

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

PAFA

HOUSING GUIDE — 2021 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

VeryApt

Intelligent Apartment Search

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Top apartments, based on the feedback of PAFA students

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GETTING THE MOST OUT OF THE GUIDE



Start with the Housing Facts section. This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



Read about different neighborhoods and narrow down your search to parts of the city that you like most.



Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



Visit [VeryApt.com](https://www.veryapt.com) to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Philadelphia. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location

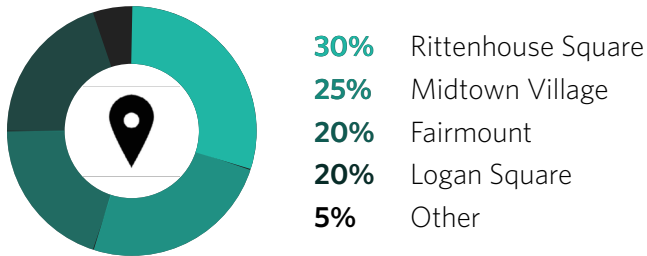


Safety

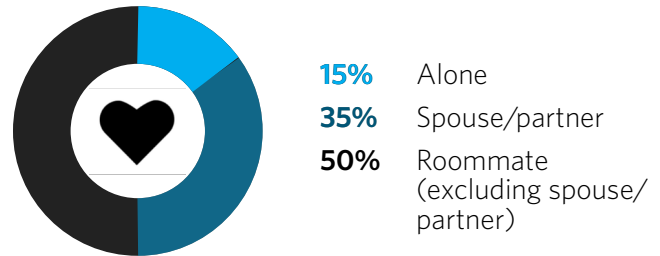
Based on their feedback, we compiled a list of the best apartment buildings for PAFA students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

Where PAFA students live

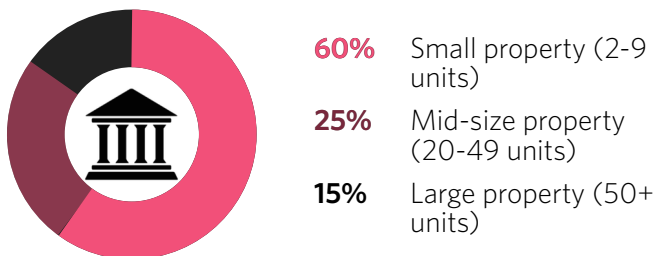


Who PAFA students live with

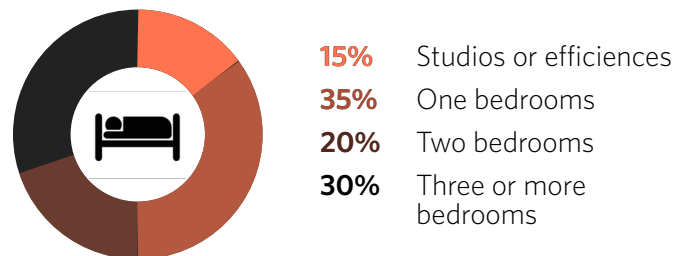


31% of PAFA students live with pets

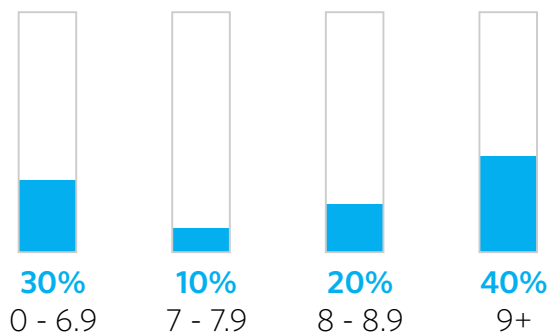
What type of properties PAFA students live in



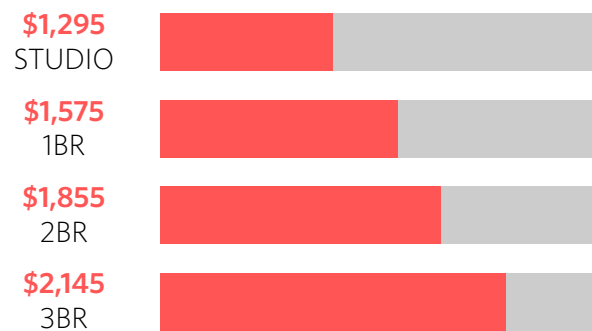
What size residences PAFA students live in



