

PHILADELPHIA REGIONAL HOUSE PRICE INDICES



May 6, 2015

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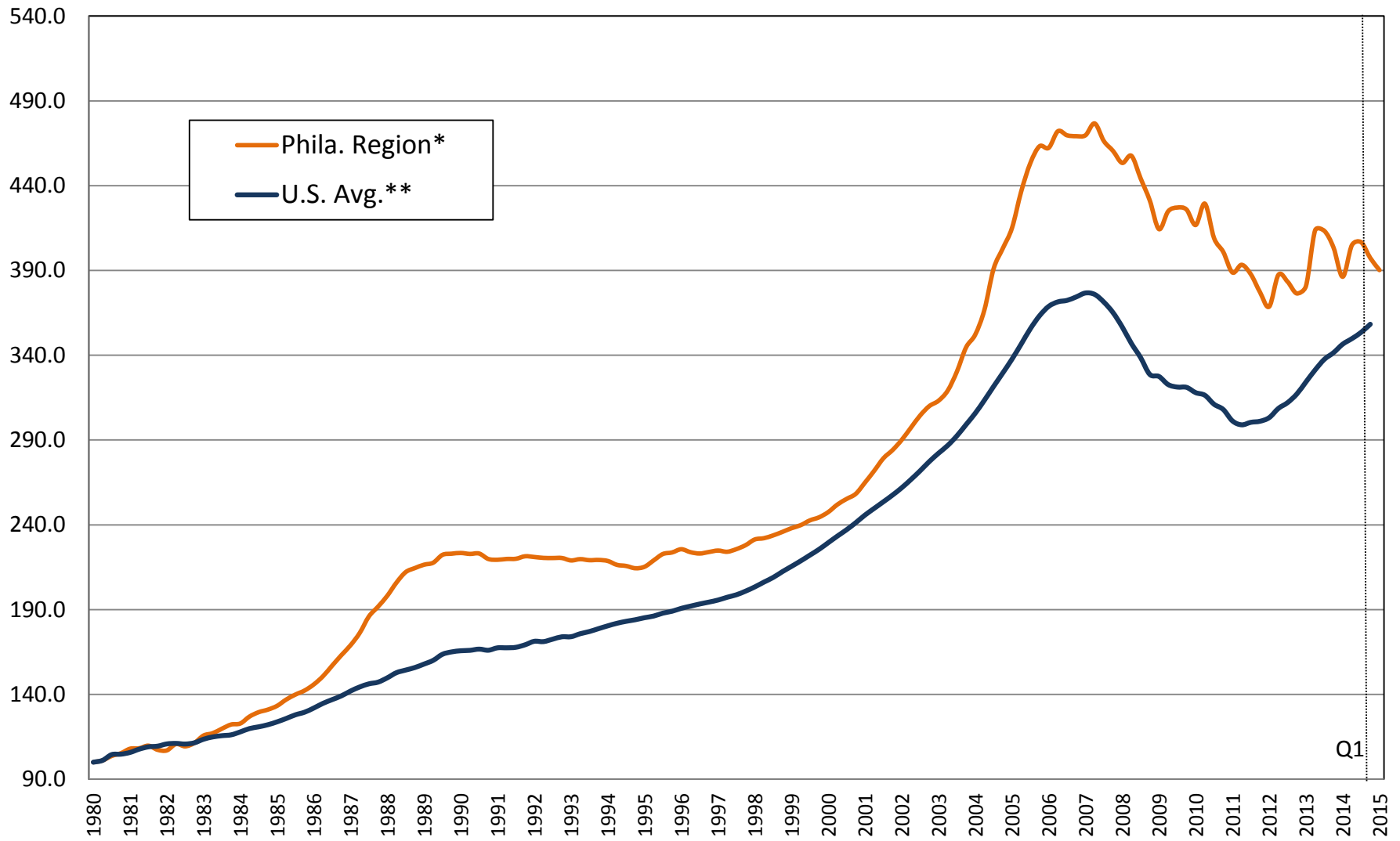
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Philadelphia Regional House Price Indices 1980-2015

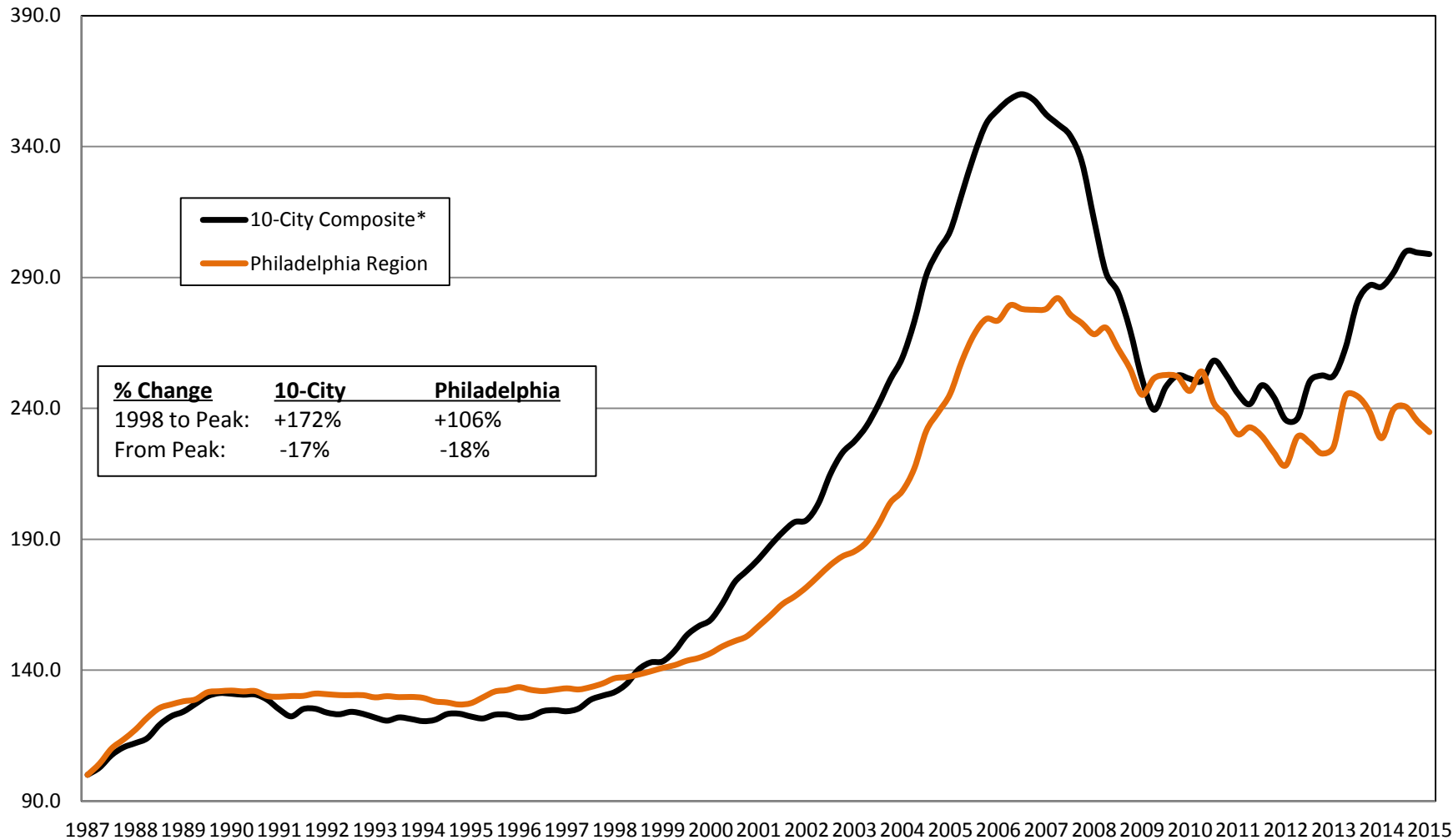
1980Q1=100



*Empirically estimated by Kevin C. Gillen, PhD

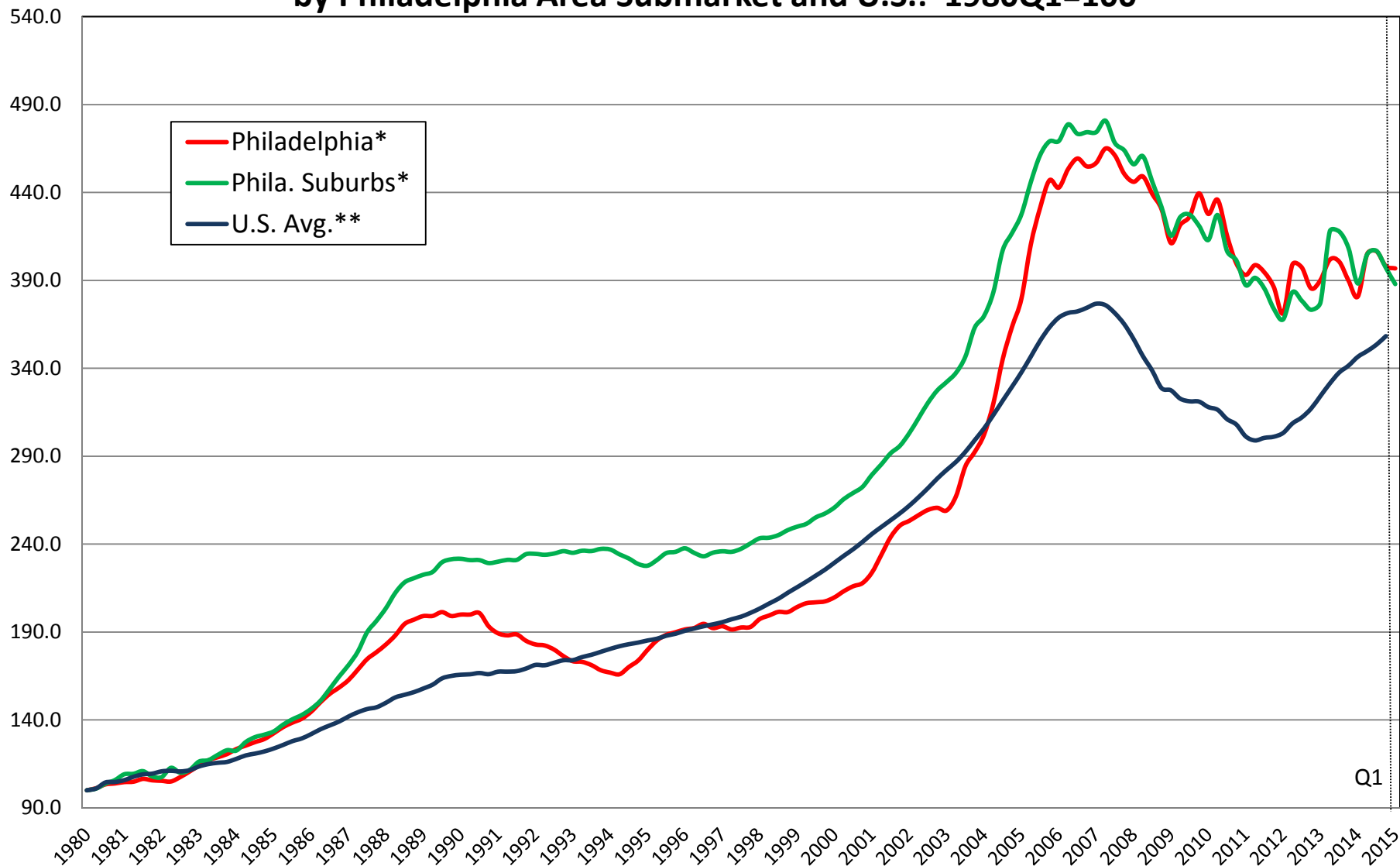
**Courtesy Federal Housing Finance Agency (FHFA)

House Price Appreciation 1987-2015: Philadelphia Region v. 10-City U.S. Composite



*Source: Case-Shiller MacroMarkets LLC. The 10-City Composite Index includes Boston, Chicago, Denver, Las Vegas, Los Angeles, Miami, New York, San Diego, San Francisco and Washington DC. It does not include Philadelphia.

Philadelphia Regional House Price Indices 1980-2015 by Philadelphia Area Submarket and U.S.: 1980Q1=100



*Empirically estimated by Kevin C. Gillen, PhD **Courtesy Federal Housing Finance Agency (FHFA)

Note: The suburban index includes all counties in the regional index, except for Philadelphia county.

Total House Price Appreciation Rates by Philadelphia Area Submarket and U.S.

