

PHILADELPHIA REGIONAL HOUSE PRICE INDICES

March 28, 2019



DREXEL UNIVERSITY
Lindy Institute
for Urban Innovation

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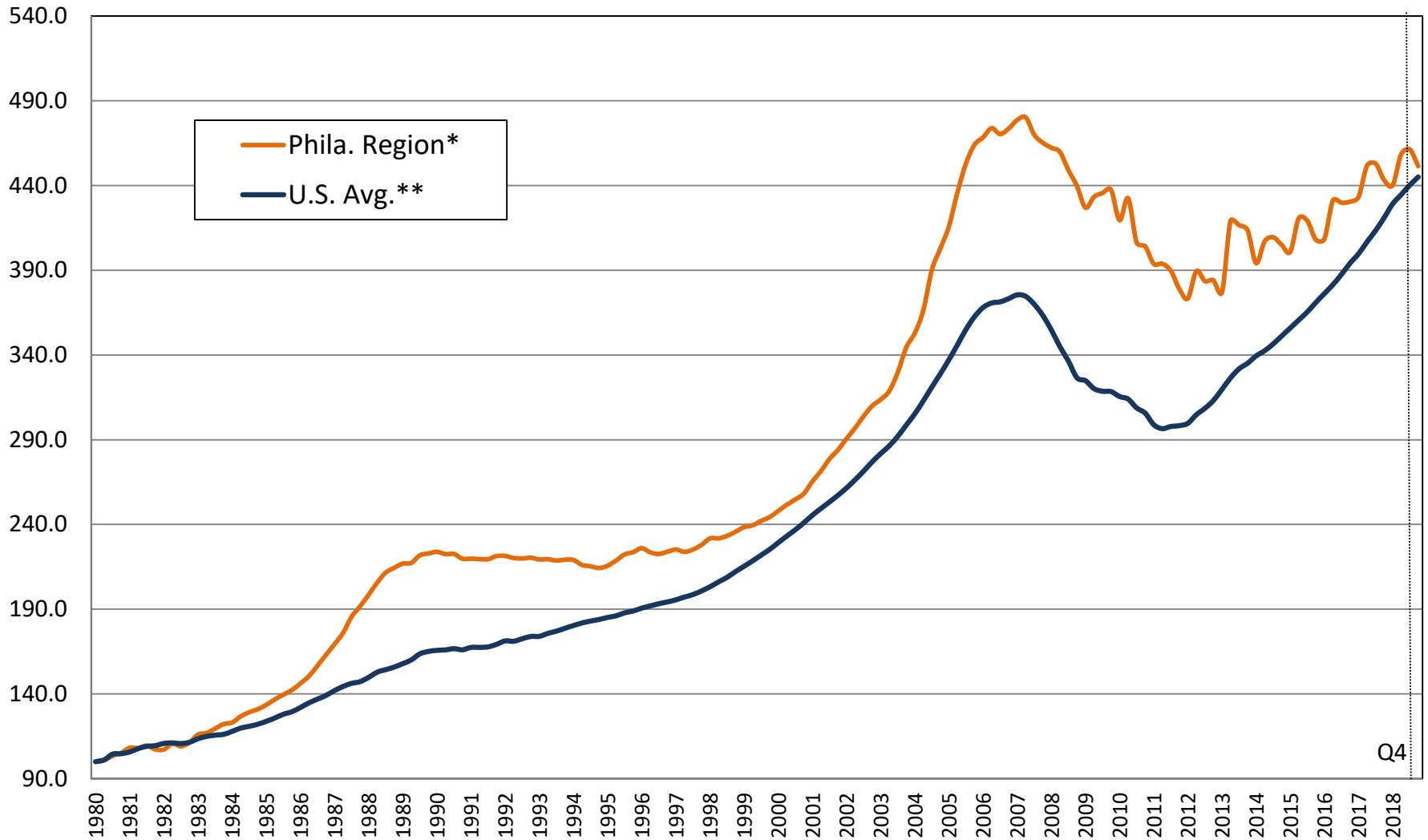
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Philadelphia Regional House Price Indices 1980-2018

1980Q1=100

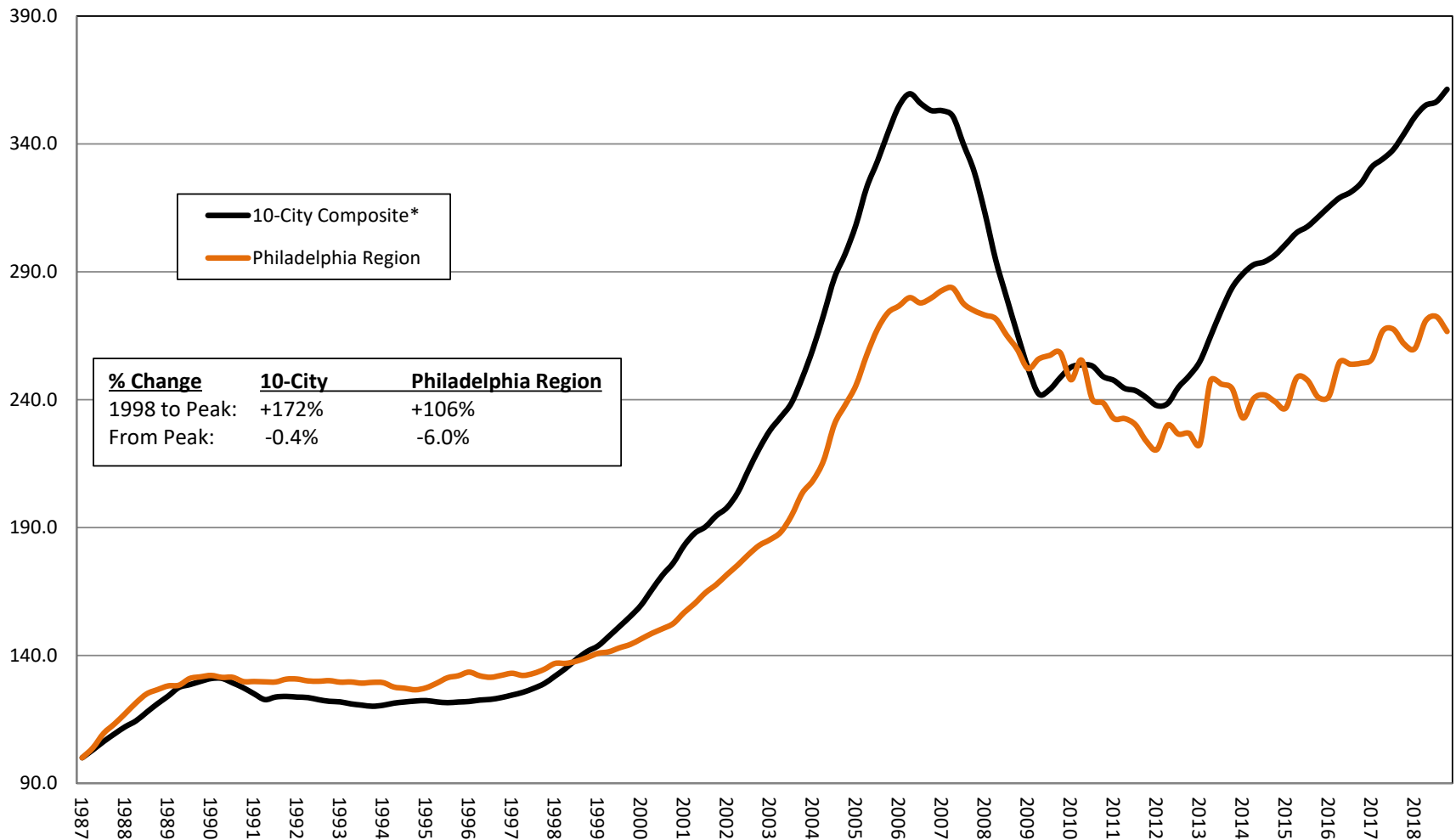


*Empirically estimated by Kevin C. Gillen, PhD

**Courtesy Federal Housing Finance Agency (FHFA)

Q4

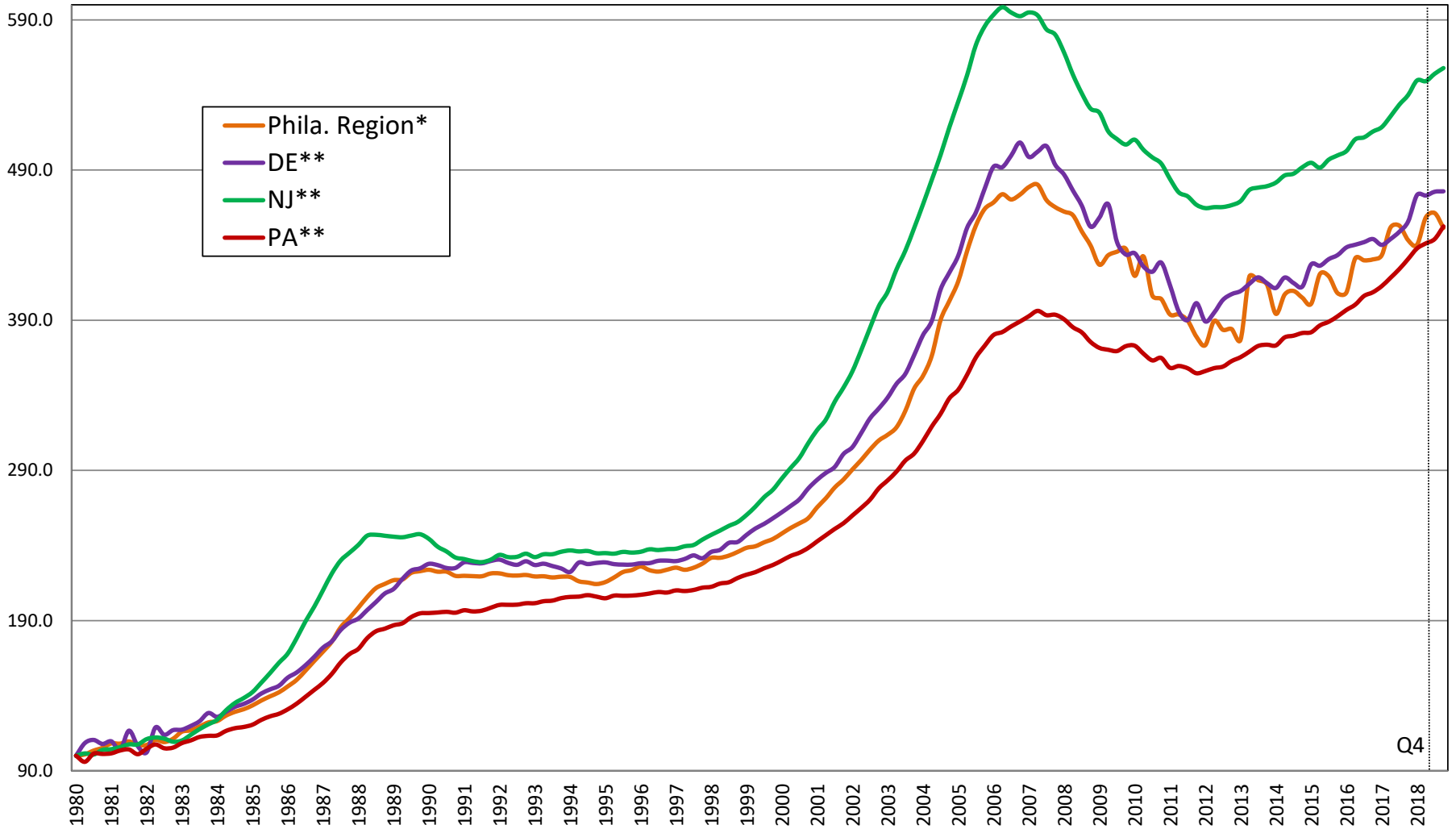
House Price Appreciation 1987-2018: Philadelphia Region v. 10-City U.S. Composite



*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 1980-2018

by Philadelphia Region and State: 1980Q1=100



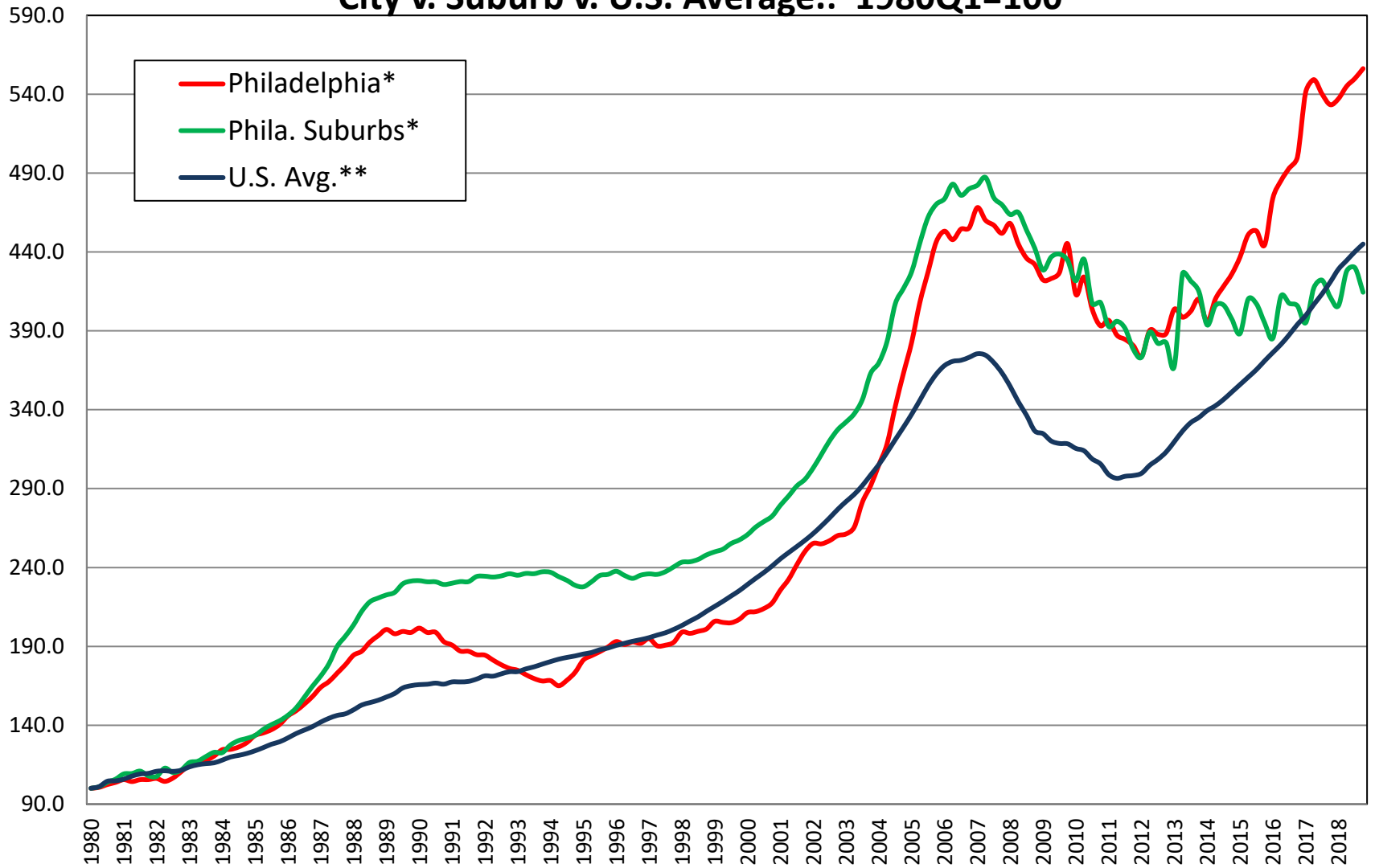
*Empirically estimated by Kevin C. Gillen, Ph.D.