Distribution of property ratings



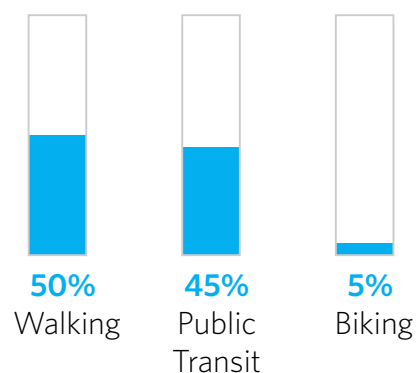
Average rent by apartment size



Rent versus own



Commute methods



Start your apartment search today!



Visit [VeryApt.com](https://www.veryapt.com) to read reviews, get pricing, and set up appointments for the apartments you like the most.



Call/Text us at (215)-234-1686 and get connected directly with a concierge that will guide you through the rental process.

Julia Rizio

Head Concierge, Philadelphia
juliar@veryapt.com



1



Use our personalized search

VeryApt's apartment search algorithm makes finding the perfect apartment seamless and easy. Want to live in a building with a fitness center, located in a happening neighborhood, which is a 20-minute bike ride from your office? No problem! VeryApt's personalized search will sift through thousands of available rentals to find you that perfect place to call home.

60-90 days

before move-in-date

2



Read renter reviews and our neighborhood guides

Narrow your search by reading apartment reviews from real renters and exploring our neighborhood guides. Take a look at our curated "Signature Spots" to get a feel for your next apartment and its surrounding neighborhood.

3



Connect with the VeryApt Concierge Team

Submit inquiries for your favorite apartments, and you'll quickly get connected with VeryApt's concierge team. They'll send you exact availability, answer your questions, and even make additional recommendations. Once you have a short-list, we'll take care of scheduling your tour and providing transportation from first stop to last!

45-60 days

before move-in-date

30-45 days

before move-in-date

4



Sign your lease

Once you've found your perfect place, apply for your next apartment and sign your lease online, all with the guidance of your VeryApt concierge.

5



Prepare to move

Your VeryApt concierge will make sure you're prepped for your move. We've researched everything, including renter's insurance, parking permits, movers, furniture rentals, and more!

VeryApt makes finding the perfect apartment a breeze. Best of all, it's always free for the renter!

Renters LOVE VeryApt

Real testimonials from our users



VeryApt is ranked #1 for customer service in the real estate category on TrustPilot

★★★★★
9.8/10 (162 reviews)

Best. Thing. Ever.

Honestly, if there were 6 stars, I would have rated VeryApt 6 stars. I cannot express how easy VeryApt made the apartment hunting process for me. The level of service that VeryApt provides is excellent. The website provides a wealth of information and the tools that you can use to help narrow down your search were fantastic. Additionally, you get to speak with someone that helps you narrow it down even further, then sets up your viewings and accompanies you as you see the apartments. It is very helpful to have someone with you that is knowledgeable about the renting process because he or she knows what questions to ask on your behalf. If I ever move again, I will definitely use VeryApt and will absolutely recommend it to anyone looking for an apartment.

- JEREMY T.

I recommend this website 100%

The attention that was given was always on point. They answered all of my doubts at any hour, even if it was very late, and always treated me as a friend, in a very professional way. My agent even showed me apartments via Facetime when I couldn't be there in person to take a look. Also they respected me and made it easy for my first experience moving out of my house! I will always be thankful.

- MICHELLE G.

Excellent Service!

They made my apartment search very easy. One website with every apartment. I selected the places I was interested in and they scheduled all my walkthroughs. They made it very easy.

- MATTHEW A.

The most user-friendly application

The most user-friendly application and also the most personable team behind the product. I had very specific requirements and Rebecca was able to help me find something that accommodated my needs in record time.

- LUIS P.