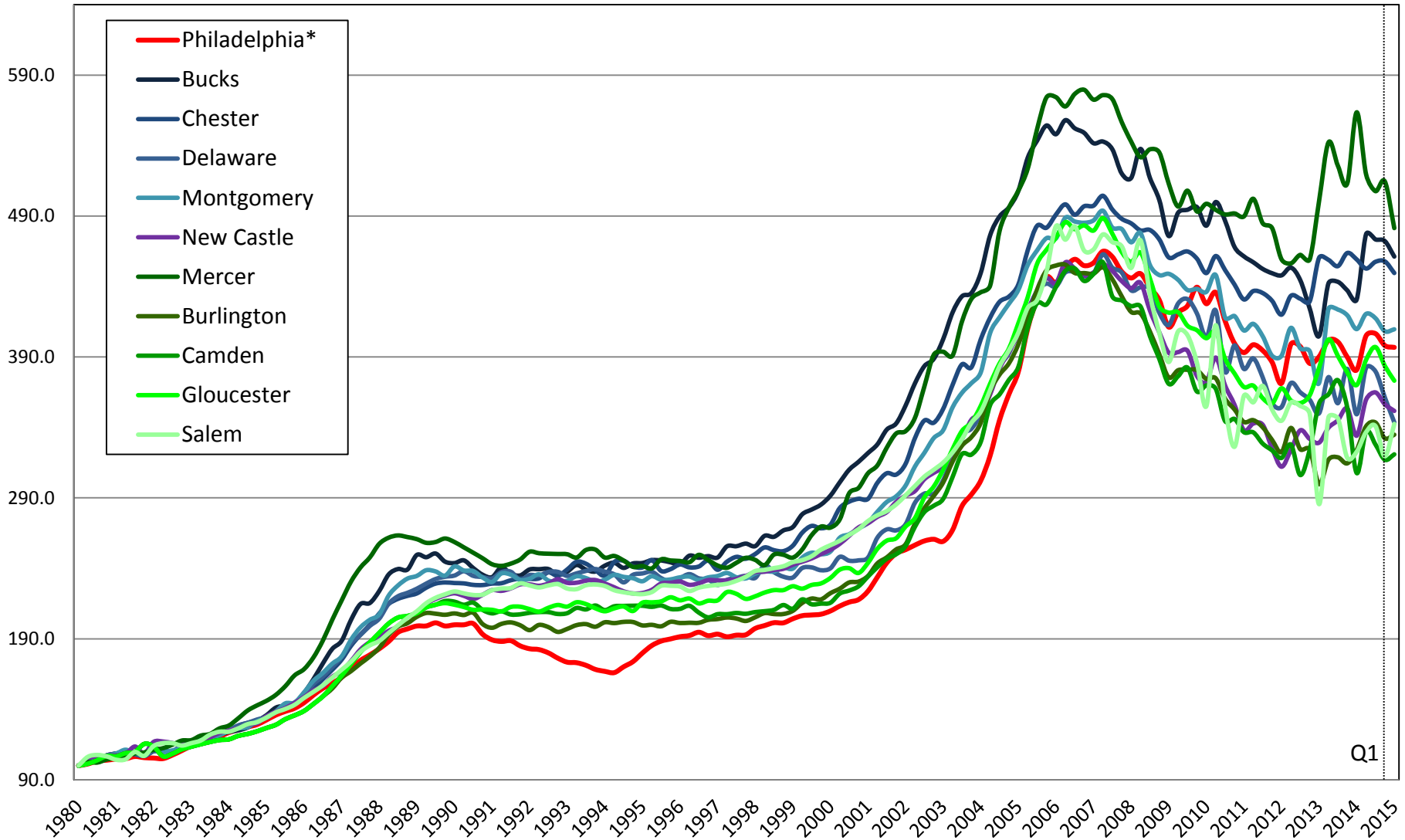
Period	Philadelphia Region*	Philadelphia County*	Philadelphia Suburbs*	U.S.A.**
36-Year	136.2%	137.8%	135.6%	127.6%
10-Year	-6.2%	4.5%	-9.7%	8.4%
1-Year	1.0%	4.1%	-0.1%	4.8%
1-Quarter	-1.8%	-0.3%	-2.3%	1.3%

*Empirically estimated by Kevin C. Gillen Ph.D.

**Source: Federal Housing Finance Agency (FHFA). FHFA numbers are through 2014 Q4 only.

Philadelphia Regional House Price Indices 1980-2015, by County

1980Q1=100



*All indices empirically estimated by Kevin C. Gillen, PhD

Philadelphia Region House Price Appreciation Rates by County

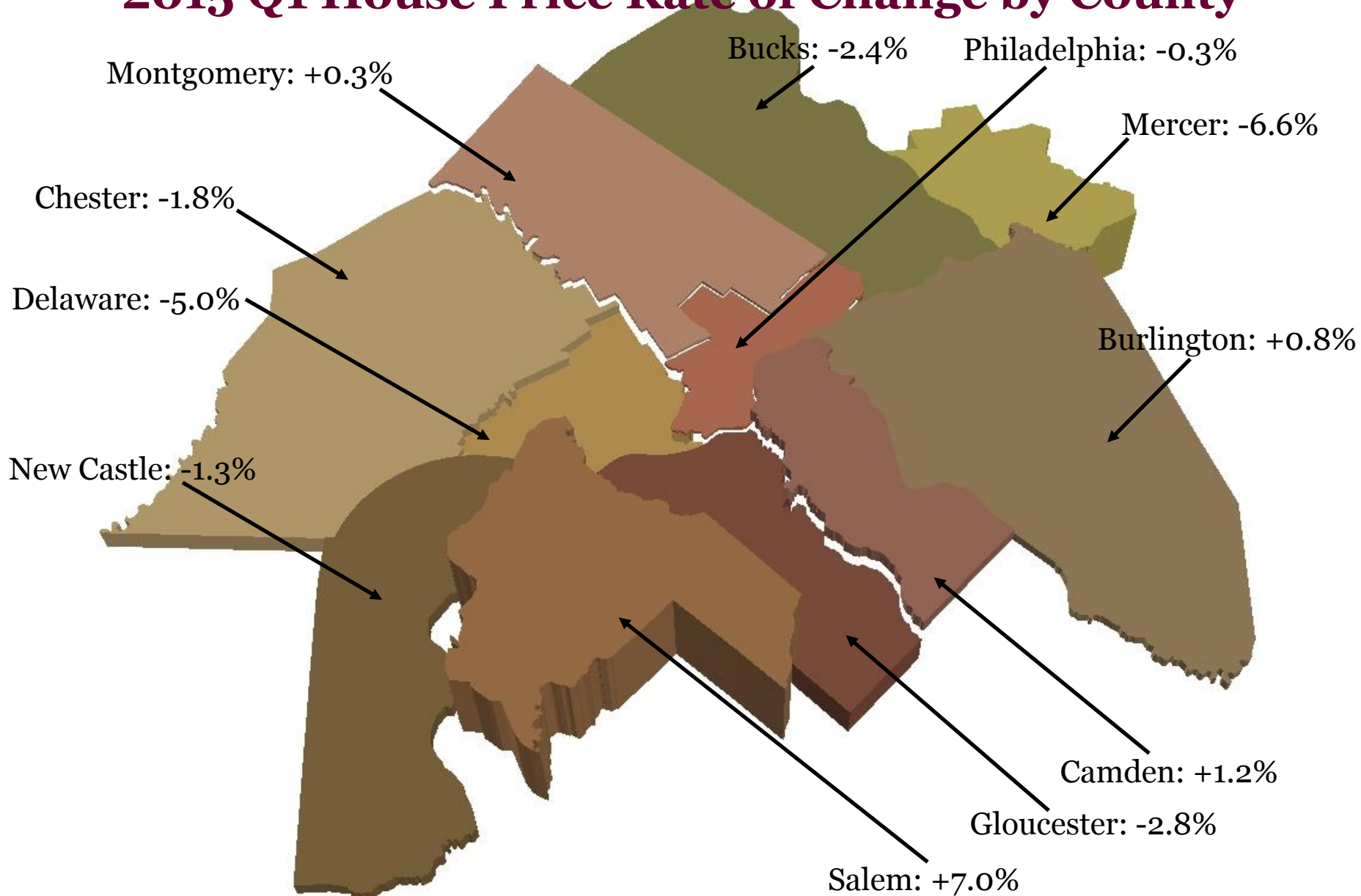
Period	Philadelphia	Bucks	Chester	Delaware	Montgomery	New Castle	Mercer	Burlington	Camden	Gloucester	Salem
36-Year	137.8%	152.9%	150.3%	123.4%	141.0%	125.8%	157.2%	120.9%	116.6%	131.7%	123.1%
10-Year	4.5%	-9.6%	1.8%	-17.5%	-6.6%	-14.3%	-5.4%	-17.5%	-17.7%	-10.4%	-17.3%
1-Year	4.1%	6.8%	-2.1%	-1.6%	0.0%	5.1%	-15.8%	3.3%	4.2%	0.8%	6.0%
1-Quarter	-0.3%	-2.4%	-1.8%	-5.0%	0.3%	-1.3%	-6.6%	0.8%	1.2%	-2.8%	7.0%

All county-level indices and appreciation rates estimated by Kevin C. Gillen, Ph.D.