**Courtesy Federal Housing Finance Agency (FHFA)

Q4

Philadelphia Regional House Price Indices 1980-2018

City v. Suburb v. U.S. Average.: 1980Q1=100

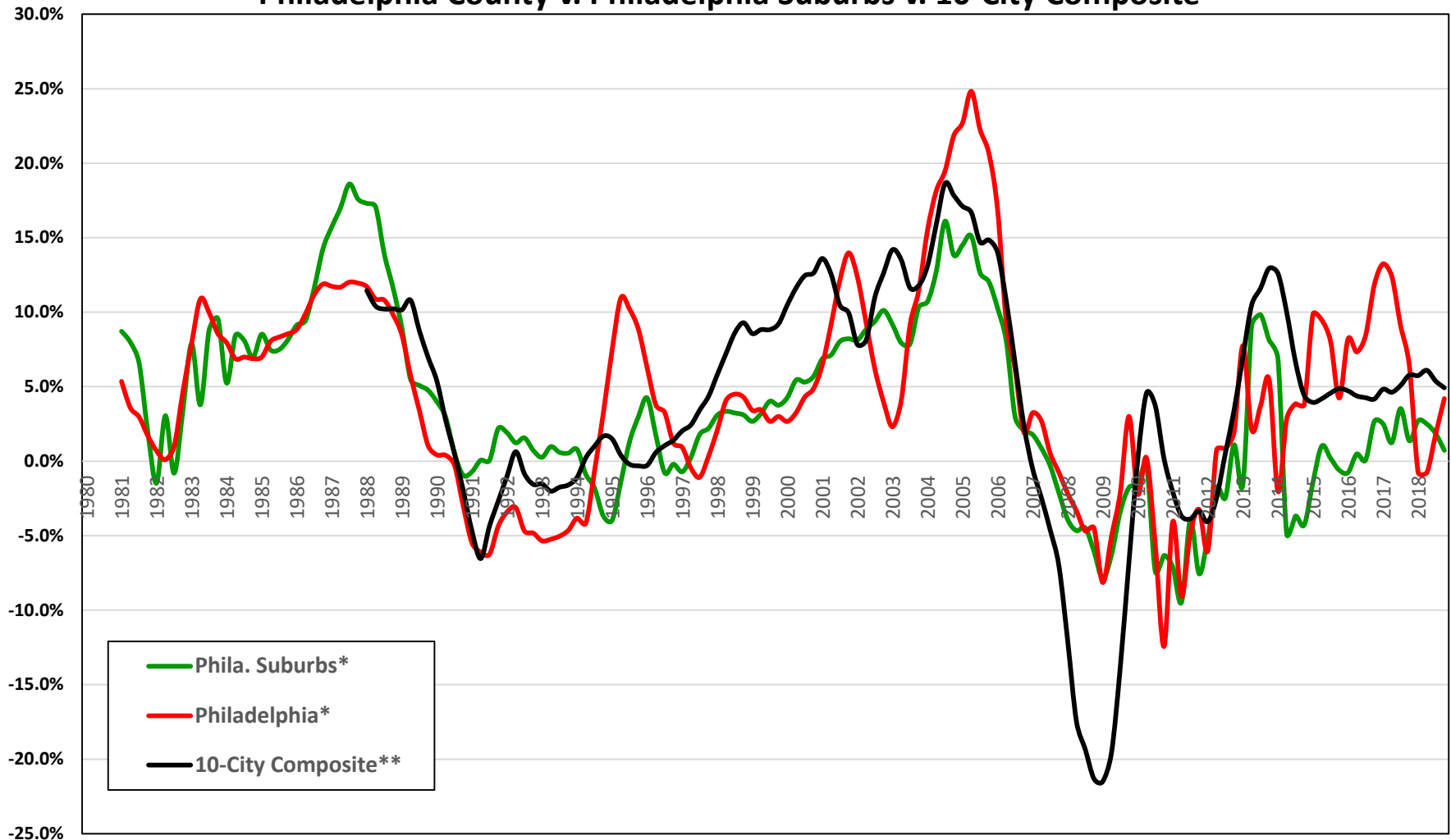


*Empirically estimated by Kevin C. Gillen, Ph.D.

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

YoY Change in Average House Prices: 1980-2018

Philadelphia County v. Philadelphia Suburbs v. 10-City Composite

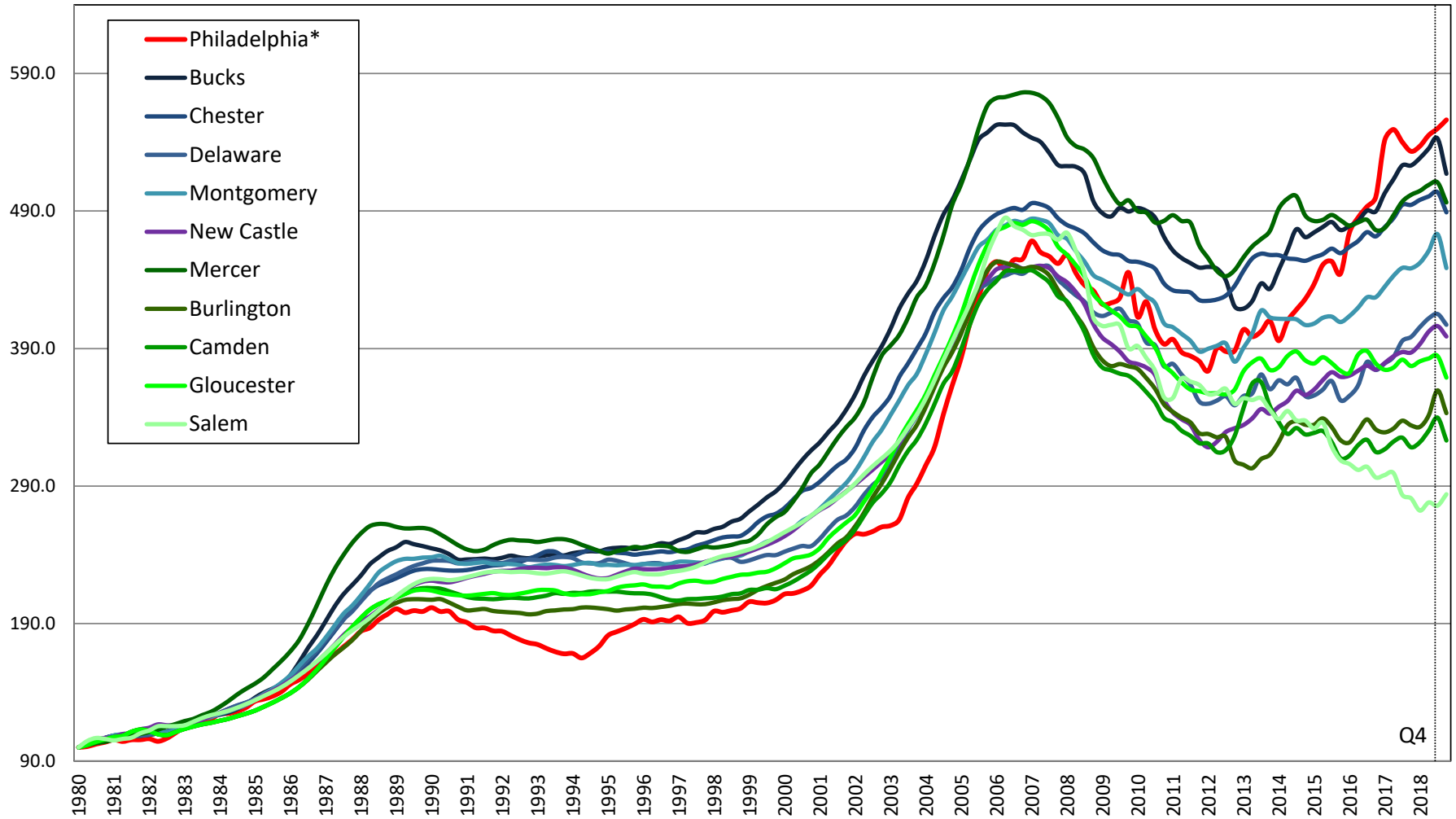


*Empirically estimated by Kevin C. Gillen, Ph.D.

**Empirically estimated by Case-Shiller. The 10-City Composite reflects average annual house price changes in ten large US cities, including: 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 1980-2018, by County

1980Q1=100



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

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

Period	Philadelphia County*	Philadelphia Suburbs*	U.S.A.**
39-Year	456.3%	314.5%	345.1%
10-Year	28.8%	-6.3%	29.0%
1-Year	4.3%	0.7%	5.7%
1-Quarter	1.1%	-3.6%	1.1%

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

**Source: U.S. Federal Housing Finance Agency (FHFA). These numbers are through 2018Q4 only. “MSA”=“Metropolitan Statistical Area”, which is the entire 10-county region.

Philadelphia Region House Price Appreciation Rates by County

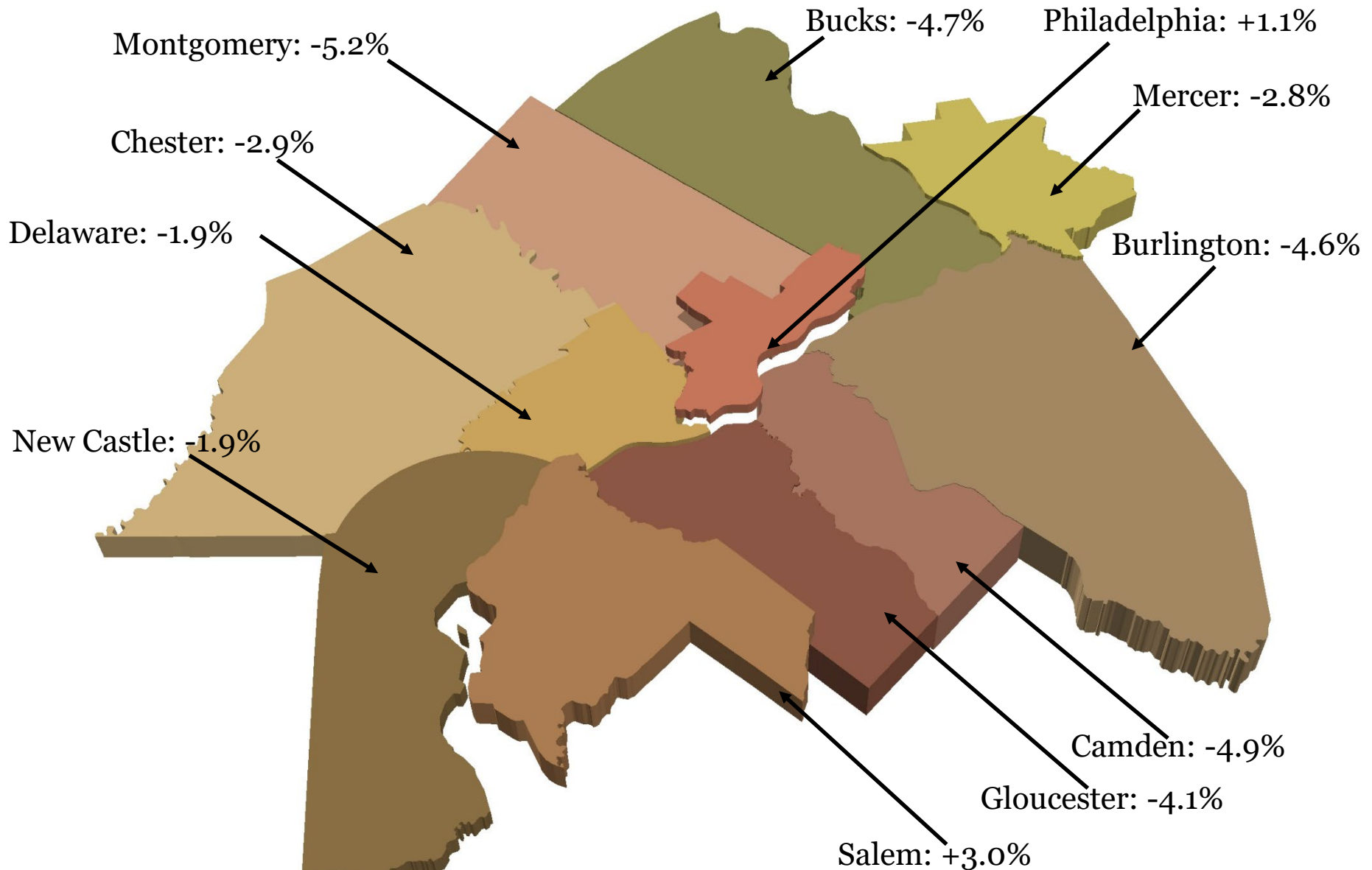
Period	Philadelphia	Bucks	Chester	Delaware	Montgomery	New Castle	Mercer	Burlington	Camden	Gloucester	Salem
39-Year	456%	417%	389%	307%	349%	299%	396%	243%	223%	269%	184%
10-Year	28.8%	4.0%	4.7%	-2.2%	1.2%	-2.2%	-6.1%	-12.2%	-16.2%	-14.1%	-31.1%
1-Year	4.3%	-1.2%	-1.1%	2.2%	0.0%	3.0%	-1.1%	2.7%	1.6%	-2.2%	1.1%
1-Quarter	1.1%	-4.7%	-2.9%	-1.9%	-5.2%	-1.9%	-2.8%	-4.6%	-4.9%	-4.1%	3.0%

