

# TWO LIBERTY PLACE RESIDENCES

50 S. 16th Street · Center City Philadelphia

Monthly Market Report · May 2026

## SALES ACTIVITY — MAY 2026

Active Listings | 7 units

Unit	Bed/Bath	SF	List Price	\$/SF	DOM
#4010	2/2.1	1,875	\$1,199,000	\$639	21
#4204	2/2.0	1,150	\$699,999	\$609	761
#4504	2/2.0	1,150	\$589,000	\$512	21
#4210	3/2.1	1,900	\$1,100,000	\$579	17
#5301	3/3.1	2,544	\$1,495,000	\$588	85
#5501	3/3.1	2,425	\$1,995,000	\$823	38
#5602	2/2.1	1,701	\$1,699,900	\$999	106

\* Unit #4204 also listed for lease. List price reflects price reduction from \$925,000.

Under Contract | 3 units

Unit	Bed/Bath	SF	Contract Price	List Price	DOM
#5203	2/2.0	1,140	\$750,000	\$785,000	96
#5205	3/3.1	1,722	\$1,450,000	\$1,450,000	8
#5304	3/2.1	1,516	\$1,095,000	\$1,095,000	22

Closed Sales | 0 units

No closed sales recorded for May 2026.

Expired Listings | 1 unit

Unit	Bed/Bath	SF	Final List Price	Original Price	DOM	Exp. Date
#5401	3/4.1	2,662	\$2,250,000	\$2,495,000	257	05/15/26

## RENTAL ACTIVITY — DECEMBER 2025 THROUGH MAY 2026

Active Rentals | 5 units

Unit	Bed/Bath	SF	Asking Rent/Mo	DOM	Notes
#4204	1/2.0	1,150	\$4,750	308	Note: also listed for sale
#4304	2/2.0	1,150	\$4,200	146	
#4503	2/2.0	1,200	\$4,500	21	
#4010	3/2.1	1,875	\$7,990	22	Note: also listed for sale
#5501	3/3.1	2,425	\$15,000	15	Note: also listed for sale

**Lease Pending** | 1 unit

Unit	Bed/Bath	SF	Asking Rent/Mo	Orig. Ask	DOM
#4506	2/2.1	1,825	\$4,800	\$5,950	231

**Leased** | 1 unit

Unit	Bed/Bath	SF	Leased Rent/Mo	Orig. Ask	\$/SF	Lease Date
#5401-R	3/4.1	2,662	\$10,250	\$12,500	\$3.85	03/01/26

**Expired Rental Listings** | 1 unit

Unit	Bed/Bath	SF	Final Ask/Mo	Orig. Ask/Mo	DOM	Exp. Date
#5501	3/3.1	2,324	\$14,500	\$17,500	238	04/08/26

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Market data as of June 10, 2026. Source: BRIGHT MLS.

**Heidi Logan**

Associate Broker | PA · NJ · FL Licensed

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