Philadelphia Region: County Boundary Definitions

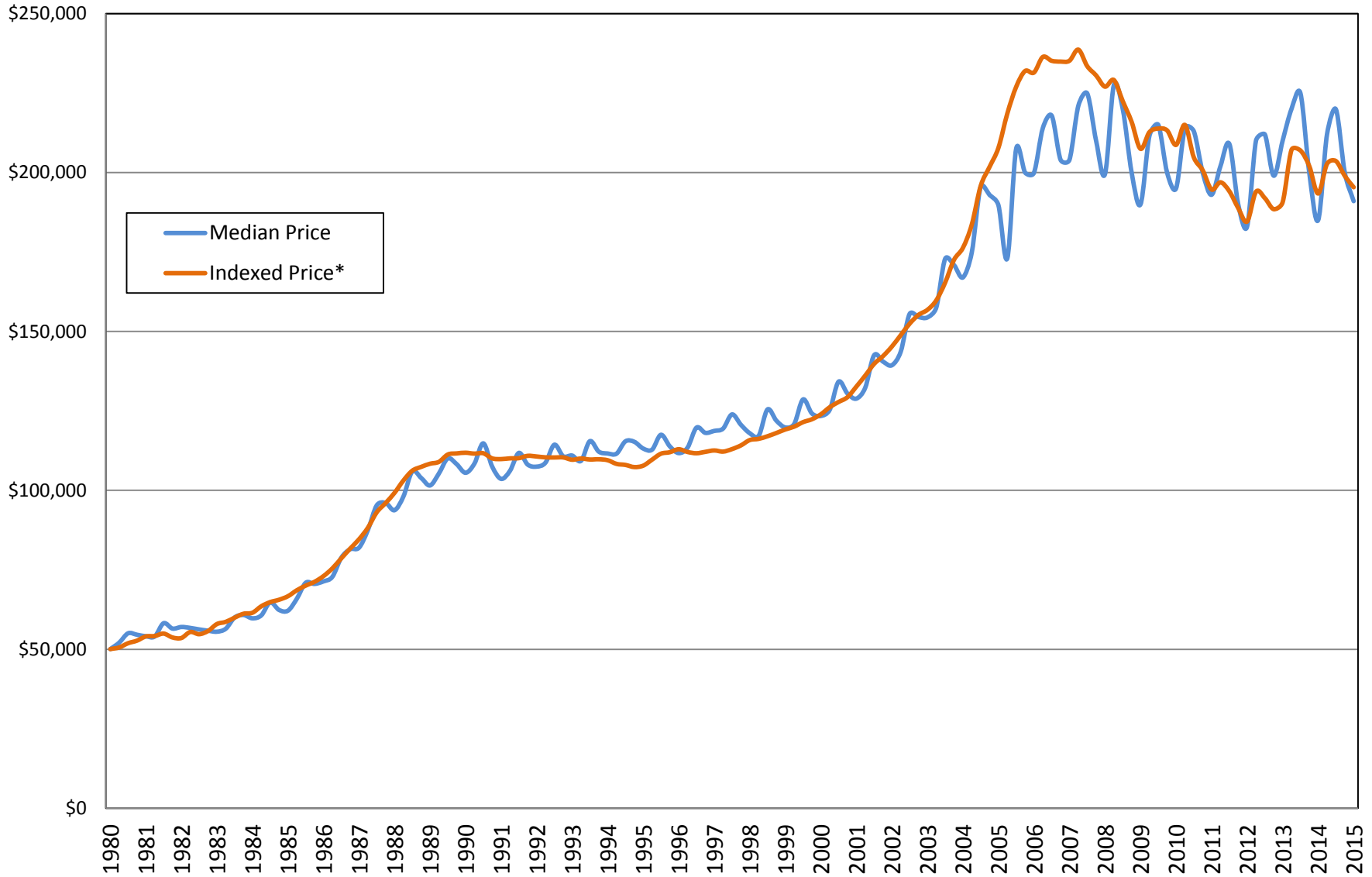


2015 Q1 House Price Rate of Change by County



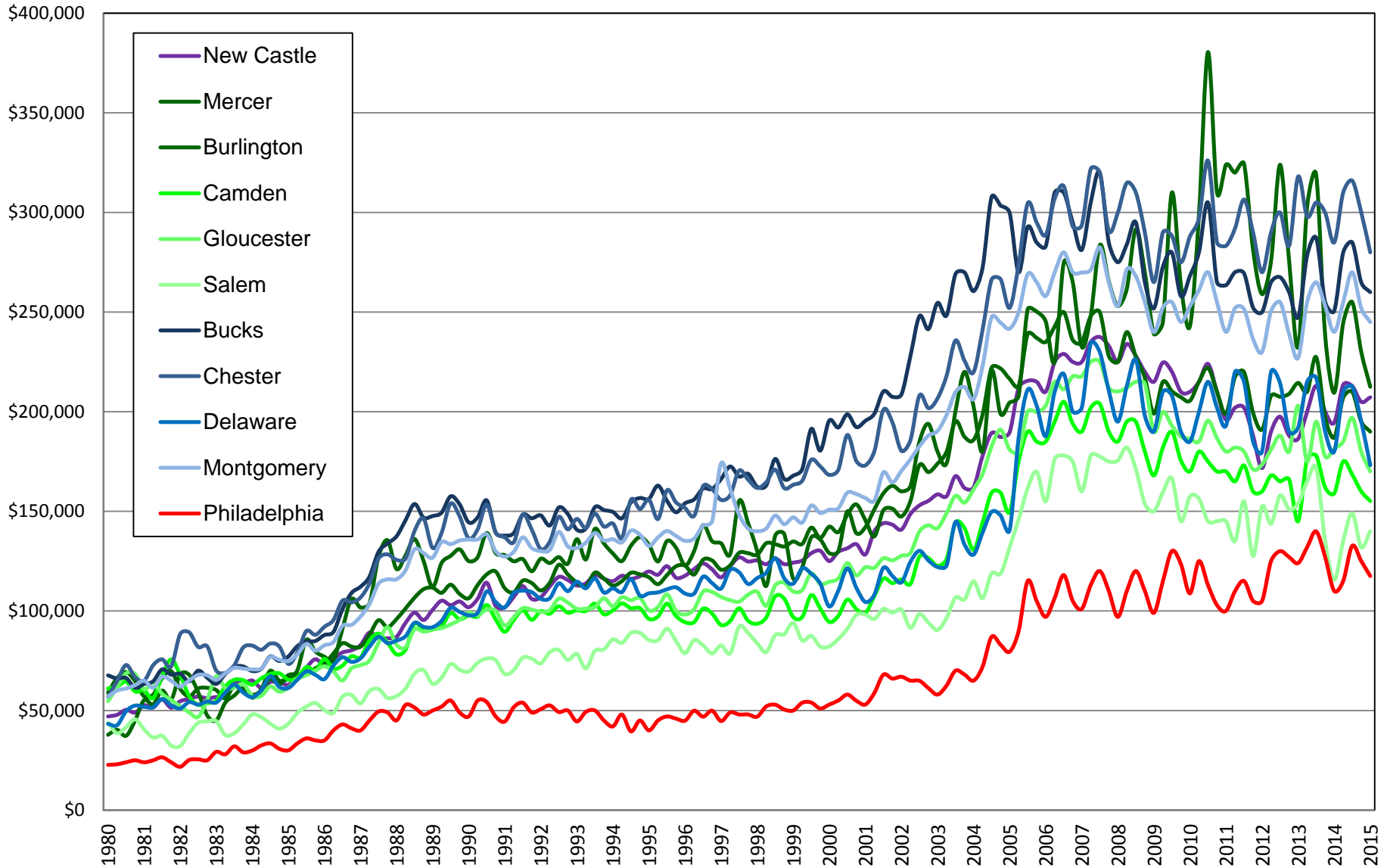
Note: Each county is extruded by its average change in house values during 2015 Q1 in order to reflect its growth (or depreciation) rate relative to other counties.

Median Regional House Price v. Indexed Regional House Price

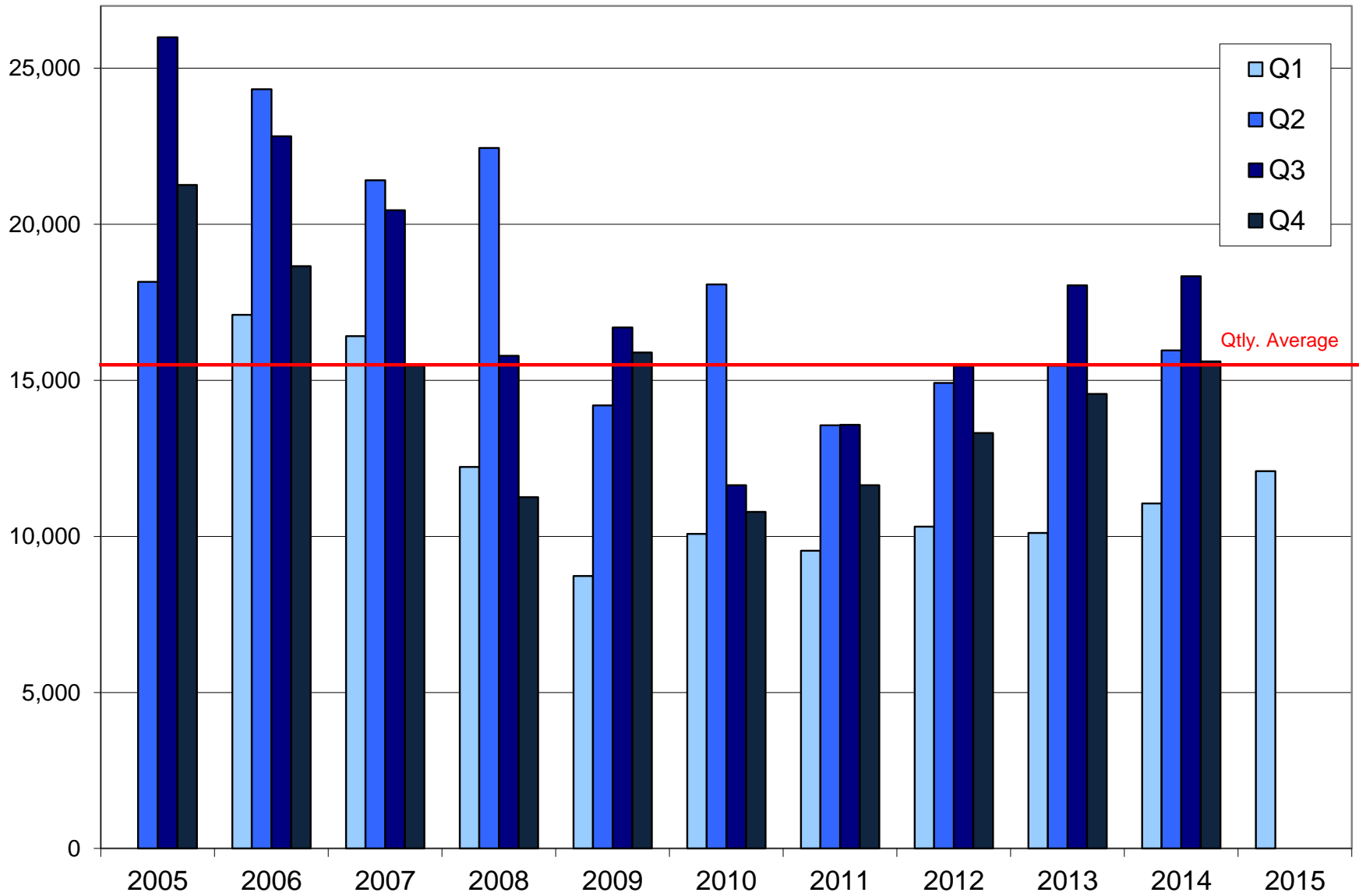


*Empirically estimated by Kevin C. Gillen, PhD

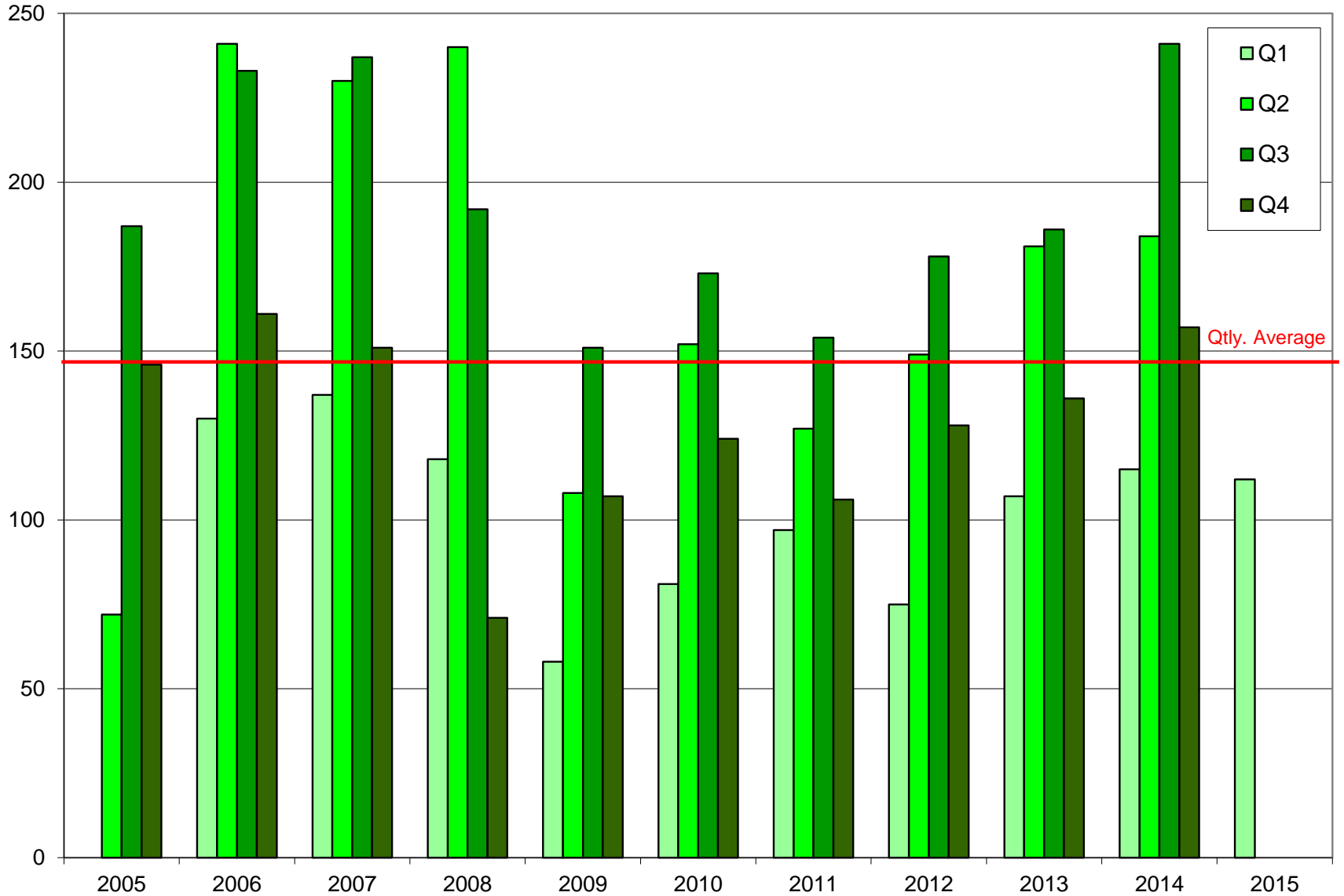
Median House Price by County: 1980-2015



Number of Regional House Sales per Quarter: 2005-2015



Number of Regional House Sales 2005-2015 with Price \geq \$1m



Philadelphia Region House Sales in 2015 Q1

Created by Kevin C. Gillen, Ph.D.
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PA