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

Philadelphia Region: County Boundary Definitions

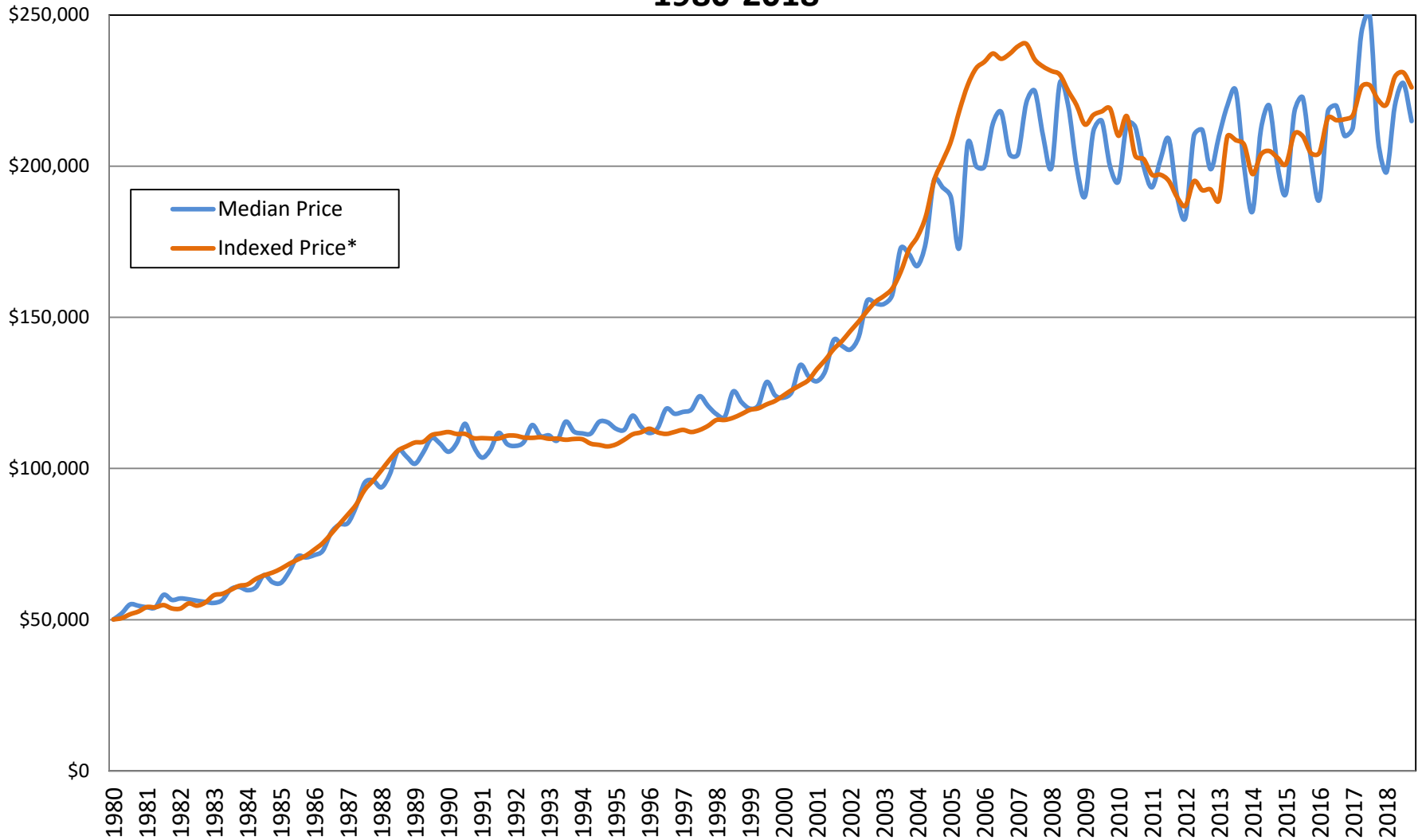


2018 Q4 House Price Rate of Change by County



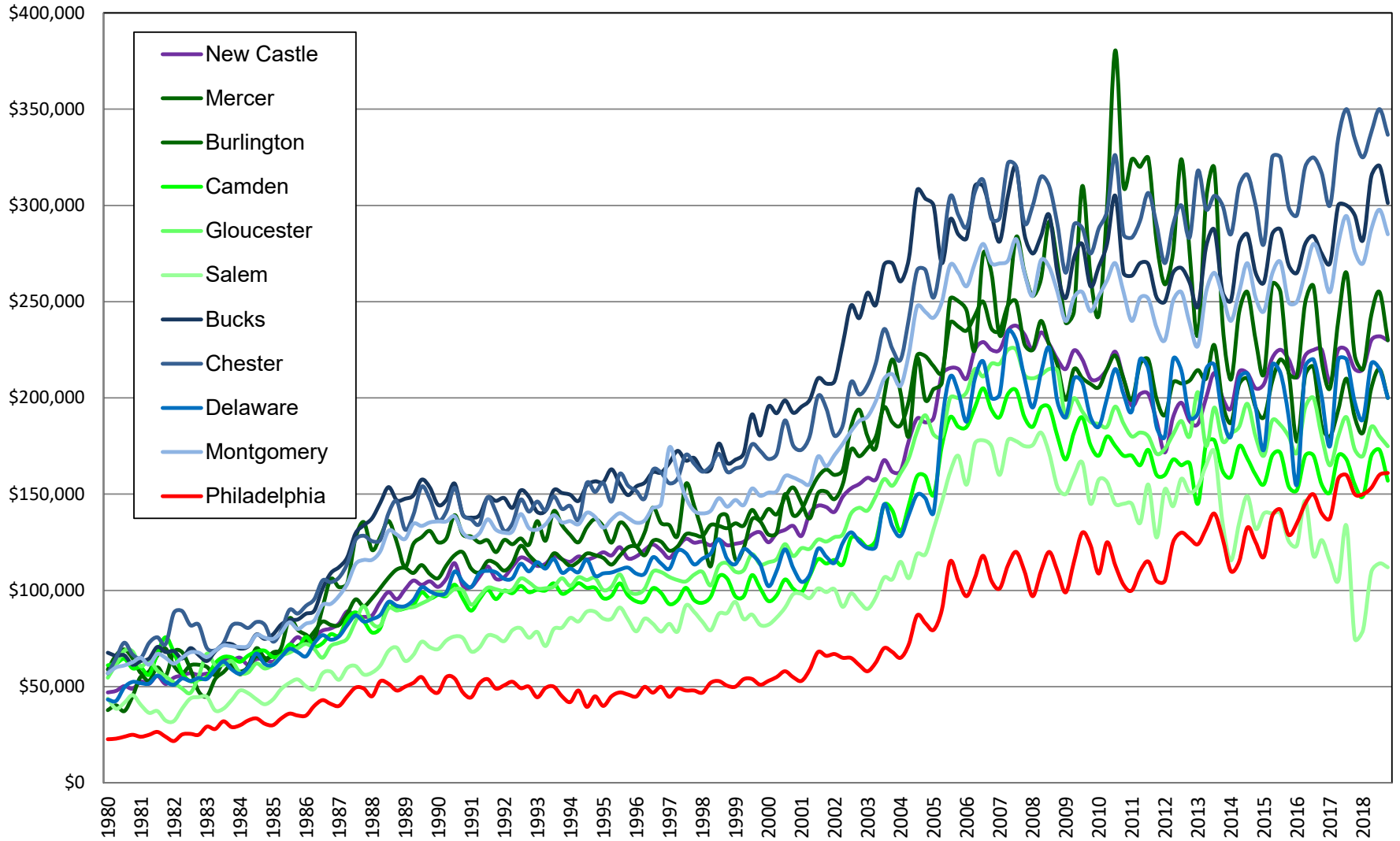
Note: Each county is extruded by its average change in house values during 2018 Q4 in order to reflect its growth (or depreciation) rate relative to other counties.

Median Regional House Price v. Indexed Regional House Price: 1980-2018

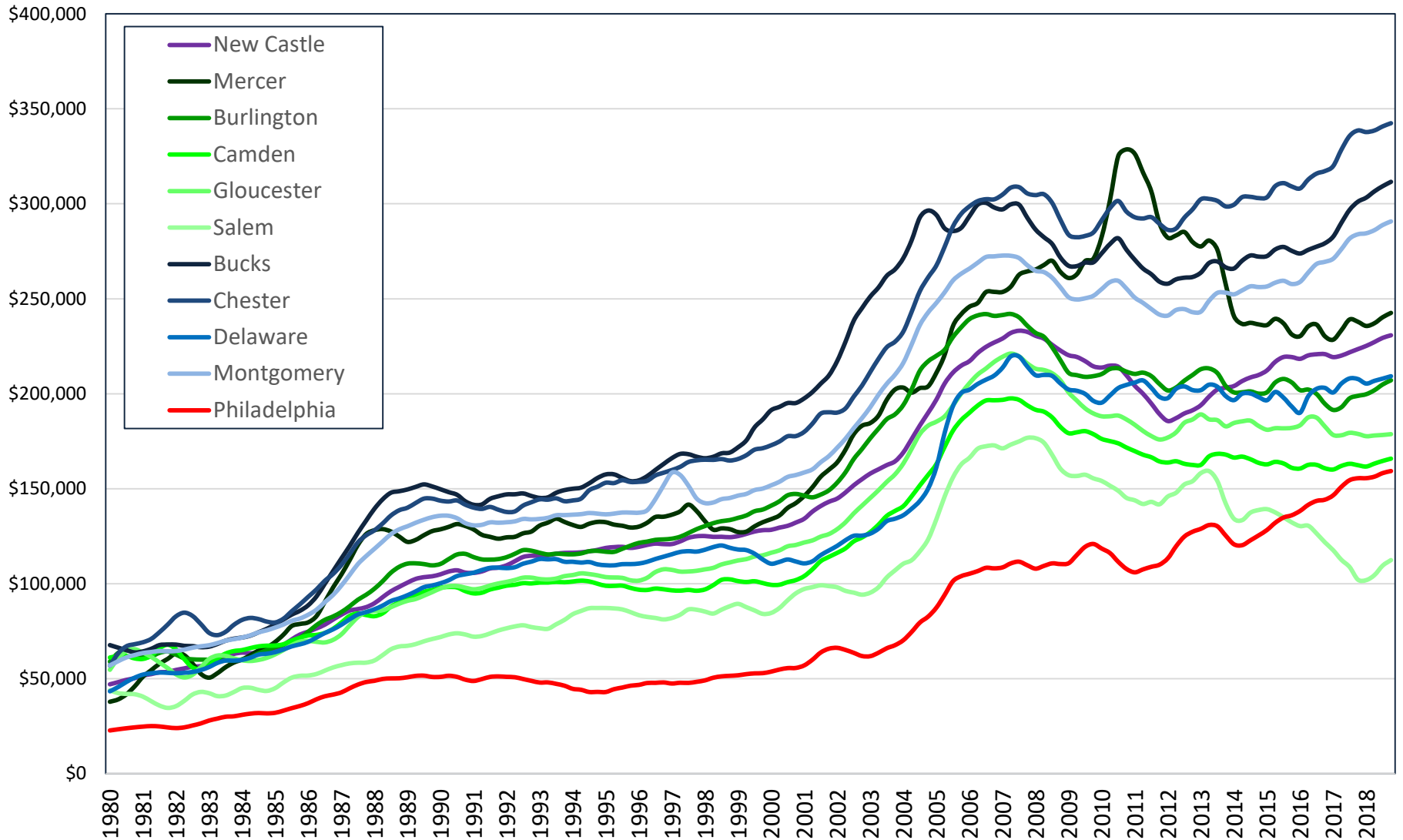


*Empirically estimated by Kevin C. Gillen, Ph.D.

Median House Price by County: 1980-2018

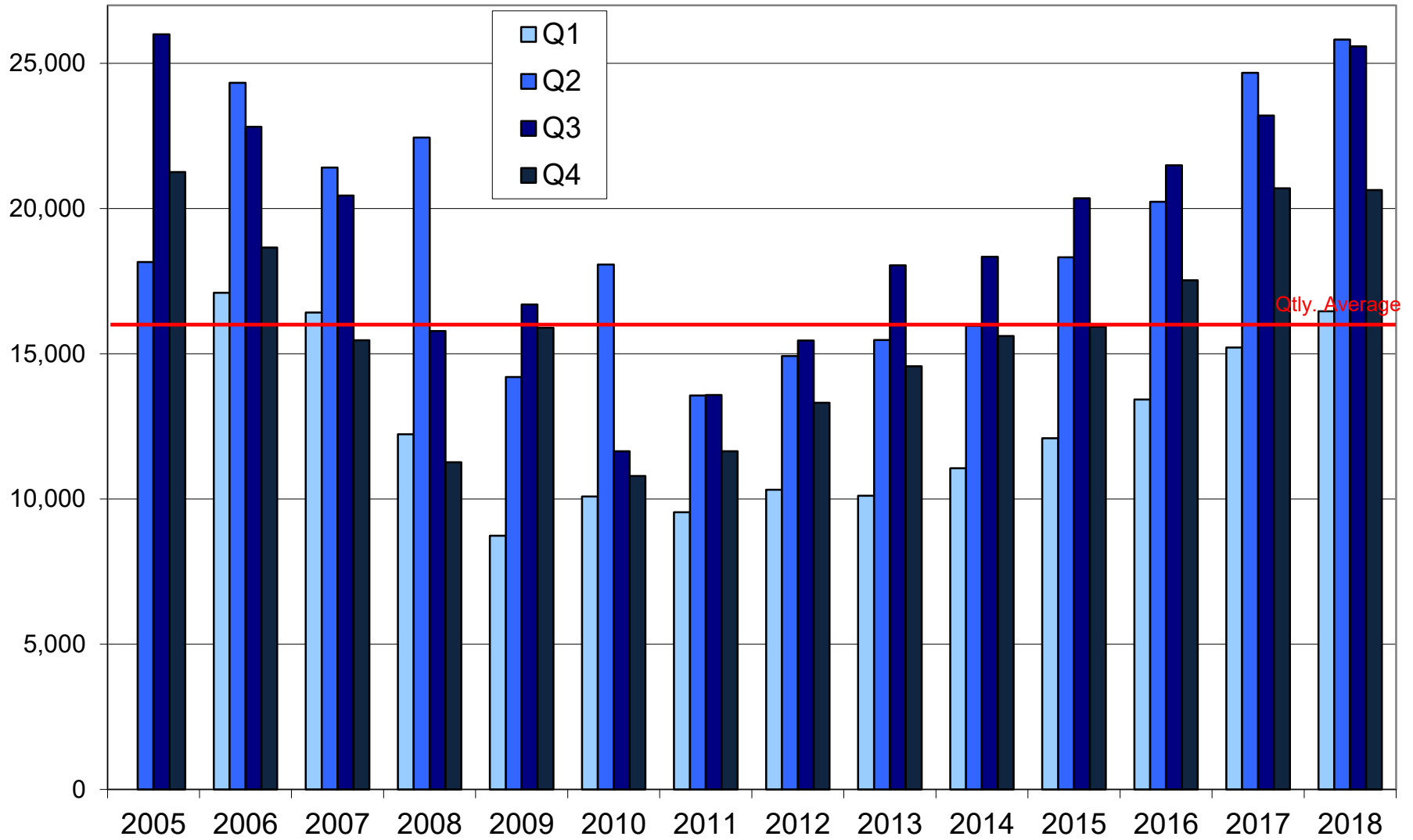


Median House Price by County, Smoothed*: 1980-2018

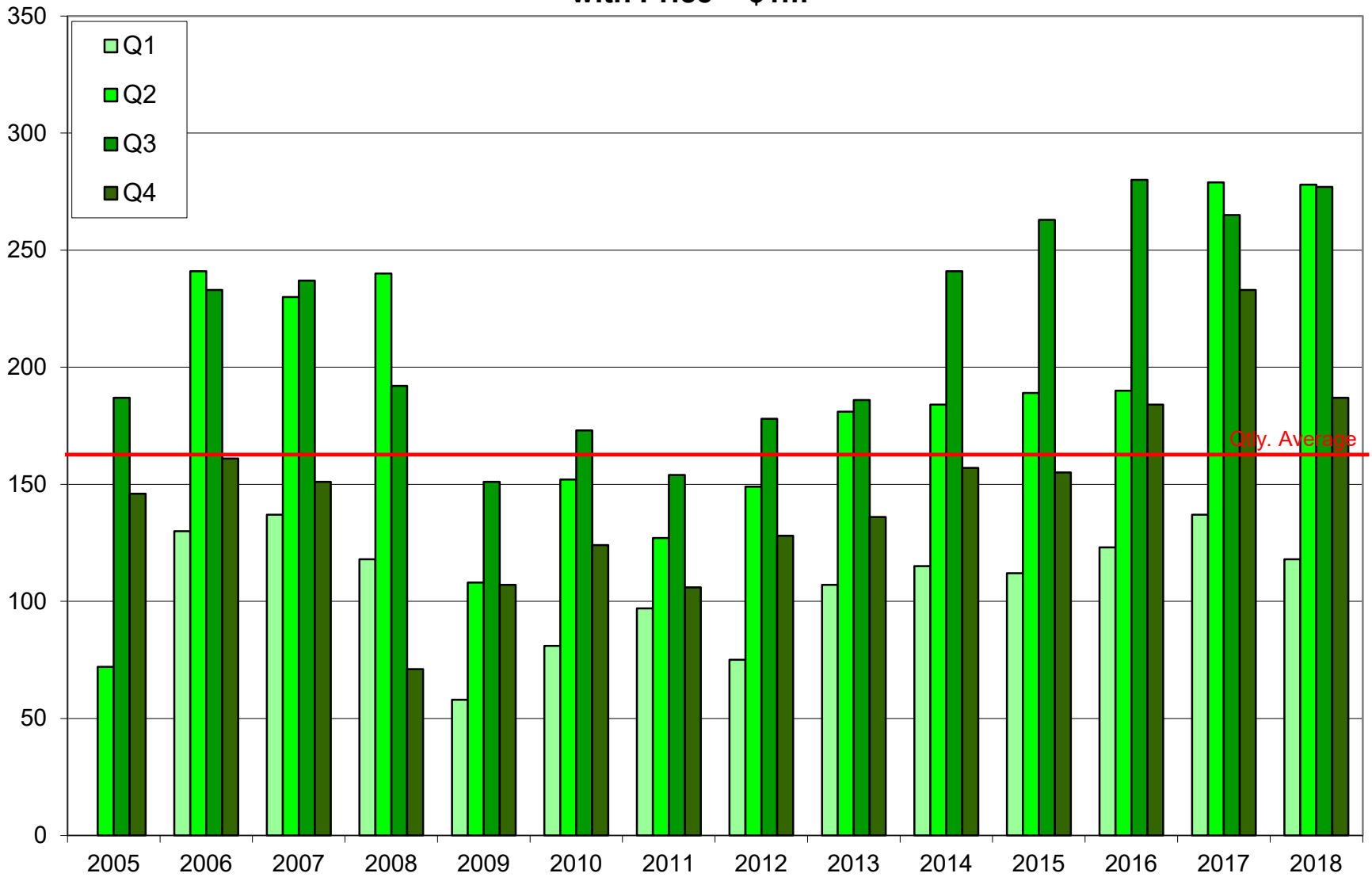


*The price data was smoothed by applying a 3-period moving average, in order to eliminate seasonal noise.

