```json
{
  "propertyOverview": {
    "address": "246 N 3rd St #4CD",
    "city": "Philadelphia",
    "state": "PA",
    "zipCode": "19106",
    "neighborhood": "Old City",
    "buildingName": "The Commons of New Street",
    "unitFloor": 4,
    "cornerUnit": true,
    "yearBuilt": 1900,
    "recentCommonAreaRenovations": true
  },
  "priceAndFinancialDetails": {
    "currentListingPrice": 433000,
    "currentPricePerSqFt": 309,
    "priceHistory": [
      { "date": "2024-07-22", "price": 465000, "pricePerSqFt": 332 },
      { "date": "2024-08-19", "price": 460000, "priceChangePercent": -1.1 },
      { "date": "2024-09-12", "price": 450000, "priceChangePercent": -2.2 },
      { "date": "2024-10-17", "price": 435000, "priceChangePercent": -3.3 },
      { "date": "2024-12-05", "price": 434000, "priceChangePercent": -0.2 },
      { "date": "2025-01-16", "price": 433000, "priceChangePercent": -0.2 }
    ],
    "totalPriceReductionPercent": 6.9,
    "estimatedMonthlyPayment": 3435,
    "monthlyHOAFee": 813,
    "hoaServicesIncluded": [
      "ground maintenance",
      "structure maintenance",
      "management",
      "parking",
      "pest control",
      "reserve funds",
      "sewer",
      "snow removal",
      "trash",
      "water"
    ],
    "annualTax": 6969,
    "taxAssessedValue": 497900,
    "zestimate": 426900,
    "zestimateRange": { "min": 406000, "max": 448000 },
    "zestimateOneYearChangePercent": -8
  },
  "physicalCharacteristics": {
    "livingAreaSqFt": 1400,
    "bedrooms": 2,
    "bathroomsFull": 2,
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```json
      "stories": 1,
      "ceilingHeightsFt": 12,
      "floorPlan": "open",
      "diningArea": true,
      "breakfastArea": true,
      "walkInClosets": true,
      "windows": "expansive",
      "construction": "drywall",
      "ceilingsNinePlusFt": true
    },
    "amenitiesAndFeatures": {
      "interior": {
        "laundryInUnit": true,
        "dryerType": "electric",
        "cooling": "central air",
        "ceilingFans": true,
        "heating": "forced air (electric)",
        "appliances": [
          "dishwasher",
          "disposal",
          "electric oven/range",
          "refrigerator",
          "electric water heater"
        ],
        "flooring": [
          "carpet",
          "hardwood",
          "tile/brick",
          "wood"
        ],
        "windowTreatments": true
      },
      "buildingAmenities": {
        "lobbyRenovated": true,
        "elevator": true,
        "bikeStorage": true,
        "parking": {
          "spaces": 2,
          "description": "enclosed, lighted, private, secured, unassigned"
        },
        "storageSpace": true
      }
    },
    "buildingInformation": {
      "structureType": "condominium",
      "subdivision": "Old City",
      "hoaManager": "Chancellor Properties",
      "zoning": "CMX3",
      "securityFeatures": [
        "main entrance lock",
        "smoke detectors"
      ],
      "utilities": [
        "public sewer",
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      "public water"
    ]
  },
  "conditionAndUpdates": {
    "freshlyPainted": true,
    "meticulouslyMaintained": true,
    "lobbyRenovated": true,
    "overallCondition": "good"
  },
  "locationAdvantages": {
    "walkability": "high",
    "nearbyAmenities": "restaurants, shops, cultural venues",
    "highwayAccess": ["Iâ€'76", "Iâ€'95"],
    "bridgeAccess": "Ben Franklin Bridge",
    "historicNeighborhood": true
  },
  "marketPositioning": {
    "daysOnZillow": 226,
    "zillowListingUpdate": "2025-02-26",
    "zillowViews": 1060,
    "zillowSaves": 40,
    "targetBuyers": [
      "ownerâ€'occupiers seeking personalization",
      "investors adding to rental portfolio"
    ],
    "uniqueSellingPoints": [
      "two dedicated parking spaces",
      "spacious singleâ€'level layout"
    ]
  },
  "investmentConsiderations": [
    "HOA fee of $813/month increases carrying costs",
    "8% Zestimate decline over past year signals possible market
softening",
    "Extended time on market and multiple reductions suggest negotiation
leverage",
    "High rental demand potential in historic Old City location",
    "Tax assessment ($497,900) exceeds both asking price and Zestimate"
  ],
  "conclusion": "Spacious, wellâ€'maintained Old City condo with rare
twoâ€'car parking. Current $433,000 asking price aligns with market
estimates, but buyers should weigh high HOA fees and recent value decline
before committing."
}
```