Excellent experience from start to finish

Upon first contact, Julia talked me through all the basic requirements I had for a place, and put together a list of places that were a great fit based on my preferences. Julia (and VeryApt as a whole) were extremely flexible based on my schedule restrictions and change in preferences, and planned out all the tours so all I had to do was show up and focus on my future home. Julia helped immensely in answering (and asking) pertinent questions during each tour, and kept tabs on me throughout the whole process. Even after I submitted my application, VeryApt checked in with me to make sure I was ok (and also provided a handy moving guide). Would definitely use again!

- JEFF H.

Let us help you find an apartment!



VISIT

VERYAPT.COM

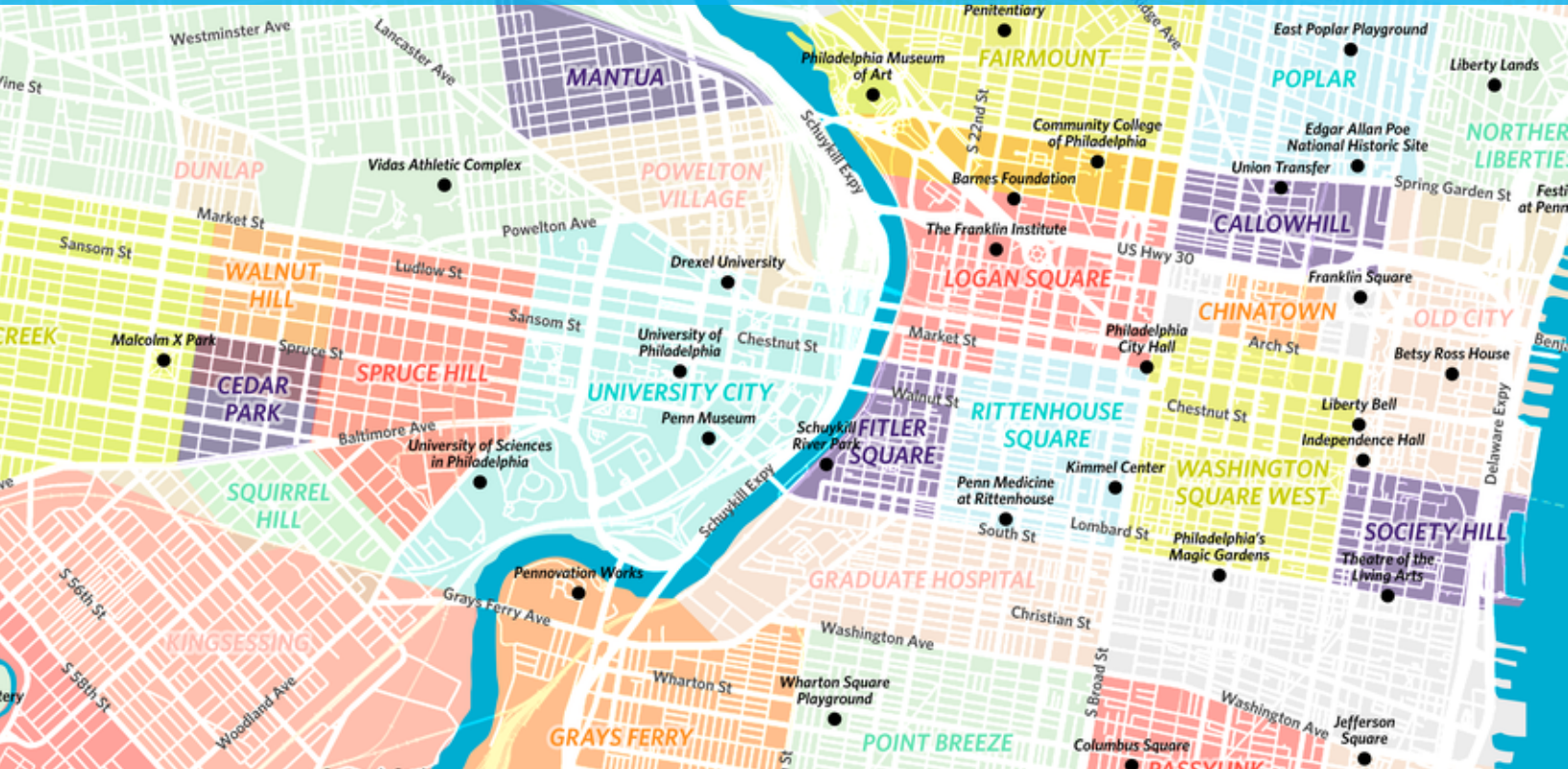


CALL/TEXT YOUR CONCIERGE TEAM

(215) 234-1686

NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for PAFA Students



1 Rittenhouse Square

30% of PAFA students

Rittenhouse Square is located in Center City and is home to some of the city's best restaurants, shopping, and nightlife. The neighborhood has luxury high-rises with beautiful views of the the park and has quick access to popular transit.

3 Fairmount

20% of PAFA students

Withdrawn from the middle of Center City, Fairmount provides ample activities for the community, especially families. Appropriately nicknamed the Art Museum, Fairmount is the epicenter of artistic culture in Philadelphia.