Number of Regional House Sales per Quarter: 2005-2018



Number of Regional House Sales 2005-2018 with Price >=\$1m



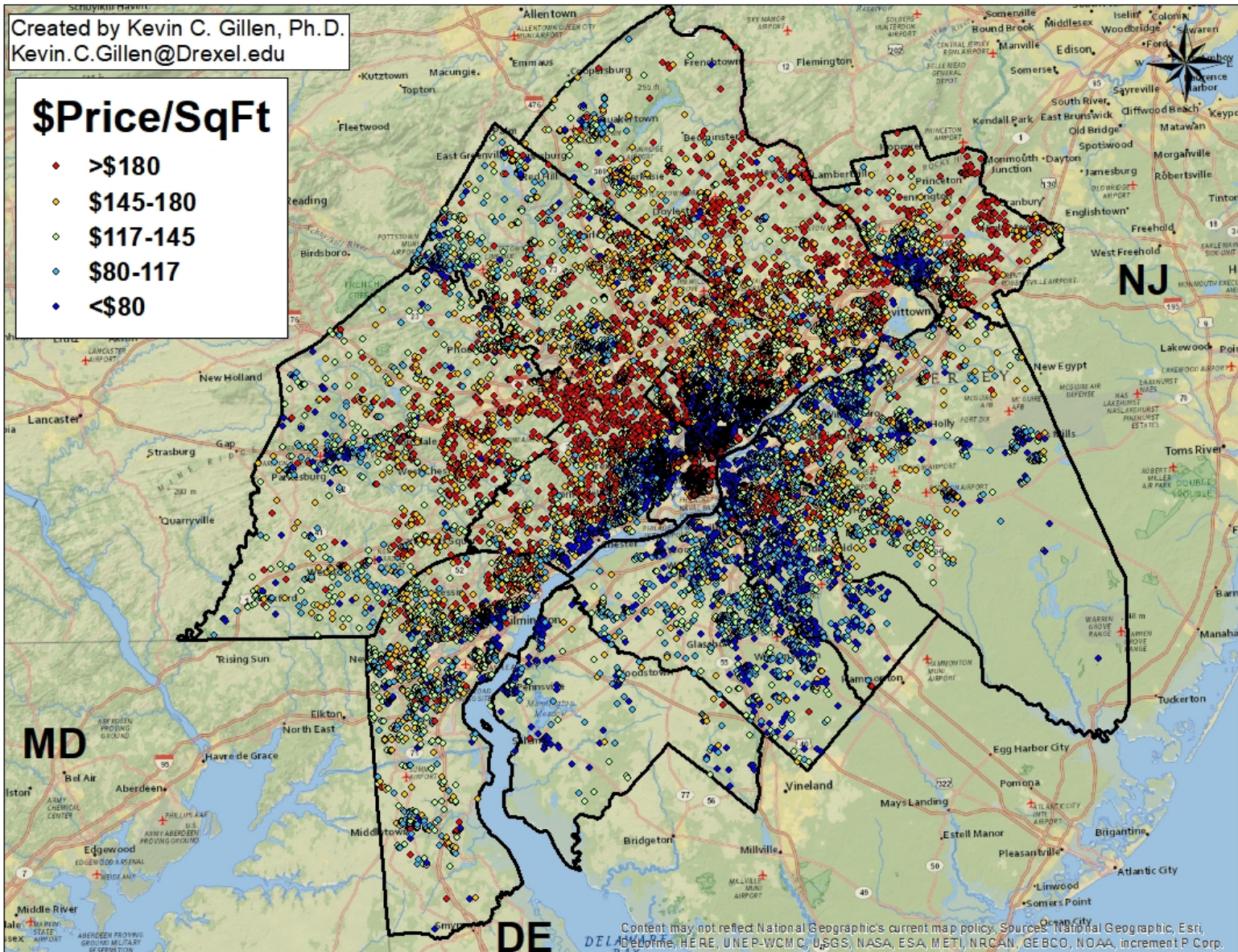
City Average

Philadelphia Region House Sales in 2018 Q4

Created by Kevin C. Gillen, Ph.D.
Kevin.C.Gillen@Drexel.edu

\$Price/SqFt

- ◆ >\$180
- ◆ \$145-180
- ◆ \$117-145
- ◆ \$80-117
- ◆ <\$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.

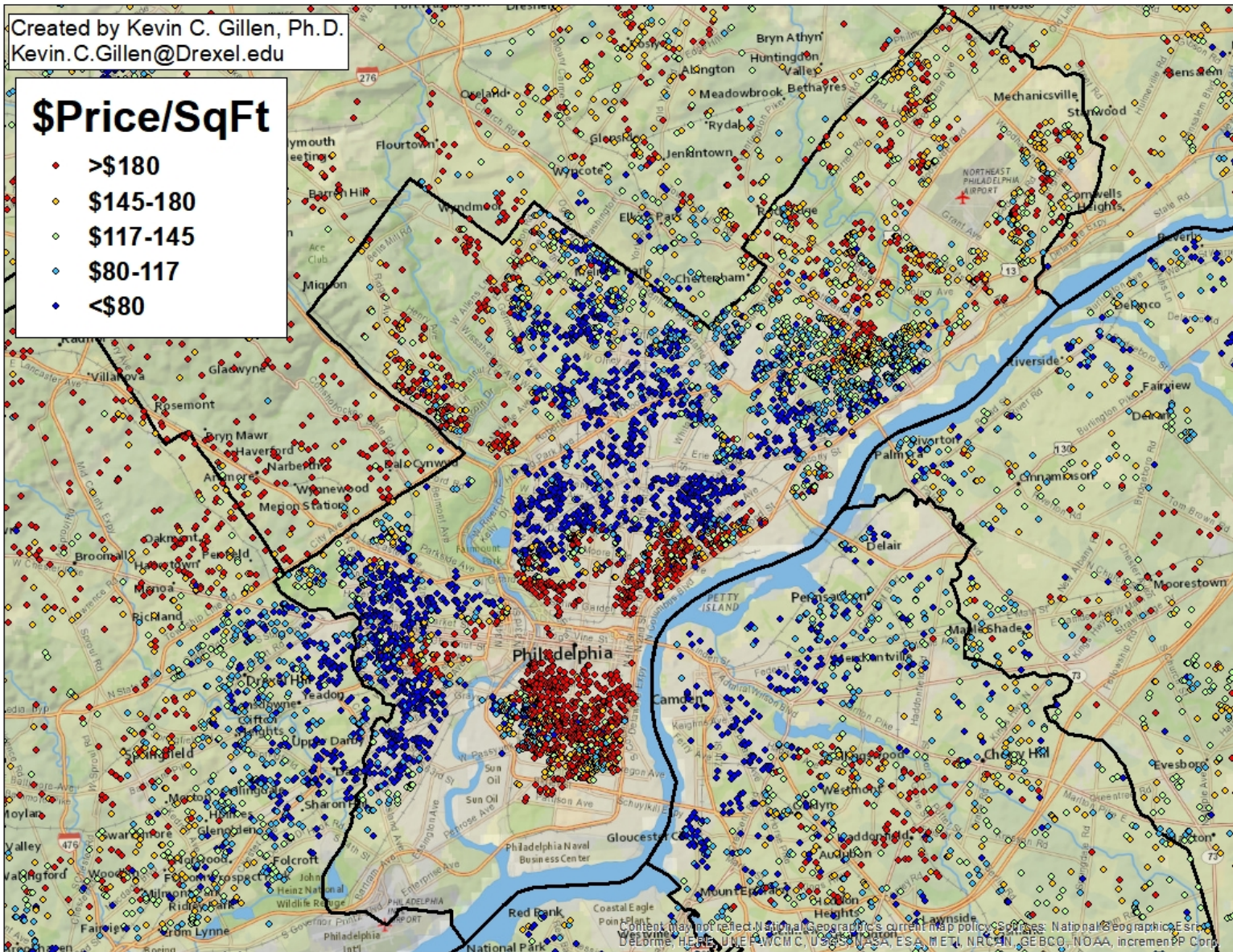
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Philadelphia County House Sales in 2018 Q4

Created by Kevin C. Gillen, Ph.D.
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\$Price/SqFt

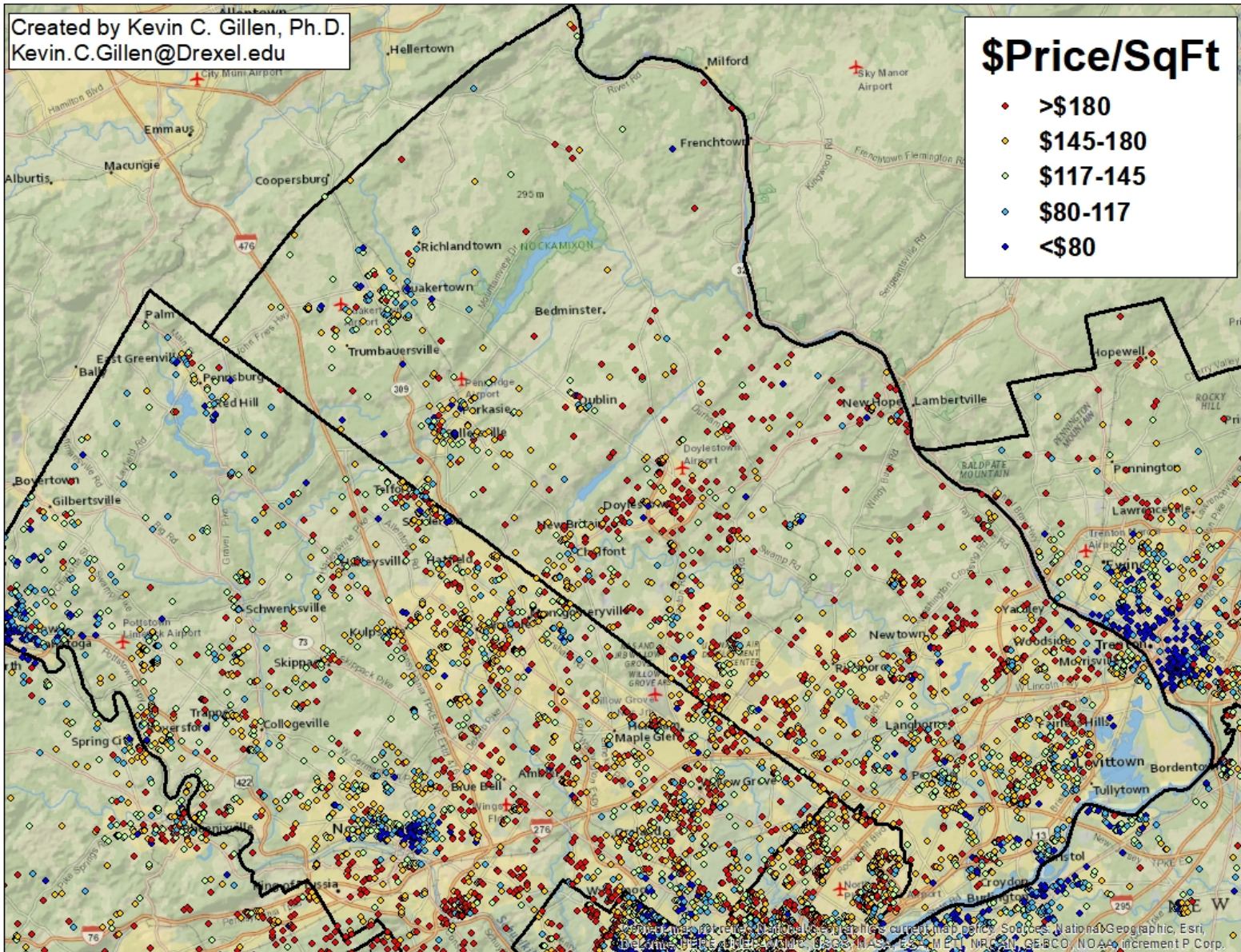
- ◆ >\$180
- ◆ \$145-180
- ◆ \$117-145
- ◆ \$80-117
- ◆ <\$80



Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Bucks County House Sales in 2018 Q4

