

PHILADELPHIA HOUSE PRICE INDICES

April 28, 2020



DREXEL UNIVERSITY

Lindy Institute
for Urban Innovation

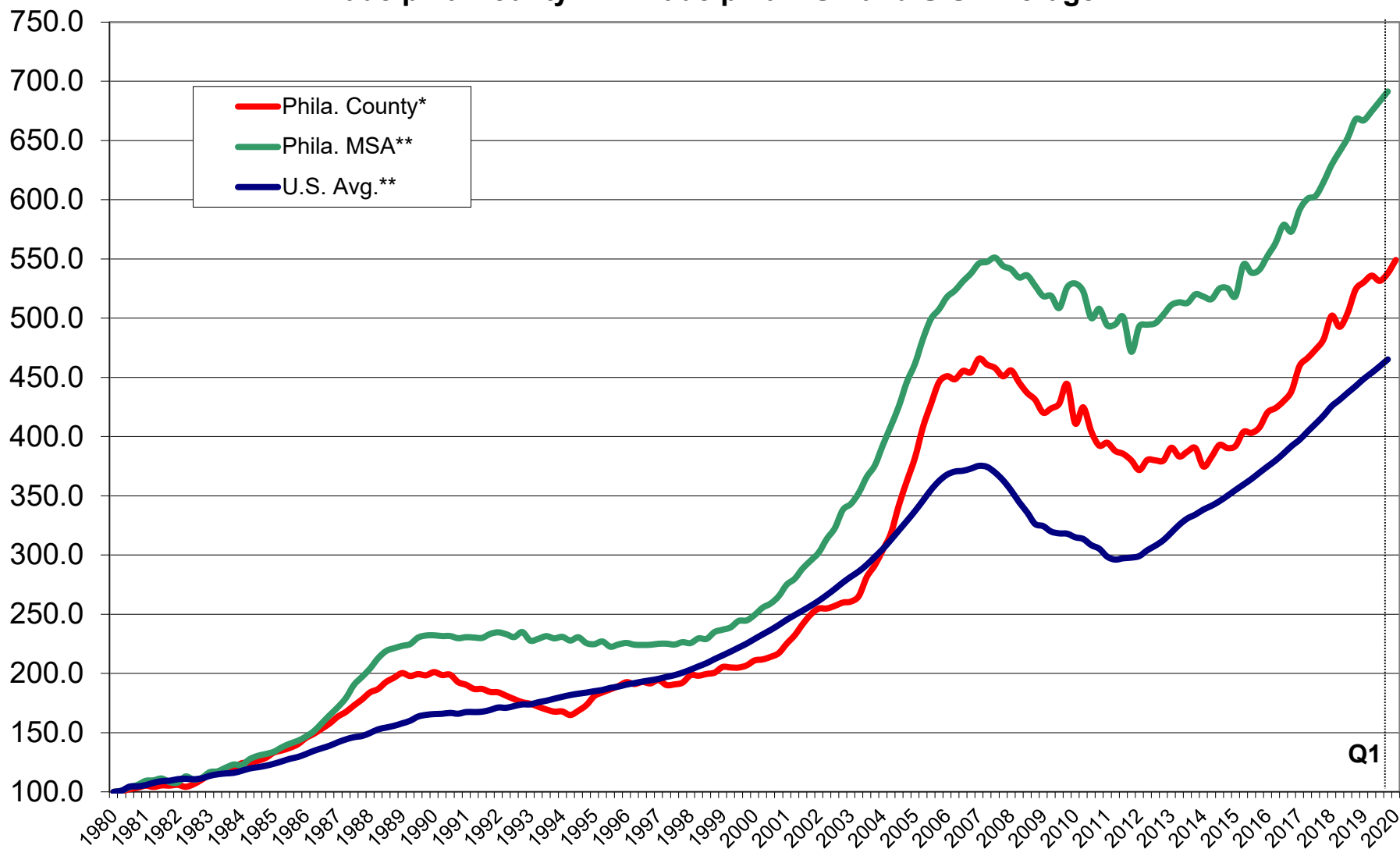
KEVIN C. GILLEN, Ph.D.

Kevin.C.Gillen@Drexel.edu

Sponsored By:  **Houwzer**

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 Kevin C. Gillen Ph.D.. 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. © 2019, Drexel University, All Rights Reserved.

House Price Indices 1980-2020: 1980Q1=100 Philadelphia County v. Philadelphia MSA and U.S. Average



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

**Courtesy of the Federal Housing Finance Agency (FHFA).

These HPIs are current through 2019Q4 only.

"MSA"=Metropolitan Statistical Area, which is the entire 10-county region.