2 Midtown Village/ Washington Sq.

25% of PAFA students

Home to Washington Square Park and beautiful brownstones, Washington Square West offers a neighborhood for any lifestyle. Cobblestone streets, hip restaurants, and and urban green spaces draw Philly natives and new residents to this neighborhood.

4 Logan Square

20% of PAFA students

Even with the large corporate presence, Logan Square remains active after hours with various restaurants and beer gardens throughout the neighborhood. Dilworth Park occupies the west side of City Hall, attracting visitors to its green spaces, cafe, and ice skating rink in the winter months.

Other Neighborhoods

less than 5% each

5 Fishtown (N of NoLibs)

6 Old City

7 University City

8 Society Hill

9 Graduate Hospital



Rittenhouse Square

Luxury Properties in the Heart of Center City

ABOUT RITTENHOUSE SQUARE

Rittenhouse Square is located in Center City and is home to some of the city's best restaurants, shopping, and nightlife. The neighborhood has luxury high-rises with beautiful views of the the park and has quick access to popular transit.

Amazing Charm

Restaurants and Bars

Public Transportation

Luxury

Pricey

MEDIAN RENTS IN RITTENHOUSE SQUARE

\$1,300

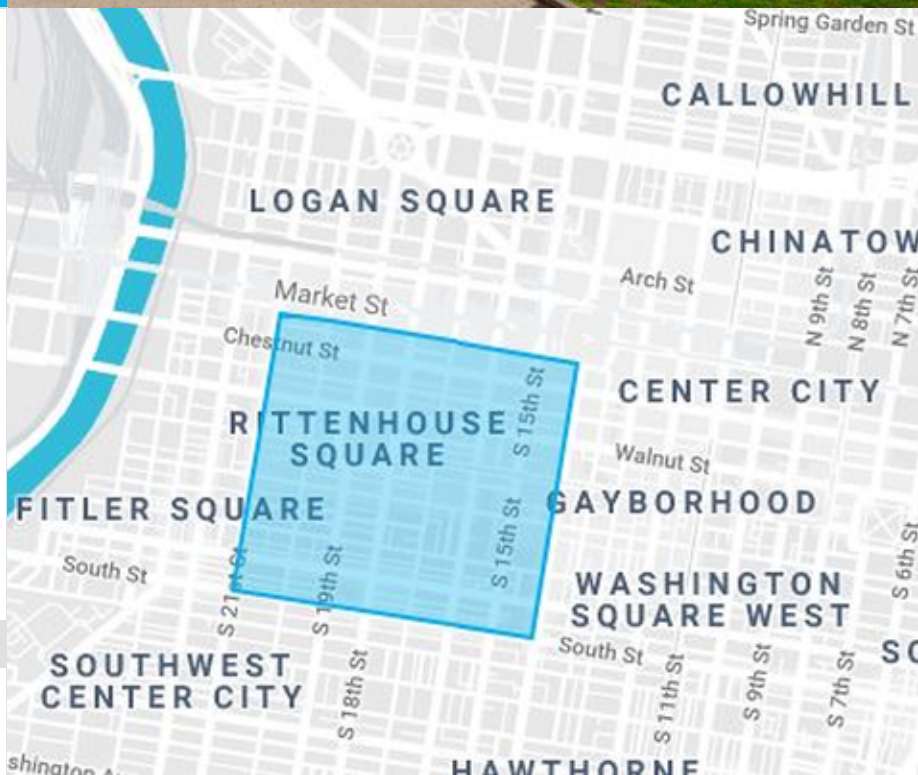
Studio

\$1,700

1 Bedroom

\$2,350

2 Bedroom



WHAT RESIDENTS THINK ABOUT RITTENHOUSE SQUARE



Review by [PAFA Student](#)