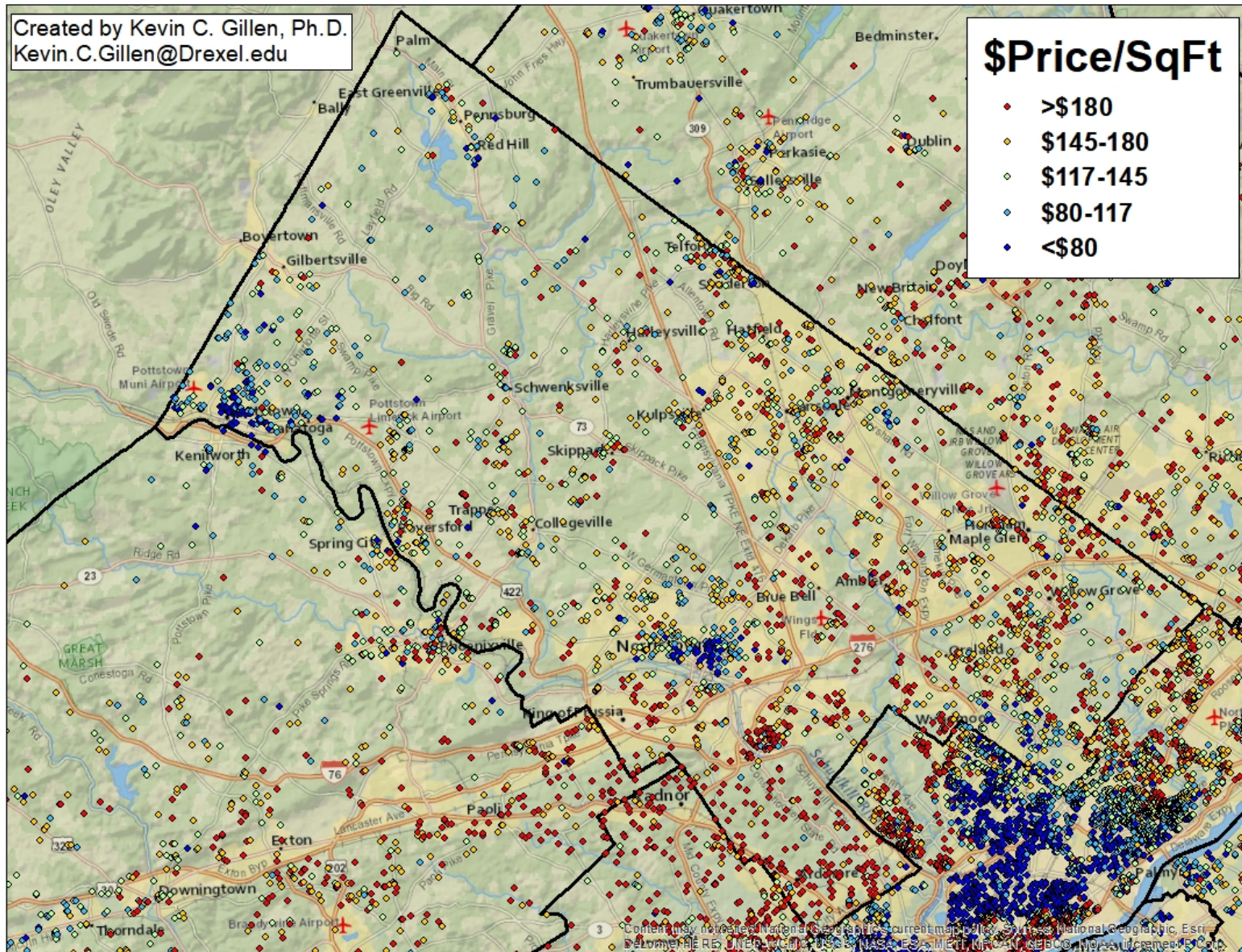
Created by Kevin C. Gillen, Ph.D.
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Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Montgomery County House Sales in 2018 Q4

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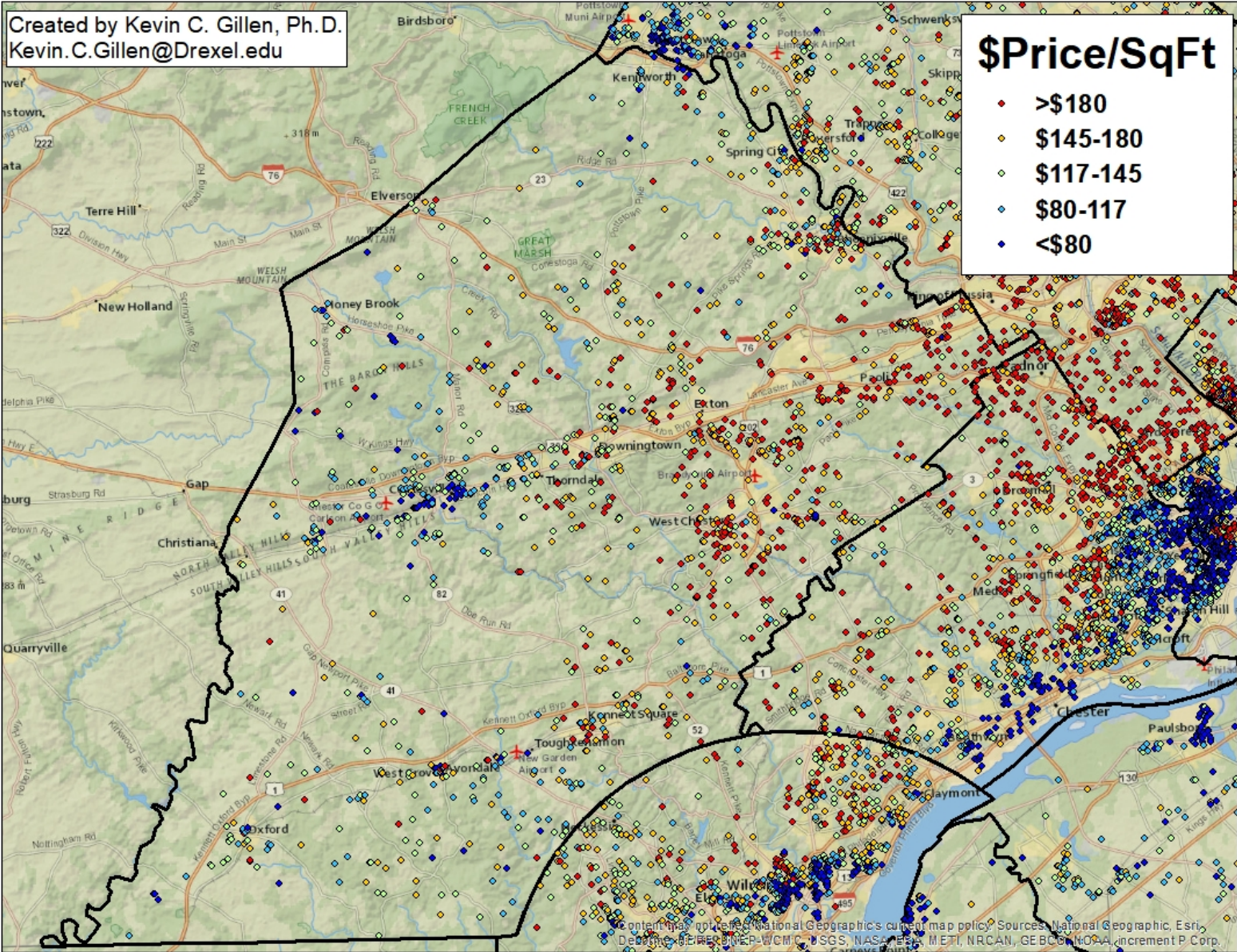
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Chester County House Sales in 2018 Q4

Created by Kevin C. Gillen, Ph.D.
Kevin.C.Gillen@Drexel.edu

\$Price/SqFt

- >\$180
- \$145-180
- \$117-145
- \$80-117
- <\$80



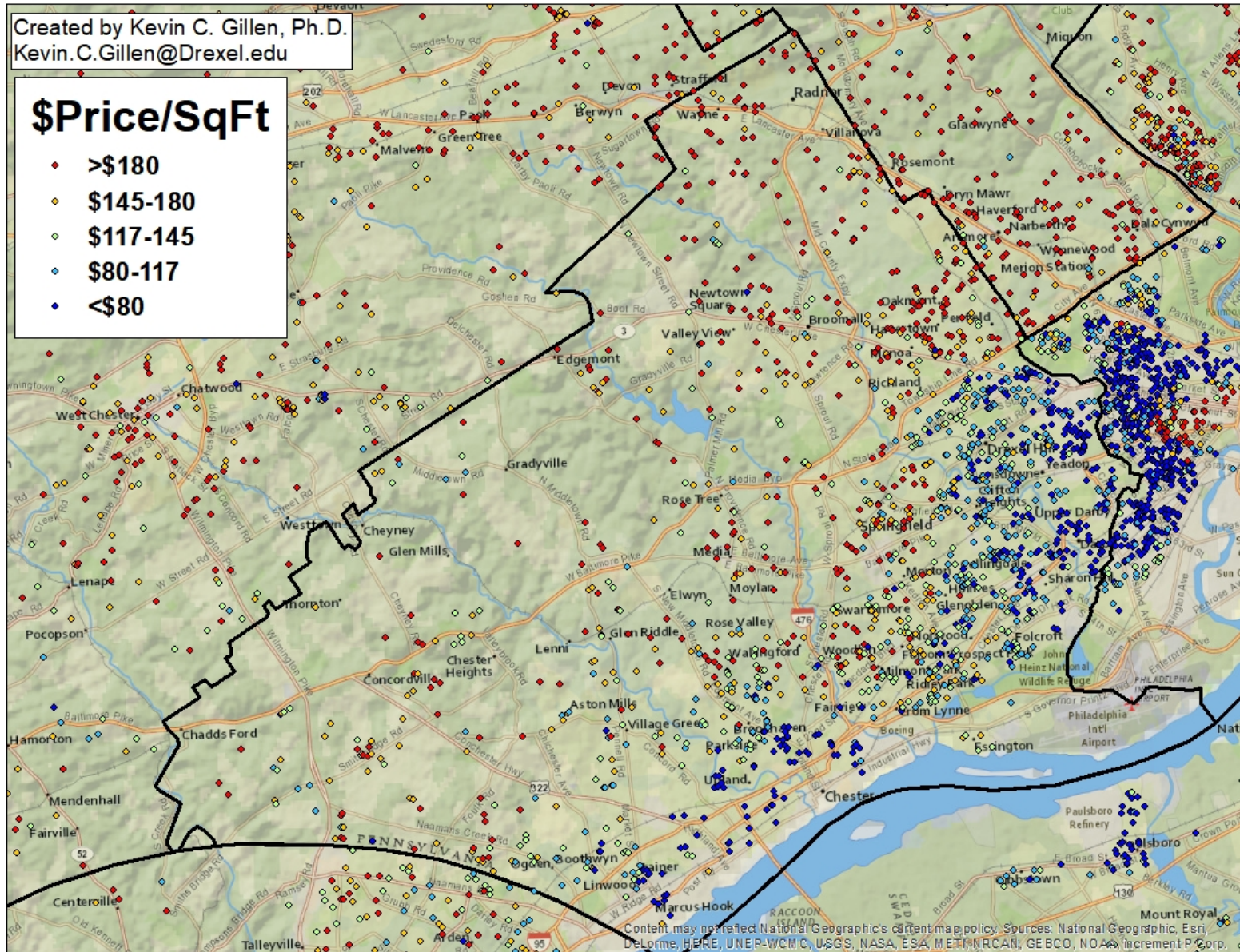
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Delaware County House Sales in 2018 Q4

Created by Kevin C. Gillen, Ph.D.
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\$Price/SqFt

- ◆ >\$180
- ◆ \$145-180
- ◆ \$117-145
- ◆ \$80-117
- ◆ <\$80



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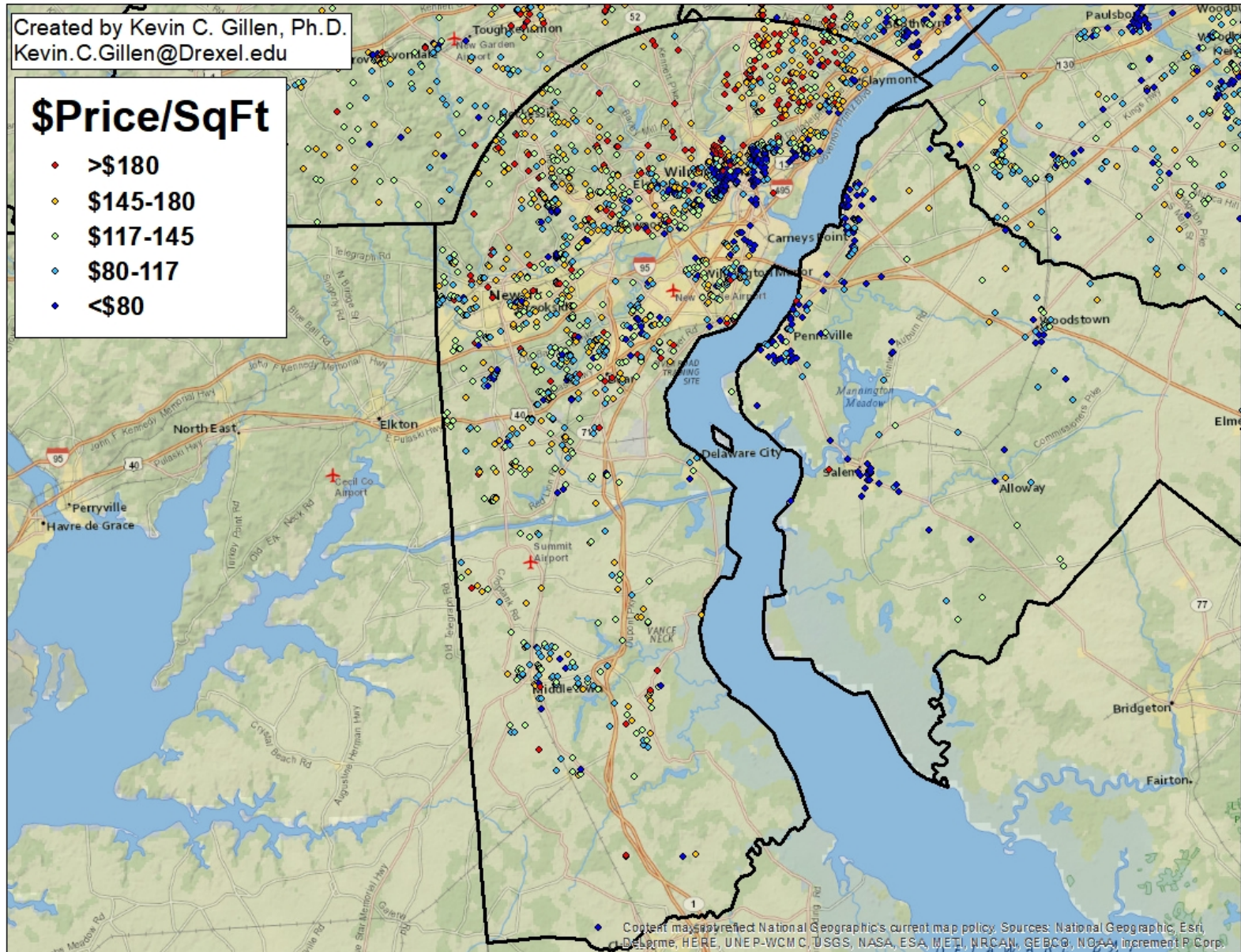
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