DREXEL UNIVERSITY
Lindy Institute
for Urban Innovation

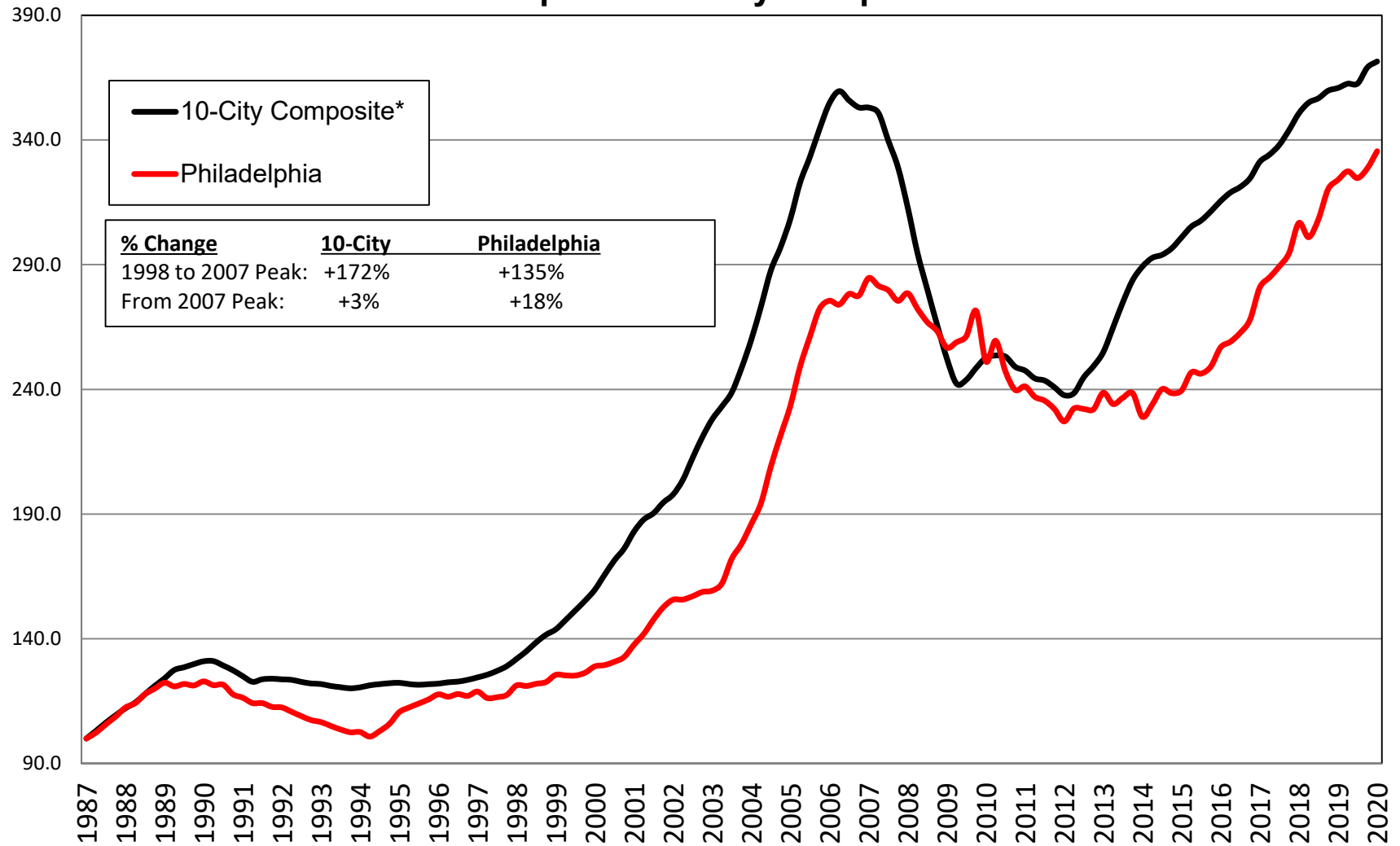
Total House Price Appreciation Rates by Geographic Market

Period	Philadelphia County*	Philadelphia MSA**	U.S.A.**
39-Year	449.1%	591.4%	365.2%
10-Year	33.6%	31.4%	46.3%
1-Year	3.6%	3.5%	5.1%
1-Quarter	2.1%	1.2%	1.3%

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

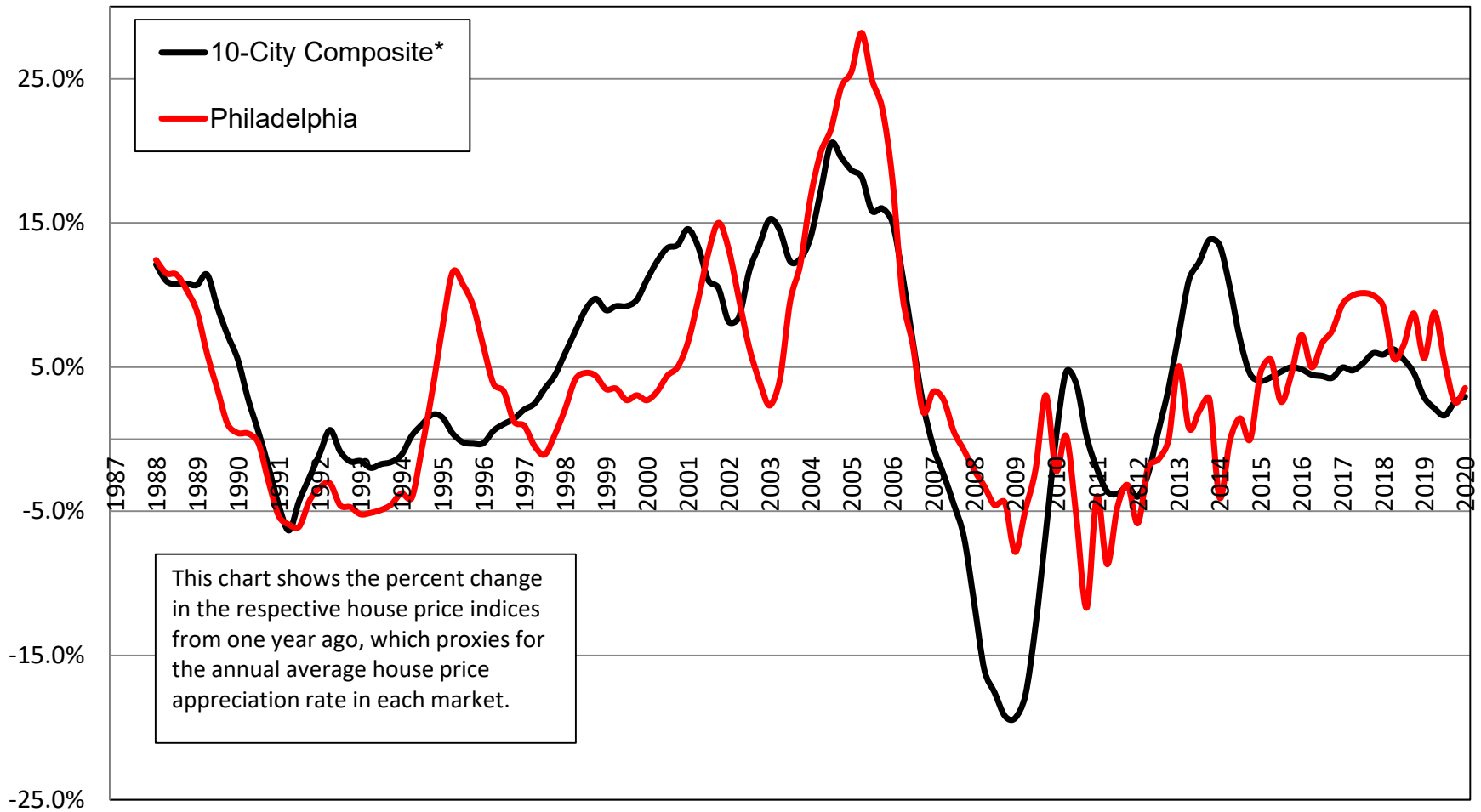
**Source: U.S. Federal Housing Finance Agency (FHFA). These numbers are through 2019Q4 only. “MSA”=“Metropolitan Statistical Area”, which is the entire 10-county region.

