BANKING & FINANCIAL INDUSTRY NEWSLETTER



EQUITY CRE

Philadelphia Metropolitan Area

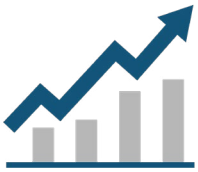
November 2026 | Data Collected October 1-31, 2026

PHILADELPHIA BANKING & REAL ESTATE THIS MONTH



Branch Activity

Closings continue to exceed openings



Interest Rates

10-Year Treasury: 4.75%
+7 bps MoM
+52 bps YoY



Bank Real Estate

Cap Rates Range from 4.2% to 8.5%



Philadelphia Market

TD Bank plans 100 branch expansion



Equity CRE Observation

Banks are rationalizing older locations

WHAT WE'RE SEEING

The Fed is back in tightening mode. It raised rates in September for the first time in three years, then held the federal funds rate at 3.75%–4% on October 28, though two members wanted another increase. Inflation is driving the move: prices rose 3.7% over the past year, pushed up largely by fuel costs tied to the Iran war. Mortgage rates peaked at 7.40% in mid-October and have since eased to 7.24%. Looking ahead, all 100 economists in a Reuters survey expect another hike at the Fed's December 9 meeting. That means borrowing costs will likely stay elevated into 2027, while savers continue to earn strong returns on deposits and CDs.

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BANK BRANCH ACTIVITY

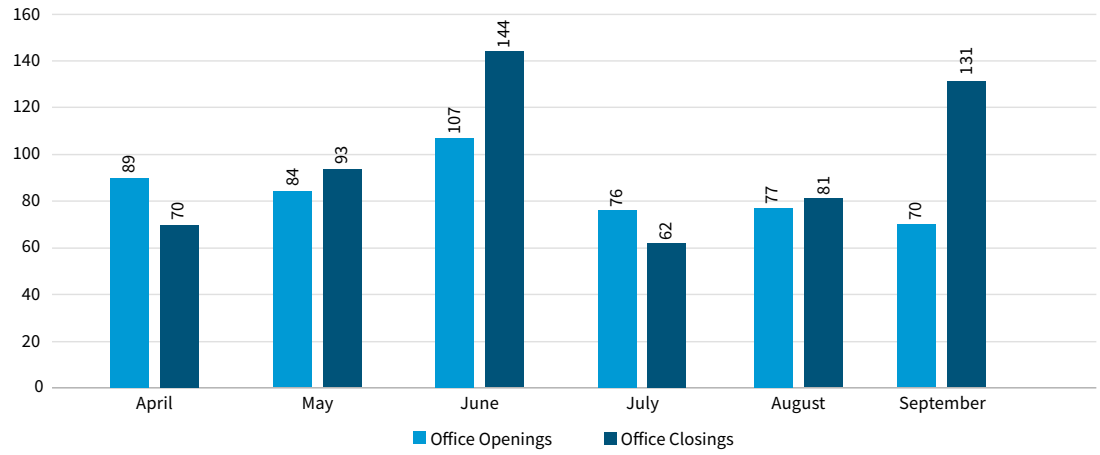
Effective Openings & Closings

KEY TAKEAWAY

Despite periodic growth in April and July, the overall six-month trend indicates branch consolidation, with closures exceeding openings by 78 locations. The sharp rise in closures during June and September was the primary driver of the net decline, suggesting continued optimization of physical branch networks despite ongoing investment in selective new locations.

6-Month History

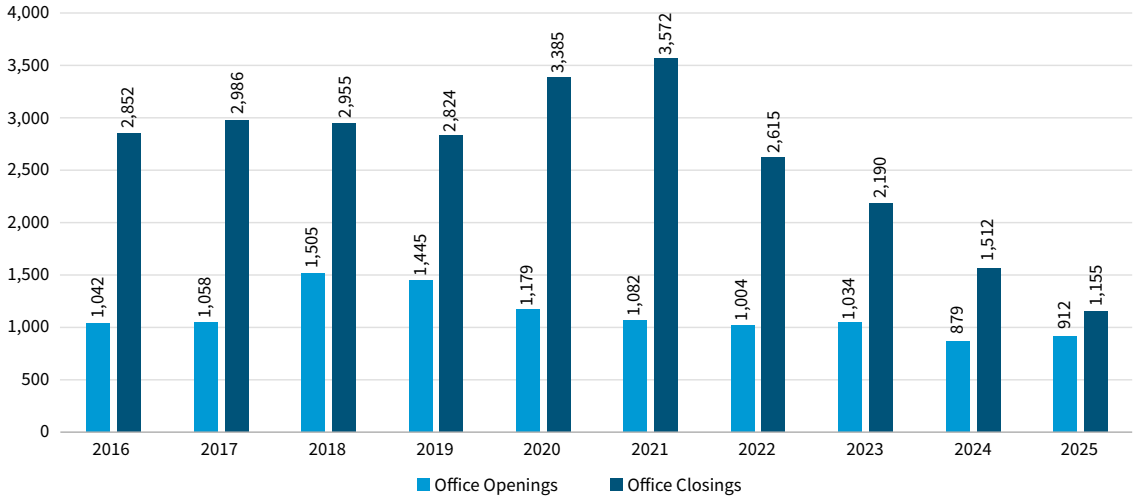
(04/01/2026 - 09/30/2026)