New Castle County House Sales in 2018 Q4

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\$Price/SqFt

- >\$180
- \$145-180
- \$117-145
- \$80-117
- <\$80



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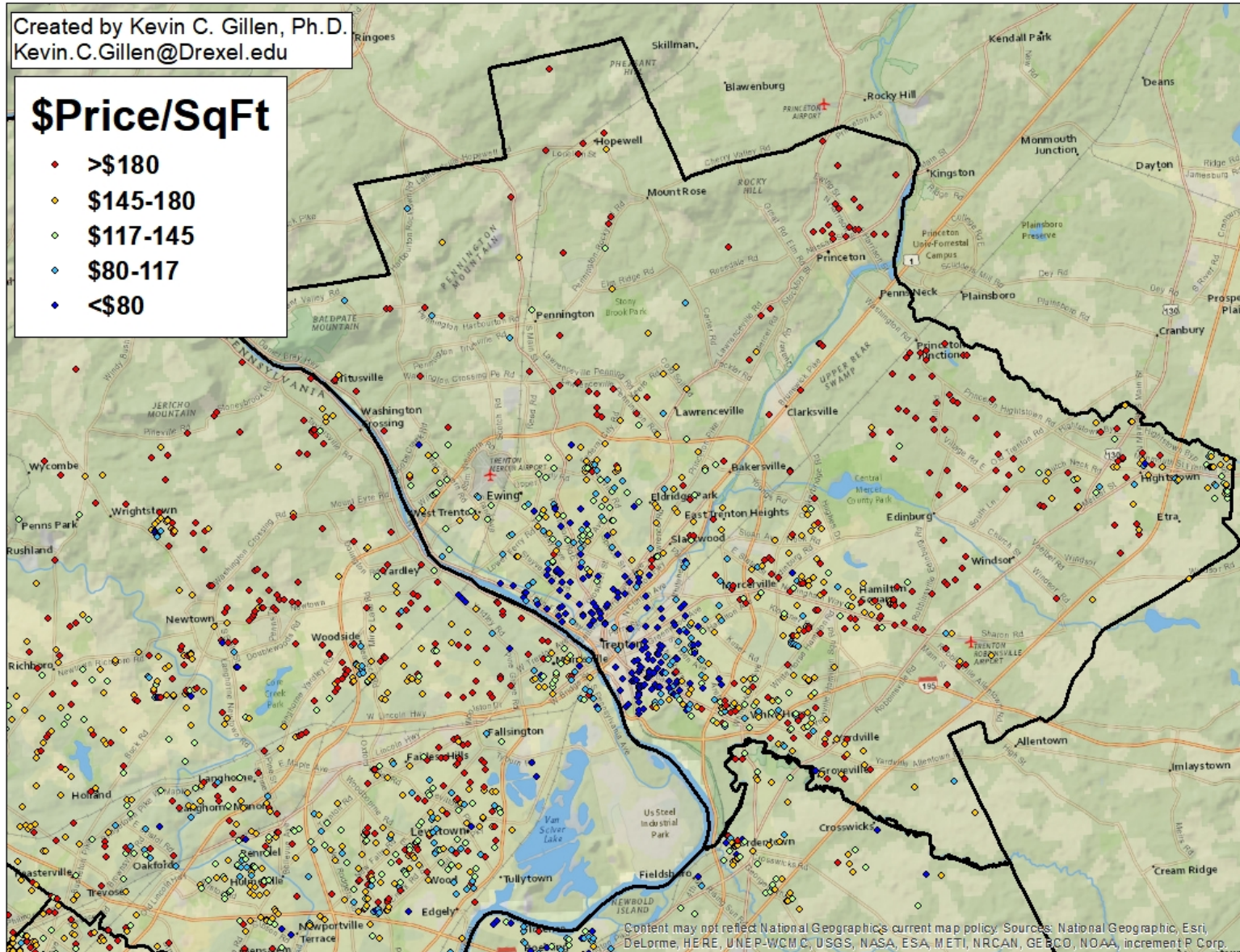
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Mercer County House Sales in 2018 Q4

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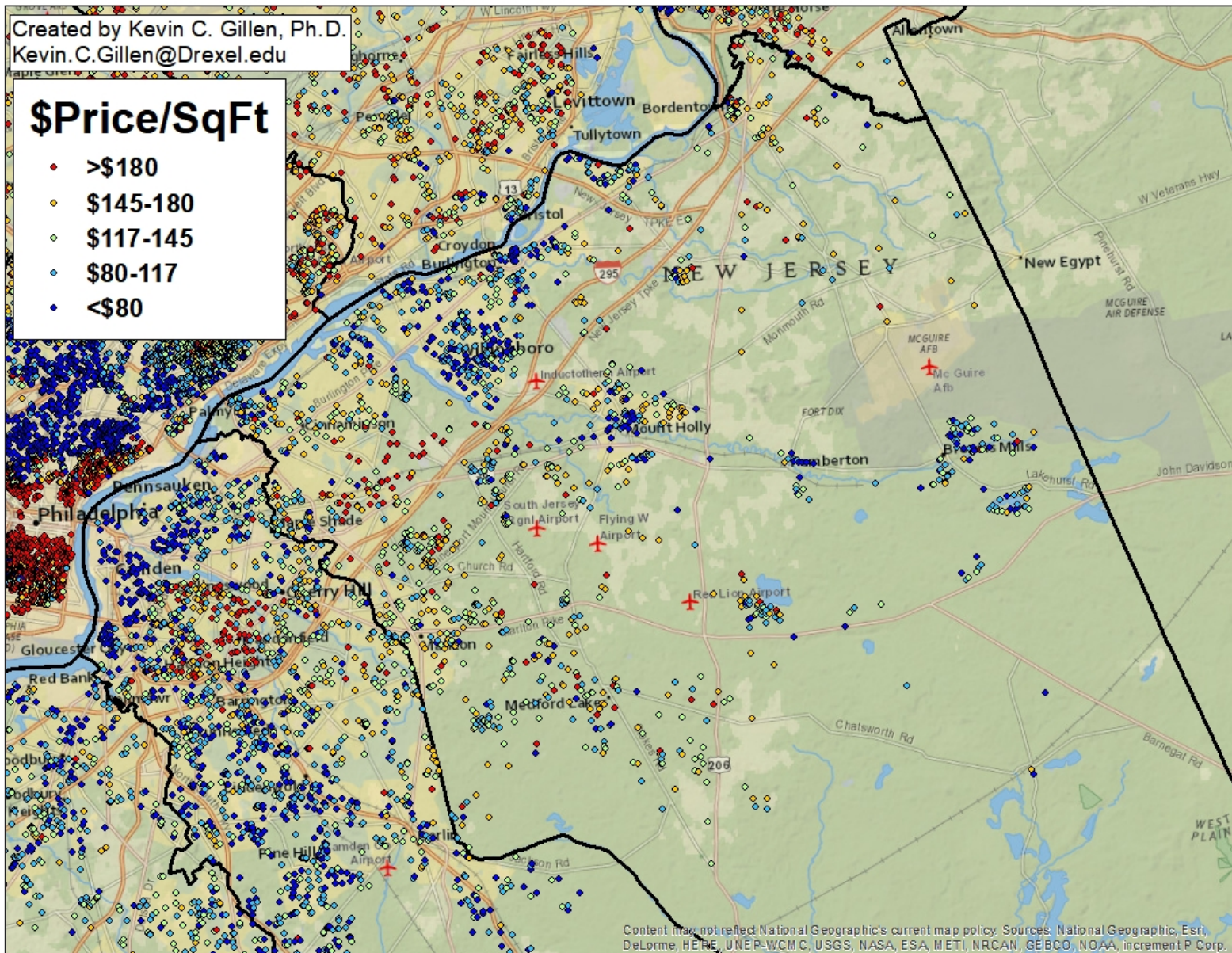
\$Price/SqFt

- ◆ >\$180
- ◆ \$145-180
- ◆ \$117-145
- ◆ \$80-117
- ◆ <\$80



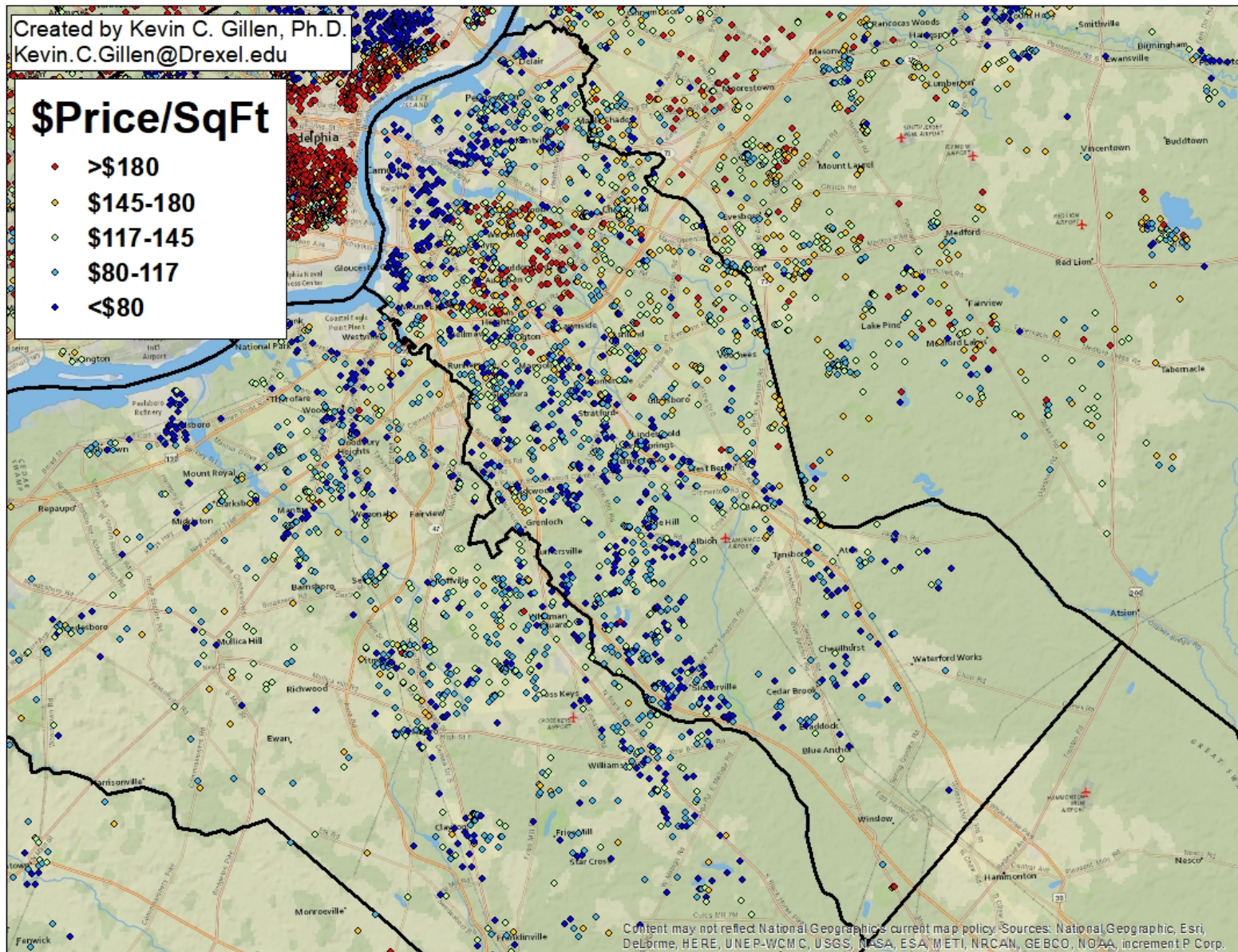
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Burlington County House Sales in 2018 Q4



Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Camden County House Sales in 2018 Q4



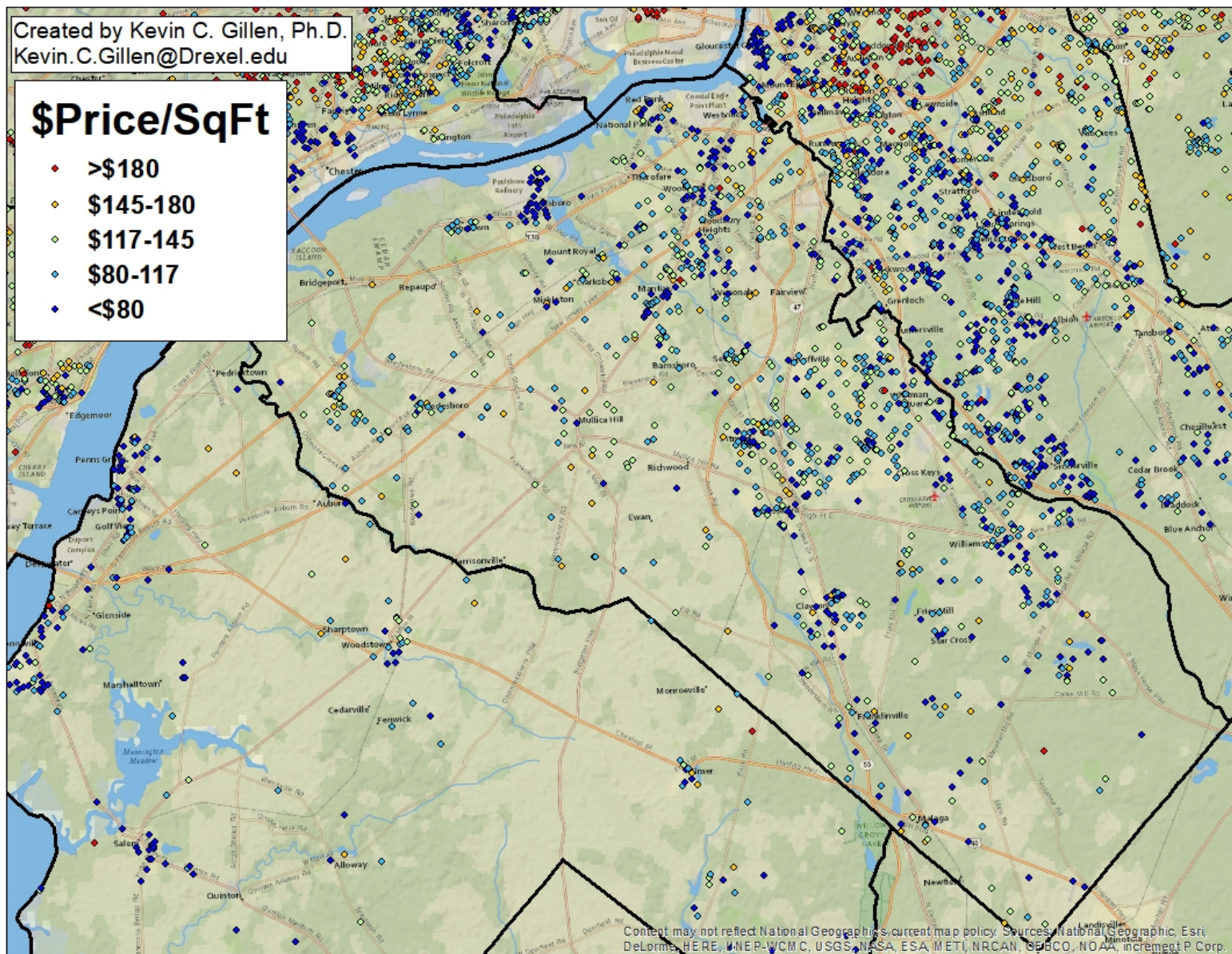
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Gloucester County House Sales in 2018 Q4