House Price Appreciation 1987-2020: Philadelphia v. 10-City Composite



*Source: S&P/Case-Shiller. 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.

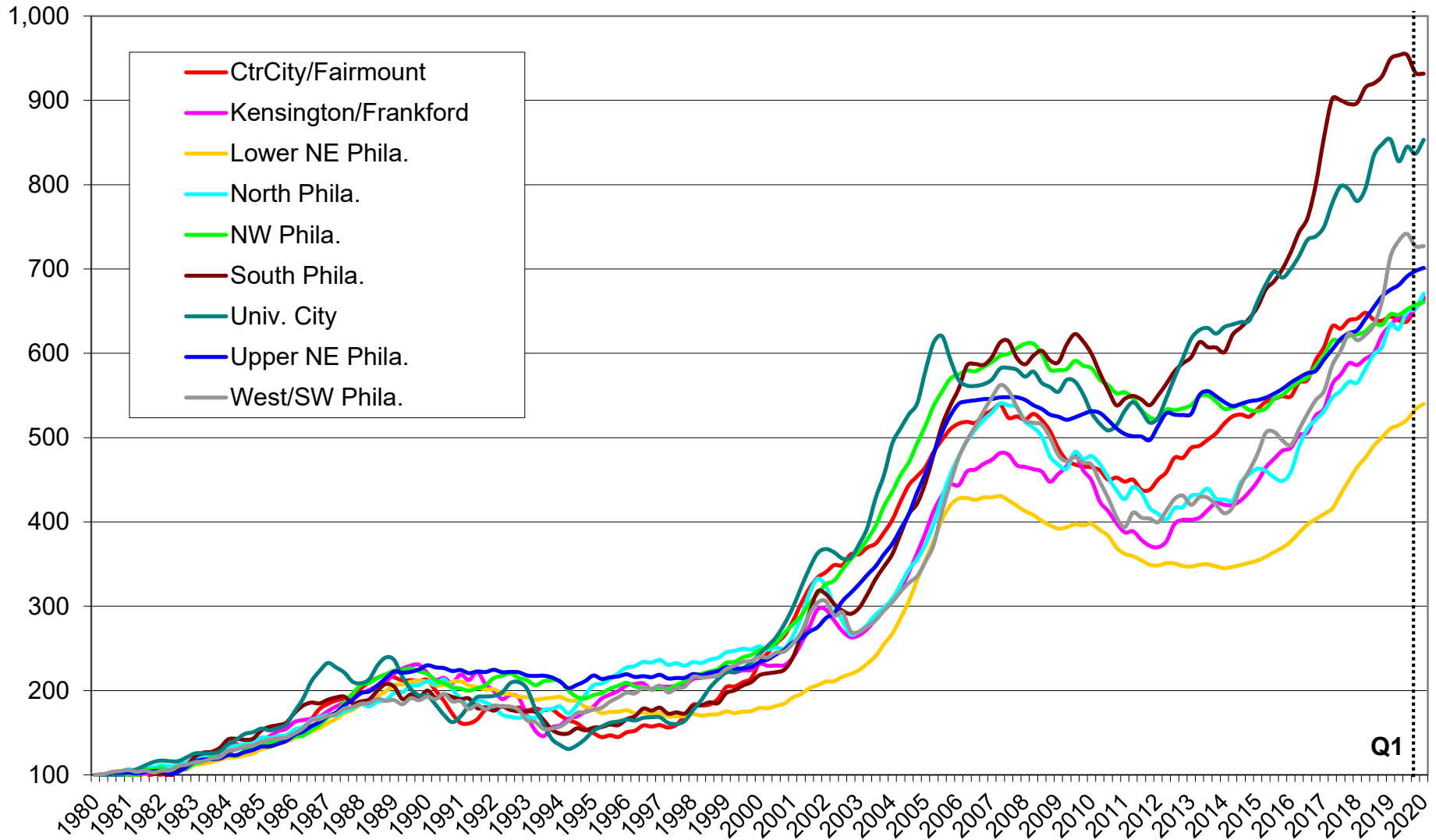
YoY House Price Change (%) 1987-2020: Philadelphia v. 10-City Composite



*Source: S&P/Case-Shiller. 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 House Price Indices by Neighborhood: 1980-2020