Source: FDIC

10-Year History

(as of 12/31/2025)



Source: FDIC

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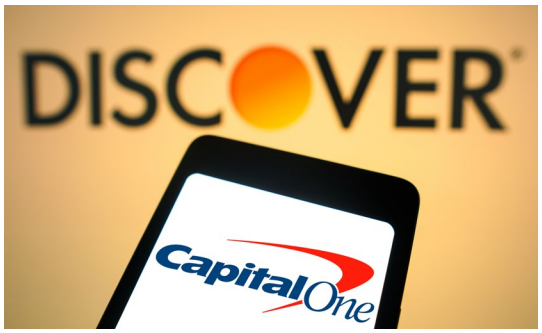
PHILADELPHIA AREA BANKING NEWS

Top Stories We're Watching



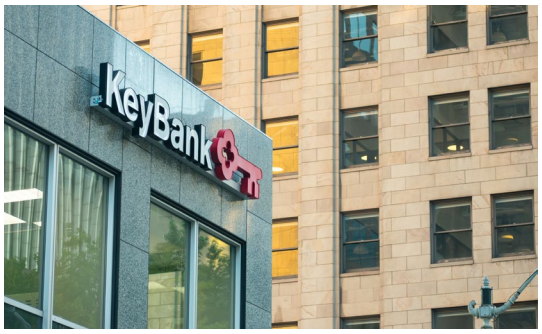
WHY JPMORGAN CHOSE 2400 MARKET FOR ITS NEW PHILADELPHIA OFFICE

JPMorgan Chase will consolidate its front-office businesses at 2400 Market Street starting in 2028. The bank will occupy the entire fifth floor, roughly 63,000 square feet, at the building. It will add 150 jobs and contribute $100 million to the local economy over two years.



CAPITAL ONE BOOSTS PHILADELPHIA-AREA DEPOSITS WITH ACQUISITION OF DISCOVER

Capital One is the largest bank by market share in Greater Philadelphia when factoring in online deposits and all services and products. The Virginia-based bank acquired Delaware-headquartered Discover Bank in 2025, boosting its holdings in the region. Capital One reported $312.9 billion in local deposits as of June 30.



KEYBANK CEO ZEROES IN ON PHILADELPHIA'S MIDDLE MARKET WITH AGGRESSIVE GROWTH PLANS

KeyBank CEO Christopher Gorman plans to double middle-market staff in Philadelphia. The bank said local middle-market loan volume is up 30% in the last year. KeyBank is one of the 20 largest U.S. banks with $191 billion in total assets.



WHAT ARE THE BIGGEST CHALLENGES AND OPPORTUNITIES FACING BUSINESSES IN TODAY'S ECONOMIC ENVIRONMENT?

Businesses face growing pressure from talent shortages, cash flow challenges, and economic uncertainty, making strong financial planning and banking relationships more important than ever. Community banks can help businesses navigate change, invest in growth, and leverage technology and AI while maintaining a focus on long-term success.

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PHILADELPHIA AREA BANKING NEWS