NJ

\$Price/SqFt

- >\$165
- ◊ \$130-165
- ◊ \$105-130
- ◊ \$65-105
- <\$65

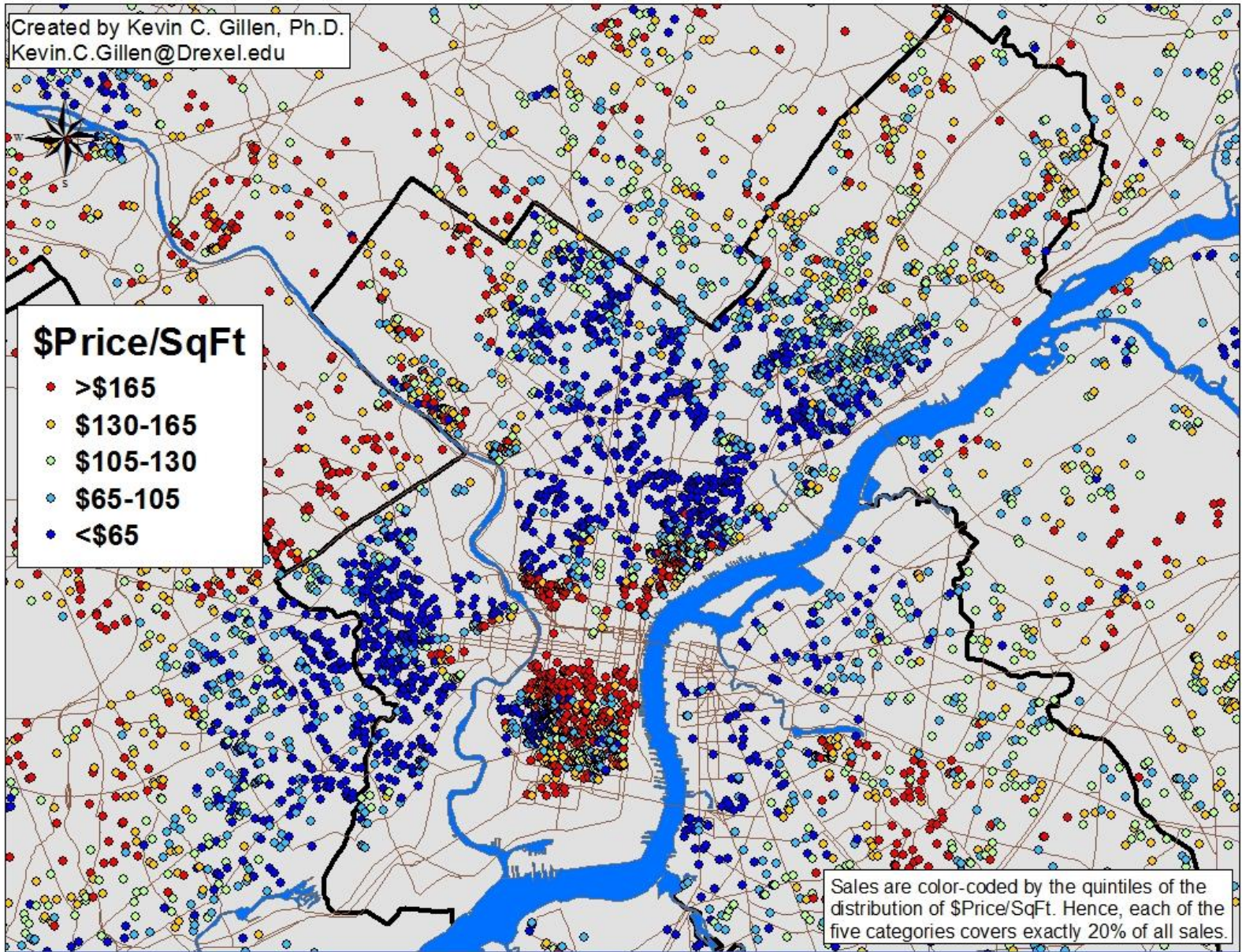
MD

DE

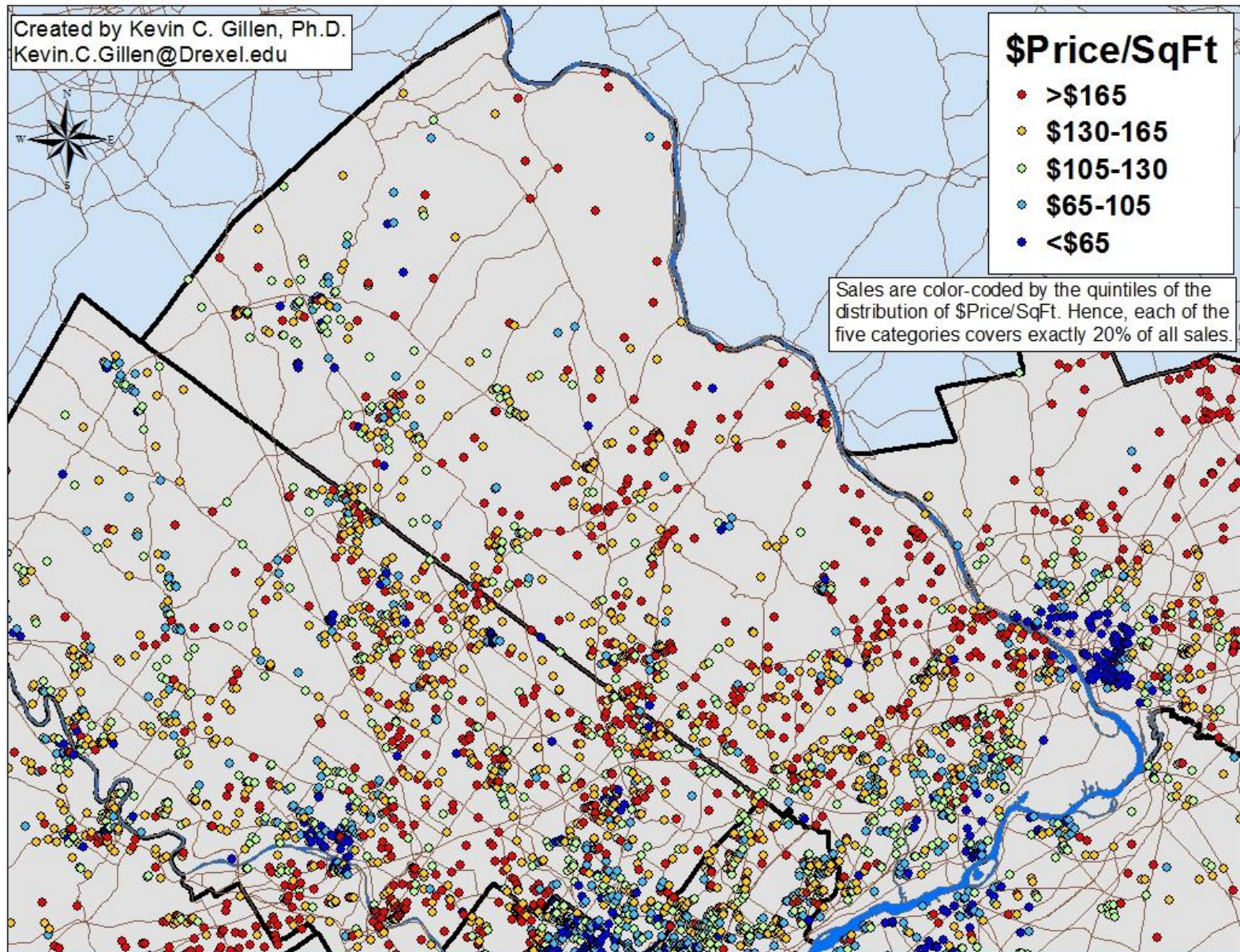
Sales are color-coded by the quintiles of the distribution of \$Price/SqFt. Hence, each of the five categories covers exactly 20% of all sales.

Philadelphia County House Sales in 2015 Q1

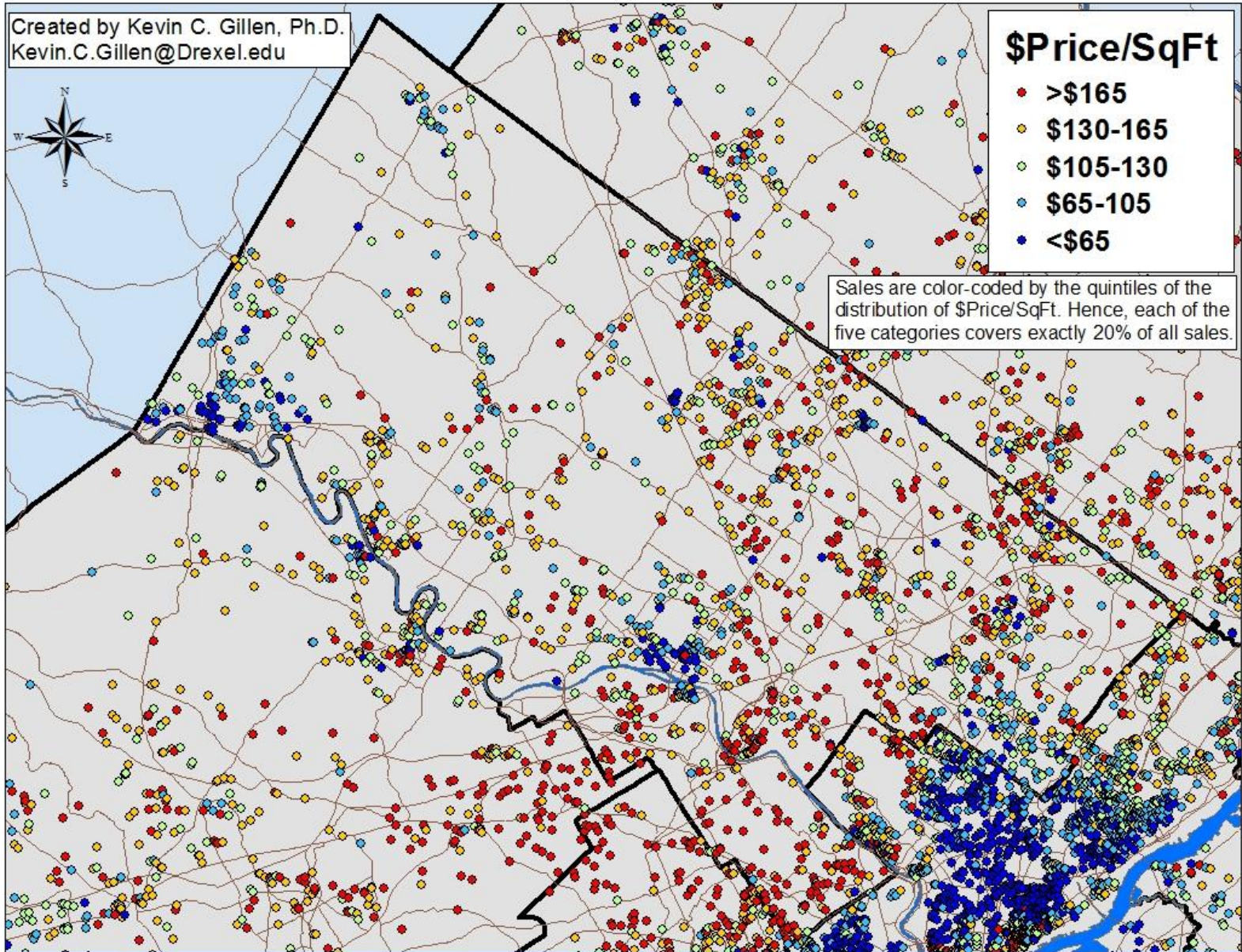
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Bucks County House Sales in 2015 Q1