AQ RITTENHOUSE

Most people who live here have well paying jobs or are retired. We see a ton of dogs every day. The streets are maintained well (holla at that snow n ice removal) and we are right in the middle of everything - restaurants, stores, cafes, clothing, you name it.



Review by [PAFA Student](#)

326 S 16TH STREET

Very nice. A bit expensive—few full grocery stores. Walkable, restaurants, green park, and shopping. Busy on weekends and Friday, Saturday, & Sunday PM.

Washington Sq. West

Townhouses and Urban Charm Within Center City

ABOUT WASHINGTON SQ. WEST

Home to Washington Square Park and beautiful brownstones, Washington Square West offers a neighborhood for any lifestyle. Cobblestone streets, hip restaurants, and urban green spaces draw Philly natives and new residents to this neighborhood. It is more quiet than other neighborhoods, but still close enough to everything so there are things to do.

Central

Reading Terminal Market

"Old Town"

Populated

MEDIAN RENTS IN WASHINGTON SQ. WEST

\$1,250

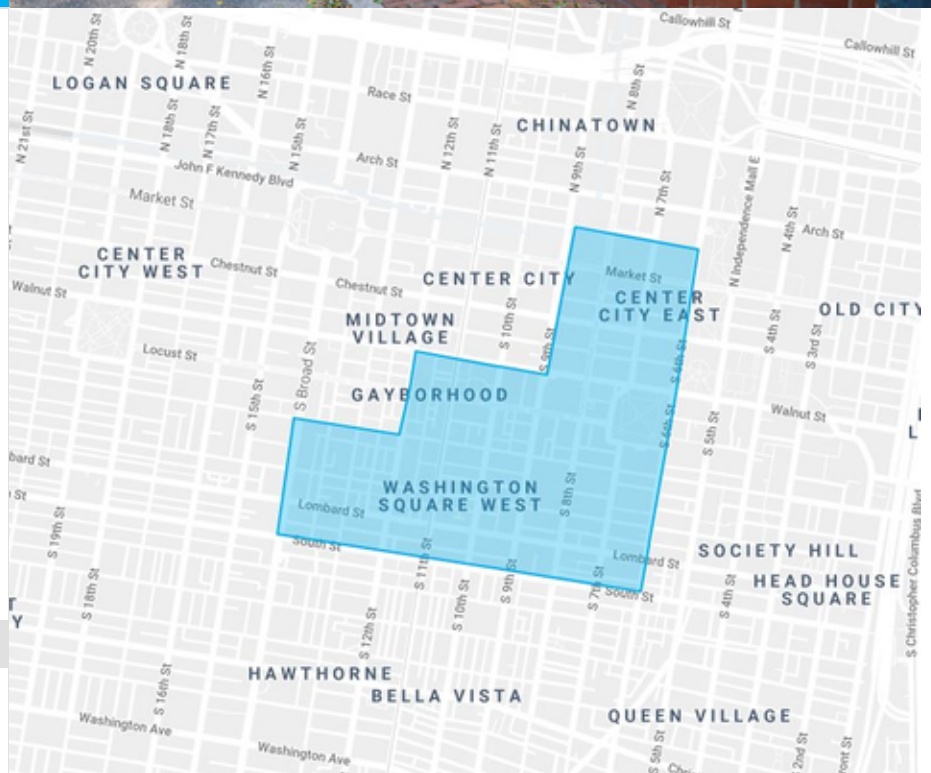
Studio

\$1,750

1 Bedroom

\$2,500

2 Bedroom



WHAT RESIDENTS THINK ABOUT WASHINGTON SQ. WEST



Review by **Student**

📍 1340 LOMBARD ST.