Full list of this Month's Top Articles

Date Posted	Reference/Company	Article	Source
10/14/26	Bank of America	US hits Bank of America with $1.2 billion fine, saying it violated money laundering, sanctions laws	The Philadelphia Inquirer
10/22/26	Capital One Bank	Capital One boosts Philadelphia-area deposits with acquisition of Discover	Philadelphia Business Journal
10/27/26	Citadel Credit Union	Citadel Credit Union revamps C-suite to manage growing assets and membership	Philadelphia Business Journal
10/15/26	Citizens Bank	Citizens Bank expands private banking division to Philadelphia with plans to hire aggressively	Philadelphia Business Journal
10/2/26	Everence Federal Credit Union	Giovanni Paulino-Santiago, CCUFC®, Promoted to Member Relations Manager at Everence Federal Credit Union	Philadelphia Business Journal
10/5/26	Fulton Bank	Patrick Fisher Hired at Fulton Bank	Philadelphia Business Journal
10/5/26	Fulton Bank	Kimberly Godshall Hired at Fulton Bank	Philadelphia Business Journal
10/26/26	JPMorgan Chase & Co.	Why JPMorgan chose 2400 Market for its new Philadelphia office	Philadelphia Business Journal
10/13/26	JPMorgan Chase & Co.	JPMorgan is relocating its Philly office, with plans to hire 100	The Philadelphia Inquirer
10/22/26	KeyBank	KeyBank CEO zeroes in on Philadelphia's middle market with aggressive growth plans	Philadelphia Business Journal
10/21/26	KeyBank	Miguel Alban Hired at KeyBank	Philadelphia Business Journal
10/21/26	KeyBank	Mark Curtin Hired at KeyBank	Philadelphia Business Journal
10/26/26	Mid Penn Bank	Mid Penn Bank closes 3 branches, plans new Center City and Main Line locations	Philadelphia Business Journal
10/25/26	WSFS Bank	WSFS turns Bryn Mawr Trust deal into new wealth-focused branch model	Philadelphia Business Journal
10/29/26	General	What are the biggest challenges and opportunities facing businesses in today's economic environment?	Philadelphia Business Journal
10/29/26	General	New No. 1 atop list of largest investment banking firms in Philadelphia area	Philadelphia Business Journal
10/27/26	General	Most SBA loans are made by a handful of lenders. Here's the downside.	Philadelphia Business Journal
10/22/26	General	SBA clarifies its loan programs for influencers	Philadelphia Business Journal
10/12/26	General	Proposed banking rule change threatens city and small town lending, advocates warn	The Philadelphia Inquirer
10/5/26	General	SBA lending plunges in eastern Pennsylvania as M&T widens lead	Philadelphia Business Journal

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BANK STOCK PERFORMANCE

Philadelphia-Area and National Banks | YTD Through November 01, 2026

KEY TAKEAWAY

Philadelphia-area and regional bank stocks demonstrated notable strength, with many community banks significantly outperforming both the broader banking sector and major market indexes. While large national banks delivered mixed results, investor sentiment favored smaller and mid-sized institutions, particularly WSFS, Citizens & Northern, Tompkins Financial, and QNB Corp. Overall, the data points to continued confidence in regional banking franchises despite uneven performance across the broader banking industry.

Stock Summary - Some Publicly Traded Banks Operating in Philadelphia Metro Market

Company	Symbol	Close of Business 12/31/2025	Close of Business 11/01/2026	% Change From 12/31/2025 to 11/01/2026	52-Wk High -As of Close of Business 11/01/2026	52-Wk Low -As of Close of Business 11/01/2026	Price/Book As of Close of Business 11/01/2026
Dow Jones Industrial Average	^DJI	$48,063.29	51,770.31	7.71%	54,744.33	45,057.28	--
S&P 500	^GSPC	6,845.50	7,580.07	10.73%	7,844.52	6,316.91	--
NASDAQ Composite	^IXIC	23,241.99	25,437.00	9.44%	27,722.75	20,690.25	--
State Street Financial Select Sector SPDR ETF	XLF	54.77	56.51	3.18%	58.60	47.67	1.66
Banco Santander, S.A.	SAN	11.73	11.19	-4.60%	15.05	9.96	1.27
Bank of America Corporation	BAC	55.00	50.01	-9.07%	65.23	46.12	1.27
Citigroup Inc.	C	116.69	122.64	5.10%	147.96	95.83	1.06
Citizens & Northern Corporation	CZNC	20.17	28.03	38.97%	28.49	18.87	1.47
Citizens Financial Group, Inc.	CFG	58.41	63.81	9.24%	75.33	49.00	1.17
Customers Bancorp, Inc.	CUBI	73.12	84.16	15.10%	88.05	63.44	1.28
Embassy Bancorp, Inc.	EMYB	18.20	21.20	16.48%	22.75	17.20	1.23
First Bank	FRBA	16.46	19.42	17.98%	19.95	14.41	1.04
Fulton Financial Corporation	FULT	19.33	23.47	21.42%	25.23	16.91	1.27
Harleysville Financial Corporation	HARL	25.50	33.35	30.78%	35.80	24.20	1.23
JPMorgan Chase & Co.	JPM	322.22	337.04	4.60%	366.50	279.10	2.55
KeyCorp	KEY	20.64	21.12	2.33%	24.07	16.91	1.41
M&T Bank Corporation	MTB	201.48	220.72	9.55%	255.95	179.75	1.26
Meridian Corporation	MRBK	17.58	18.70	6.37%	21.67	13.92	1.10
OceanFirst Financial Corp.	OCFC	17.95	17.94	-0.06%	20.61	15.60	0.75
Parke Bancorp, Inc.	PKBK	25.04	32.58	30.11%	35.70	21.10	1.07
Princeton Bancorp, Inc.	BPRN	34.69	42.99	23.93%	46.33	31.19	1.08
Provident Financial Services, Inc.	PFS	19.75	22.94	16.15%	25.49	17.71	1.04
QNB Corp.	QNBC	34.97	47.12	34.74%	47.82	34.00	1.15
Quaint Oak Bancorp, Inc.	QNTO	11.50	14.75	28.26%	17.59	9.08	0.73
S&T Bancorp, Inc.	STBA	39.35	50.55	28.46%	53.50	36.13	1.27
The Bancorp, Inc.	TBBK	67.52	46.75	-30.76%	73.02	46.45	2.81
The PNC Financial Services Group, Inc.	PNC	208.73	227.86	9.16%	258.96	177.08	1.45
The Toronto-Dominion Bank	TD	94.20	124.50	32.17%	127.96	79.52	2.31
Tompkins Financial Corporation	TMP	72.52	99.52	37.23%	104.18	63.60	1.52
Truist Financial Corporation	TFC	49.21	48.79	-0.85%	56.20	43.13	1.04
Univest Financial Corporation	UVSP	32.74	39.60	20.95%	45.46	28.20	1.14
Wells Fargo & Company	WFC	93.20	83.40	-10.52%	97.76	72.78	1.58
WSFS Financial Corporation	WSFS	55.24	78.47	42.05%	82.94	50.80	1.52