1980Q1=100



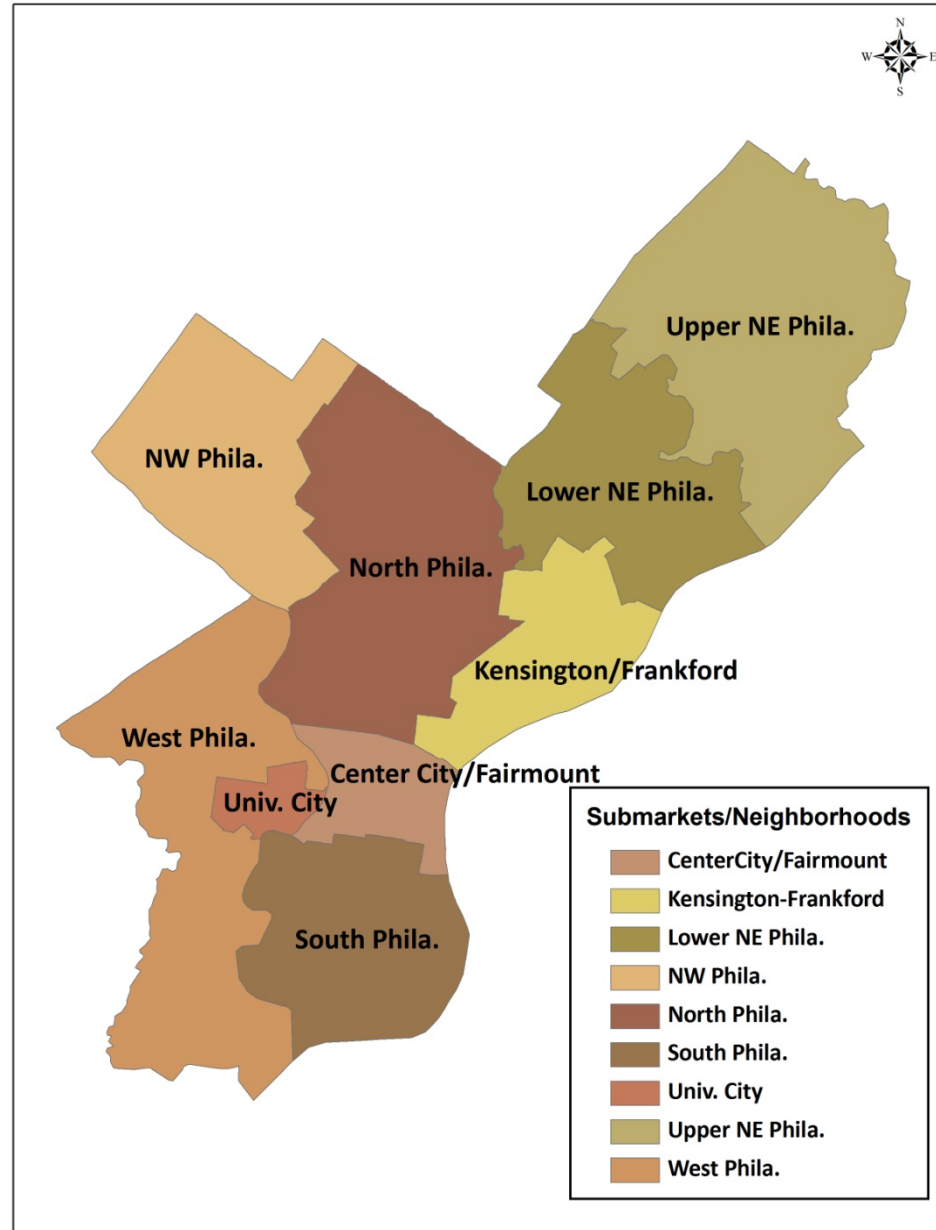
* All indices empirically estimated by Kevin C. Gillen, Ph.D.

Philadelphia House Price Appreciation Rates by Submarket

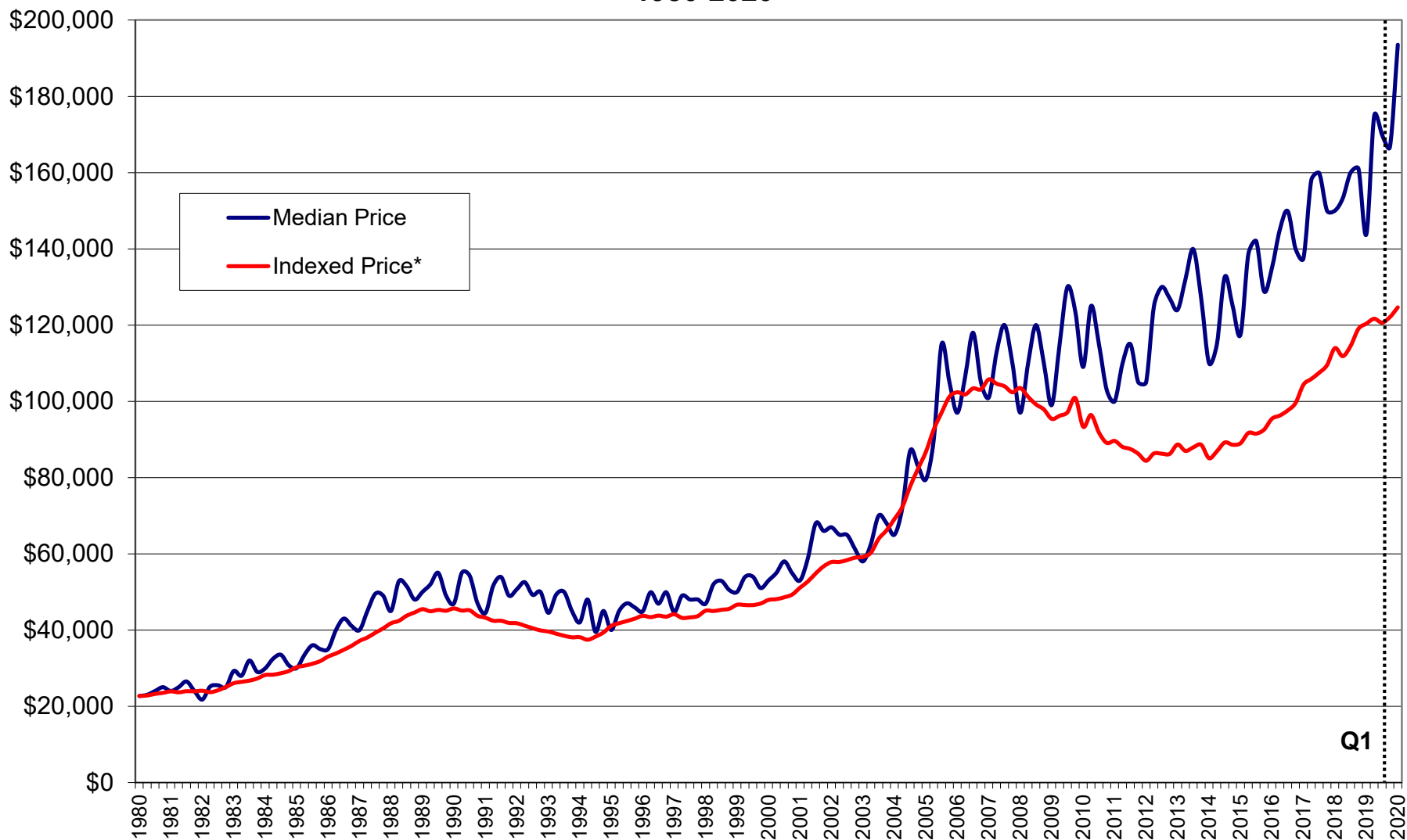
Period	Center City/ Fairmount	Kensington /Frankford	Lower NE Phila.	North Phila.	NW Phila.	South Phila.	Univ. City	Upper NE Phila.	West/SW Phila.
39-year	566.6%	563.7%	440.0%	570.6%	560.4%	831.6%	753.2%	601.4%	627.2%
10-year	43.4%	47.8%	35.8%	40.3%	13.4%	55.5%	61.2%	32.0%	55.4%
1-Year	3.6%	4.8%	5.7%	5.8%	2.2%	-1.8%	-0.1%	3.9%	1.8%
1-Quarter	2.0%	1.6%	1.2%	2.8%	0.4%	-0.1%	2.0%	0.5%	0.0%

This table gives the total % change in average house values by submarket, through 2020 Q1, from different starting points in time.