I love this neighborhood! It's great for walking around, exploring the brick, tree-lined streets, and picking up a coffee or snack nearby. You are walking distance to dozens of bars and restaurants, including 13th St as well as South St. Within 20 minutes, you can walk to the quiet charming Queen Village neighborhood or the bustling Rittenhouse area and the shopping district.



Review by **PAFA Student**

📍 9TH AND PINE

Nice area, close to south street and the park



Fairmount

Open Urban Spaces and Riverfront Walking Paths in
Center City

ABOUT FAIRMOUNT

Withdrawn from the middle of Center City, Fairmount provides ample activities for the community, especially families, with its green spaces. Appropriately nicknamed the Art Museum, Fairmount is the epicenter of artistic culture in Philadelphia.

Lots of Community Events

Easy Metro Access

Ample Parking

Great for Families

MEDIAN RENTS IN FAIRMOUNT		
\$1,125 Studio	\$1,500 1 Bedroom	\$1,850 2 Bedroom



★★★★★

Review by **PAFA Student**

📍 SPRING GARDEN ST.

Absolutely love living in Fairmount. It's safe, residential, and not crowded or congested as normal city living would feel. It is also very accessible to both Center City and greenery via the Schuylkill River and Fairmount Park. Adequate rental prices are hard to find in this area, but as a couple looking to share the rent for a one bedroom apartment, and with a local recommendation, we lucked out finding this place.

★★★★☆

Review by **Student**

📍 LOFTS 640

Groceries can be a bit of a pain because I don't have a car. More residential and in a really beautiful area especially west of Broad St. There isn't quite as much to do, but there are still some bars and restaurants and there are relatively close coffee shops to study at if that's your thing. Lots of other students live in the area as well.

Logan Square

Luxury High Rises and Corporate Office Buildings in Center City

ABOUT LOGAN SQUARE

Corporate offices and historic buildings, including City Hall, span across Logan Square. While this neighborhood is a corporate hub, its wide streets also attract city events such as the Philadelphia Marathon and the Fourth of July concert.

Great Location

Restaurants and Bars

Center City

Schuylkill River Trail

SEPTA

Walkable

Stores

MEDIAN RENTS IN LOGAN SQUARE

\$1,370

Studio

\$1,865

1 Bedroom

\$2,870

2 Bedroom



WHAT RESIDENTS THINK ABOUT LOGAN SQUARE



Review by [PAFA Student](#)

📍 THE STERLING

It's an okay place to live. We are close to a lot of shops and restaurants which is really nice whenever I have a craving. School is super close by too!



Review by [Local Resident](#)

📍 THE STERLING APT.

The neighborhood is really nice. It's walking distance to city hall, trader joes, target, the rocky steps/art museum (about a mile away), Rittenhouse Square, and lots of bars and restaurants. I can't think of any type of store, salon, bar, restaurant etc that I can't walk to. The area is downtown Philadelphia, and while I haven't had any issues, there have been reports of crime happening so I would advise not walking alone at night if possible.

APARTMENT RATINGS

KEY

- Excellent for a category
- Great
- Average
- Below average

- \$\$\$\$ \$1510+ per renter
- \$\$\$ \$1270- \$1509
- \$\$ \$1050- \$1269
- \$ < \$1050

* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
1210 Chestnut	Apt	8.3	\$\$	✓			●●	●●●●	●●●●	●●●●	●●●
1600 Walnut Street	Apt	6.5	\$\$\$		✓		●●	●●●	●●●	●●●	●●
1900 Arch Street	Apt	8.3	\$\$\$	✓			●●	●●●	●●	●●●●	●●●
Adelphia House	Apt	9.3	\$				●	●●●	●	●●	●●●
Avenir	Apt	9.5	\$\$\$\$		✓		●●●●	●●●●	●●●●	●●●	●●●●
Burlington House Apartments	Apt	8.3	\$				●●●●	●●●	●	●●●●	●●●
Center City One	Condo	9.0	\$\$\$\$				●●●●	●●●●	●●	●●●●	●●●
Chancellor Apartments	Apt	7.6	\$			✓	●●●	●●	●●●	●	●●●
Cosmopolitan Apartments	Apt	7.9	\$\$	✓	✓		●●	●●	●●	●●●	●●
The Arts Condominium	Condo	7.2	\$\$		✓	✓	●●●	●●●●	●●	●●	●●●●
The Metropolitan	Apt	8.1	\$	✓			●●●●	●●	●●	●●	●●
The Commonwealth	Apt	8.6	\$\$\$\$				●●●●	●●	●●●	●	●●
The Newport	Apt	8.9	\$\$\$		✓		●●●	●●●●	●●	●	●●●●
The Westbury	Apt	7.7	\$				●●●	●	●●●●	●●●●	●●
Vida Apartments	Apt	7.2	\$\$	✓		✓	●	●●	●	●●	●●
Walnut Square Apartments	Apt	7.0	\$\$				●●	●	●●	●●●	●●