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INTEREST RATES & ECONOMIC INDICATORS

Key Rates and Historical Comparison

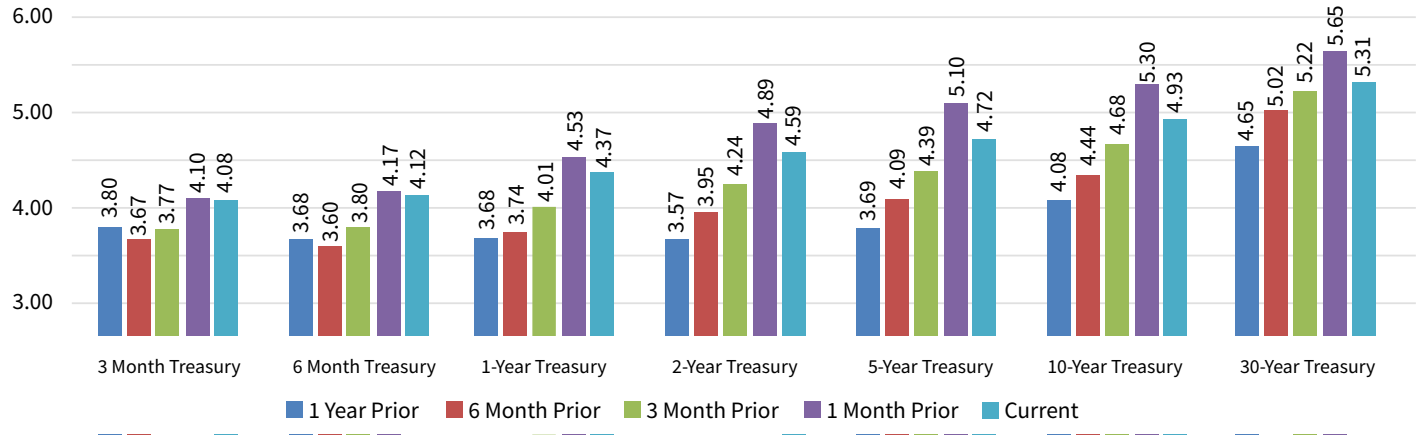
KEY TAKEAWAY

Interest rates remain relatively high by historical standards, but the bond market has rallied in recent months as Treasury yields have retreated from their highs. The decline in long-term rates, combined with stable Federal Reserve policy rates, suggests investors are pricing in slower economic growth and a more accommodative interest-rate environment going forward. This has improved conditions for borrowers while supporting bond valuations and fixed-income investment returns.