Philadelphia Submarket Boundaries



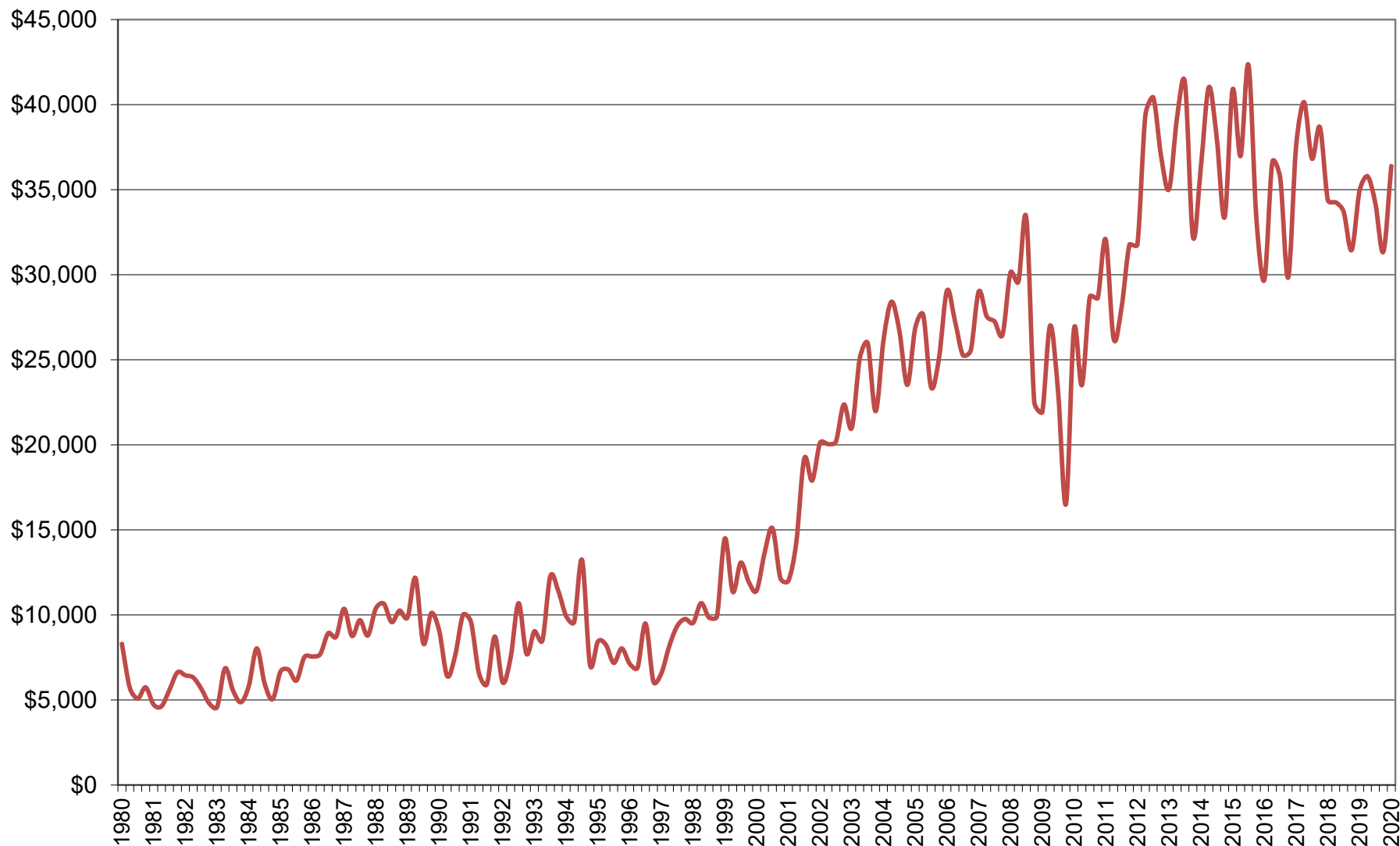
Median Philadelphia House Price v. Indexed Philadelphia House Price 1980-2020