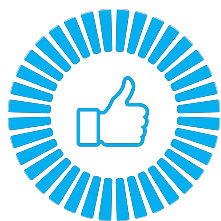
** Some buildings with fewer than 2 reviews are included above because of high ratings but do not appear in the top 10 lists.

MOST POPULAR

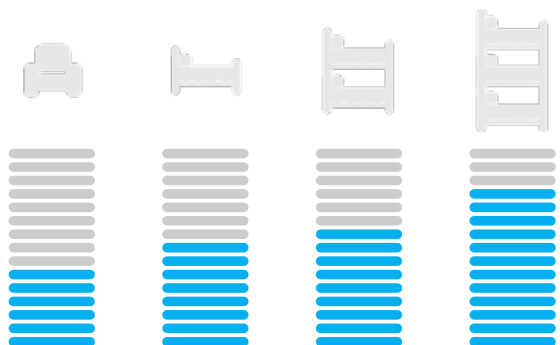
Buildings with the most PAFA students

[READ MORE REVIEWS AT VERYAPT.COM](#)

What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



Apartment Type	Price
Studio	\$1,295
1 BR	\$1,575
2 BR	\$1,855
3 BR	\$2,145

TOP 5

1 st		1900 ARCH STREET	11+ PEOPLE
2 nd		THE METROPOLITAN	9+ PEOPLE
3 rd		COSMOPOLITAN APARTMENTS	7+ PEOPLE
4 th		1210 CHESTNUT	5+ PEOPLE
5 th		VIDA APARTMENTS	4+ PEOPLE

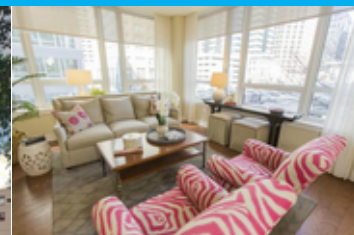
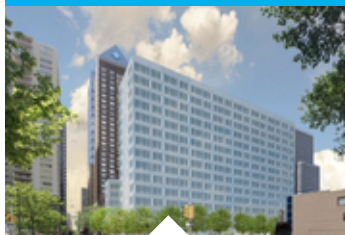
1st

1900 ARCH STREET

Logan Square

\$\$\$

11+ PEOPLE



Review by [PAFA Student](#)

"Good location, ok maintained building. Good view without the building being constructed next door. But I like living there because of how central you are to everything in Philly. I do wish they kept up with maintenance though. Also love that they allow pets - big plus!"

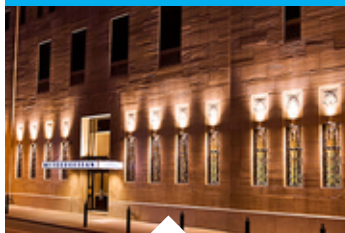
2nd

THE METROPOLITAN

Logan Square, 117 N 15th St

\$

9+ PEOPLE



Review by [PAFA Student](#)

"I've lived here for a little over a year and I have very few complaints. Pros: The rent is quite reasonable, the location is amazing, the staff and maintenance are cordial and attentive, and the walls are thick so there is very little noise. Cons: Although I love the location, the neighborhood can feel a little unsafe late at night. In addition, there is construction across the street that can get annoying. I've talked to some neighbors and it sounds like it's not a huge issue for the higher up floors."