US Treasuries	1 Year Prior	6 Month Prior	3 Month Prior	1 Month Prior	Current
3 Month Treasury	3.80	3.67	3.77	4.10	4.08
6 Month Treasury	3.68	3.60	3.80	4.17	4.12
1 Year Treasury	3.68	3.74	4.01	4.53	4.37
2-Year Treasury	3.57	3.95	4.24	4.89	4.59
5-Year Treasury	3.69	4.09	4.39	5.10	4.72
10-Year Treasury	4.08	4.44	4.68	5.30	4.93
30-Year Treasury	4.65	5.02	5.22	5.65	5.31
Key Rates	**1 Year Prior**	**6 Month Prior**	**3 Month Prior**	**1 Month Prior**	**Current**
Fed Funds Rate	3.86	3.64	3.62	3.88	3.88
Federal Reserve Target	4.00	3.75	3.75	4.00	4.00
Prime Rate	7.00	6.75	6.75	7.00	7.00
SOFR	**1 Year Prior**	**6 Month Prior**	**3 Month Prior**	**1 Month Prior**	**Current**
30-Day Average	4.20	3.65	3.62	3.75	3.90
90-Day Average	4.30	3.67	3.63	3.68	3.78
180-Day-Average	4.34	3.76	3.66	3.68	3.72
Muni Bonds - Yields	**1 Year Prior**	**6 Month Prior**	**3 Month Prior**	**1 Month Prior**	**Current**
1-Year	2.54	2.45	2.30	3.51	2.75
2-Year	2.49	2.43	2.33	3.55	2.79
5-Year	2.40	2.53	2.55	3.73	2.96
10-Year	2.73	2.95	2.90	4.13	3.42
30-Year	4.12	4.36	4.14	5.25	4.86

Treasury Rate Comparison

(US Treasuries)



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BANK INVESTMENT PROPERTIES FOR SALE

Market Overview



Number of Banks Available for Sale 59

Range of Cap Rates 4.19% - 8.16%

	Asking Price	Cap Rate	Term Remaining
Average:	$3,197,562	6.16%	11.58
Median:	$2,992,000	6.25%	14.00

** these figures were calculated using the properties with listed asking prices, CAP rates, and lease term remaining*

Bank	City	State	Asking Price	Cap Rate	Lease (Years Left)	Lease Type	Lease Increases	2025 Deposits
Chase Bank	Suffolk	VA	$5,250,000	4.19%	15	Ground	10% every 5 years	$5,683,000
Chase Bank	Haymarket	VA	$4,667,000	4.50%	14.5	Ground	10% every 5 years	$4,510,000
Bank of America	Richmond (Glen Allen)	VA	$3,450,000	4.50%	15	Unknown	12.5% every 5 years	New Branch
Chase Bank	Fredericksburg	VA	$2,842,000	4.75%	15	Ground	10% every 5 years	New Branch
Chase Bank	Fredericksburg	VA	$3,400,000	5.00%	15	Ground	10% every 5 years	$6,691,000
Bank of America	Moorestown	NJ	$7,560,000	5.00%	15	NNN	10% every 5 years	New Branch
Chase Bank	West Berlin	NJ	$3,592,000	5.15%	15	NNN	10% every 5 years	New Branch
Bank of America	Philadelphia	PA	$5,277,000	5.25%	9.5	NNN	10% in year 6 & options	$10,226,000
Chase Bank	Philadelphia (Chestnut Hill)	PA	$4,000,000	5.25%	15	Mod. NNN	10% every 5 years	$9,866,000
Citizens Bank	Clifton	NJ	$1,559,040	5.50%	Unknown	NNN	Unknown	$68,158,000
Chase Bank	Southampton	PA	$3,482,000	5.50%	10.7	NNN	9.48% on 10/1/2031	$109,297,000
Truist Bank	Virginia Beach	VA	$1,899,000	5.70%	11.5	NNN	2% annually	$70,808,000
Atlantic Union Bank	Ashland	VA	$3,490,618	6.00%	14	NNN	1.5% annually	$173,767,000
Atlantic Union Bank	Forest	VA	$2,527,867	6.00%	14	NNN	1.5% annually	$108,585,000
KeyBank	Malvern	PA	$2,916,666	6.00%	5.8	NNN	15% in options	$45,646,000
PNC Bank	North Brunswick Twp	NJ	$2,570,460	6.00%	Unknown	NNN	2.5% annually	$88,547,000
Atlantic Union Bank	Radford	VA	$3,196,831	6.00%	14	NNN	1.5% annually	$90,396,000
Mid Penn Bank	Wayne	PA	$3,083,000	6.00%	12	NNN	Unknown	New Branch
Atlantic Union Bank	Spotsylvania	VA	$1,634,382	6.10%	14	NNN	1.5% annually	$84,737,000
Atlantic Union Bank	Virginia Beach	VA	$2,495,164	6.10%	14.2	NNN	2% annually	$47,983,000
Atlantic Union Bank	Ashland	VA	$2,339,472	6.20%	14	NNN	1.5% annually	$285,084,000
Atlantic Union Bank	Bedford	VA	$2,293,914	6.20%	14.2	NNN	2% annually	$117,406,000
Atlantic Union Bank	Kilmarnock	VA	$696,084	6.20%	14.2	NNN	2% annually	$75,716,000
Atlantic Union Bank	King George	VA	$2,054,327	6.20%	14.2	NNN	2% annually	$146,105,000
Atlantic Union Bank	Madison	VA	$1,064,734	6.20%	14	NNN	1.5% annually	$167,259,000