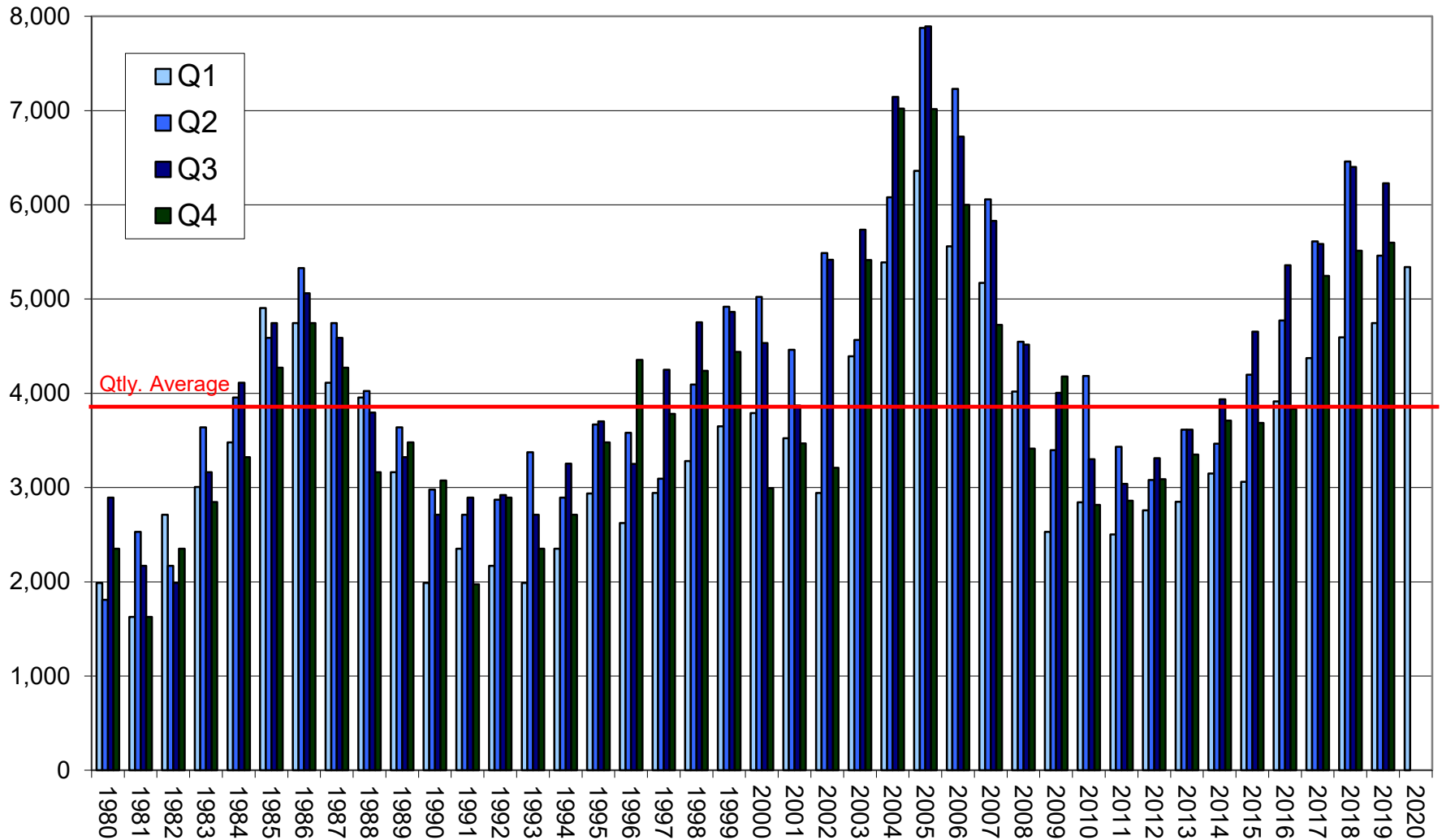
* Empirically estimated by Kevin C. Gillen, PhD

© 2020 Drexel University | Kevin.C.Gillen@Drexel.edu

Average House Price Minus Median House Price: 1980-2020



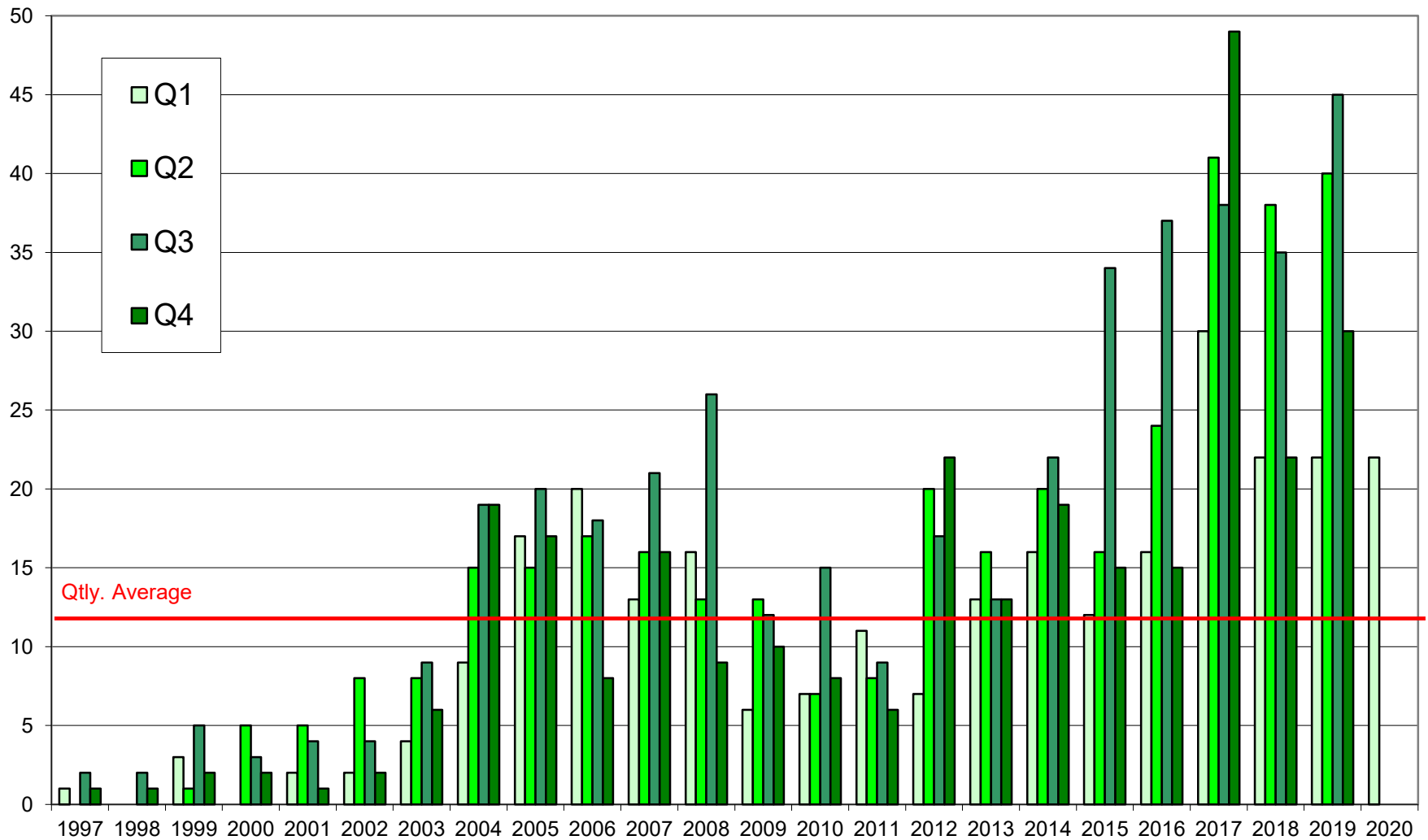
Number of Philadelphia House Sales* per Quarter: 1980-2020



*Only arms-length transactions between private sector entities were included in these numbers.

