



CITY OF READING, PENNSYLVANIA

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Real Estate Transfer Tax Revenue - Update as of July 31, 2021

For the month of July of the current year, the City's revenue is \$752,234.50, and as of July 31, 2021, the revenue of \$4,874,331.43 has been recorded; and up to now this line item has exceeded its budget target by \$174,331.43. Also, 1,490 transactions for Real Estate Transfer Tax have been completed of which 1,251 transactions were taxable and 239 were not taxable. **See table 1.**

And thus far, the City's revenue is \$1,191,399.64 for properties sold for more than half a million threshold. **See table 2 for details.**

The following chart illustrates revenue for Real Estate Transfer Tax thru 7/31/2017-2021

	YTD 7/31/2021	YTD 7/31/2020	YTD 7/31/2019	YTD 7/31/2018	YTD 7/31/2017
January	535,849.04	323,123.52	223,920.68	293,105.03	276,076.87
February	523,300.89	511,220.85	615,116.21	204,053.26	210,173.34
March	1,178,885.61	601,103.82	266,411.11	348,937.95	297,329.36
April	717,308.73	235,765.07	548,506.44	347,097.22	581,143.64
May	447,710.27	157,245.87	441,084.11	322,871.76	313,275.46
June	719,042.39	1,464,932.00	363,997.72	350,369.72	528,760.06
July	752,234.50	437,026.44	359,547.89	350,708.33	374,898.32
Total Revenue	4,874,331.43	3,730,417.57	2,818,584.16	2,217,143.27	2,581,657.05
Total Budgeted	4,700,000.00	4,200,000.00	3,800,000.00	3,350,000.00	3,050,000.00
Over/(Under) Budget	174,331.43	(469,582.43)	(981,415.84)	(1,132,856.73)	(468,342.95)



The following chart demonstrates total transactions for Real Estate Transfer Tax as of 7/31/2021

Table 1

Month	Total Transactions	Taxable	Non-Taxable
January	168	149	19
February	157	135	22
March	294	239	55
April	232	198	34
May	186	158	28
June	246	198	48
July	207	174	33
Total	1490	1251	239

The table below demonstrates the # of transactions for properties sold within the threshold

Table 2

Property Address	Month of Sale	Sale Price	Rate - 3.5%
100 Lancaster Avenue	January	1,925,000.00	67,375.00
323 N 4 th Street	January	950,000.00	33,250.00
1800 Centre Avenue	February	5,200,000.00	182,000.00
1260 Hill RD	March	875,000.00	30,625.00
300 Lackwanna St	March	11,387,550.00	398,564.25
1211 Carbon Street	March	575,000.00	20,125.00
601 Lancaster Avenue	April	729,000.00	25,515.00
100 Lancaster Avenue	April	3,038,439.74	106,345.39
1414 Moss Street	April	600,000.00	21,000.00
	May	0	0
Belmon Ave.	June	2,500,000.00	87,500.00
2045 Centre Ave.	June	670,000.00	23,450.00
1015 Rockland	June	1,500,000.00	52,500.00
Museum Road	July	1,150,000.00	40,250.00
50 N 9th Street	July	2,400,000.00	84,000.00
442 S 6th Street	July	540,000.00	18,900.00
Total		34,039,989.74	1,191,399.64

Business Privilege Tax and Business Privilege Tax Prior as of July 31, 2021

For the current fiscal year, the City budgeted \$1,466,400.00 for Business Privilege Tax and as of July 31, 2021, The City's revenue recorded is \$1,609,401.99. Although \$624,500.00 less in revenue was budgeted in 2021 compared to 2020 budget, YTD, the City's recorded about \$49,495.00 more in revenue YTD in 2021, compared to YTD in 2020. And up to this date, this line item has exceeded it budget target by \$143,001.99.

The following chart explains revenue YTD comparison 2021 vs 2020

	2021 Budget	YTD 7/31/2021	Variance	2020 Budget	YTD 7/31/2020	Variance
Business Privilege Tax	1,385,600.00	1,553,113.25	167,513.25	1,877,750.00	1,523,857.92	(353,892.08)
Business Priv Tax -Prior Yr	80,800.00	56,288.74	(24,511.26)	213,150.00	36,049.07	(177,100.93)
Total	1,466,400.00	1,609,401.99	143,001.99	2,090,900.00	1,559,906.99	(530,993.01)

Earned Income Tax and Earned Income Tax Prior (EIT) – Update as of July 31, 2021

As of July 31, 2021, the City recorded \$11,153,493.92 for Earned Income Tax. Although \$422,591.31 Less in revenue was recorded during this period for Earned Income Tax Prior, the City Earned Income Tax is higher by \$559,128.90, than the amount of revenue recorded in 2020 for the same period. And as of July 31, 2021, the City has recorded \$136,537.59 more compared to the same period of 2020.

Earned Income Tax revenue YTD comparison between 2021 vs 2020

	2021 Budget	7/31/2021	2020 Budget	7/31/2020	Variance
Earned Income Tax	15,512,120.00	5,712,154.28	16,861,000.00	5,153,025.38	559,128.90
Earned Income Tax Prior	4,730,000.00	5,441,339.64	5,500,000.00	5,863,930.95	(422,591.31)
TOTAL	20,242,120.00	11,153,493.92	22,361,000.00	11,016,956.33	136,537.59