BANK INVESTMENT PROPERTIES FOR SALE

Continued

Bank	City	State	Asking Price	Cap Rate	Lease (Years Left)	Lease Type	Lease Increases	2025 Deposits
Atlantic Union Bank	Moneta	VA	$2,997,689	6.20%	14.2	NNN	2% annually	$111,737,000
Atlantic Union Bank	Orange	VA	$791,005	6.20%	14	NNN	1.5% annually	$77,307,000
Atlantic Union Bank	Cape Charles	VA	$1,709,026	6.25%	14	NNN	1.5% annually	$52,088,000
Atlantic Union Bank	Colonial Beach	VA	$721,903	6.25%	14.2	NNN	2% annually	$66,534,000
Fulton Bank	Ellicott City	MD	$5,356,000	6.25%	13	NNN	2.25% annually	$387,326,000
Citizens Bank	Greensburg	PA	$1,344,000	6.25%	4.7	NNN	Unknown	$240,400,000
Atlantic Union Bank	Grottoes	VA	$2,301,719	6.25%	14	NNN	1.5% annually	$65,680,000
Atlantic Union Bank	Lovingston	VA	$1,698,041	6.25%	14.2	NNN	2% annually	$76,650,000
Fulton Bank	Middleburg	PA	$3,022,000	6.25%	12.8	NNN	2.25% annually	$86,900,000
Fulton Bank	Shamokin	PA	$2,992,000	6.25%	12.8	NNN	2.25% annually	$67,187,000
Citizens Bank	Wexford	PA	$2,269,235	6.25%	6.2	NNN	2.5% annually	$186,362,000
Fulton Bank	Windsor	NJ	$4,288,000	6.25%	12.9	NNN	2.25% annually	$156,762,000
Fulton Bank	Woodbury	NJ	$3,801,000	6.25%	12.8	NNN	2.25% annually	$169,512,000
Fulton Bank	Woodstown	NJ	$6,122,000	6.25%	12.9	NNN	2.25% annually	$233,946,000
Atlantic Union Bank	Chesapeake	VA	$4,971,424	6.30%	14.2	NNN	2% annually	$74,252,000
Atlantic Union Bank	Fredericksburg	VA	$5,334,446	6.30%	14.2	NNN	2% annually	$161,105,000
PNC Bank	Bethel Park	PA	$2,300,000	6.33%	4.5	NNN	10% in options	$124,517,000
Atlantic Union Bank	Covington	VA	$4,928,635	6.35%	14	NNN	1.5% annually	$84,731,000
Atlantic Union Bank	Washington	VA	$3,363,881	6.35%	14	NNN	1.5% annually	$110,941,000
Bank of America	Colonial Heights	VA	$1,709,000	6.50%	3.6	Ground	CPI every 6 years	$224,760,000
KeyBank	Dresher	PA	$1,769,230	6.50%	2.5	NNN	N/A	$74,163,000
Atlantic Union Bank	Middleburg	VA	$10,509,236	6.50%	14	NNN	1.5% annually	$182,227,000
Citizens Bank	Verona	PA	$1,269,230	6.50%	5.9	NNN	10% in options	$65,935,000
PNC Bank	Philadelphia	PA	$1,500,000	6.65%	4.5	NNN	2% annually	$54,227,000
Kearny Bank	Fair Lawn	NJ	$1,978,296	6.75%	5.9	NNN (condo)	2.5% annually	$61,376,000
Columbia Bank	Cedar Grove	NJ	$2,450,000	6.99%	3	NNN (office)	3% annually	$94,594,000
Embassy Bank for the Lehigh Valley	Allentown	PA	$4,000,000	7.00%	Long Term	NNN	2.5% annually	$132,011,000
Bank of America	Cockeysville (Hunt Valley)	MD	$4,758,000	7.25%	3.4	Ground	12% every 5 years	$866,397,000
Bank of America	Cranford	NJ	$3,990,000	7.82%	4.5	Ground	20% in options	$65,686,000
Quaint Oak Bank	Allentown	PA	$3,632,000	8.00%	14	NNN	2% annually	$126,946,000
TD Bank	Bowie	MD	$4,242,500	8.00%	5.5	Ground	10% every 5 years	$60,586,000
Wells Fargo	York	PA	$2,800,000	8.16%	Unknown	NNN	Unknown	$29,557,000
Chase Bank	Ridgewood	NJ	Unpriced	Unknown	15	Ground	Unknown	New Branch
FirstBank	Williamstown	NJ	Undisclosed	Unknown	Unknown	Unknown	Unknown	$108,499,000