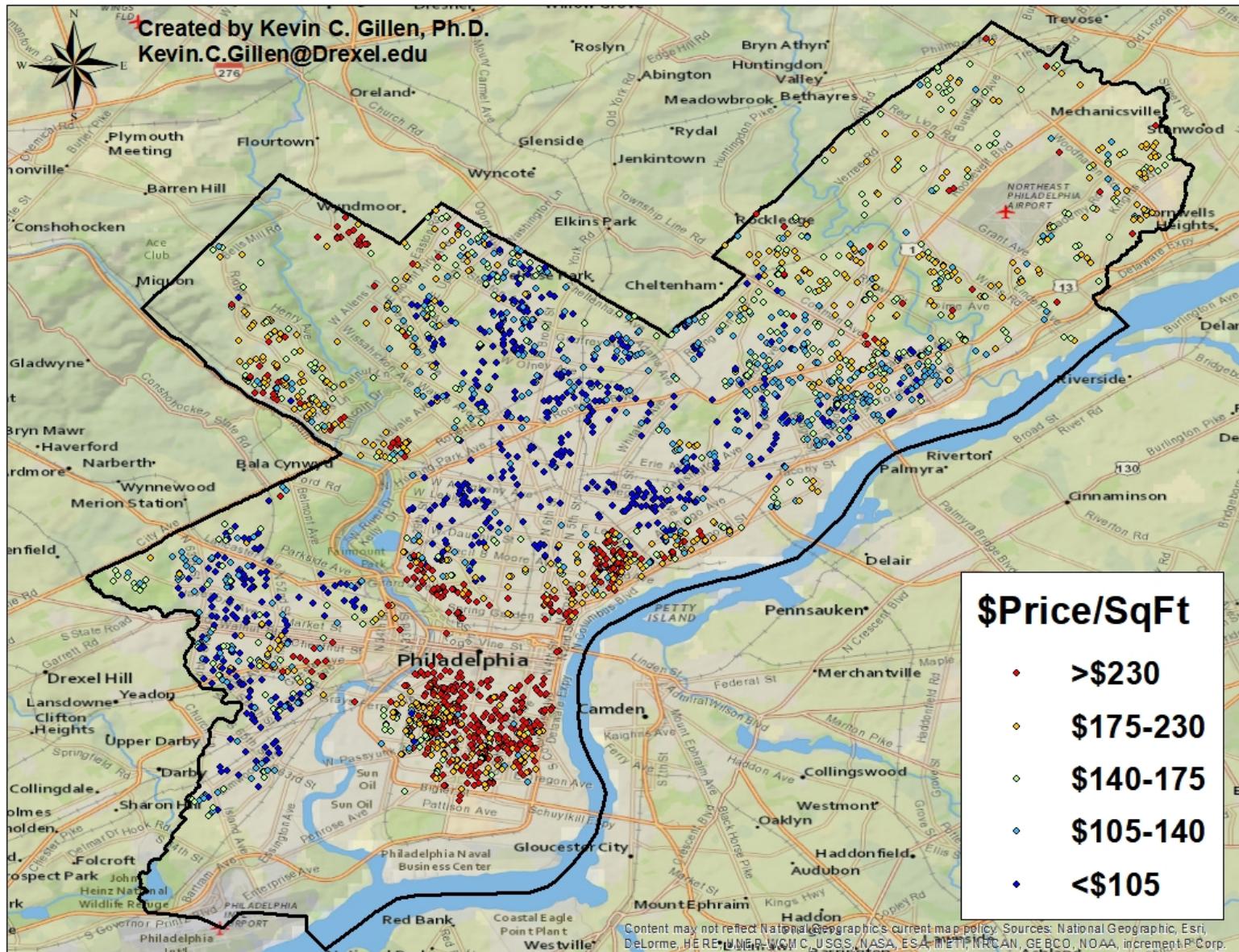
© 2020 Drexel University | Kevin.C.Gillen@Drexel.edu

Number of Philadelphia House Sales* per Quarter with Price ≥ \$1 Million: 1997-2020



*Only arms-length transactions between private sector entities were included in these numbers.