Montgomery County House Sales in 2015 Q1



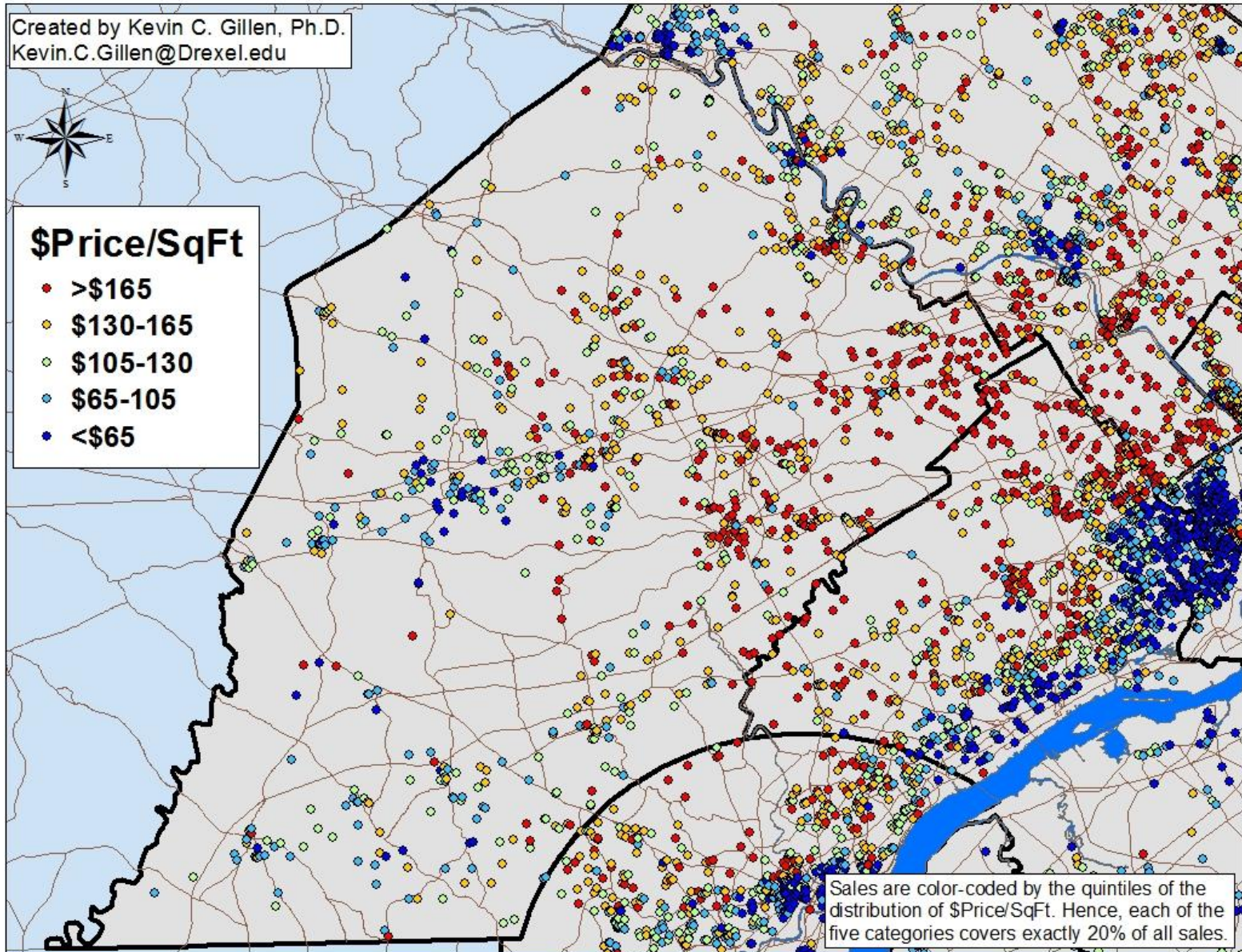
Chester County House Sales in 2015 Q1

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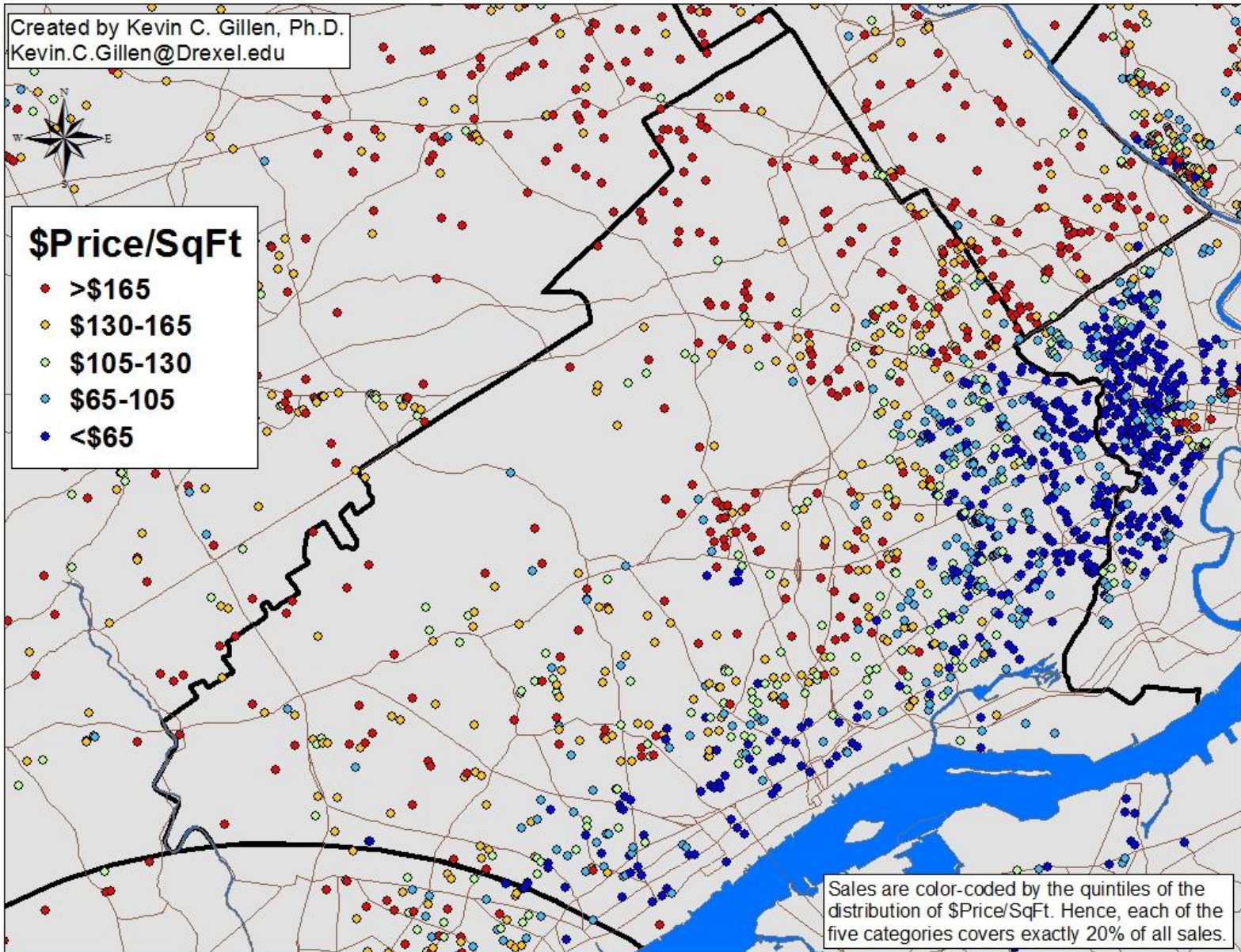


\$Price/SqFt

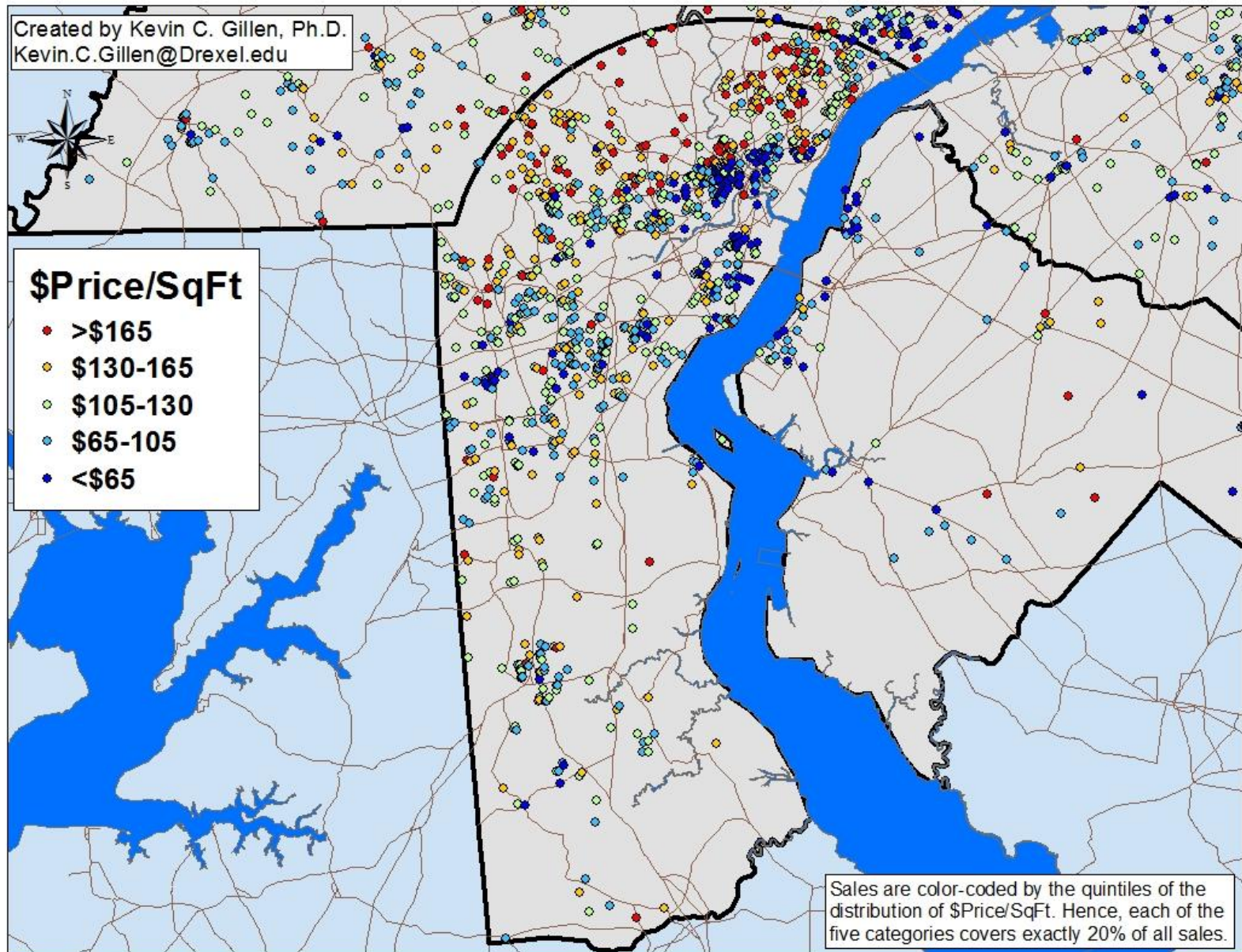
- >\$165
- \$130-165
- \$105-130
- \$65-105
- <\$65



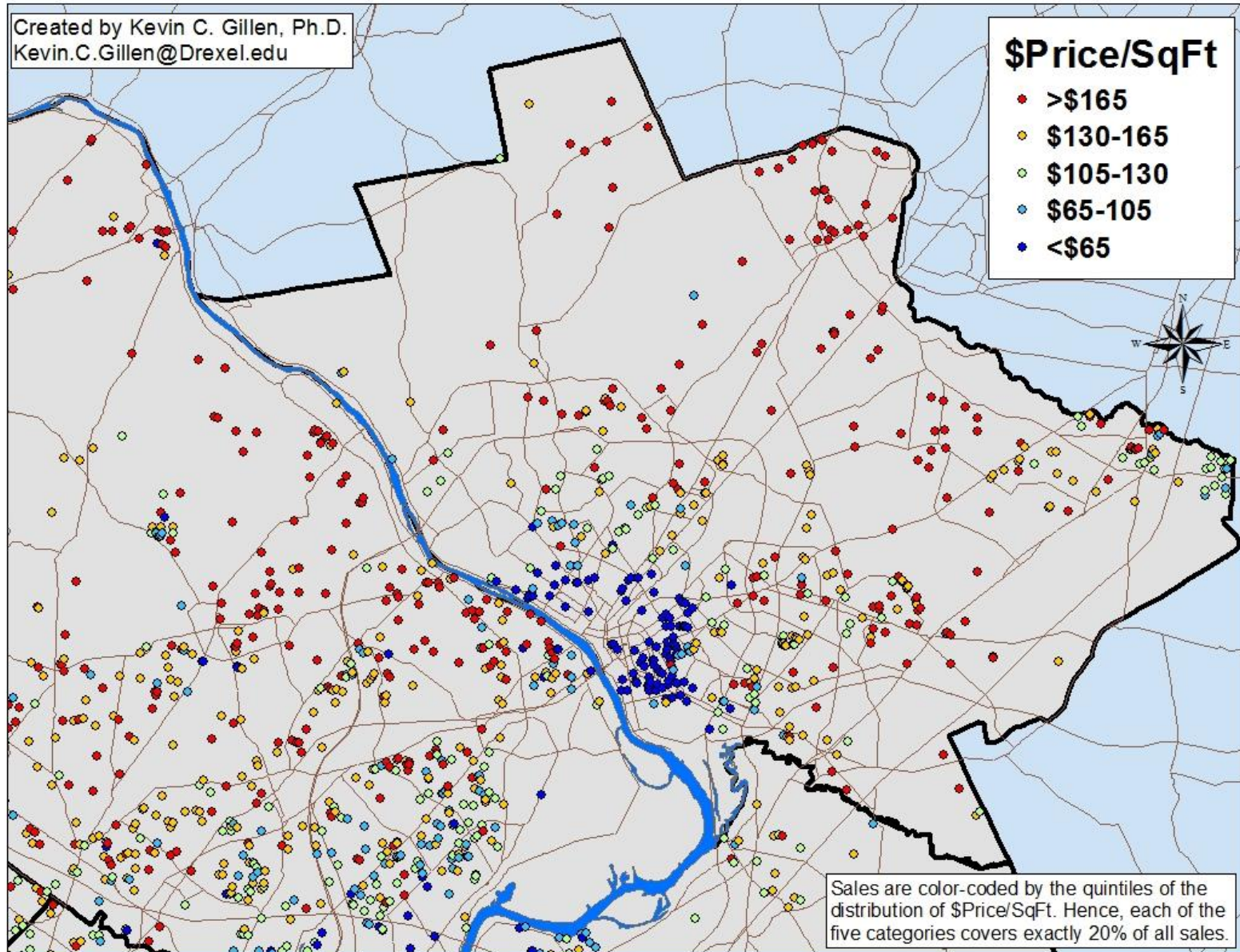
Delaware County House Sales in 2015 Q1



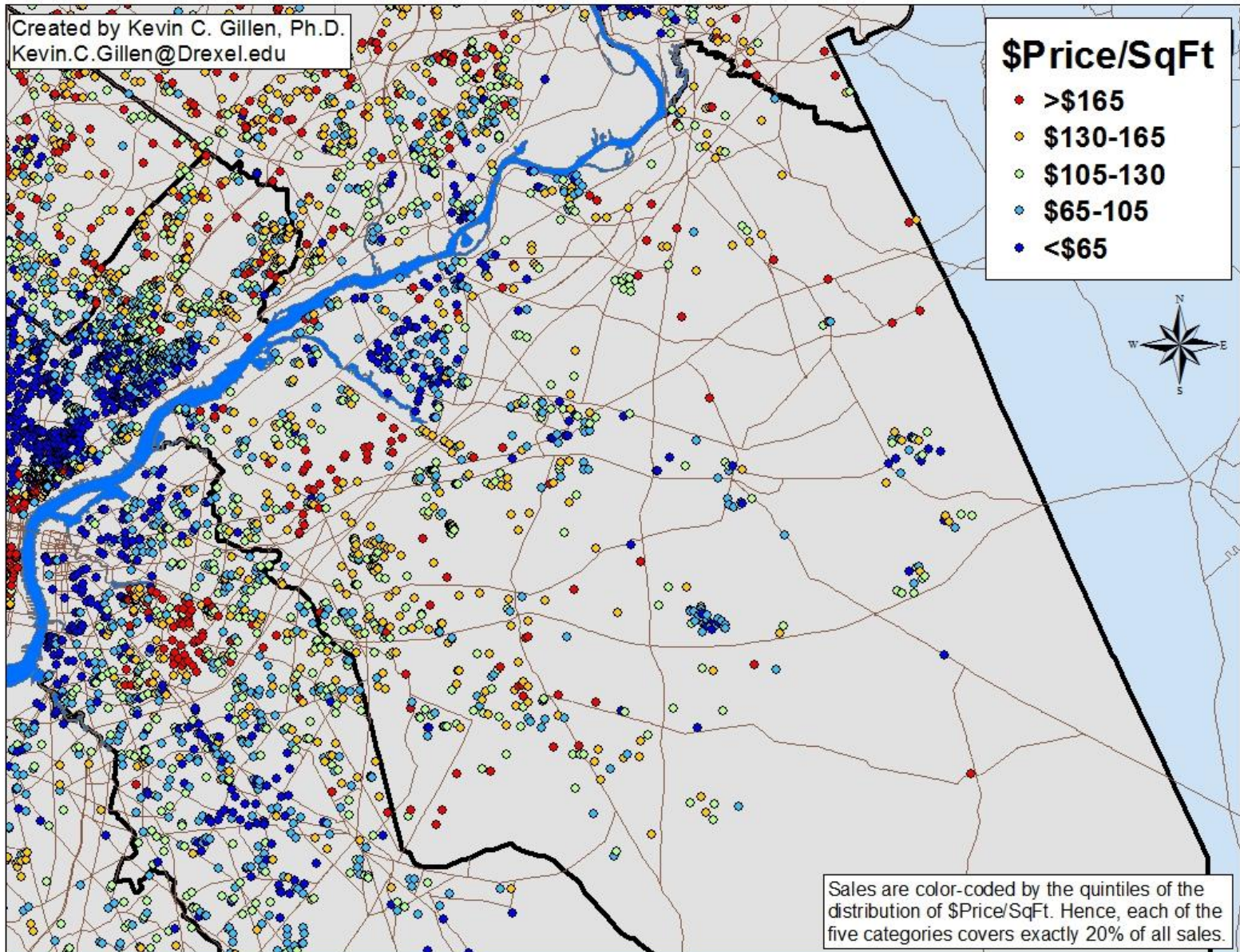
New Castle County House Sales in 2015 Q1