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VACANT BANK PROPERTIES FOR SALE

Market Overview

Number of Banks Available for Sale 85

Price Range $149,000 - $4,500,000

Number of Properties listed at Undisclosed/Unpriced 29

	Asking Price	Building Size	Lot Size
Average:	$1,157,896	4,290 SF	1.05 AC
Median:	$792,450	3,200 SF	0.90 AC

** these figures were calculated using the properties with listed asking prices, building sizes, and lot sizes*

Address	City	State	Asking Price	Building Size (SF)	Acreage
110 S. Main St	Davidsville	PA	$149,000	2,013	0.29
223 E. King St	Littlestown	PA	$224,500	1,254	0.22
15 S. Laurel St	Bridgeton	NJ	$299,000	4,800	0.55
158 Philadelphia Ave	Egg Harbor City	NJ	$299,000	5,600	0.34
801 White Horse Pike	Egg Harbor City	NJ	$319,000	1,764	0.34
347-349 Main St	Simpson	PA	$329,999	2,350	1.00
1 N. Robinson Ave	Pen Argyl	PA	$350,000	8,112	0.37
215 S. Robinson Ave	Pen Argyl	PA	$399,000	8,298	0.18
3rd & Market St	Halifax	PA	$440,000	7,492	0.32
3549 Germantown Ave	Philadelphia	PA	$445,000	3,200	0.12
340 S. White horse Pike	Berlin	NJ	$449,000	1,900	0.69
176 Lovell Ave	Ebensburg	PA	$474,900	3,417	0.73
10 Juliustown Rd	Browns Mills	NJ	$475,000	3,904	0.87
1 N. Main St	Red Lion	PA	$475,000	6,800	0.50
118 W. Main St	High Bridge	NJ	$499,900	1,710	0.88
325 Locust St	Columbia	PA	$500,000	3,724	0.18
7 Church St	Vernon	NJ	$525,000	2,262	0.92
501 Fallowfield Ave	Chaleroi	PA	$550,000	5,500	0.13
472 Adams St	Rochester	PA	$590,000	2,400	0.66
590 Washington Rd	Washington	PA	$599,900	5,208	2.00
155 Main St	Bloomsbury	NJ	$685,000	3,575	2.39
401 W. King St	East Berlin	PA	$699,000	9,148	Unknown
790 PA-41	Gap	PA	$775,000	3,947	1.26
936 N. 9th St	Reading	PA	$775,000	10,251	Unknown
1507 Route 206	Tabernacle	NJ	$789,900	2,350	2.80
1091 Eichelberger St	Hanover	PA	$795,000	3,630	6.93
1149 Cooper St	Beverly	NJ	$799,000	2,356	1.16
227 Bridgeton Pike	Mantua	NJ	$800,000	1,800	0.39
3711 Germantown Ave	Philadelphia	PA	$849,000	13,842	0.12
2700 S. Queen St	York	PA	$969,000	2,400	0.95
50 E. Clementon Rd	Gibbsboro	NJ	$995,000	3,216	1.02
1425 5th Ave	Pittsburgh	PA	$995,700	5,307	0.29
1066 Harrison City Export Rd	Jeanette	PA	$1,000,000	6,201	1.49
7501 Broadway	North Bergen	NJ	$1,050,000	3,544	0.08
207 Tuckerton Rd	Medford	NJ	$1,100,000	3,000	1.00
385 White Horse Pike	Atco (Waterford)	NJ	$1,200,000	3,414	1.48
118 Lakeside Blvd	Landing	NJ	$1,200,000	3,524	1.44