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Kevin.C.Gillen@Drexel.edu

\$Price/SqFt

- ◆ >\$180
- ◆ \$145-180
- ◆ \$117-145
- ◆ \$80-117
- ◆ <\$80



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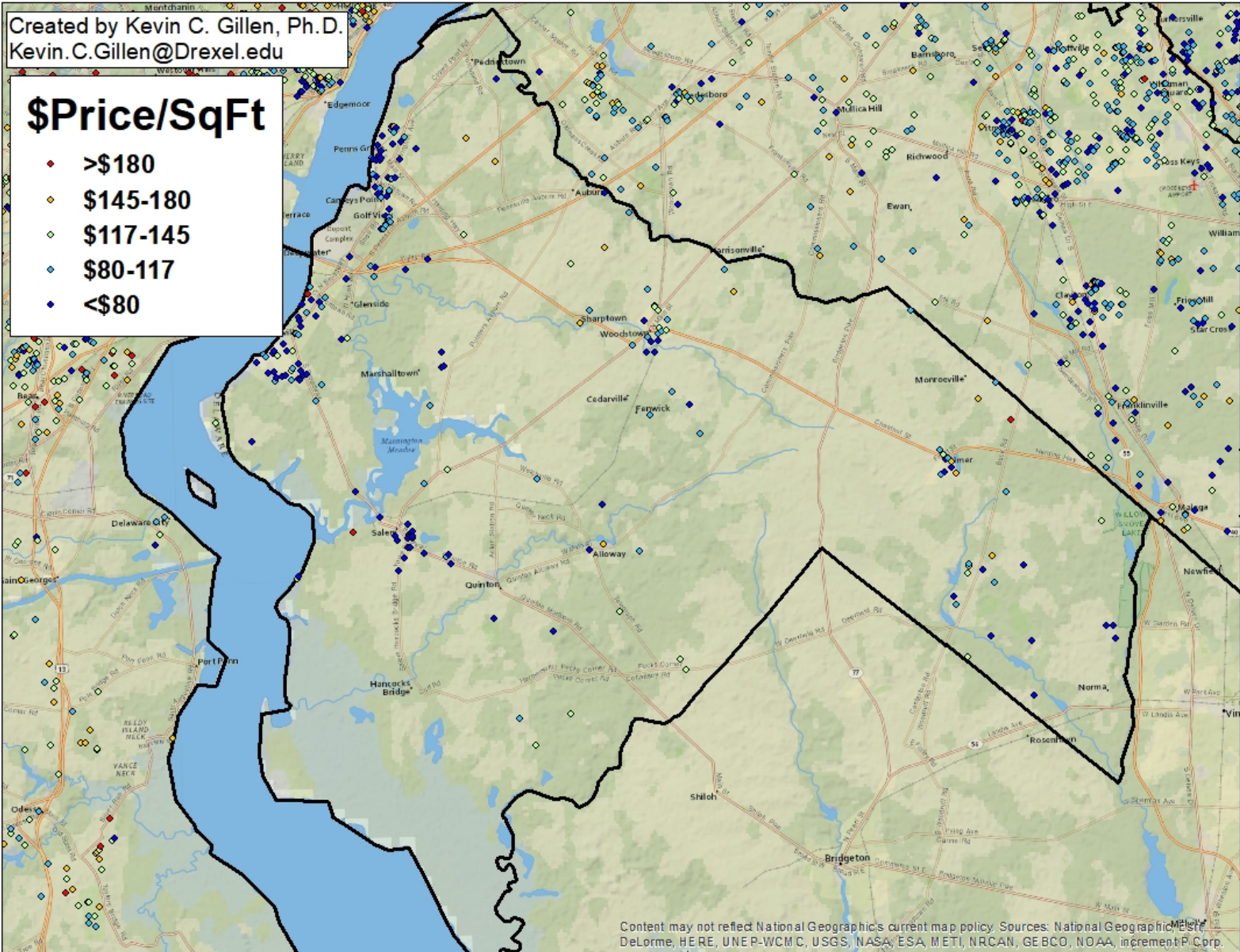
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Salem County House Sales in 2018 Q4

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\$Price/SqFt

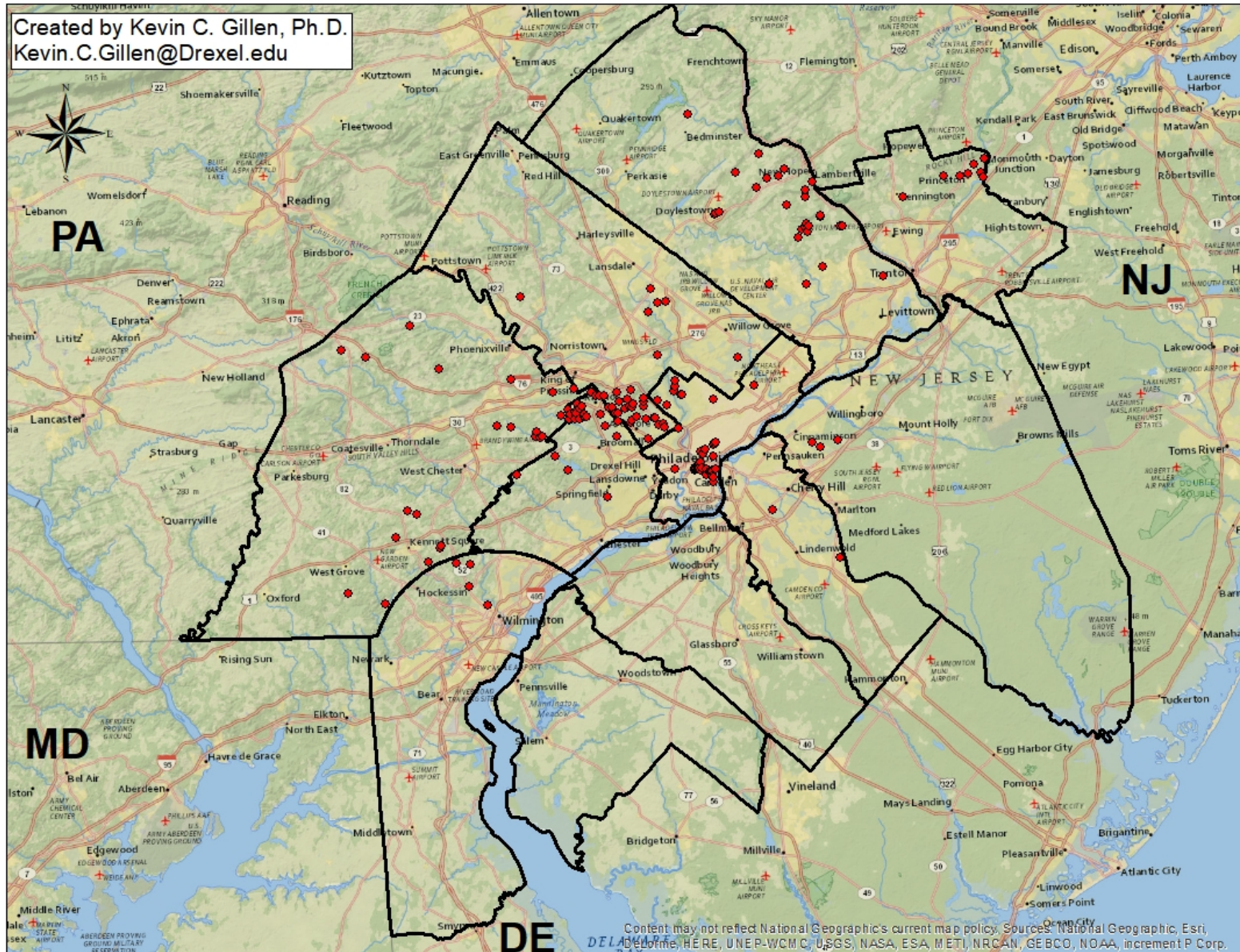
- ◆ >\$180
- ◆ \$145-180
- ◆ \$117-145
- ◆ \$80-117
- ◆ <\$80



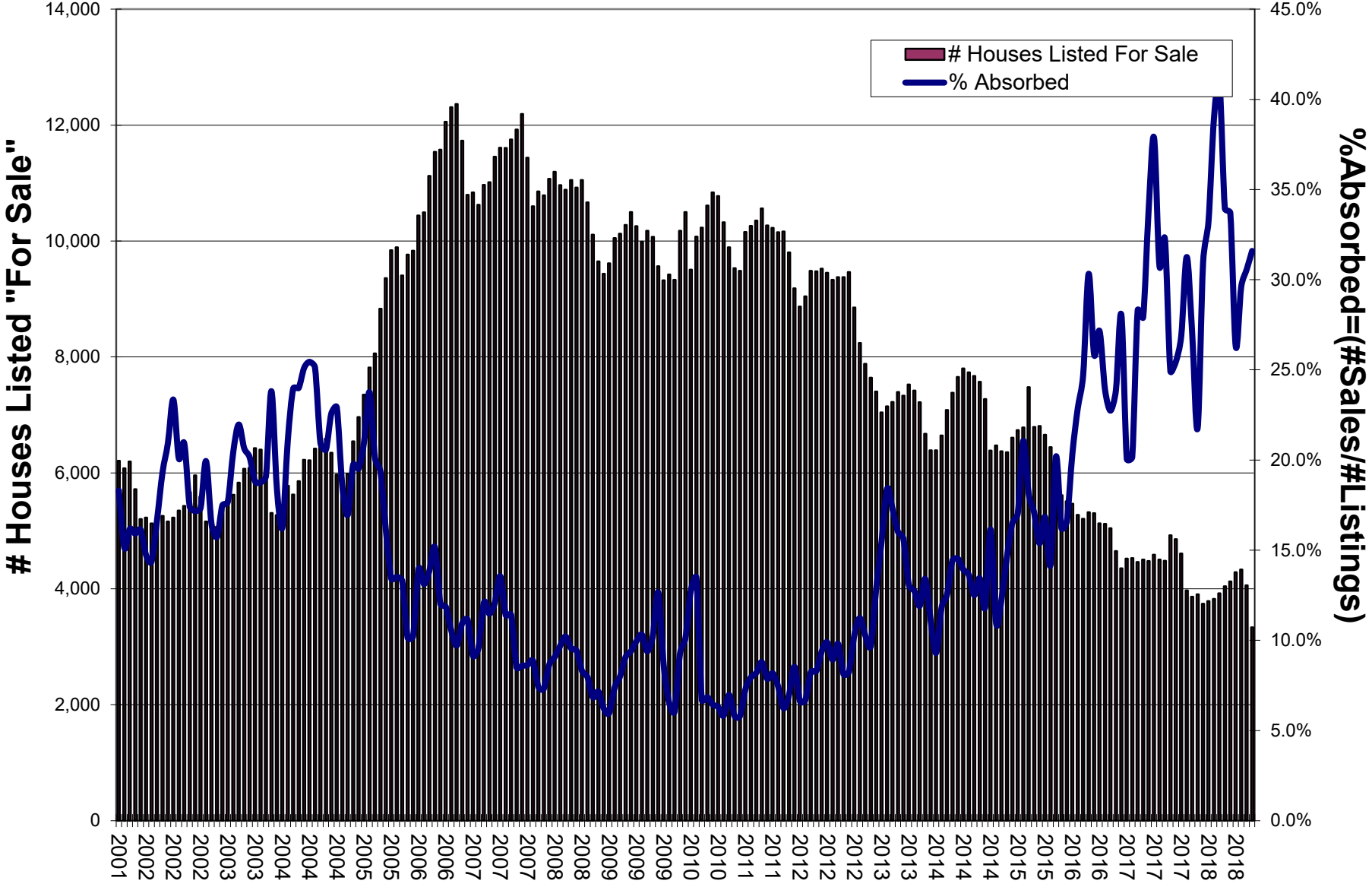
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Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

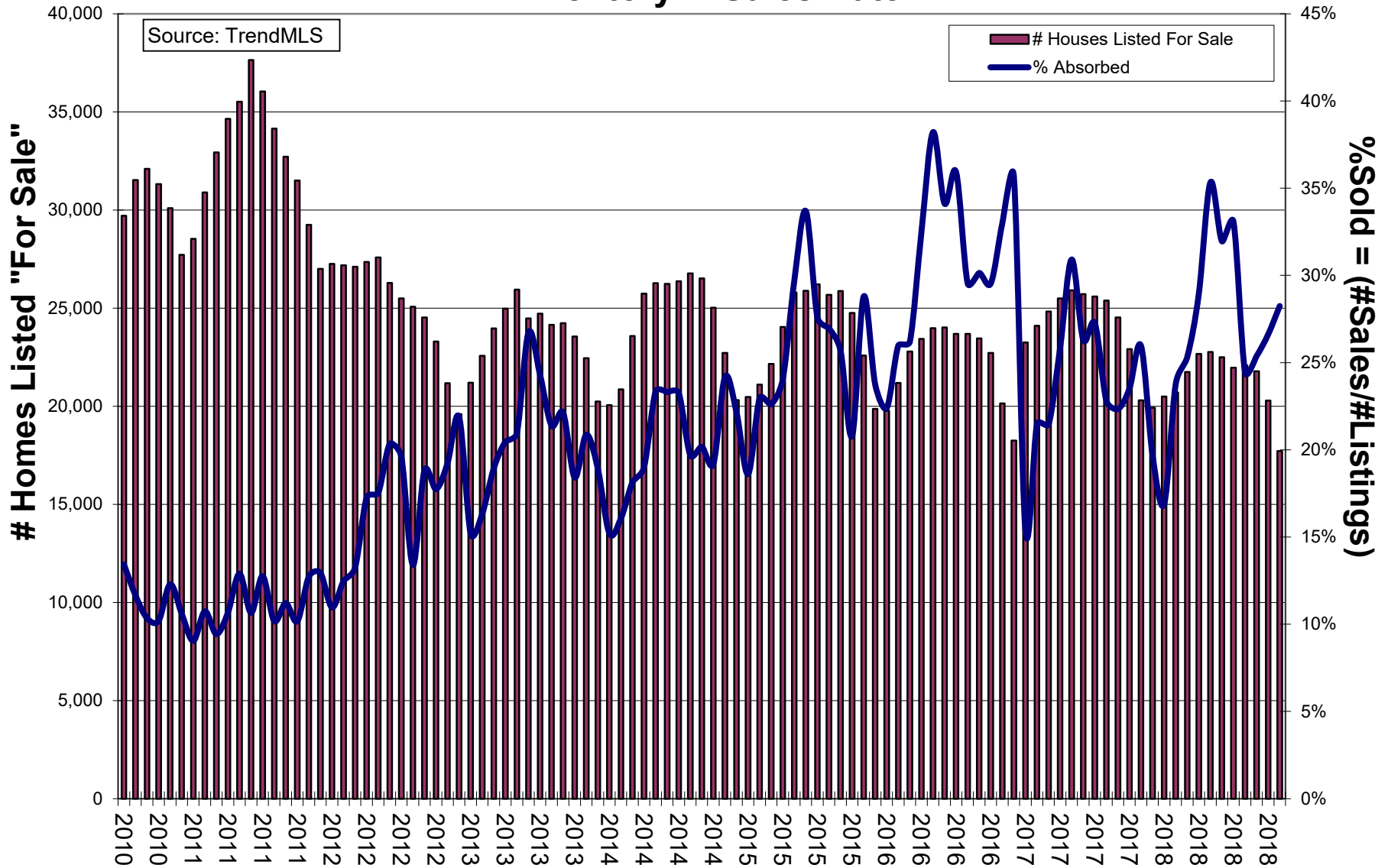
+ \$1 Million Dollar House Sales in 2018 Q4