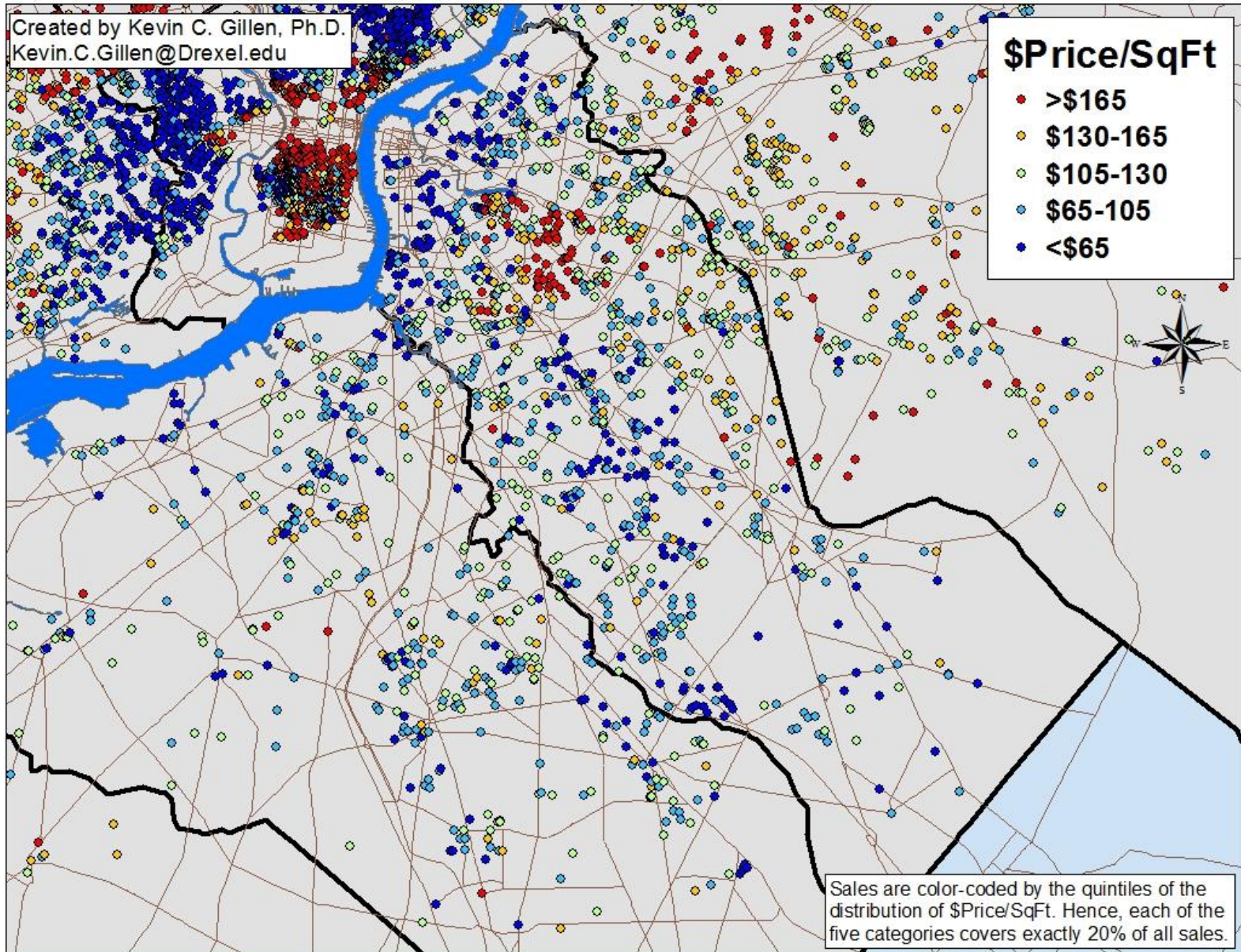
Mercer County House Sales in 2015 Q1



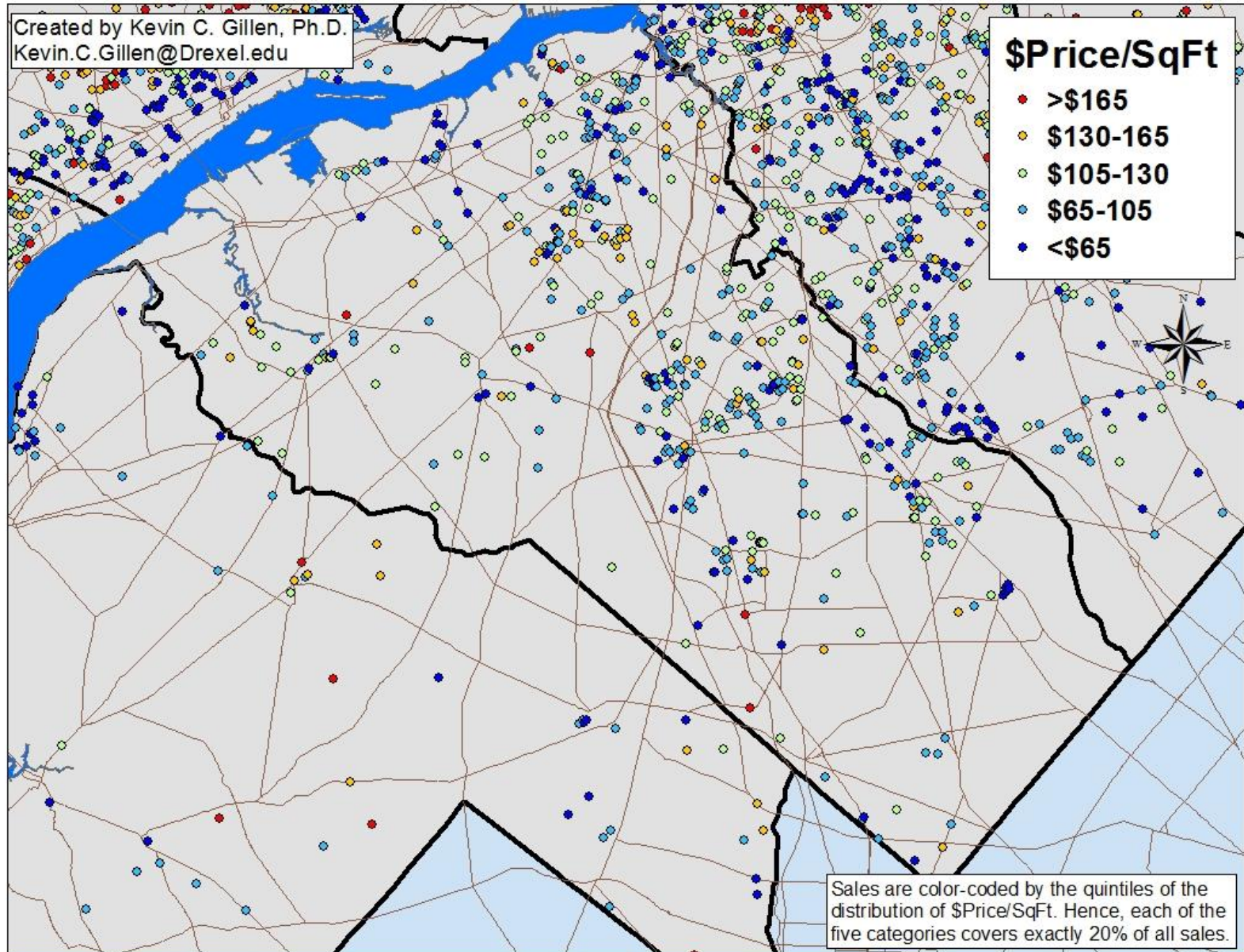
Burlington County House Sales in 2015 Q1



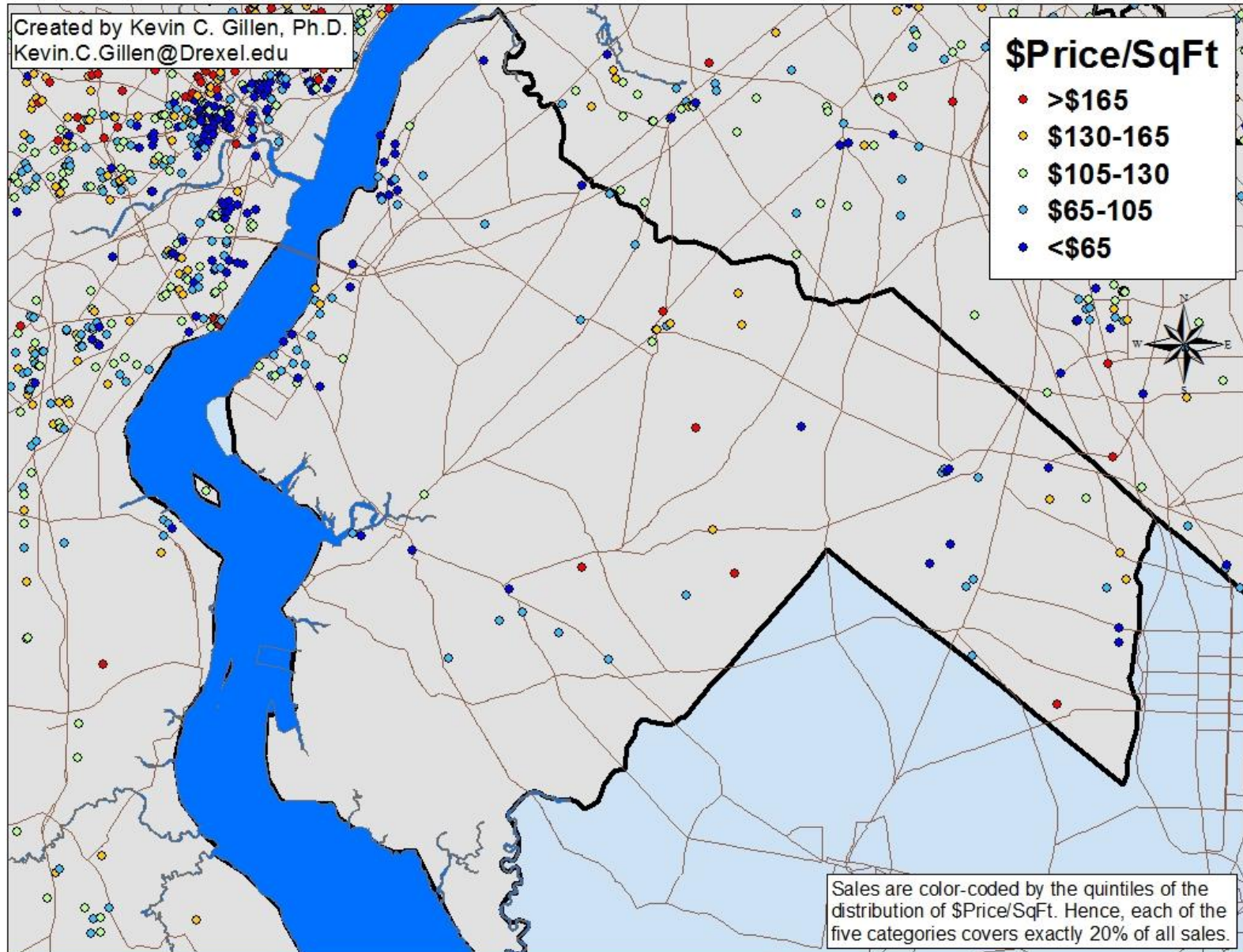
Camden County House Sales in 2015 Q1



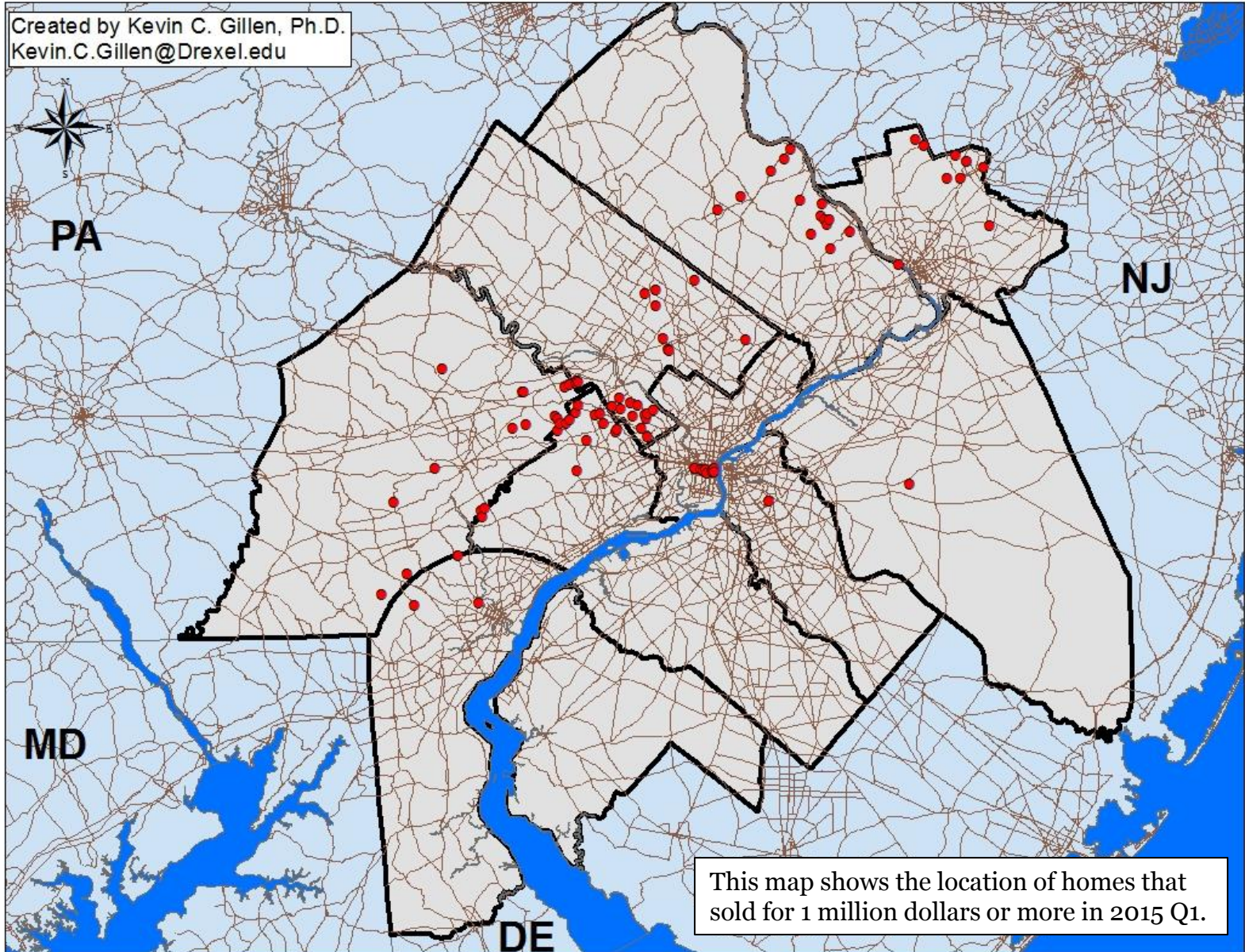
Gloucester County House Sales in 2015 Q1



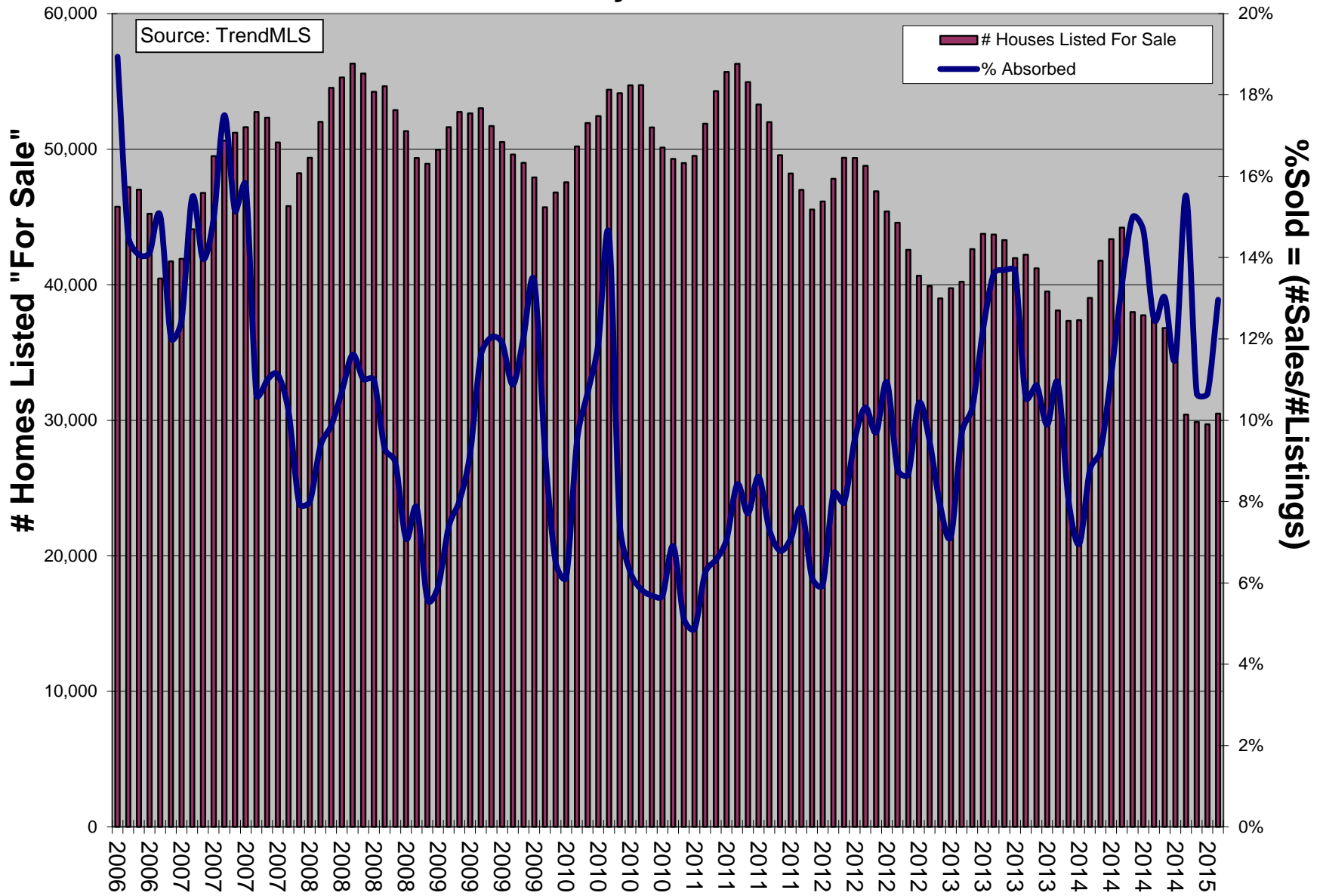
Salem County House Sales in 2015 Q1



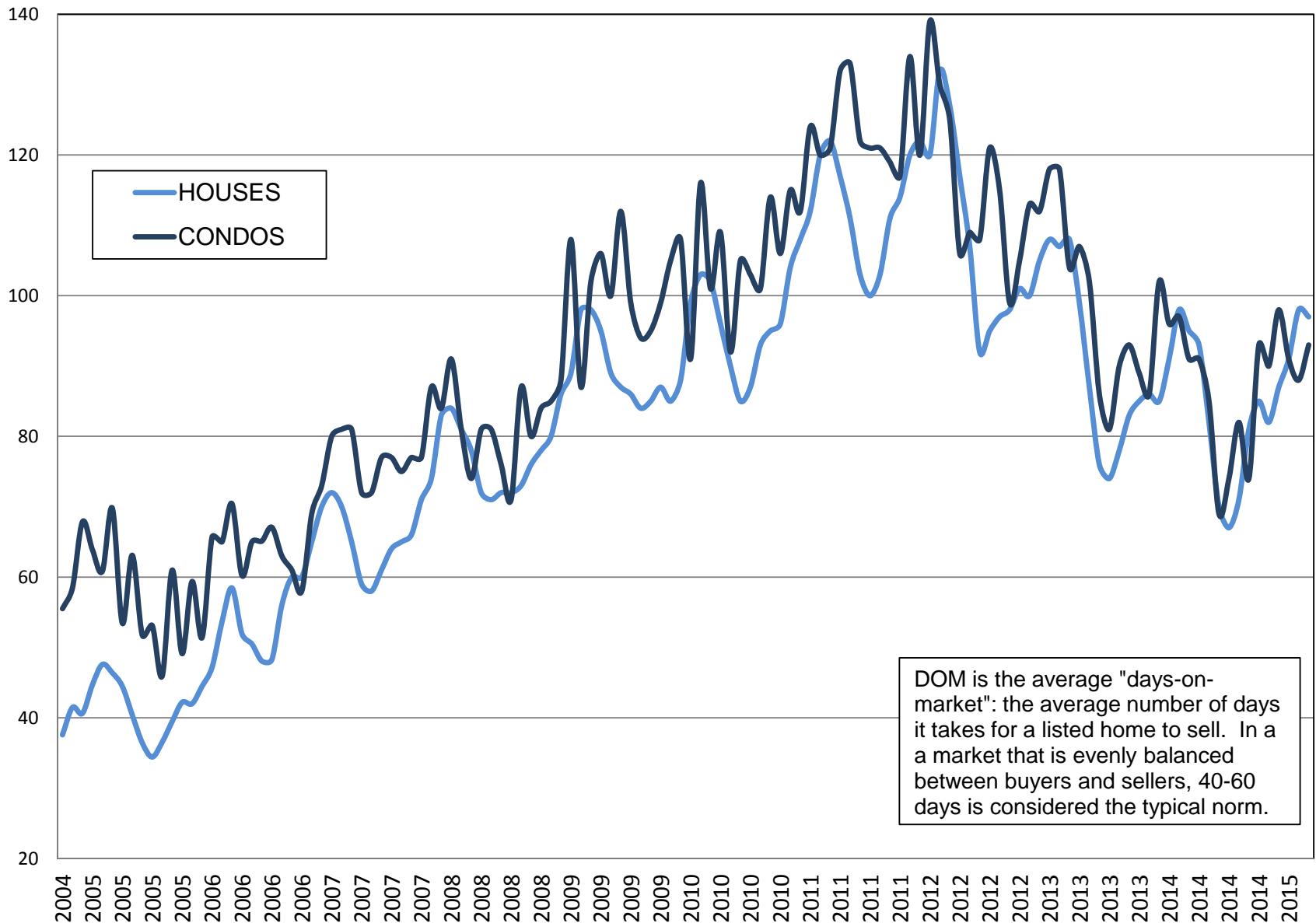
+\$1 Million Dollar House Sales in 2015 Q1



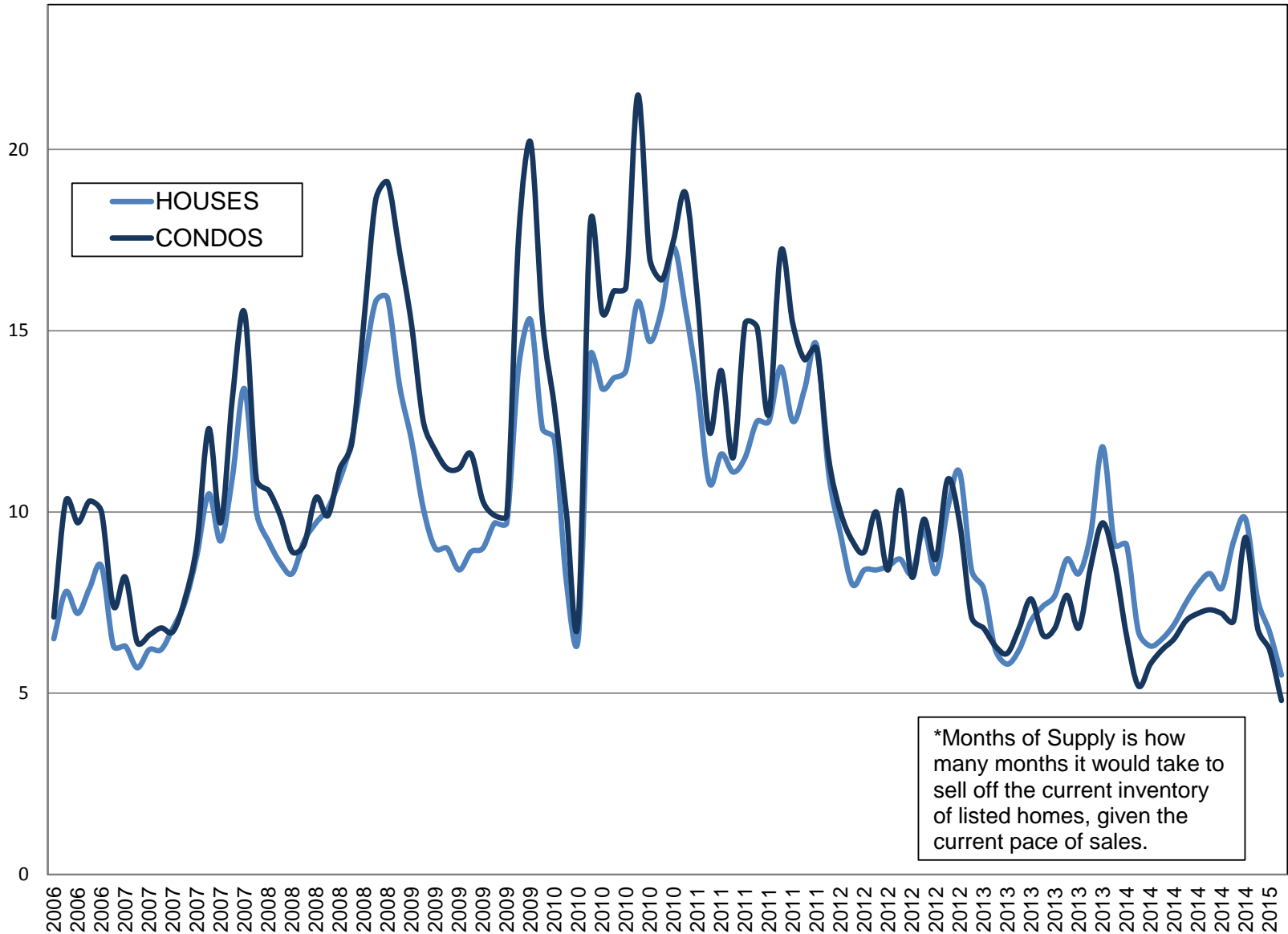
Philadelphia Region Houses Listed For Sale: Inventory v. Sales Rate



