for.</p>
Showing 08/20/2024 5:00 PM - 5:30 PM		08/20/2024 06:20 PM
<p>Is your client interested in this listing?</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Space has sooo much potential and they loved the size/location- but after seeing it up close, they ultimately felt it was far too big a project to update the space to something more current. 20 years ago it would have been fun, but they no longer have the bandwidth. Thanks and best of luck!</p>
Showing 08/13/2024 6:00 PM - 6:30 PM		08/14/2024 08:24 AM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Excellent</p> <p>Just right</p> <p>4</p> <p>Buyer felt they would have to make more renovations then theyd like</p>
Agent Preview 07/23/2024 2:30 PM - 3:00 PM		07/24/2024 04:44 PM
<p>Is your client interested in this listing?</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Not the right layout and needed too much to make it work. Thank you!</p>

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	03/01/2025 1:45 PM - 2:15 PM	
 Past Showing	02/10/2025 2:45 PM - 3:15 PM	
 Past Showing	02/08/2025 5:00 PM - 5:30 PM	
 Past Showing	01/28/2025 5:00 PM - 5:30 PM	

Activity Type	Activity Date	Comments
 Past Showing	01/28/2025 2:10 PM - 2:40 PM	
 Canceled Showing	01/27/2025 2:45 PM - 3:15 PM	
 Canceled Showing	01/19/2025 1:30 PM - 2:00 PM	
 Price Change	01/16/2025 8:45 AM	
 Past Showing	12/15/2024 2:30 PM - 3:00 PM	
 Past Showing	12/14/2024 4:30 PM - 5:00 PM	
 Past 2nd Showing	12/11/2024 11:30 AM - 12:00 PM	
 Price Change	12/05/2024 11:08 AM	
 Past Showing	12/04/2024 2:00 PM - 2:30 PM	
 Past Showing	11/09/2024 11:45 AM - 12:15 PM	
 Price Change	10/17/2024 5:51 AM	
 Past Showing	10/03/2024 11:50 AM - 12:20 PM	
 Past Showing	09/22/2024 1:15 PM - 1:45 PM	
 Canceled Showing	09/20/2024 4:45 PM - 5:15 PM	
 Canceled Showing	09/20/2024 3:15 PM - 3:45 PM	
 Past Showing	09/17/2024 7:00 PM - 7:30 PM	
 Past Showing	09/14/2024 11:00 AM - 11:30 AM	
 Price Change	09/12/2024 6:58 AM	
 Past Showing	08/24/2024 4:00 PM - 4:30 PM	
 Past Showing	08/20/2024 5:00 PM - 5:30 PM	
 Price Change	08/19/2024 9:22 AM	
 Past Showing	08/13/2024 6:00 PM - 6:30 PM	
 Past Agent Preview	07/23/2024 2:30 PM - 3:00 PM	
 New Listing	07/22/2024	