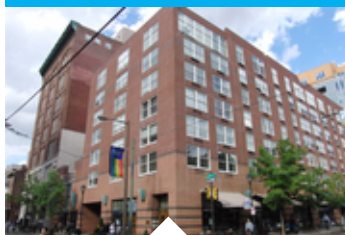
3rd

COSMOPOLITAN APARTMENTS

Midtown Village

\$

7+ PEOPLE



Review by [PAFA Student](#)

"My partner and I have been living here since March. We absolutely love it! The process of getting the apartment and moving in was seamless. Great location to walk to PAFA and hop on the train to Temple. Its a great place to live in Philly!"

HIGHEST RATED

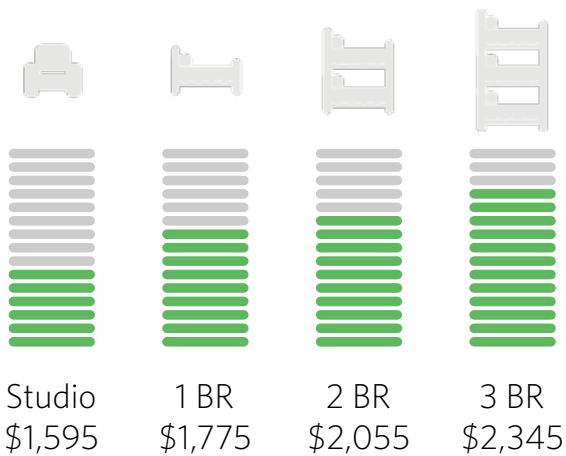
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](#)






What the highest-rated properties typically offer:



- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



TOP 5

1 st		AVENIR	9.5 OVERALL RATING
2 nd		ADELPHIA HOUSE	9.3 OVERALL RATING
3 rd		CENTER CITY ONE	9.0 OVERALL RATING
4 th		THE NEWPORT	8.9 OVERALL RATING
5 th		THE COMMONWEALTH	8.6 OVERALL RATING

1st

AVENIR

Rittenhouse Square, 42 S 15th St

\$\$\$\$

9.5 OVERALL RATING



Review by Penn Resident

"Management is great, apartment is newly renovated and very comfortable, location is 10/10. Even the smallest of studios is comfortable enough and, even though my windows face a wall, I somehow still get plenty of sunlight! My only complaint is that the windows don't have nets (when I asked about having some installed, I was told the windows are not compatible with nets) and, even if you don't mind opening them without them having netting, be prepared to be able to smell the fast food restaurants nearby."

2nd

ADELPHIA HOUSE

Midtown Village, 1229 Chestnut St

\$

9.3 OVERALL RATING



Review by PAFA Student

"Best - security desk guy was really helpful when i locked myself out. also location was awesome. feels secure Worst - unfortunately had a few roaches during my time there. exterminator i think worked but you gotta get him once a month or so to keep it up."

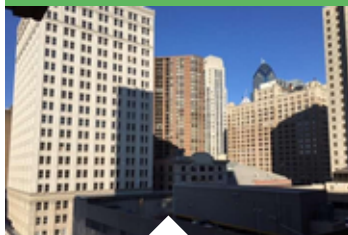
3rd

CENTER CITY ONE

Washington Square West, 1326 Spruce St

\$\$\$\$

9.0 OVERALL RATING



Review by PAFA Student

"This apartment is pretty great. The whole process of moving in was easy and smooth moving. I haven't had any major problems, and anything that I do have a problem with can be fixed with a trip to the leasing office in the second floor. It's also a pretty commute to the school."



Rowhomes

Smaller properties and how to find them

ABOUT ROWHOMES

Rowhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

WHY YOU SHOULD CONSIDER A ROWHOME

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

WHY YOU MAY WANT TO AVOID A ROWHOME

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

Finding a rowhome

Rowhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Rowhome listings are typically available ~60 days in advance. You can find a rowhome by searching online listings, contacting a landlord directly, or by working with VeryApt's Concierge Team who can help identify some options.

Preparing for a rowhome search

Most PAFA students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful rowhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

TIPS AND ADVICE



Reliable Landlords

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.



Noise and Neighbors

Sounds often travel well through rowhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM