

PHILADELPHIA REGIONAL HOUSE PRICE INDICES

August 29, 2016



DREXEL UNIVERSITY
Lindy Institute
for Urban Innovation

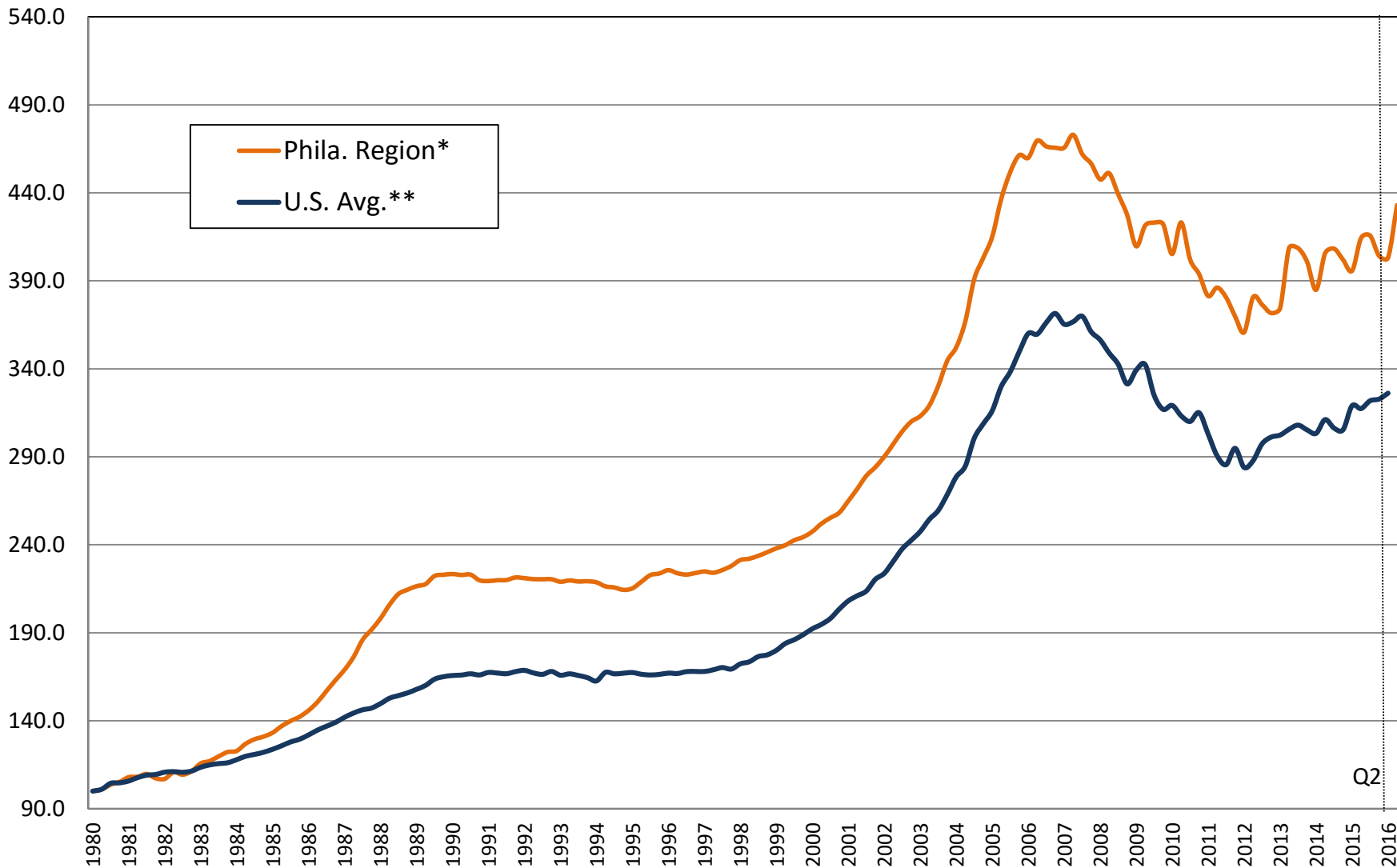
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***Disclaimers and Acknowledgments:** The Lindy Institute for Urban Innovation at Drexel University provides this report free of charge to the public. The report is produced by Lindy Senior Research Fellow Kevin Gillen. The author thanks Azavea.com, the Philadelphia Office of Property Assessment, the Federal Housing Finance Agency, Case-Shiller MacroMarkets LLC, RealtyTrac, Zillow.com, Trulia.com and the NAHB for making their data publicly available. © 2016, Drexel University, All Rights Reserved.*

Philadelphia Regional House Price Indices 1980-2016

1980Q1=100

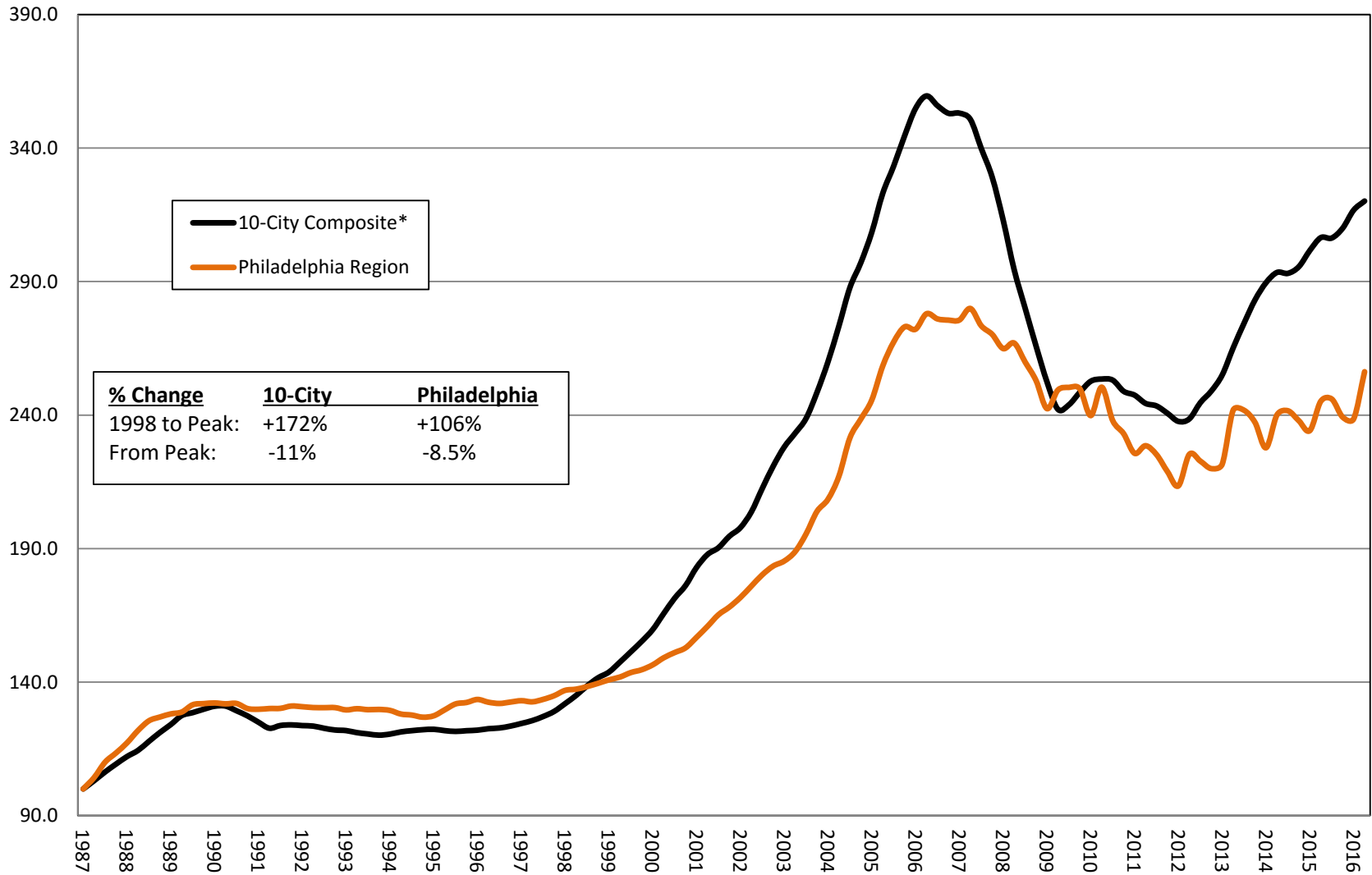


*Empirically estimated by Kevin C. Gillen, PhD

**Courtesy Federal Housing Finance Agency (FHFA)

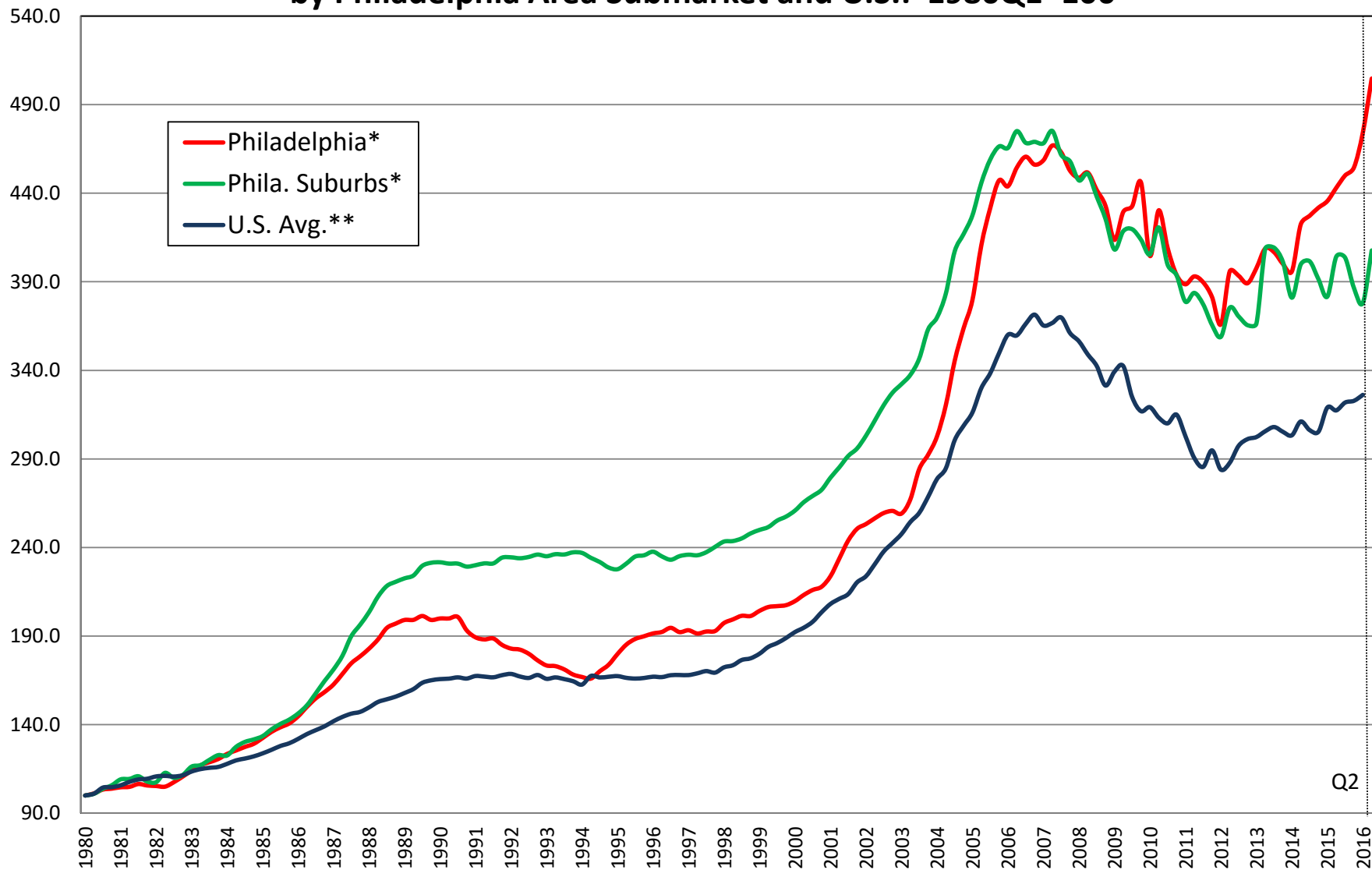
Q2

House Price Appreciation 1987-2016: 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 1980-2016 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.

Q2

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

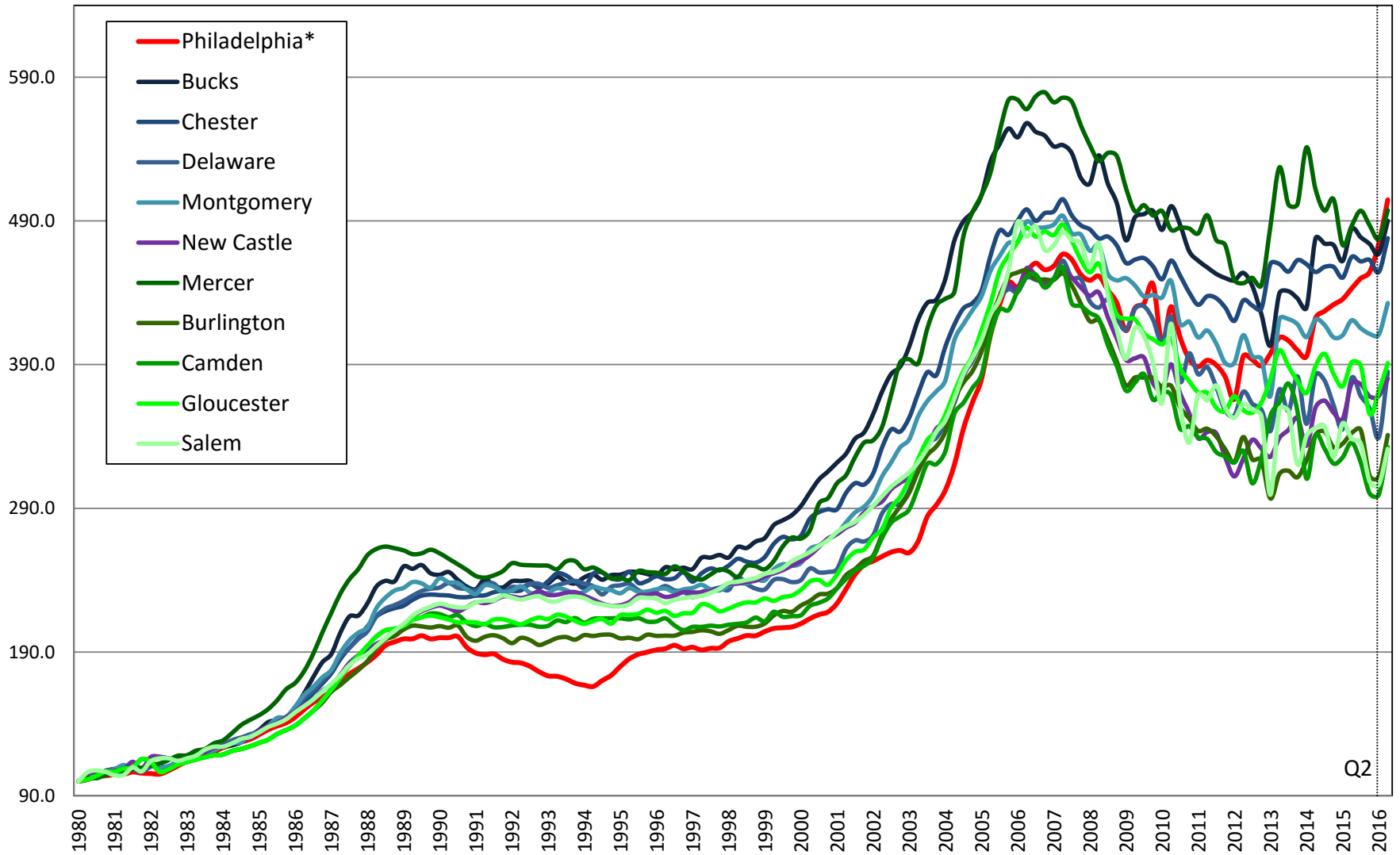
Period	Philadelphia Region*	Philadelphia County*	Philadelphia Suburbs*	U.S.A.**
37-Year	146.6%	161.9%	140.5%	118.2%
10-Year	-8.1%	10.5%	-15.3%	-9.9%
1-Year	4.4%	13.0%	0.9%	2.2%
1-Quarter	7.1%	6.2%	7.5%	1.0%

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

**Source: Federal Housing Finance Agency (FHFA). FHFA numbers are through 2016 Q1.

Philadelphia Regional House Price Indices 1980-2016, by County

1980Q1=100



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

Philadelphia Region House Price Appreciation Rates by County

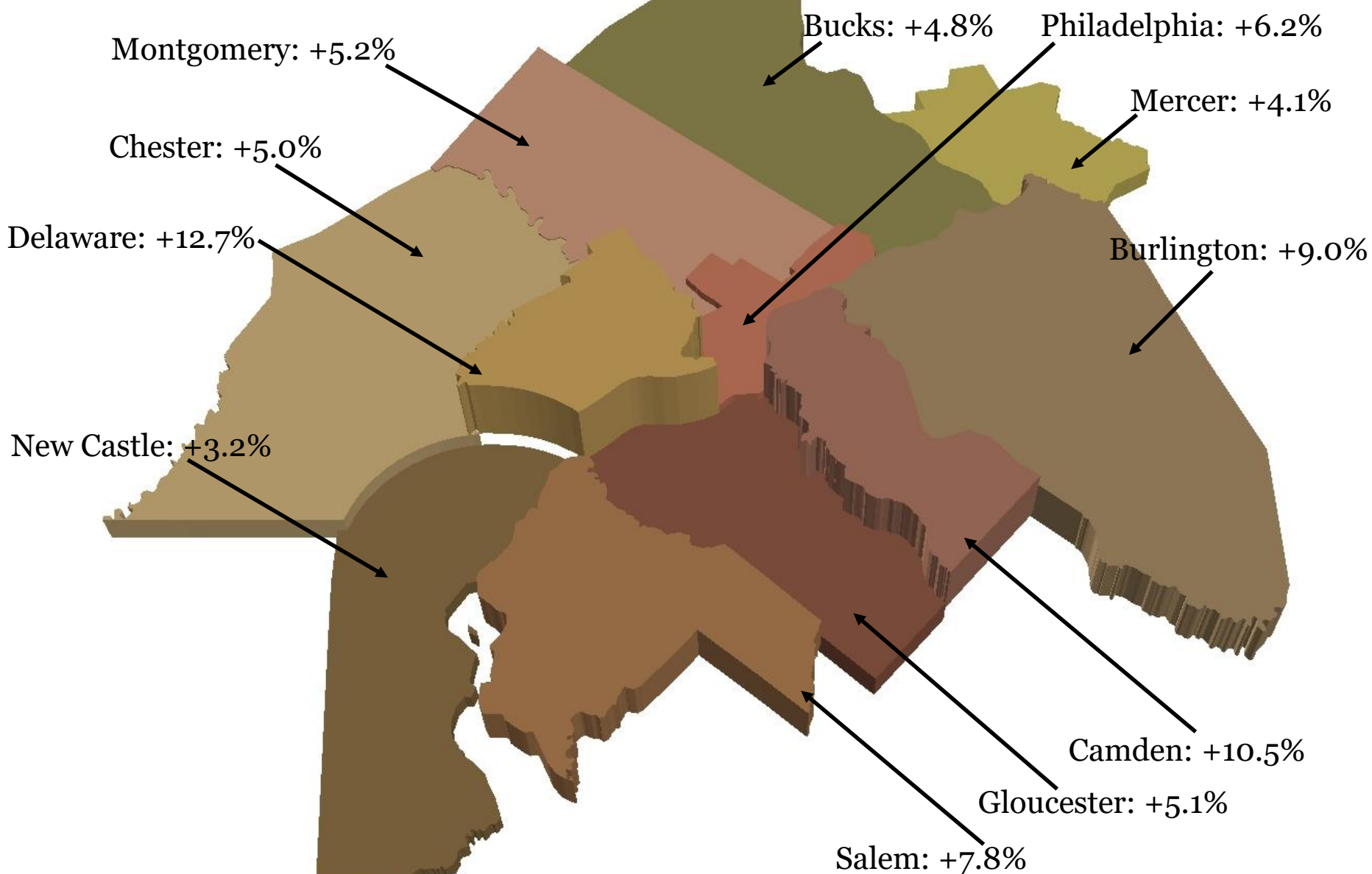
Period	Philadelphia	Bucks	Chester	Delaware	Montgomery	New Castle	Mercer	Burlington	Camden	Gloucester	Salem
37-Year	161.9%	158.9%	156.4%	134.8%	146.5%	133.5%	160.4%	122.7%	120.2%	136.4%	119.8%
10-Year	10.5%	-13.0%	-4.1%	-15.7%	-12.3%	-18.4%	-13.2%	-29.0%	-30.5%	-21.6%	-36.9%
1-Year	13.0%	1.2%	2.8%	1.2%	2.8%	0.9%	2.2%	-0.4%	-1.0%	-0.2%	-2.1%
1-Quarter	6.2%	4.8%	5.0%	12.7%	5.2%	3.2%	4.1%	9.0%	10.5%	5.1%	7.8%

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

Philadelphia Region: County Boundary Definitions

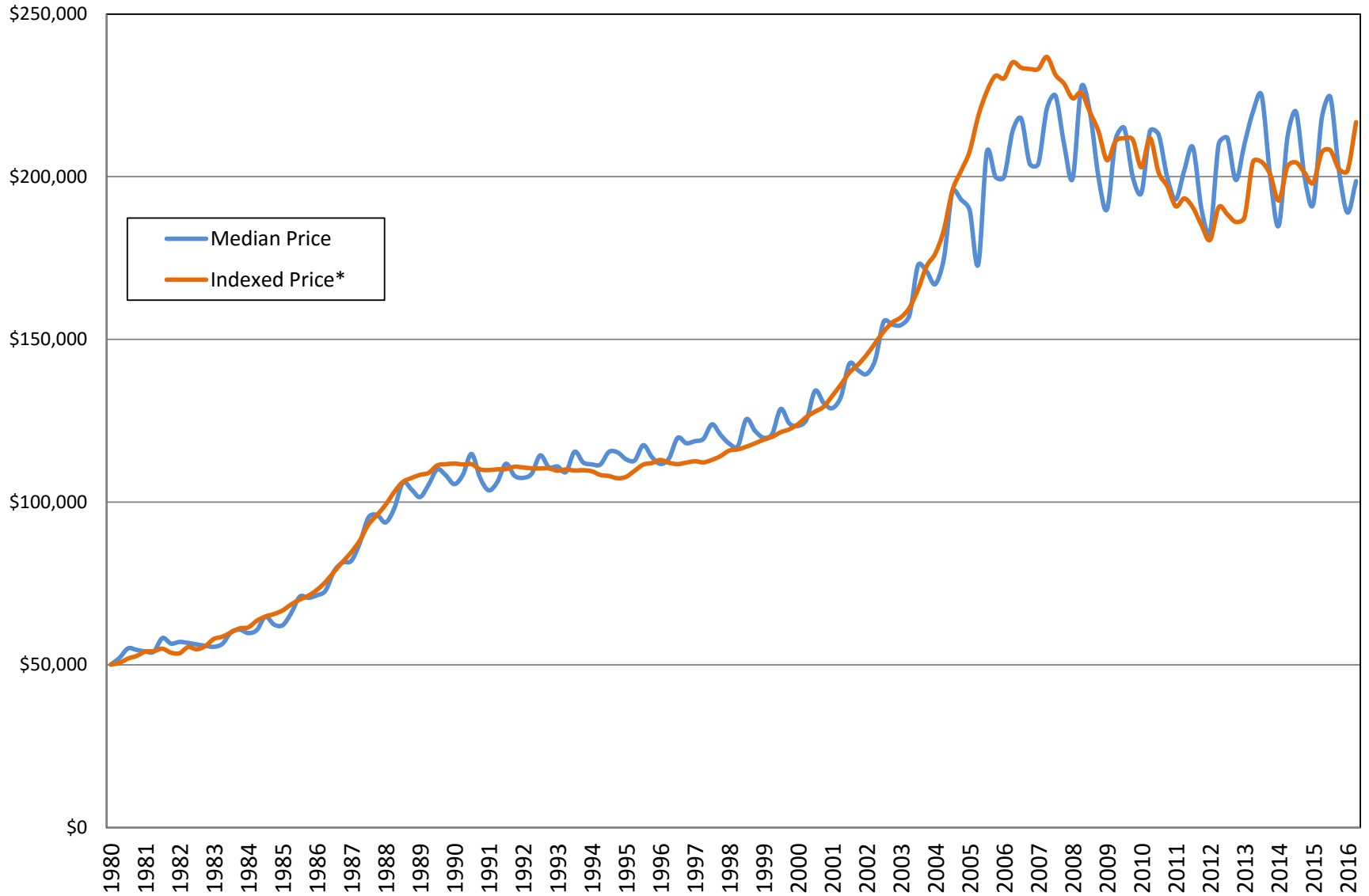


2016 Q2 House Price Rate of Change by County



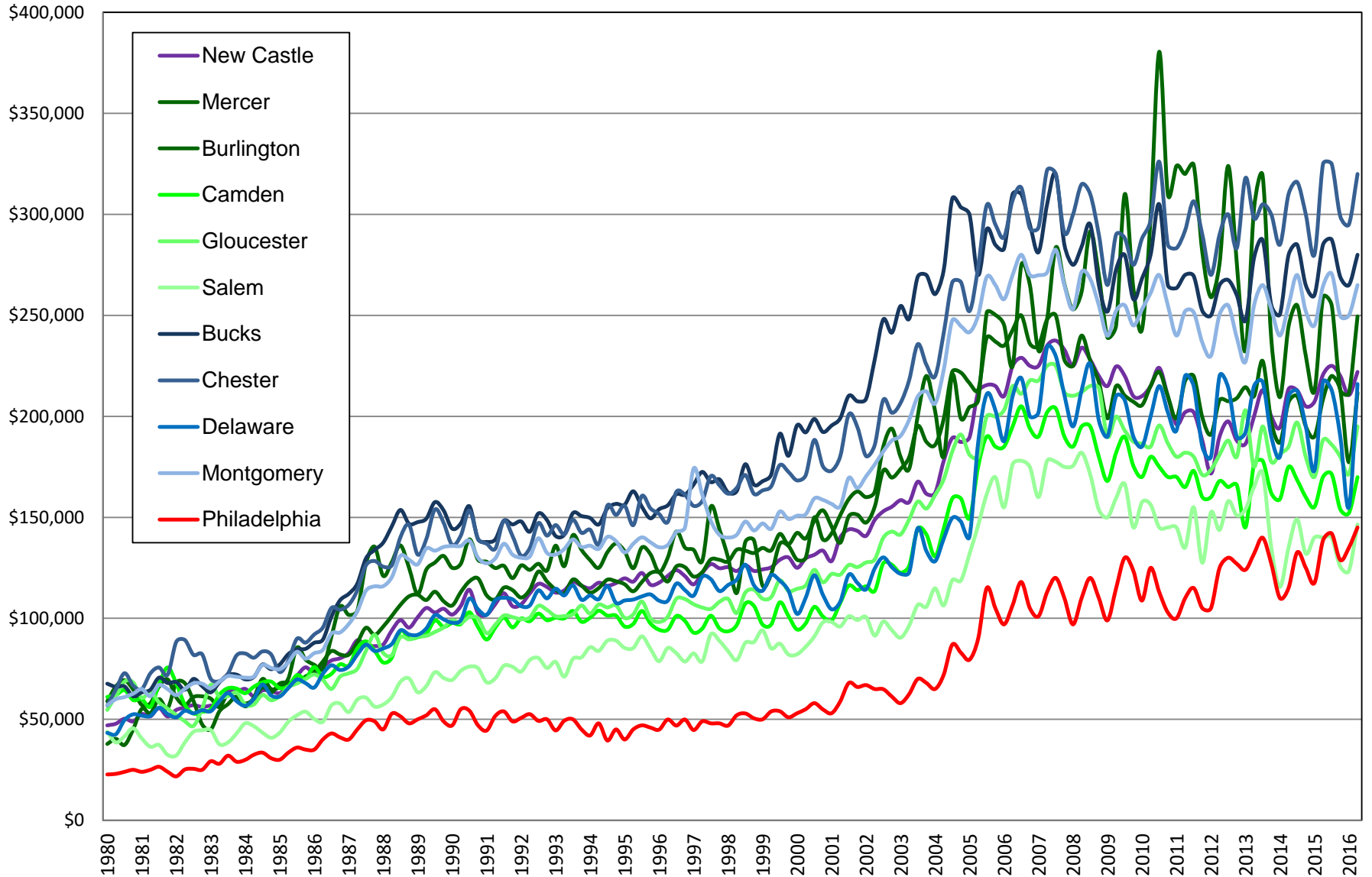
Note: Each county is extruded by its average change in house values during 2016 Q2 in order to reflect its growth (or depreciation) rate relative to other counties.

Median Regional House Price v. Indexed Regional House Price

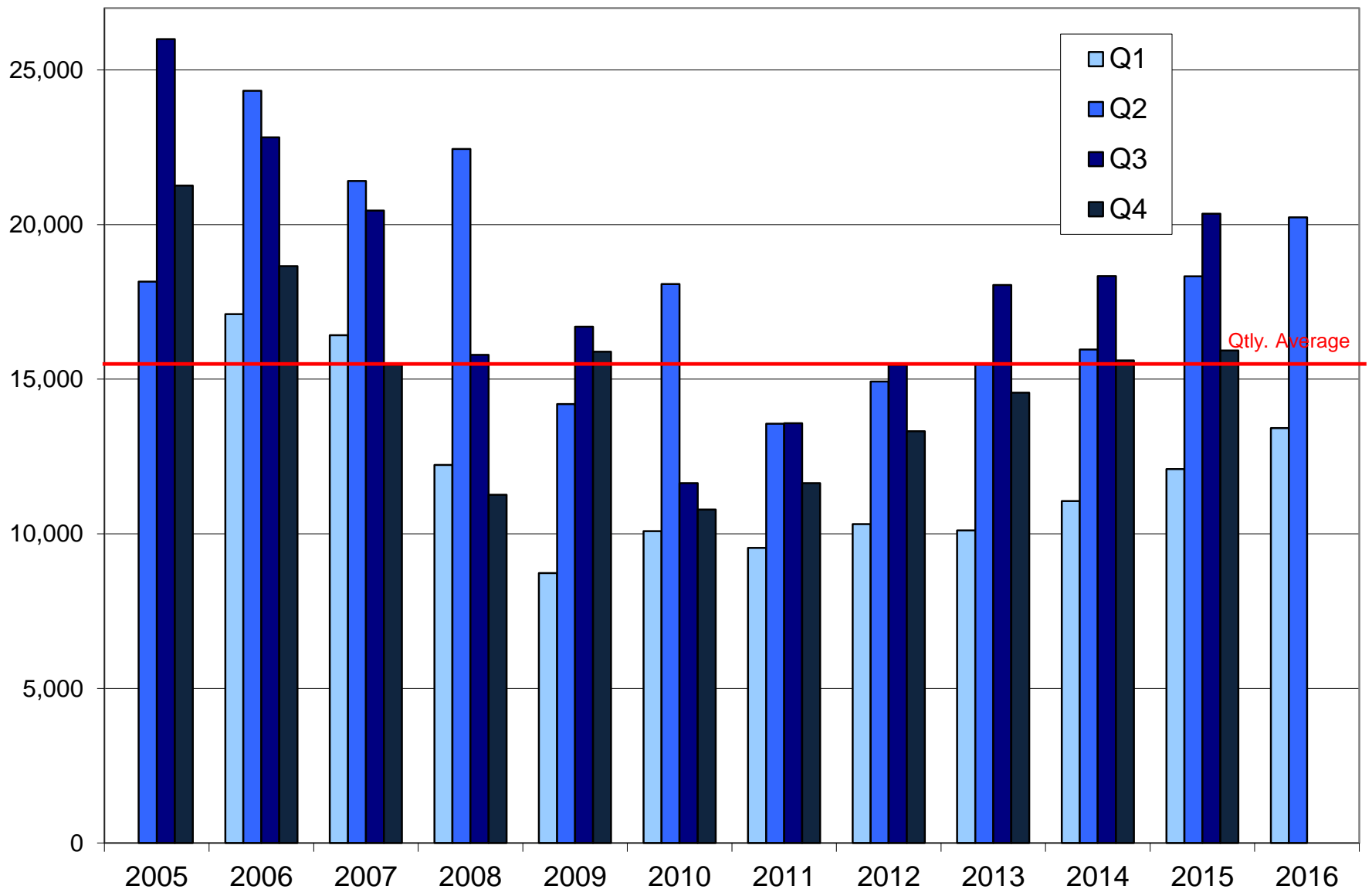


*Empirically estimated by Kevin C. Gillen, PhD

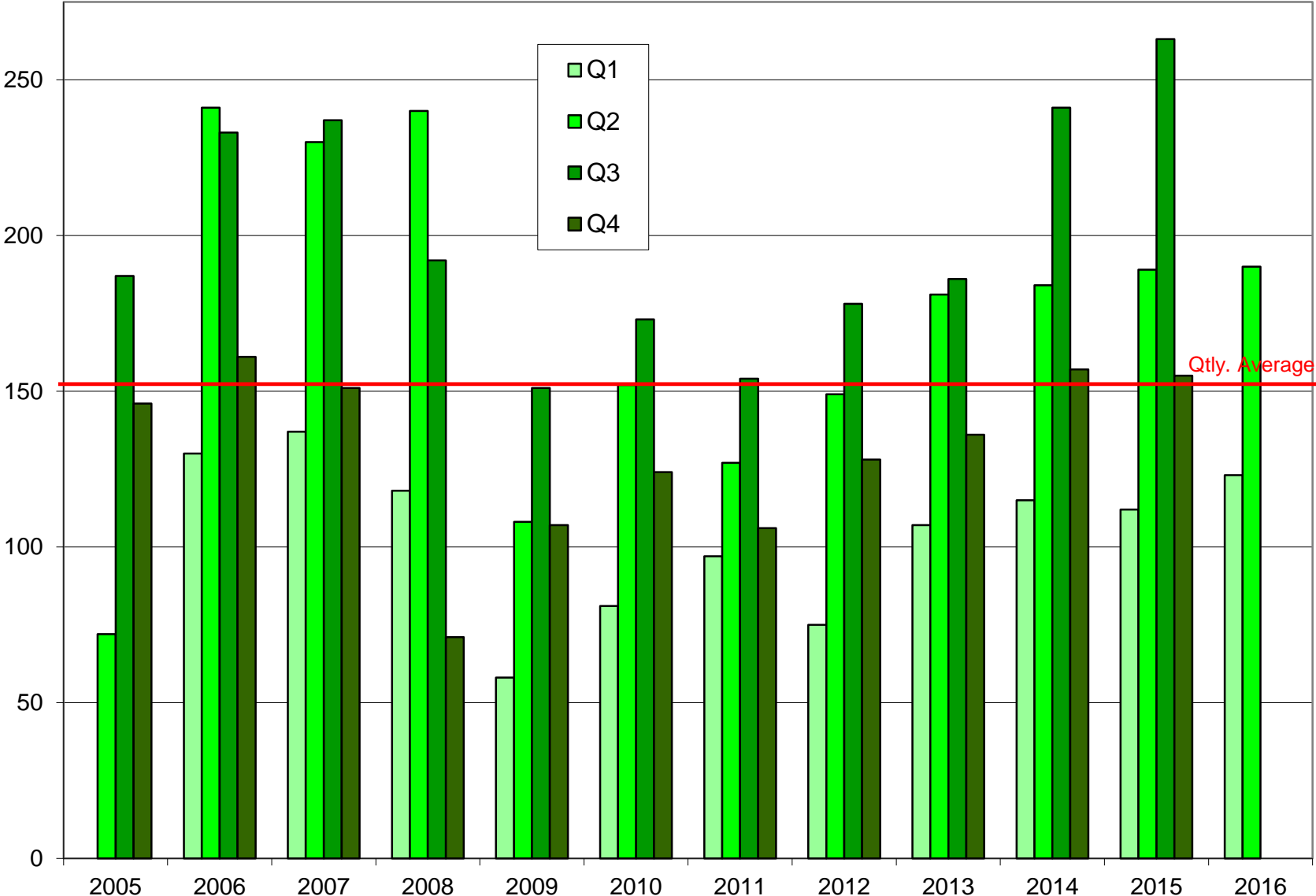
Median House Price by County: 1980-2016



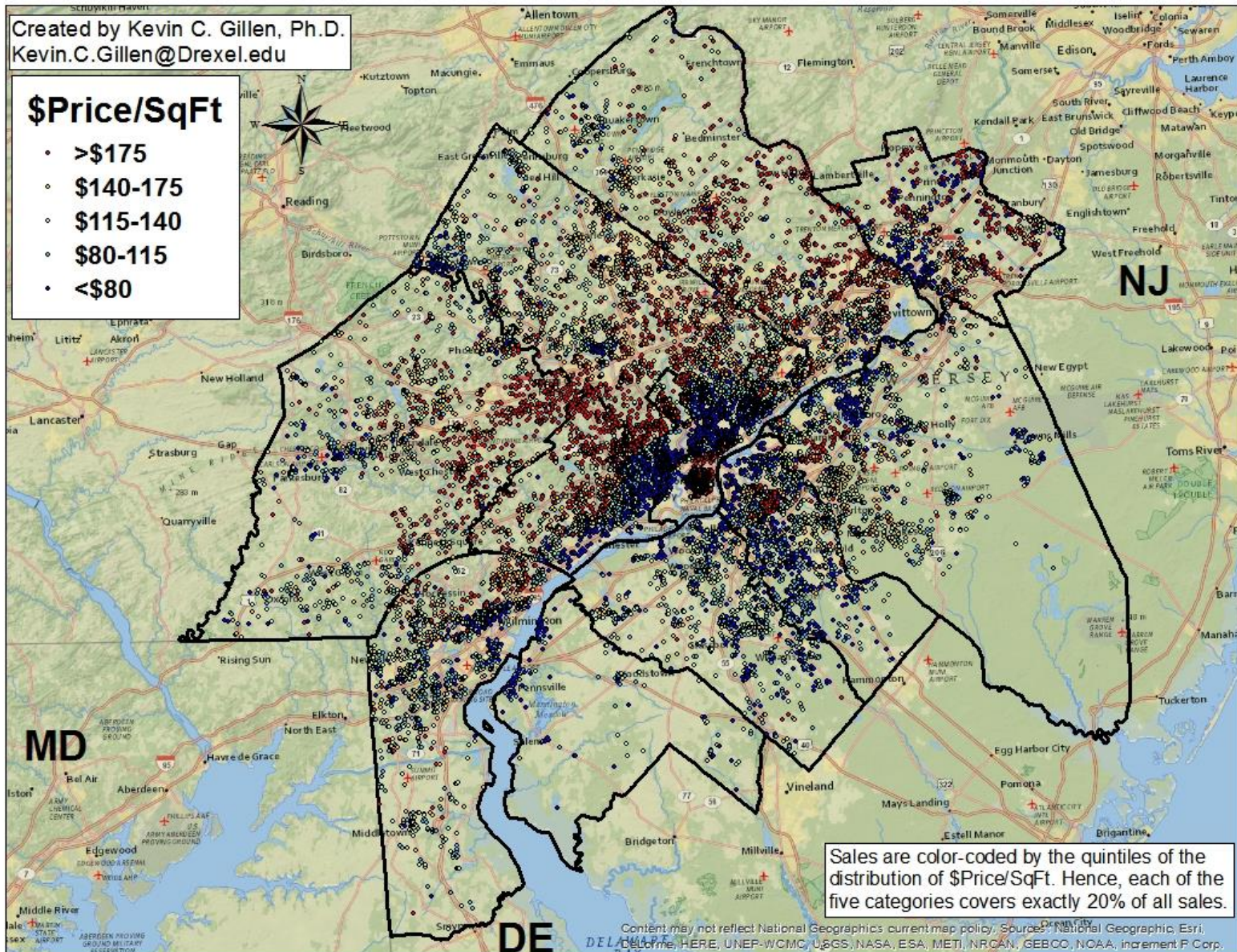
Number of Regional House Sales per Quarter: 2005-2016



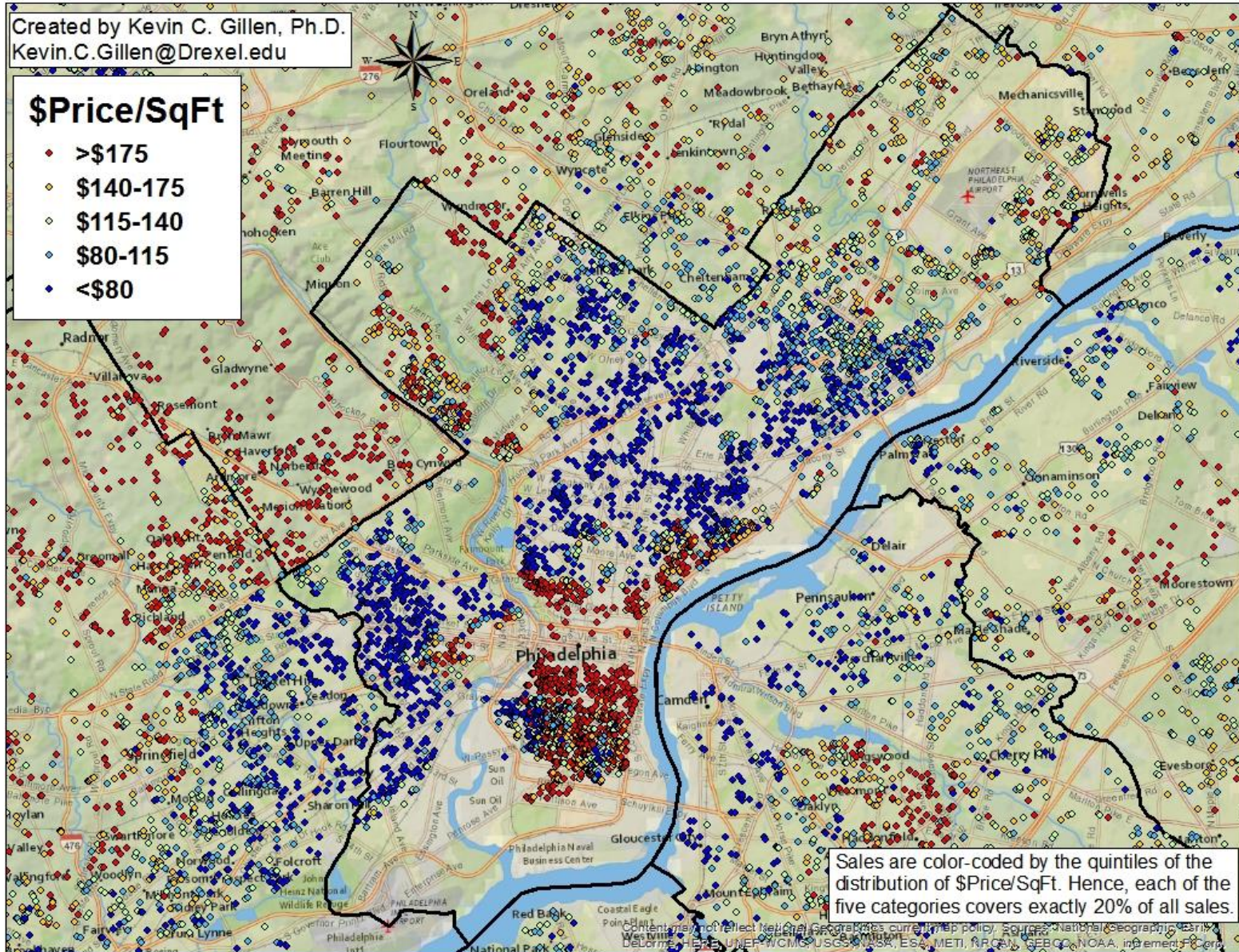
Number of Regional House Sales 2005-2016 with Price >=\$1m



Philadelphia Region House Sales in 2016 Q2



Philadelphia County House Sales in 2016 Q2



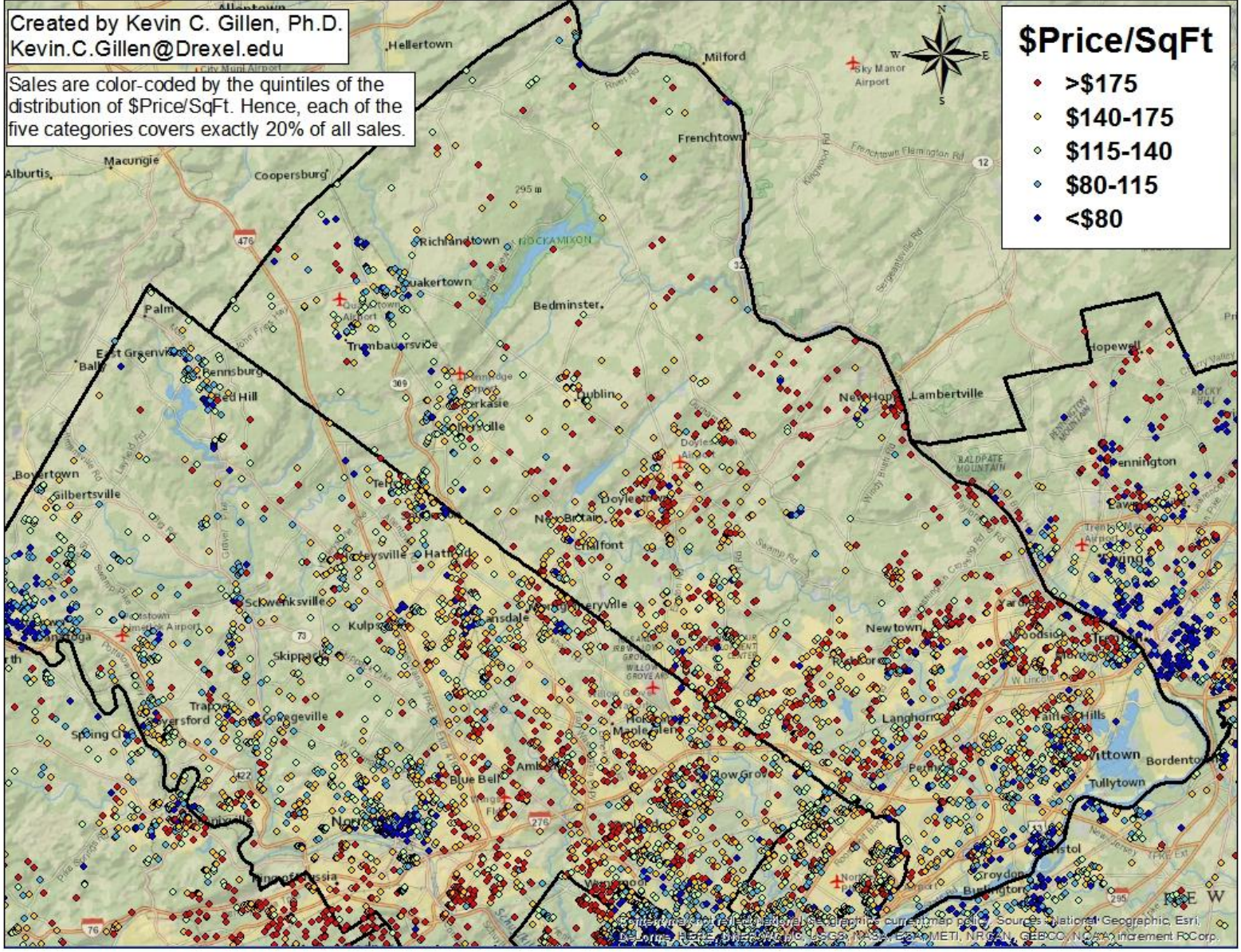
Bucks County House Sales in 2016 Q2

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

\$Price/SqFt

- ◆ >\$175
- ◆ \$140-175
- ◆ \$115-140
- ◆ \$80-115
- ◆ <\$80



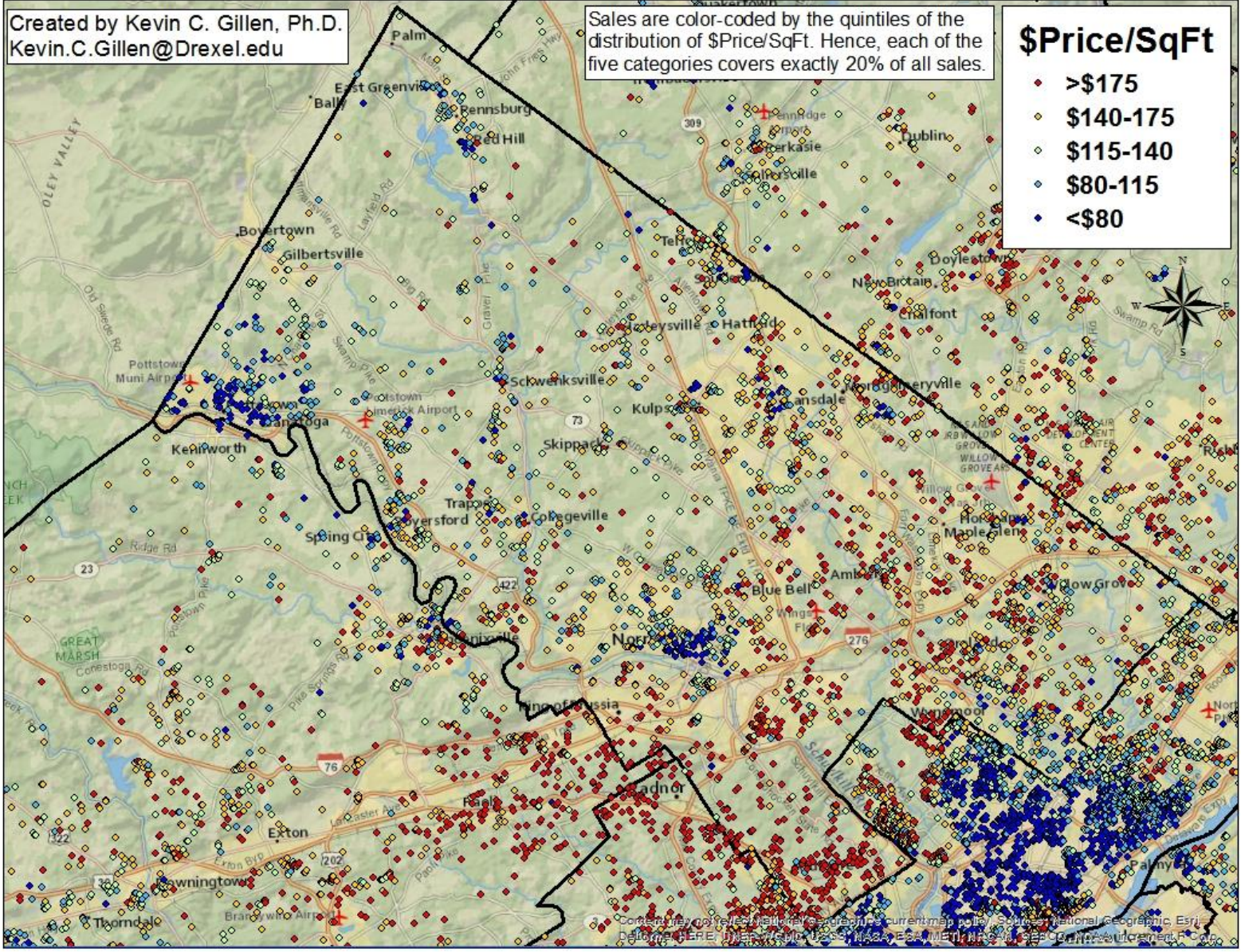
Montgomery County House Sales in 2016 Q2

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

\$Price/SqFt

- ◆ >\$175
- ◆ \$140-175
- ◆ \$115-140
- ◆ \$80-115
- ◆ <\$80



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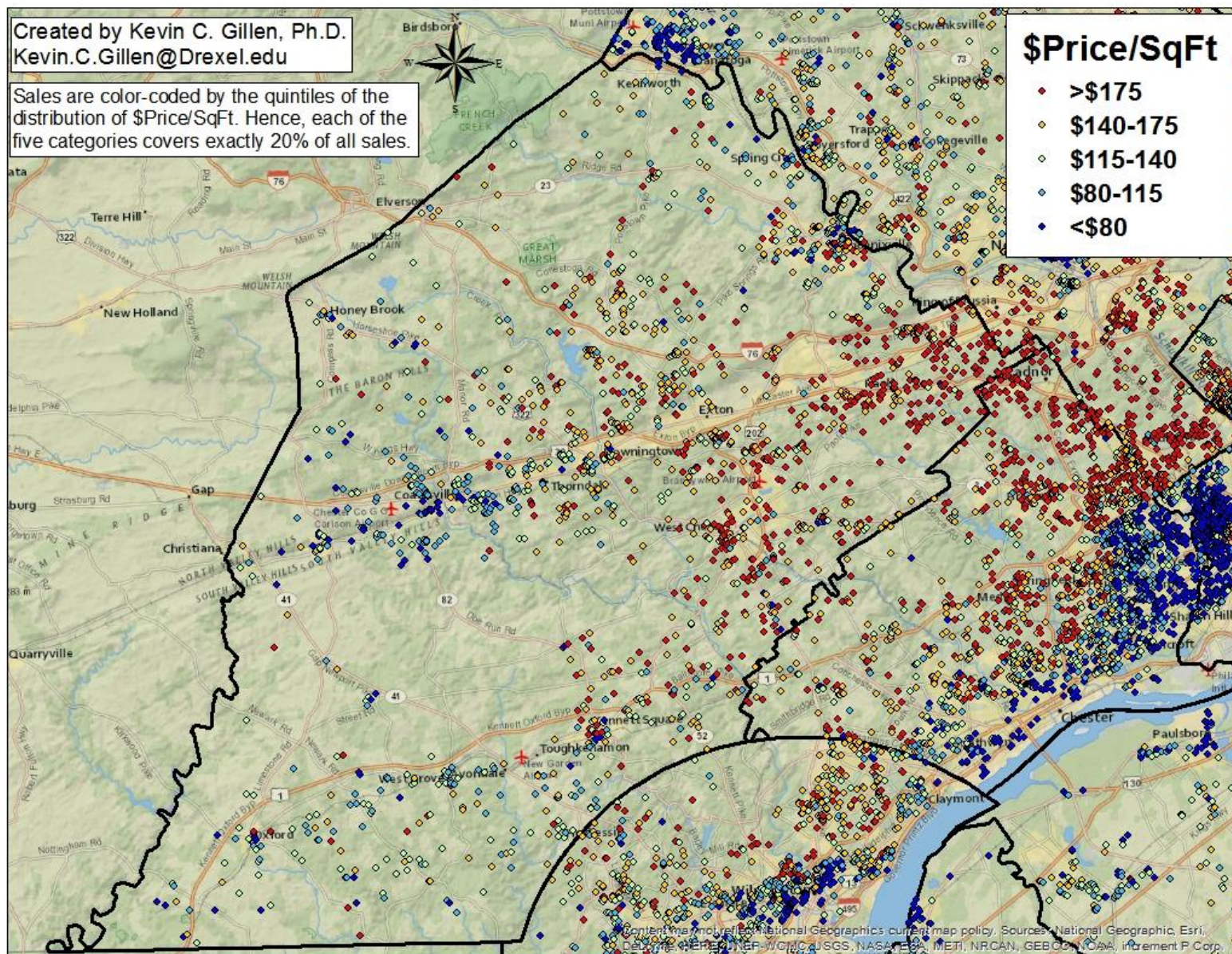
Chester County House Sales in 2016 Q2

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

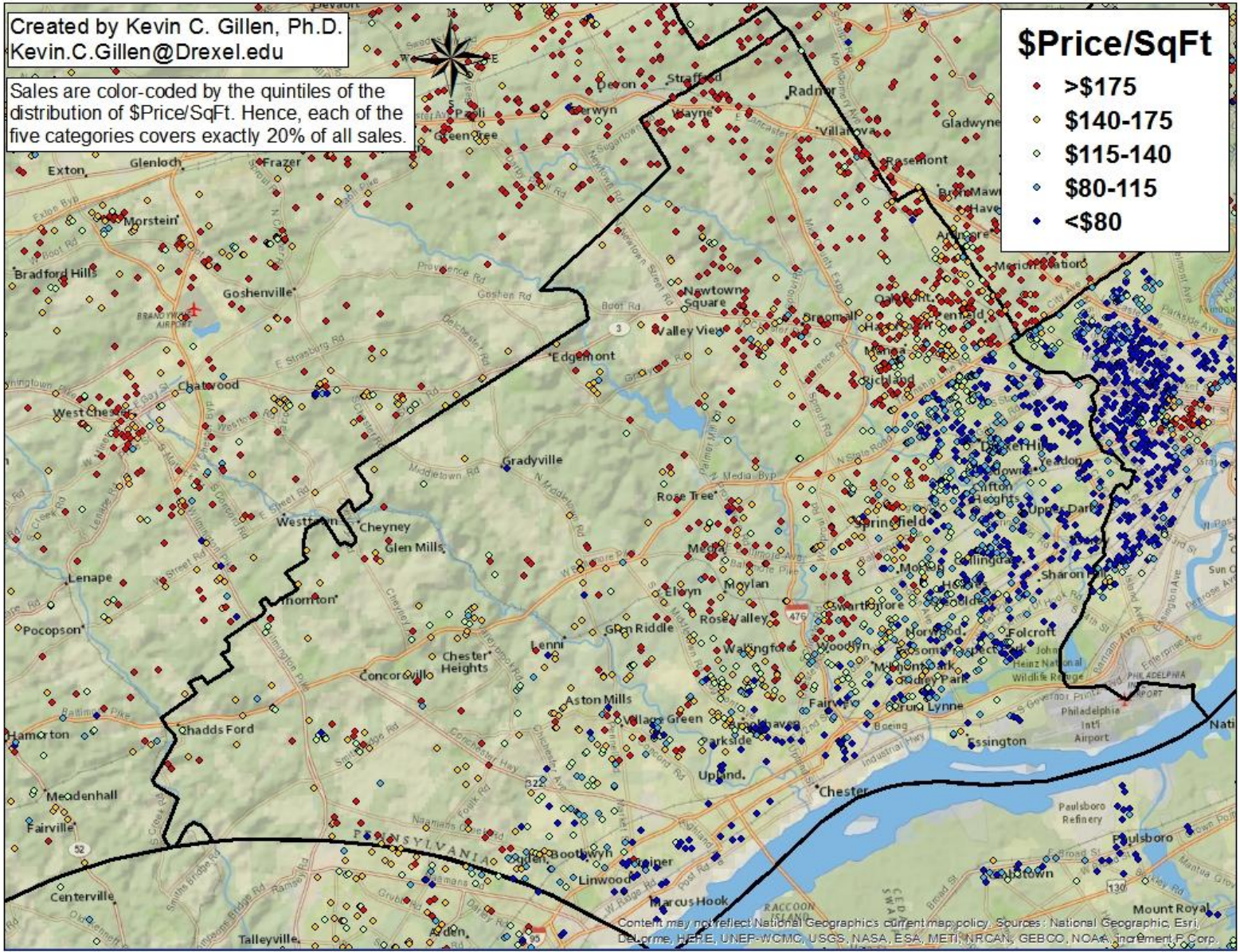
\$Price/SqFt

- ◆ >\$175
- ◆ \$140-175
- ◆ \$115-140
- ◆ \$80-115
- ◆ <\$80

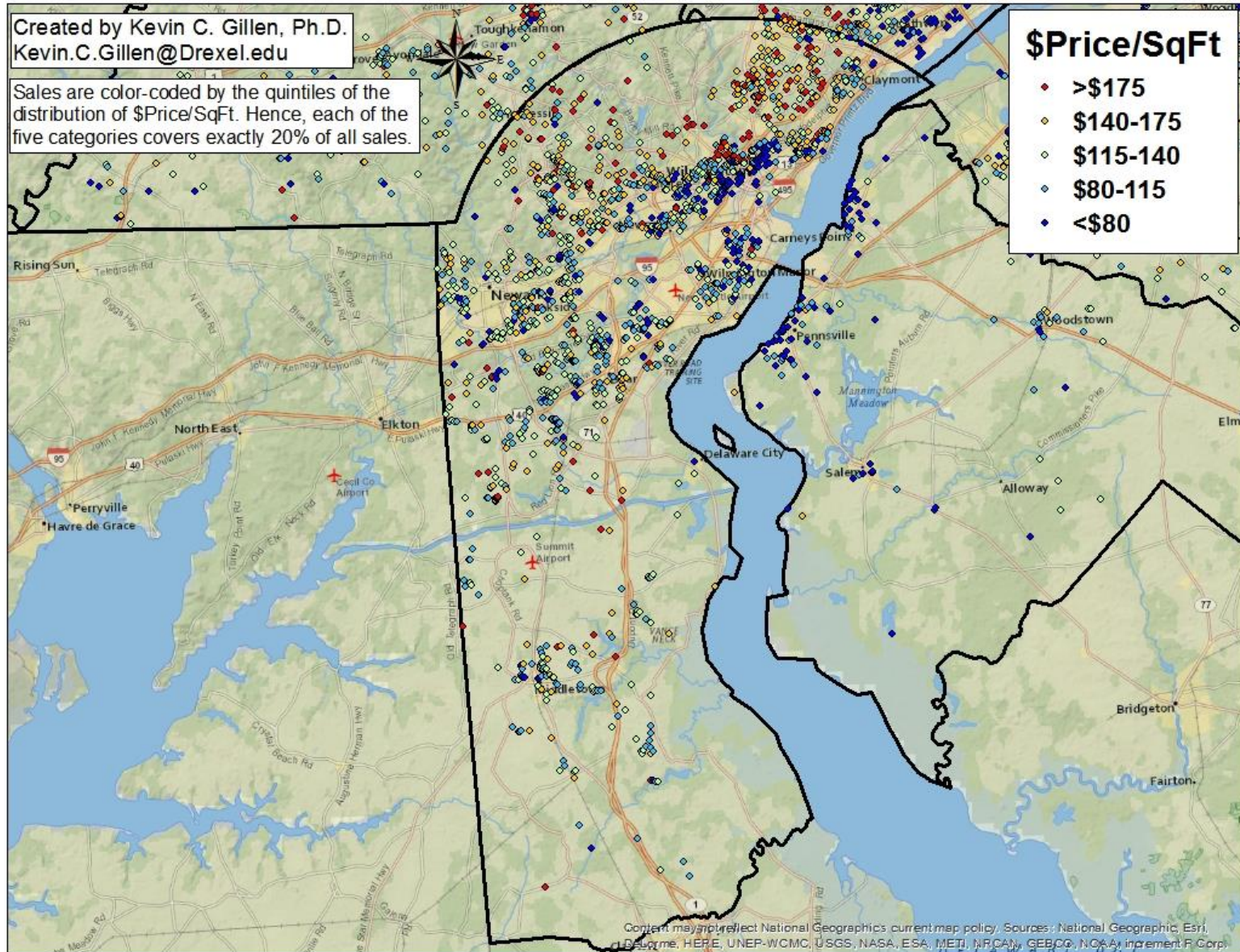


Content may include National Geographic's current map policy. Sources: National Geographic Esri, DeLorme, HERE, Garmin, GEBCO, USGS, NASA, ESA, METI, NRCAN, GEBCO, CAI, increment P Corp.

Delaware County House Sales in 2016 Q2



New Castle County House Sales in 2016 Q2



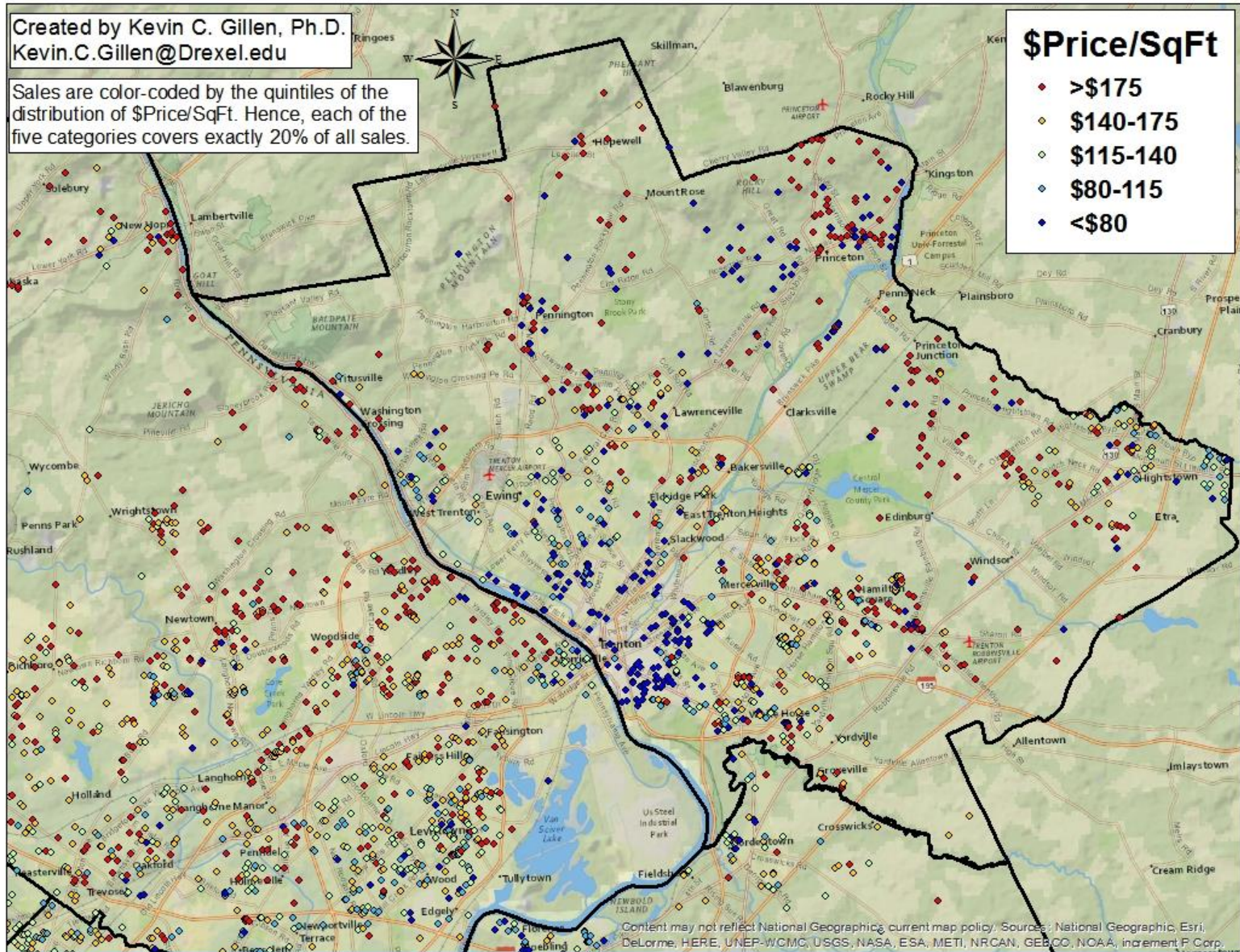
Mercer County House Sales in 2016 Q2

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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.

\$Price/SqFt

- ◆ >\$175
- ◆ \$140-175
- ◆ \$115-140
- ◆ \$80-115
- ◆ <\$80



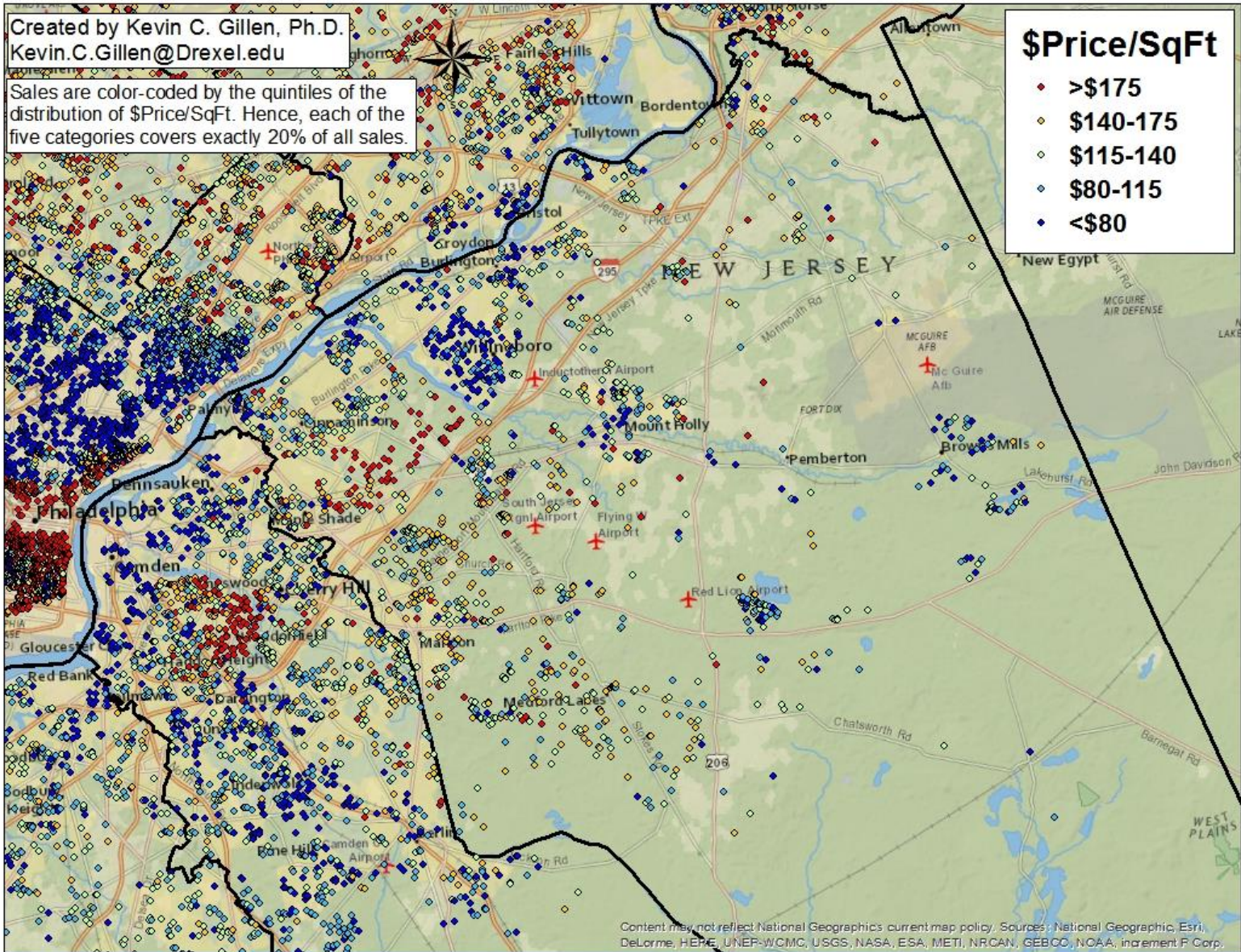
Burlington County House Sales in 2016 Q2

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

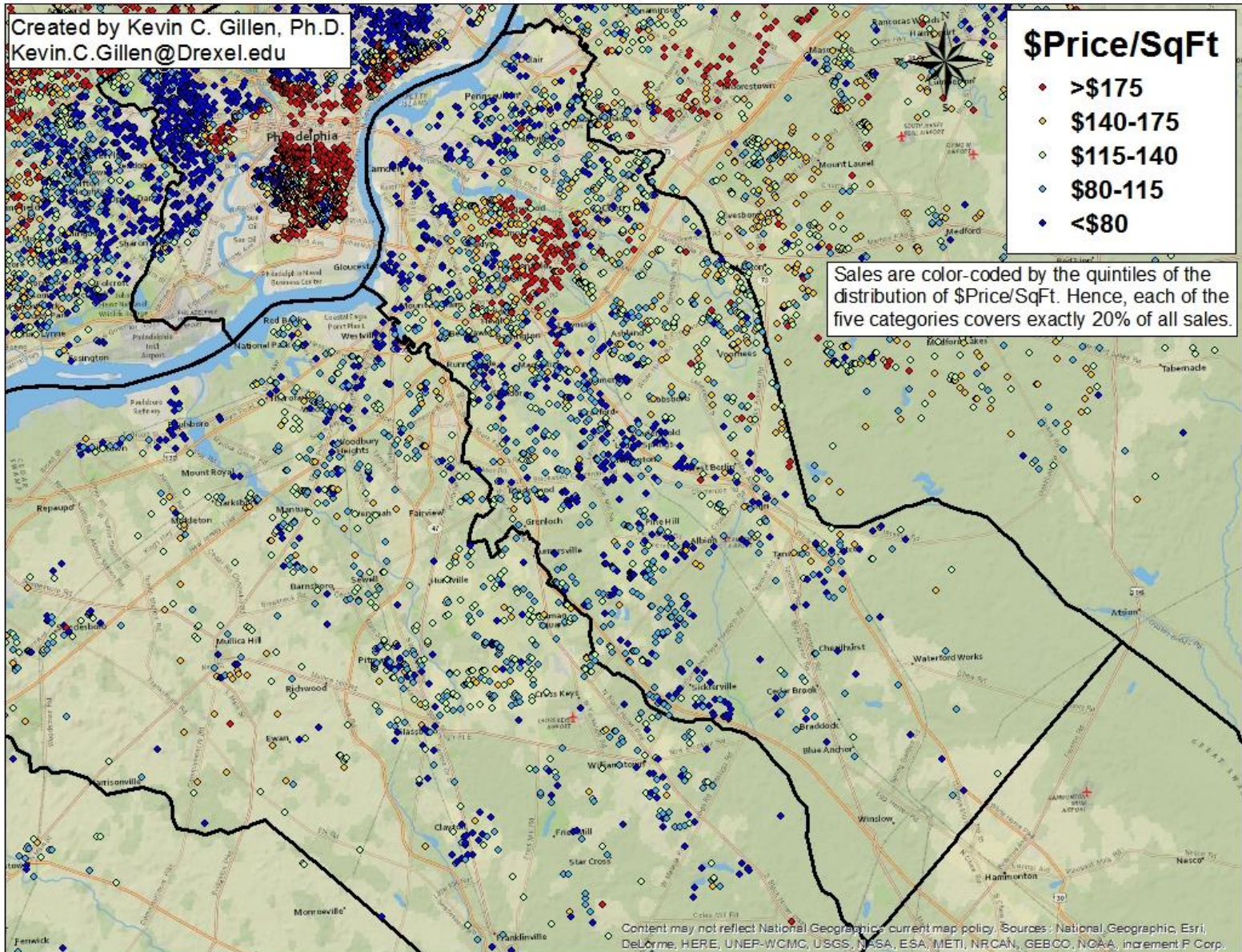
\$Price/SqFt

- >\$175
- ◊ \$140-175
- ◇ \$115-140
- ◊ \$80-115
- <\$80

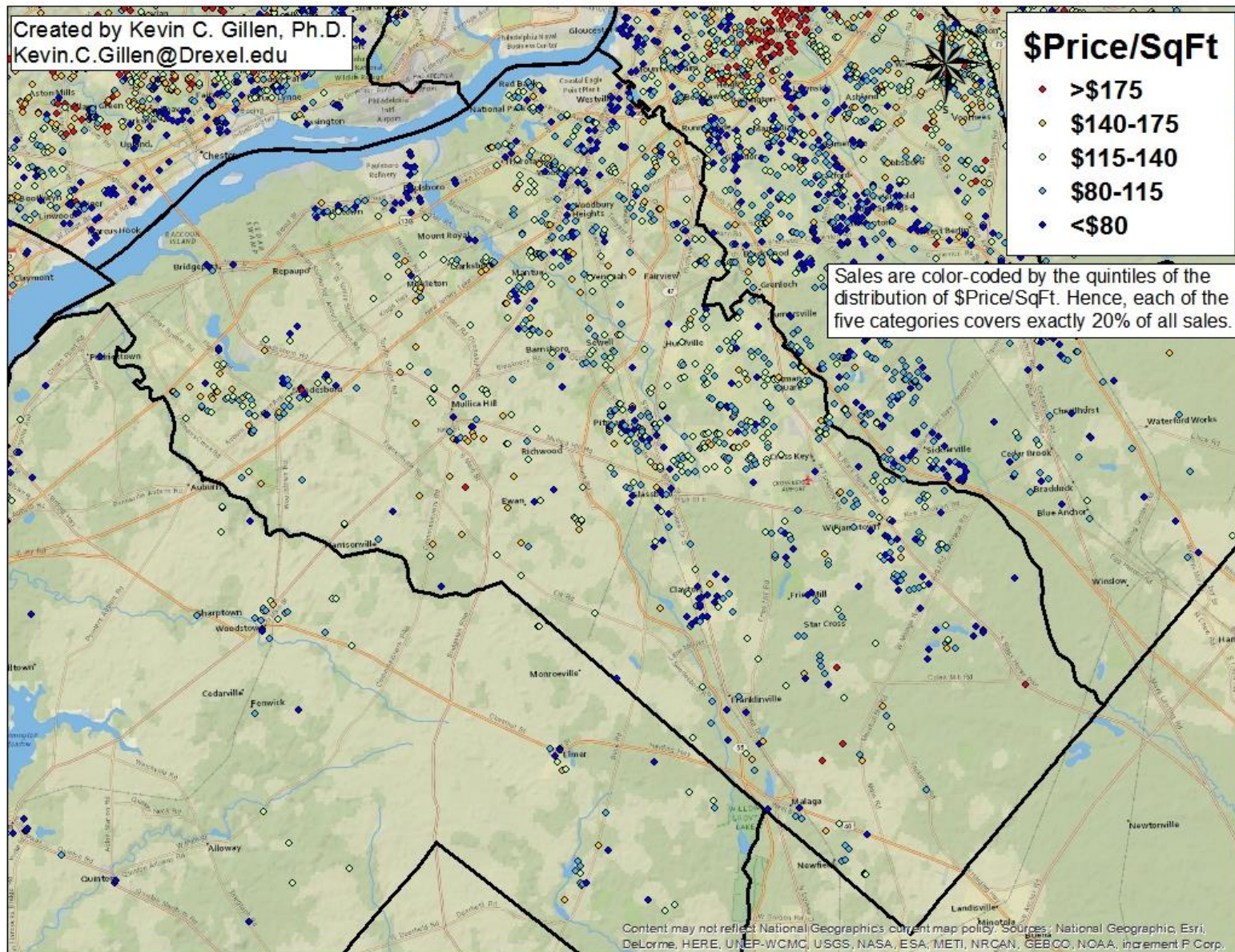


Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

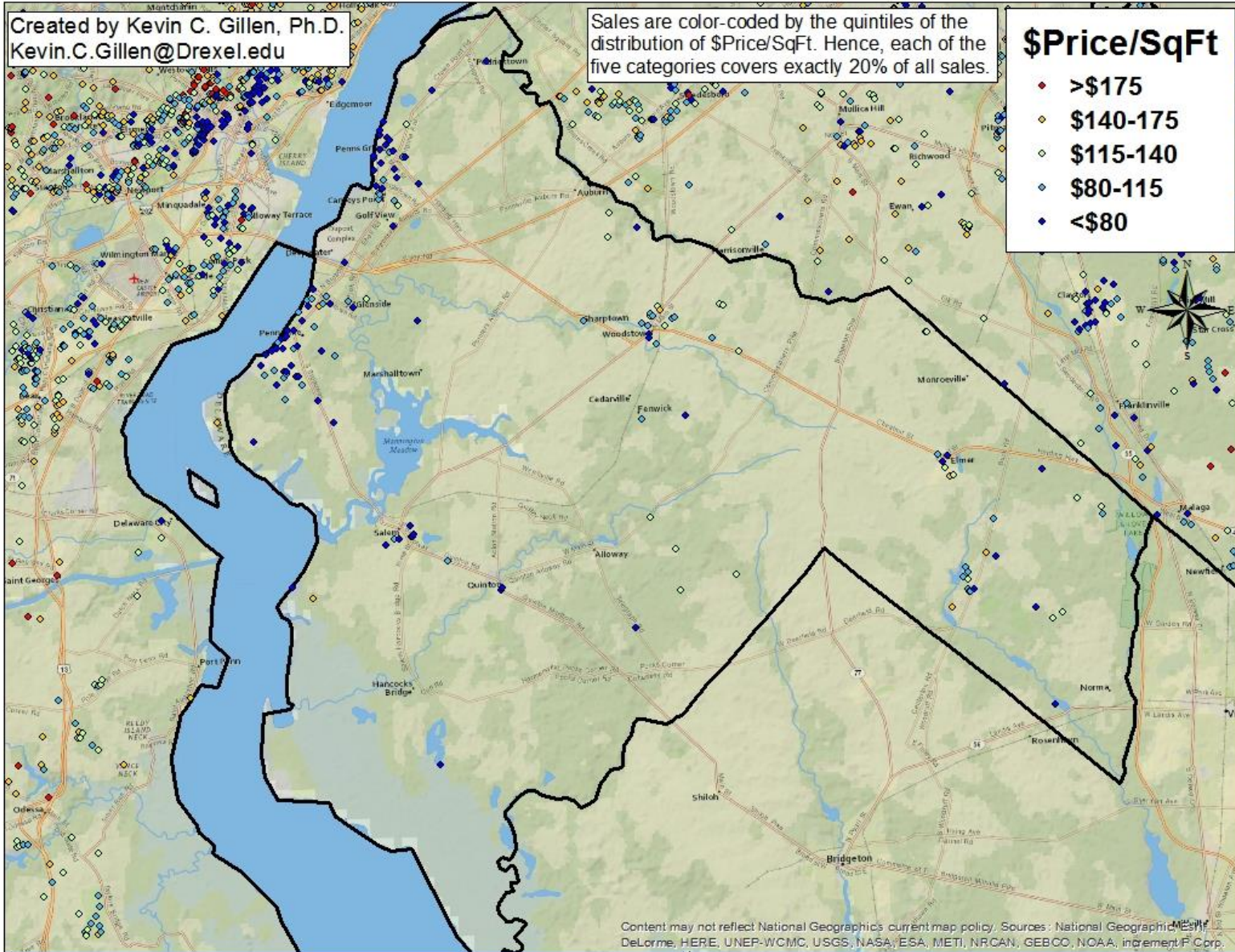
Camden County House Sales in 2016 Q2



Gloucester County House Sales in 2016 Q2

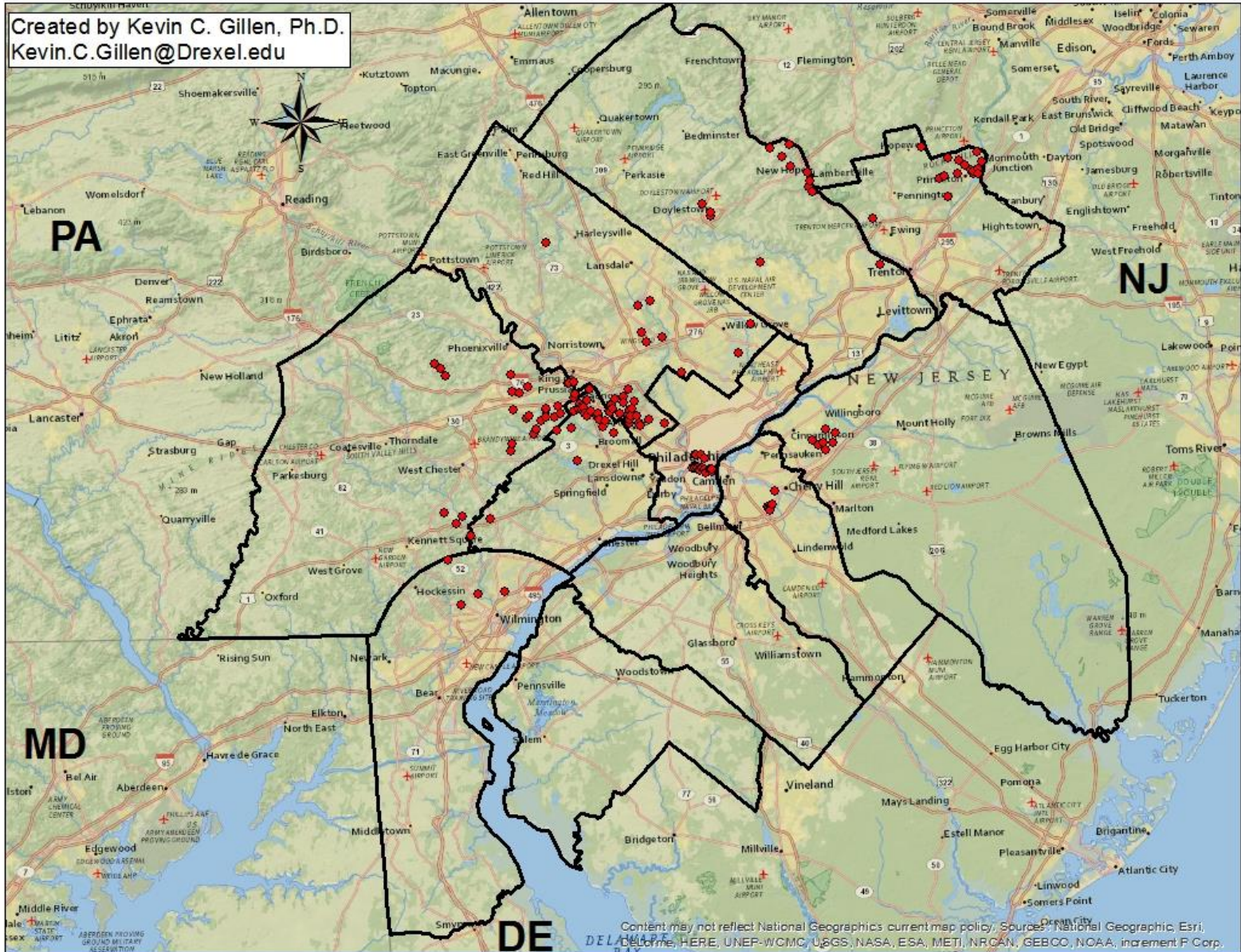


Salem County House Sales in 2016 Q2

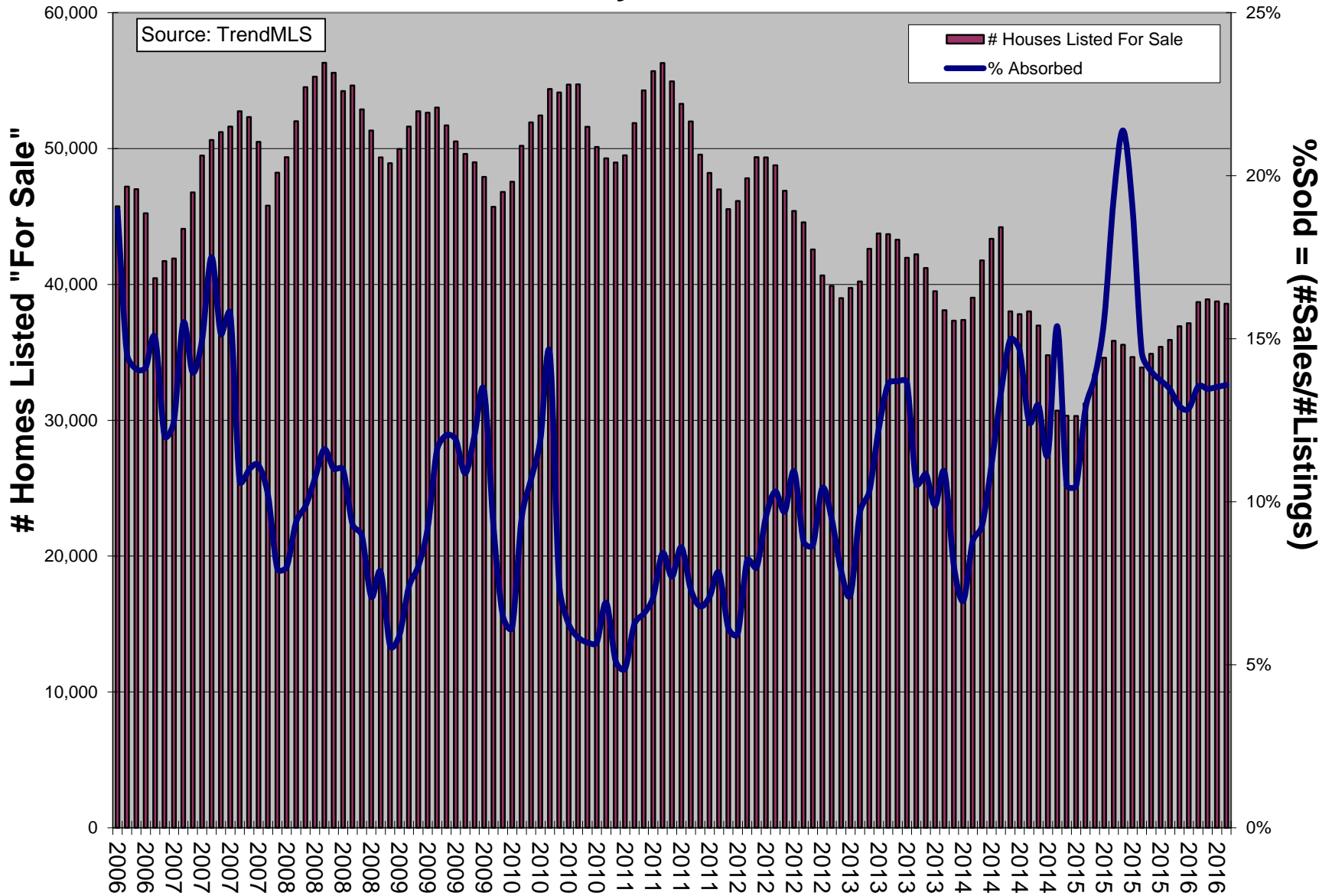


+ \$1 Million Dollar House Sales in 2016 Q2

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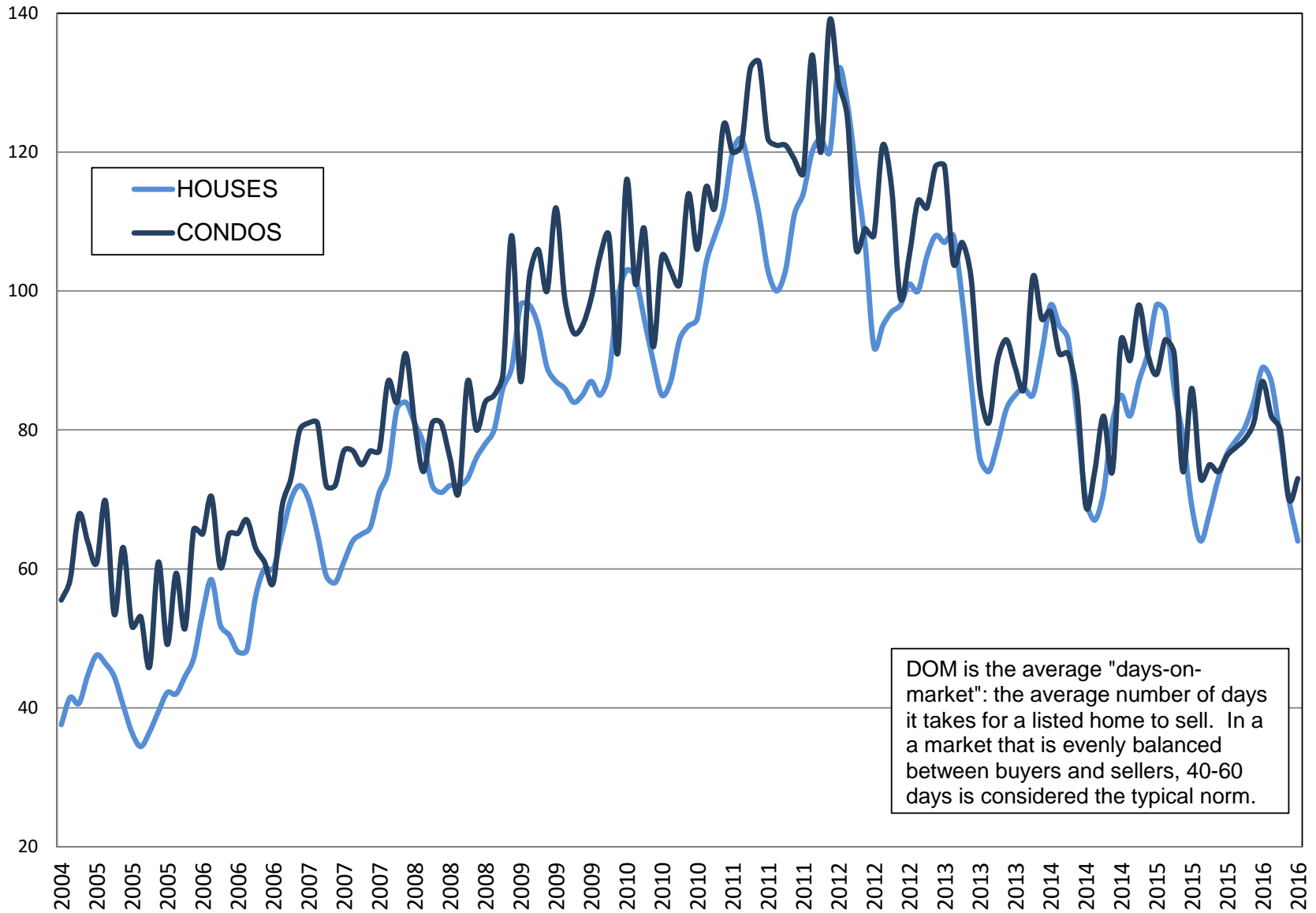


Philadelphia Region Houses Listed For Sale: Inventory v. Sales Rate

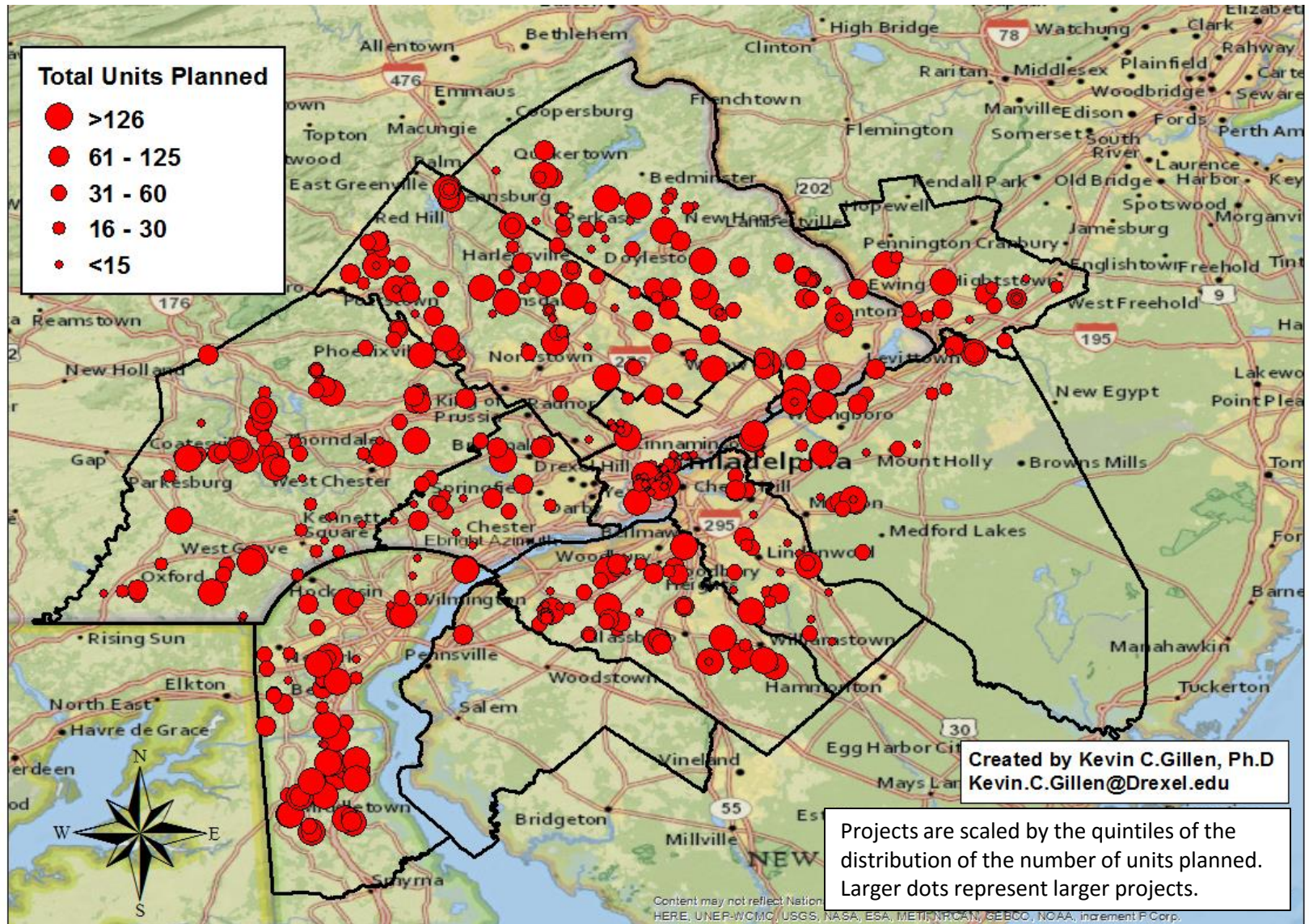


%Sold = (#Sales/#Listings)

Philadelphia Region Avg. DOM*: Houses v. Condos

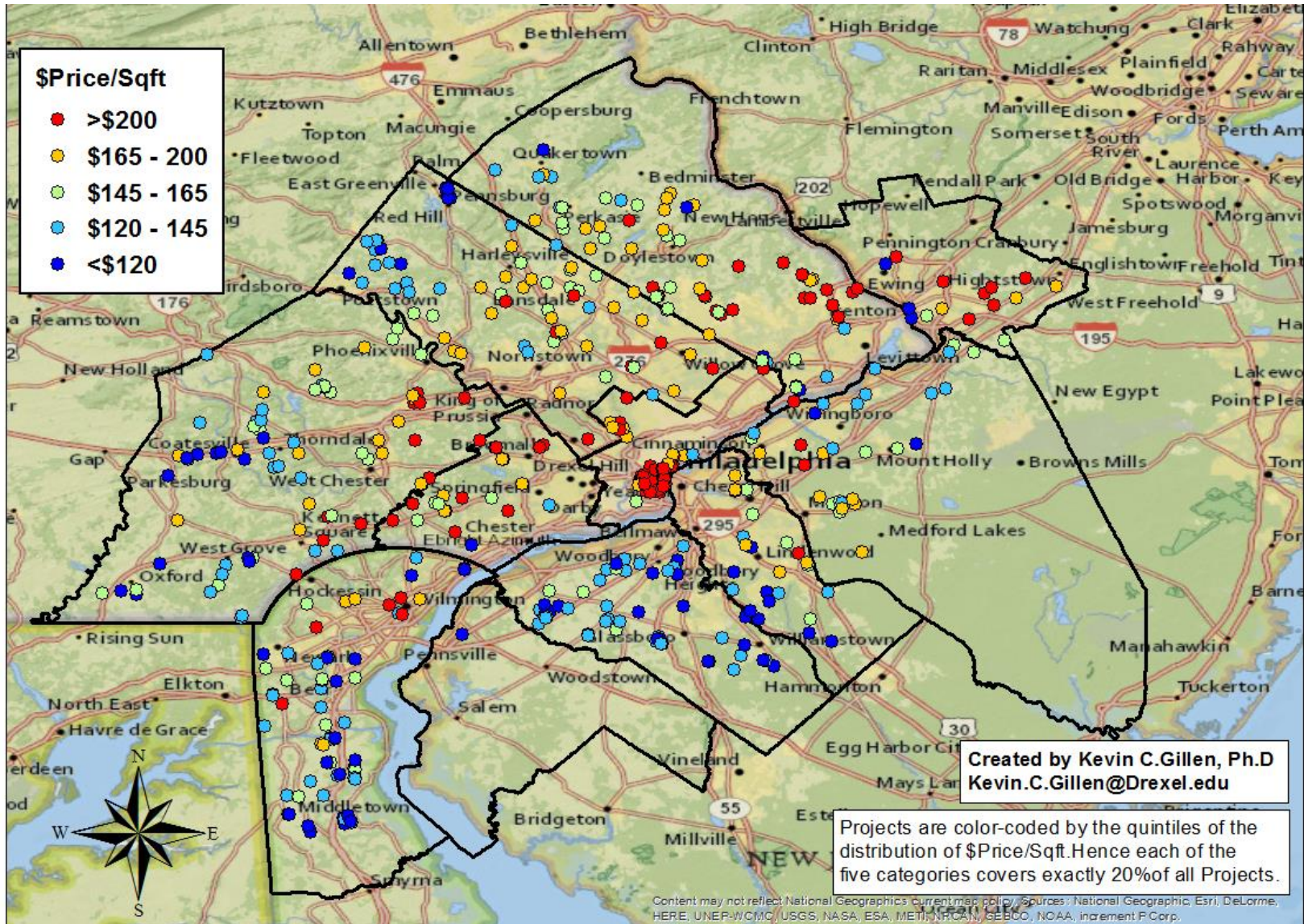


Current Major Homebuilding Projects in the Philadelphia Region By Total Number of Units Planned



Current Major Homebuilding Projects in Philadelphia Region

By List \$Price per Square Foot



Pennsylvania Foreclosure Rates

FORECLOSURE RATES FOR PENNSYLVANIA

Pennsylvania
1 in every 1510

Top 5 Counties

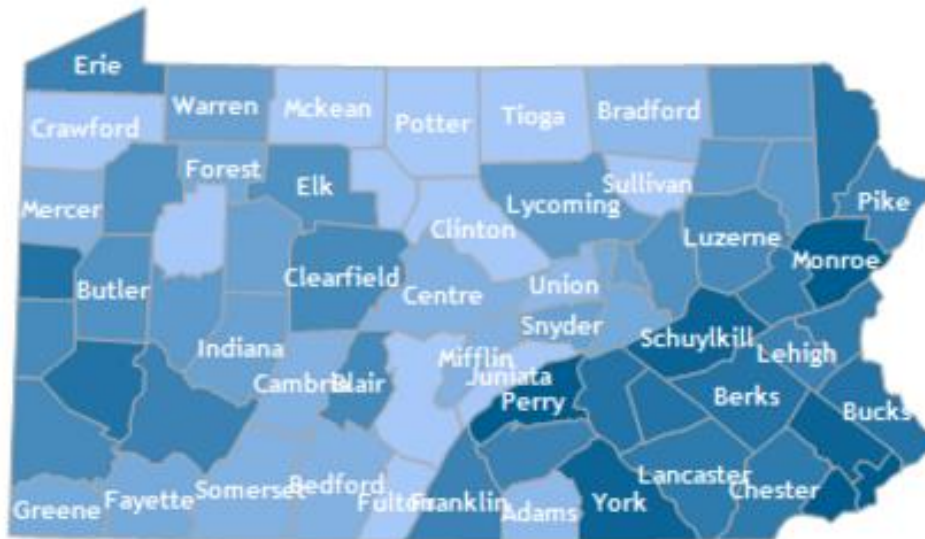
Monroe
1 in every 385

Perry
1 in every 679

Philadelphia
1 in every 720

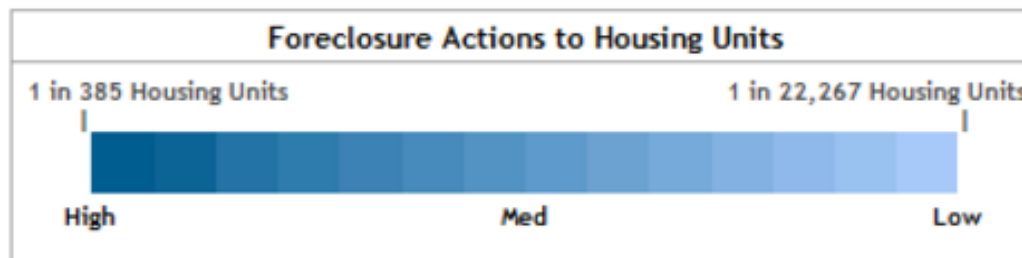
Delaware
1 in every 821

Schuylkill
1 in every 1115



1 out of every 720 homes in Philadelphia is currently in the process of foreclosure, which is down from 1 out of every 662 homes in the previous quarter.

In the entire Commonwealth, 1 out of every 1,510 homes in Pennsylvania is in the process of foreclosure, which is also down from 1 out of every 1,230 homes in the previous quarter.



New Jersey Foreclosure Rates

FORECLOSURE RATES FOR NEW JERSEY

New Jersey
1 in every 608

Top 5 Counties

Salem
1 in every 292

Atlantic
1 in every 331

Sussex
1 in every 333

Camden
1 in every 371

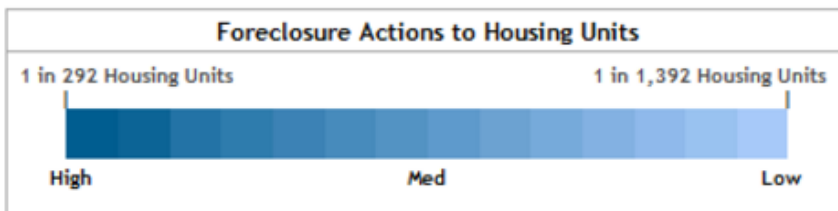
Gloucester
1 in every 406



South Jersey's foreclosure rate continues to remain the highest in the region, although the statewide foreclosure rate trended down in Q2.

Of the top five counties in NJ with the highest foreclosure rate, four of them are located in South Jersey, with an average foreclosure rate of 1 in every 350 homes. This is well above the statewide average of 1 in every 608 homes.

However, the statewide foreclosure rate did decline in Q2, from 1 in every 568 homes to 1 in every 608 homes.



Delaware Foreclosure Rates

FORECLOSURE RATES FOR DELAWARE

Delaware

1 in every 566

Top 3 Counties

Kent

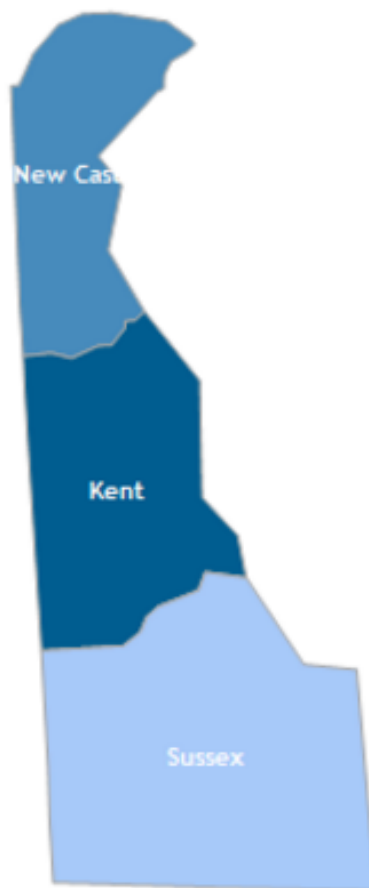
1 in every 375

New Castle

1 in every 551

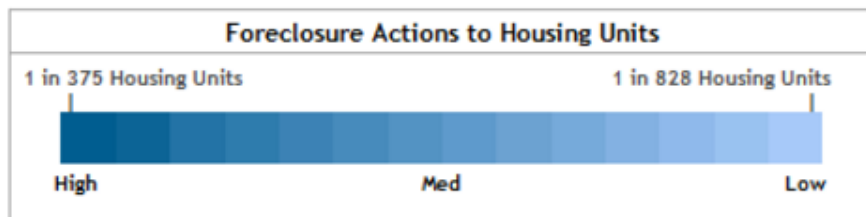
Sussex

1 in every 828

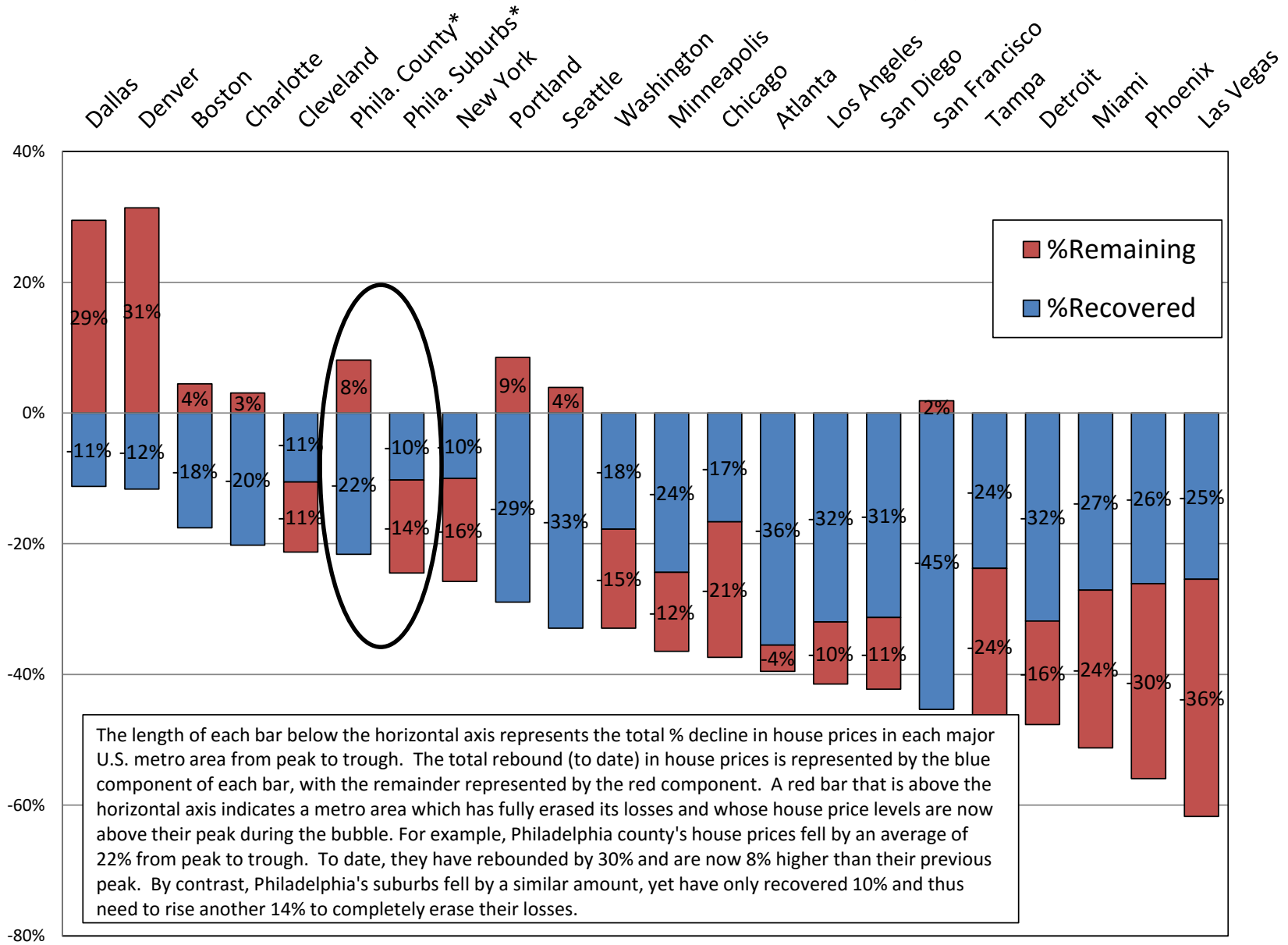


Until recently, Delaware had the lowest overall foreclosure rate in the Tri-State area, but has continued to see a recent surge:

- 1 out of every 551 homes in New Castle County, up from 1 out of every 660 homes in the previous quarter, and up from 1 out of every 919 homes nine months ago.
- 1 out of every 375 homes in Kent County, up substantially from 1 out of every 1,244 homes nine months ago.
- Sussex County has shown a recent decline, with 1 out of every 828 homes currently being in the process of foreclosure, compared to 1 out of every 702 homes three months ago.
- But statewide, the foreclosure rate increased from 1 in every 623 homes to 1 in every 566 homes from Q1 to Q2.



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



*Empirically estimated by Kevin C. Gillen, Ph.D. All other metros courtesy of S&P Case-Shiller.