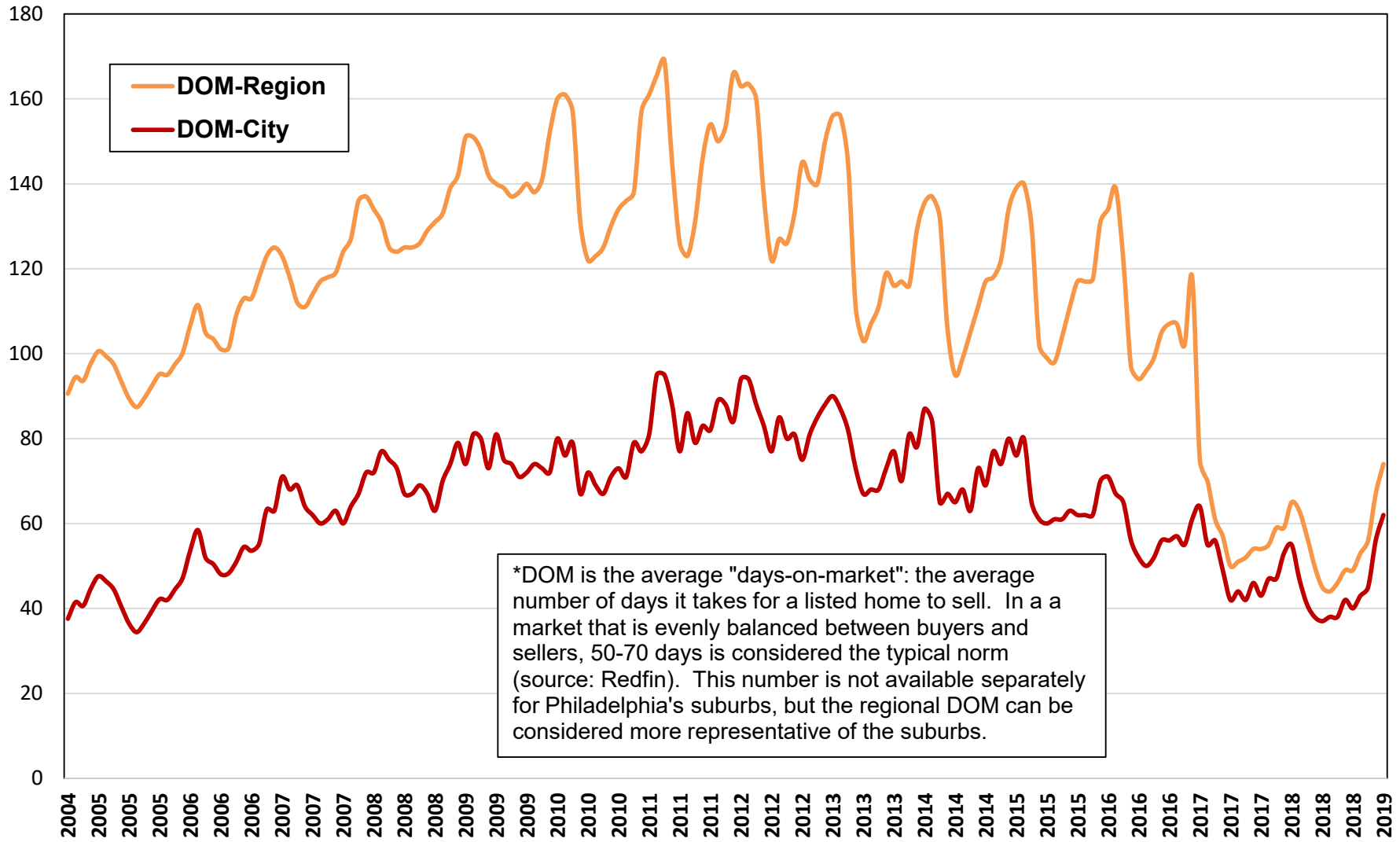
Philadelphia Houses Listed For Sale: Inventory v. Sales Rate



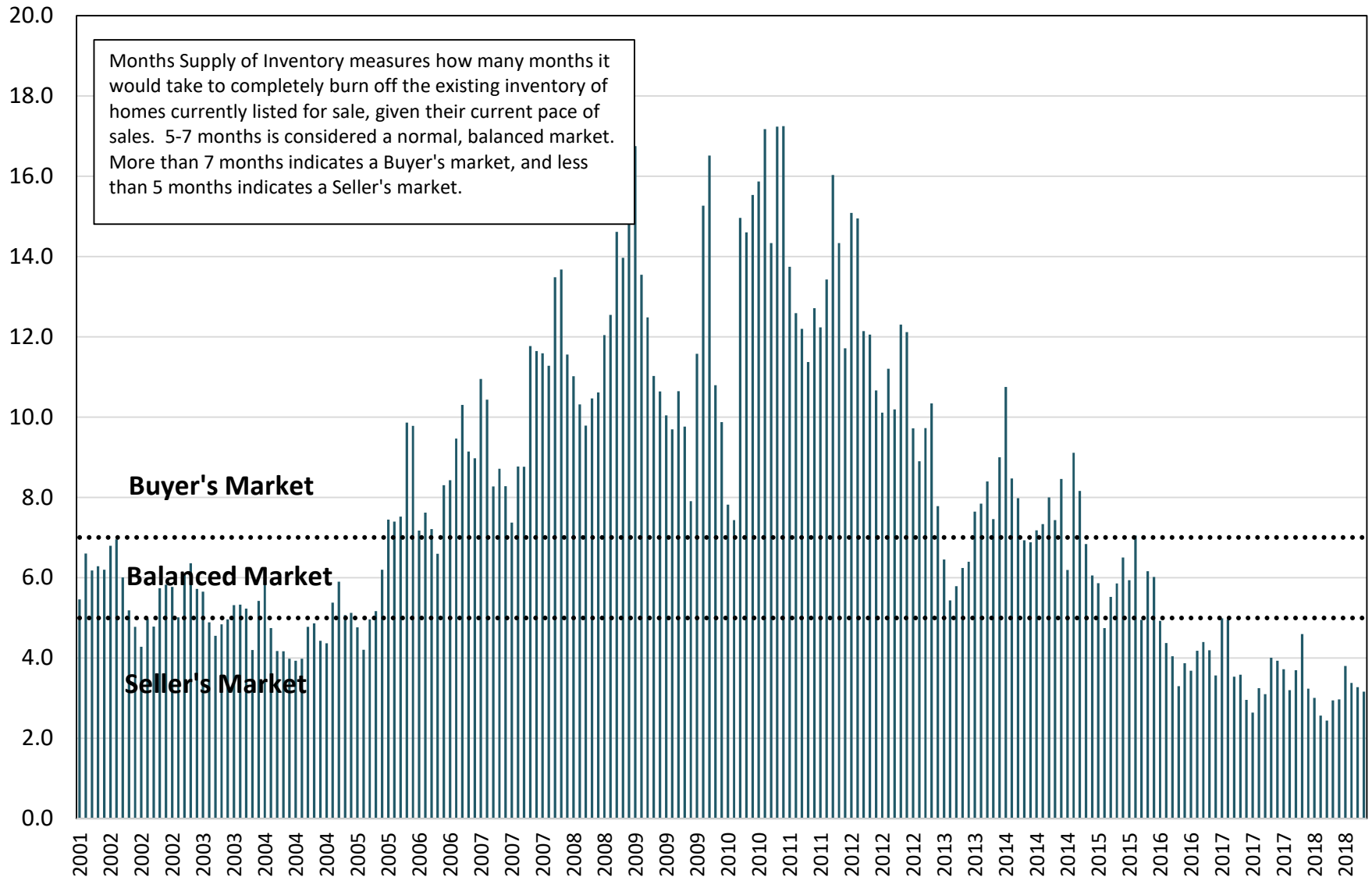
Philadelphia Suburb's Houses Listed For Sale: Inventory v. Sales Rate



Average Days-on-Market* for Home Sales



Months Supply of Inventory in Philadelphia



Pennsylvania Foreclosure Rates

FORECLOSURE RATES FOR PENNSYLVANIA

February 2019

Pennsylvania
1 in every 2171

Top 5 Counties

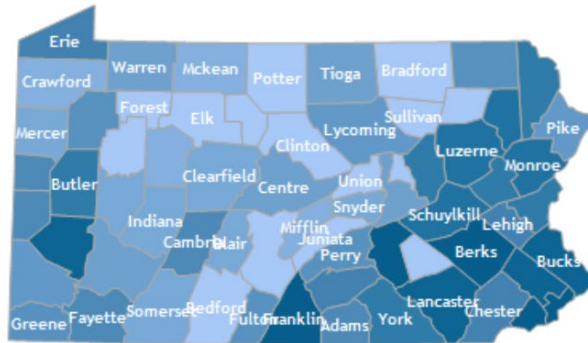
Philadelphia
1 in every 899

Berks
1 in every 1004

Dauphin
1 in every 1023

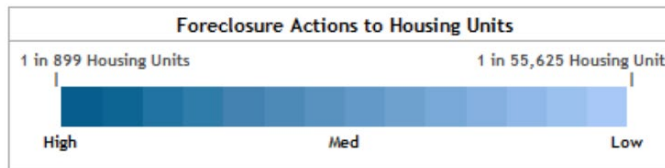
Delaware
1 in every 1279

Franklin
1 in every 1669



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1 out of every 899 homes in Philadelphia is currently in the process of foreclosure, which is up from 1 out of every 1,173 homes in the previous quarter.

In the entire Commonwealth, 1 out of every 2,171 homes is in the process of foreclosure, which is down slightly from 1 out of every 2,009 homes in the previous quarter.

New Jersey Foreclosure Rates

NEW JERSEY REAL ESTATE TRENDS & MARKET INFO

Summary Market Trends **Foreclosure Trends**

FORECLOSURE RATES FOR NEW JERSEY

February 2019

New Jersey
1 in every 1006

Top 5 Counties

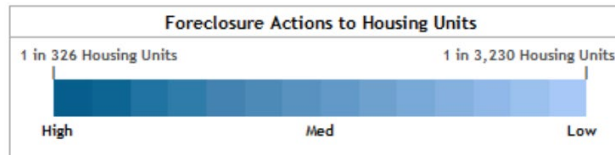
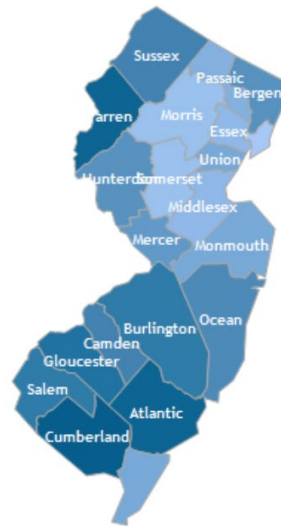
Cumberland
1 in every 326

Warren
1 in every 449

Atlantic
1 in every 458

Gloucester
1 in every 528

Salem
1 in every 641



South Jersey's foreclosure rate continues to remain the highest in the region, but showed significant improvement this quarter.

Previously, the Burlington, Camden, Gloucester and Salem counties had a collective foreclosure rate of rate of 1 in every 393 homes. This quarter, that fell to 1 in every 641 homes.

However, this still remains significantly higher than the foreclosure rate of the entire state, which currently stands at 1 in every 1,006 homes.

Delaware Foreclosure Rates

DELAWARE REAL ESTATE TRENDS & MARKET INFO

Summary Market Trends **Foreclosure Trends**

FORECLOSURE RATES FOR DELAWARE

February 2019

Delaware
1 in every 1008

Top 3 Counties

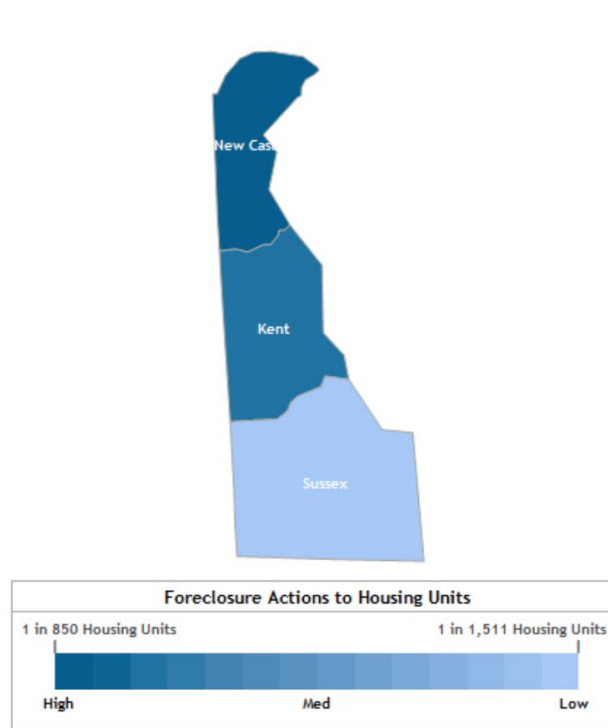
New Castle
1 in every 850

Kent
1 in every 965

Sussex
1 in every 1511

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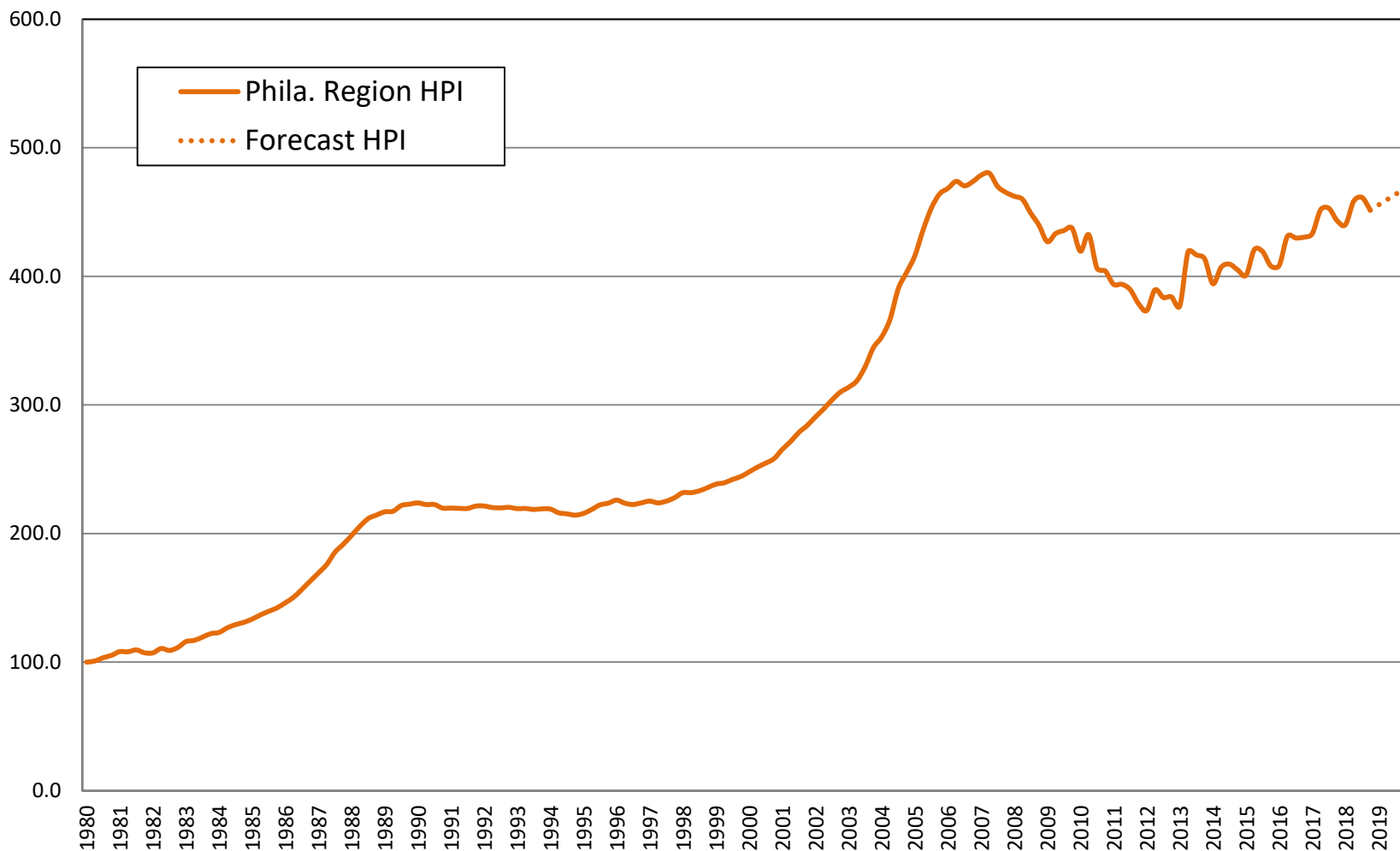
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Delaware's foreclosure rate declined in the most recent quarter, from 1 in every 902 homes to 1 in every 1,008 homes.

This was driven primarily by a sharp decline in Sussex County's foreclosure rate, from 1 in every 881 homes previously, to 1 in every 1,511 homes currently.

Philadelphia Region House Price Index: Actual v. Forecast



Zillow.com is currently forecasting the Philadelphia region's house prices to rise an average of 3.5% over the course of the next twelve months. This is below the region's historic average appreciation rate of 4.0% per year.

Source: <http://www.zillow.com/research/>