Philadelphia Region Avg. DOM*: Houses v. Condos

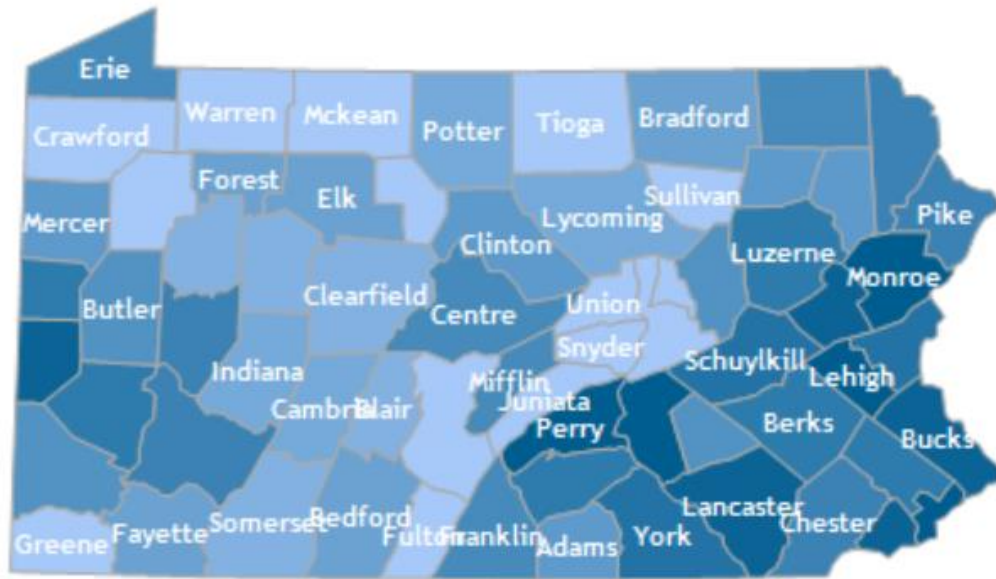


Philadelphia Region Months of Supply*: Houses v. Condos



*Months of Supply is how many months it would take to sell off the current inventory of listed homes, given the current pace of sales.

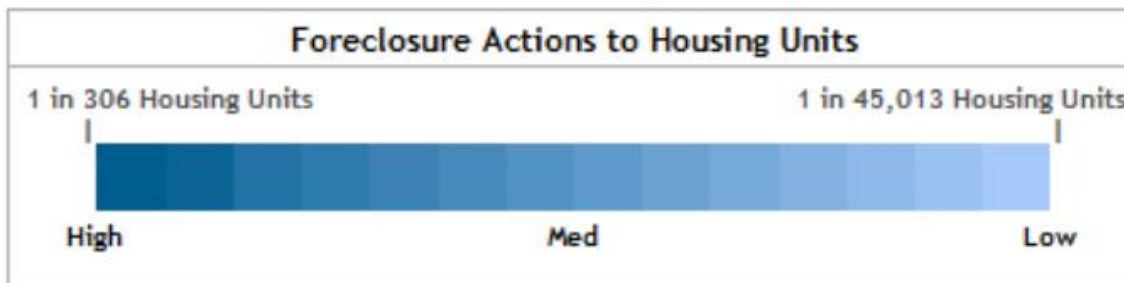
Pennsylvania Foreclosure Heat Map



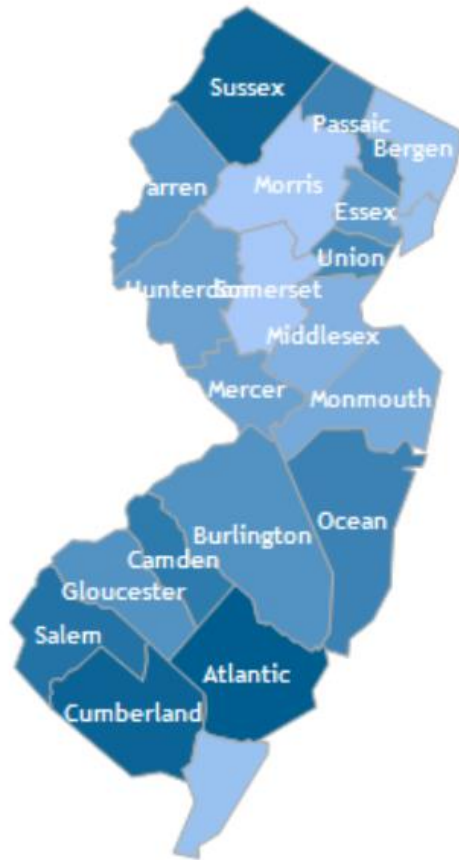
1 out of every 758 homes in Philadelphia is currently in the process of foreclosure, which is down slightly from 1 out of every 703 homes in the previous quarter.

By contrast, 1 out of every 1,217 homes in Pennsylvania is in the process of foreclosure.

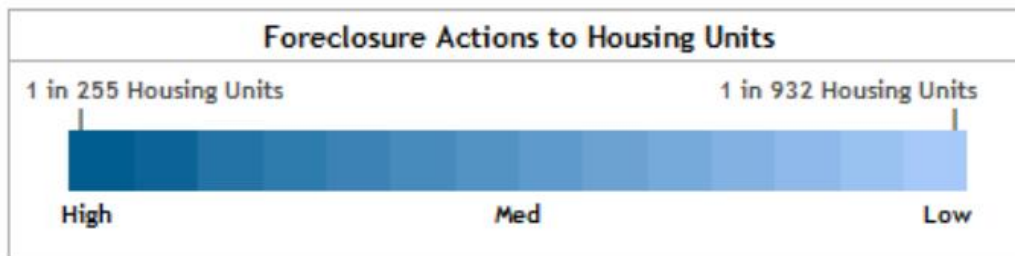
Source: <http://www.realtytrac.com/statsandtrends/foreclosures/pa>



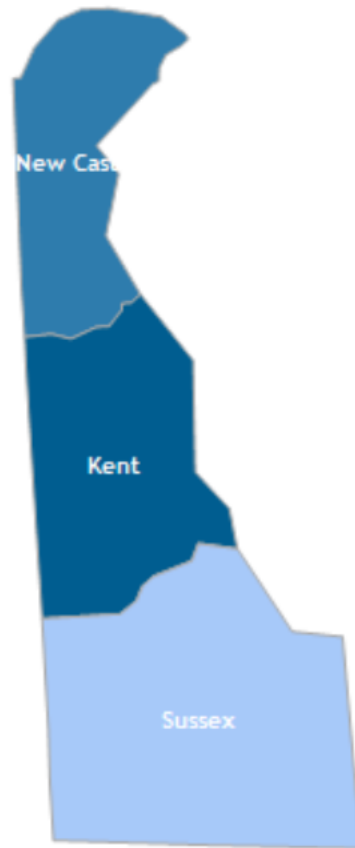
New Jersey Foreclosure Heat Map



South Jersey's foreclosure rate is much higher than Pennsylvania's. Currently, 1 out of every 255 homes in Atlantic County is in the process of foreclosure, followed by 1 out of every 292 homes in Cumberland County, 1 out of every 312 homes in Salem County and 1 out of every 355 homes in Camden County. But, these are all significant improvements over the previous quarter's foreclosure rates, which averaged 1 out of every 188 homes across all four counties.

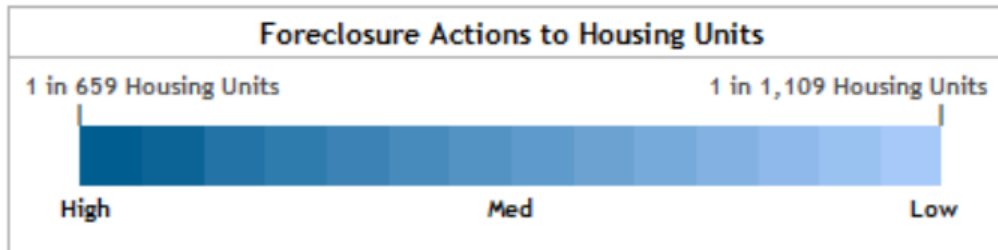


Delaware Foreclosure Heat Map

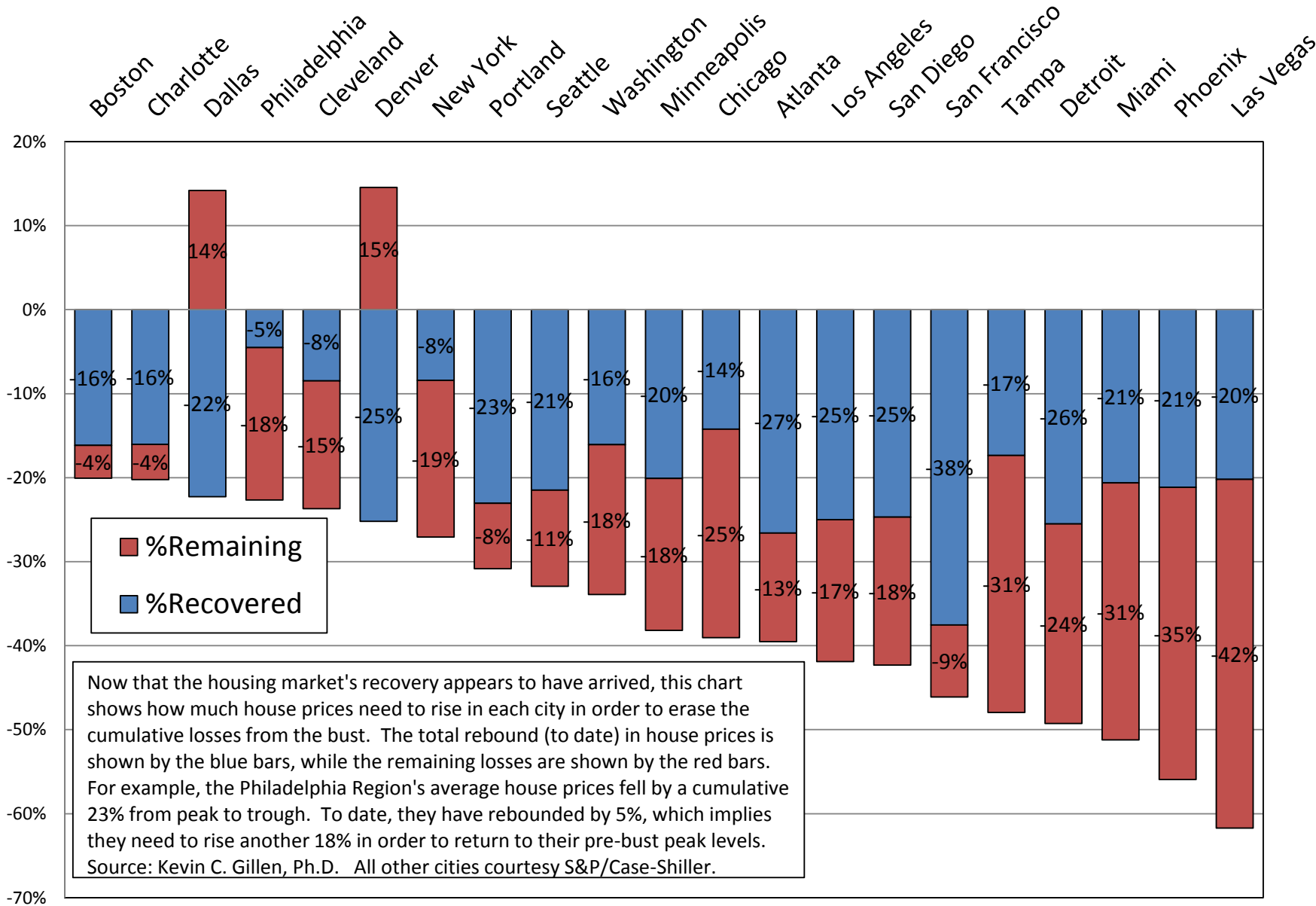


Delaware has the lowest overall foreclosure rate in the Tri-State area:

- 1 out of every 783 homes in New Castle County
- 1 out of every 659 homes in Kent County
- 1 out of every 1,109 homes in Sussex County
- An average of 1 out of every 832 homes Statewide.



Housing's Road to Recovery: %Lost v. %Recovered



Now that the housing market's recovery appears to have arrived, this chart shows how much house prices need to rise in each city in order to erase the cumulative losses from the bust. The total rebound (to date) in house prices is shown by the blue bars, while the remaining losses are shown by the red bars. For example, the Philadelphia Region's average house prices fell by a cumulative 23% from peak to trough. To date, they have rebounded by 5%, which implies they need to rise another 18% in order to return to their pre-bust peak levels. Source: Kevin C. Gillen, Ph.D. All other cities courtesy S&P/Case-Shiller.