BANK INVESTMENT PROPERTIES FOR SALE

Continued

Address	City	State	Asking Price	Building Size (SF)	Acreage
1950 Old Philadelphia Pike	Lancaster	PA	$1,300,000	2,240	0.57
230 Forsgate Dr	Jamesburg	NJ	$1,475,000	3,850	1.34
1101 Tilton Rd	Northfield	NJ	$1,500,000	2,800	1.10
1900 South St	Philadelphia	PA	$1,900,000	2,500	0.03
93 MainAve	Wallington	NJ	$2,200,000	2,700	0.37
120 Jack Martin Blvd	Brick Twp	NJ	$2,250,000	2,824	0.73
3805 Neshaminy Blvd	Bensalem	PA	$2,400,000	4,099	1.38
414 Lancaster Ave	Devon	PA	$2,800,000	2,934	0.64
1501 Tilton Rd	Northfield	NJ	$2,800,000	15,100	1.80
1245 Cocoa Ave	Hershey	PA	$3,000,000	3,661	2.72
1060 Aaron Rd	North Brunswick	NJ	$3,800,000	2,000	1.05
50 Chambersbridge Rd	Lakewood	NJ	$4,100,000	2,600	3.00
855 Mountain Ave	Mountainside	NJ	$4,500,000	7,440	1.24
155 N. Richard St	Bedford	PA	Undisclosed	1,922	0.42
52 W. Broad St	Bethlehem	PA	Undisclosed	17,500	0.41
133 Van Zile Rd	Brick Twp	NJ	Undisclosed	2,710	2.27
2560 Route 37	Manchester	NJ	Undisclosed	2,444	1.24
2090 W. State St	New Castle	PA	Undisclosed	3,000	1.03
7133 Ridge Ave	Philadelphia	PA	Undisclosed	3,560	0.74
4764 Baum Blvd	Pittsburgh	PA	Undisclosed	1,400	0.39
228 S. Black Horse Pike	Runnemede	NJ	Undisclosed	2,340	0.59
101 Commonwealth Dr	Warrendale	PA	Undisclosed	4,553	3.00
234 Main St	York	PA	Undisclosed	3,200	1.08
1921 Washington Valley Rd	Bridgewater	NJ	Unpriced	7,300	1.06
501 Route 206	Chester	NJ	Unpriced	5,016	1.04
100 Berlin Rd	Clementon	NJ	Unpriced	3,000	Unknown
3643 PA-31	Donegal	PA	Unpriced	2,500	1.20
3100 Garrett Rd	Drexel Hill	PA	Unpriced	2,986	0.57
824 Lansdowne Ave	Drexel Hill	PA	Unpriced	2,931	0.32
400 Route 202	Flemington	NJ	Unpriced	1,897	1.23
620 Centre St	Freeland	PA	Unpriced	4,000	0.10
801 Chestnut St	Kulpmont	PA	Unpriced	3,058	0.04
1461 Manehim Pike	Lancaster	PA	Unpriced	4,132	0.97
234 N. Main St	Loganville	PA	Unpriced	4,970	1.08
8192 State Route 6	Meshoppen	PA	Unpriced	1,900	0.14
346 W. Trenton Rd	Morrisville	PA	Unpriced	3,600	2.17
4340 Newburg Rd	Nazareth	PA	Unpriced	4,832	2.74
197 Main St	Newton	NJ	Unpriced	1,990	0.22
90 Upper Silver Lake Rd	Newtown	PA	Unpriced	3,950	3.21
1251 Centre Tpke	Orwigsburg	PA	Unpriced	2,992	1.26
5714 Westfield Ave	Pennsauken	NJ	Unpriced	3,058	0.30
920 Poplar St	Pittsburgh	PA	Unpriced	4,320	0.25
935 Black Horse Pike	Pleasantville	NJ	Unpriced	2,392	1.68
543 N. Lewis Rd	Royersford	PA	Unpriced	2,500	1.05
400 Market St	Sunbury	PA	Unpriced	20,495	0.19
1020 Summit Ave	Union City	NJ	Unpriced	4,625	0.05
3535 E. Landis Ave	Vineland	NJ	Unpriced	3,132	1.70
765 Blue Mountain Dr	Walnutport	PA	Unpriced	2,500	1.94

BANKING & FINANCIAL INDUSTRY NEWSLETTER

EQUITY CRE

Philadelphia Metropolitan Area

November 2026 | Data Collected October 1-31, 2026

FEATURED LISTINGS

Occupied and Vacant Bank Properties

FEATURED BANK FOR SALE



PNC Bank
150 W Chelten Ave, Philadelphia, PA

Price: $1,500,000
Cap Rate: 6.65%
View Listing

For more information about our listings, please contact:

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610.645.7700 x119
dgoodman@equitycre.com

David Laiter
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PROPERTY LISTINGS

FEATURED RECENT CLOSINGS



Chase Bank
26500 Victorias Landing Rd
Millsboro, DE



Penn Community Bank
490 Forty Foot Rd
Lansdale, PA



Wells Fargo
3600 Route 42
Washington Twp, NJ

BANKING & FINANCIAL INDUSTRY NEWSLETTER

EQUITY CRE

Philadelphia Metropolitan Area

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FEATURED LISTINGS

Occupied and Vacant Bank Properties

FEATURED BANK DISPOSITION



Equity CRE represents national banks in the disposition of closed branches and has multiple listings from independent and institutional owners.

REPOSITIONING VACANT BANKS

109 Pottstown Pike, Exton, PA

BEFORE



AFTER



Disclaimer: *This data was found through independent research. Equity CRE was not involved in this transaction.*

For more information about our disposition services, please contact:

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