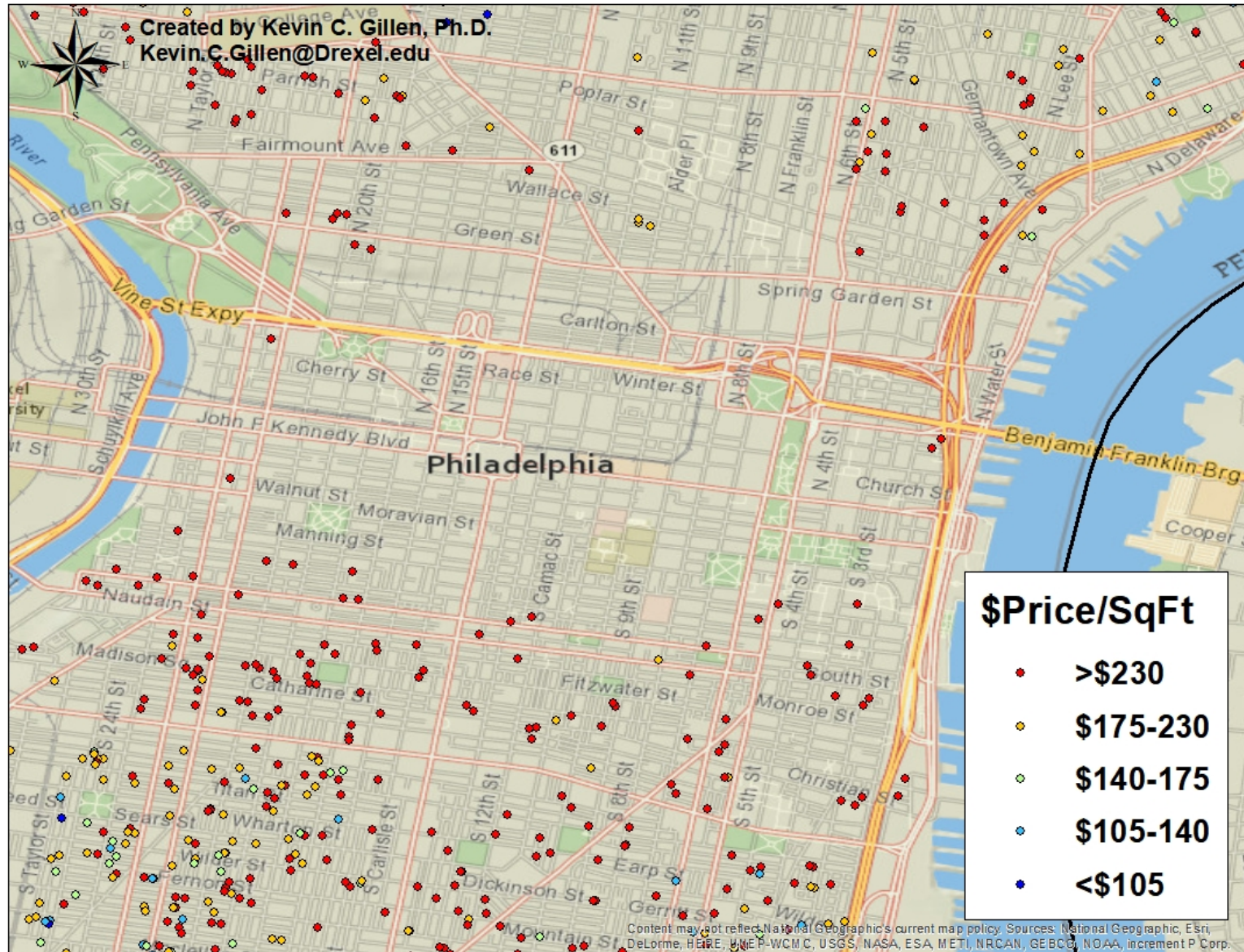
Philadelphia House Sales in 2020 Q1



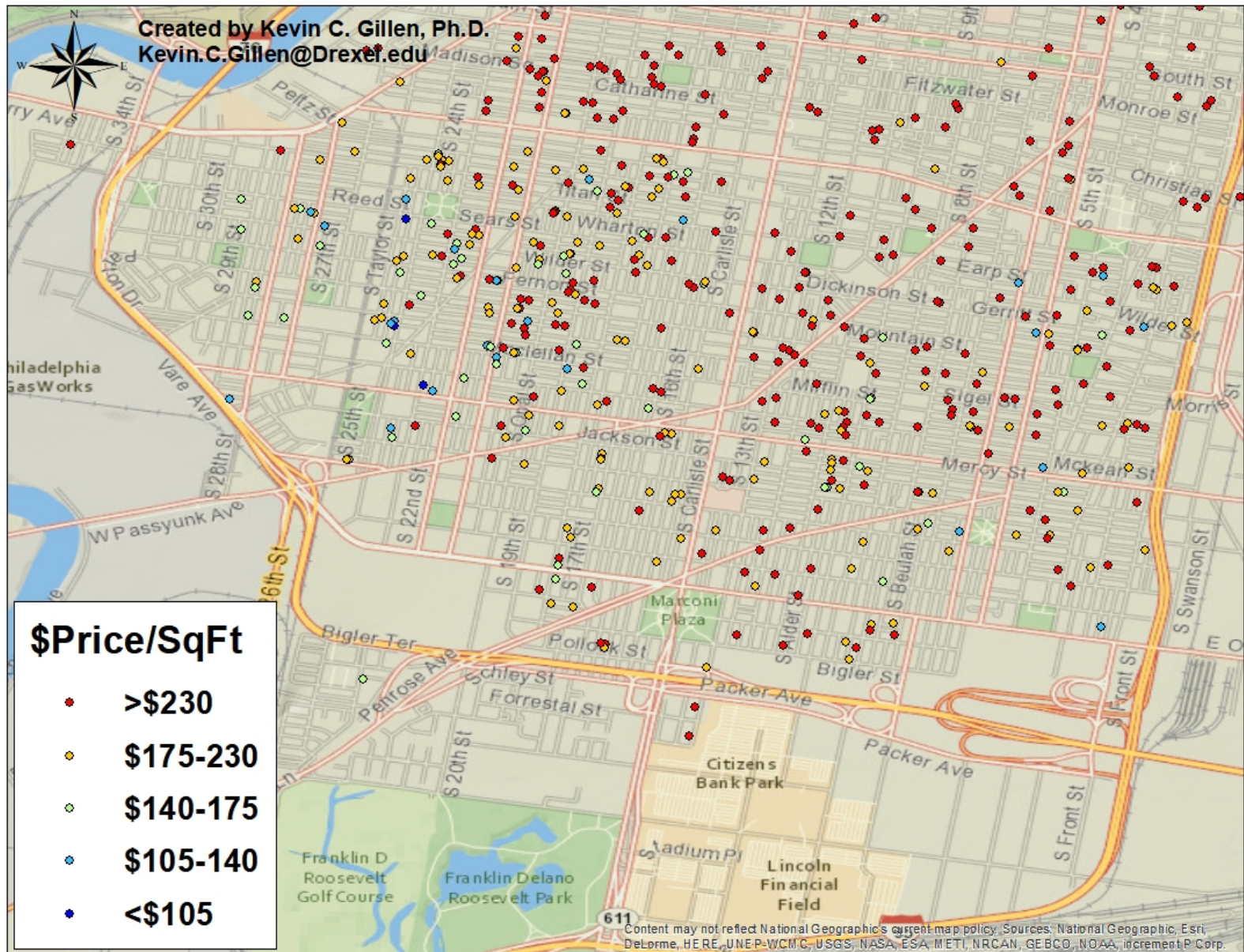
Note: Sales are color-coded by the quintiles of the distribution of \$Price/SqFt.
Hence, each of the five categories covers exactly 20% of all sales.

© 2020 Drexel University | Kevin.C.Gillen@Drexel.edu

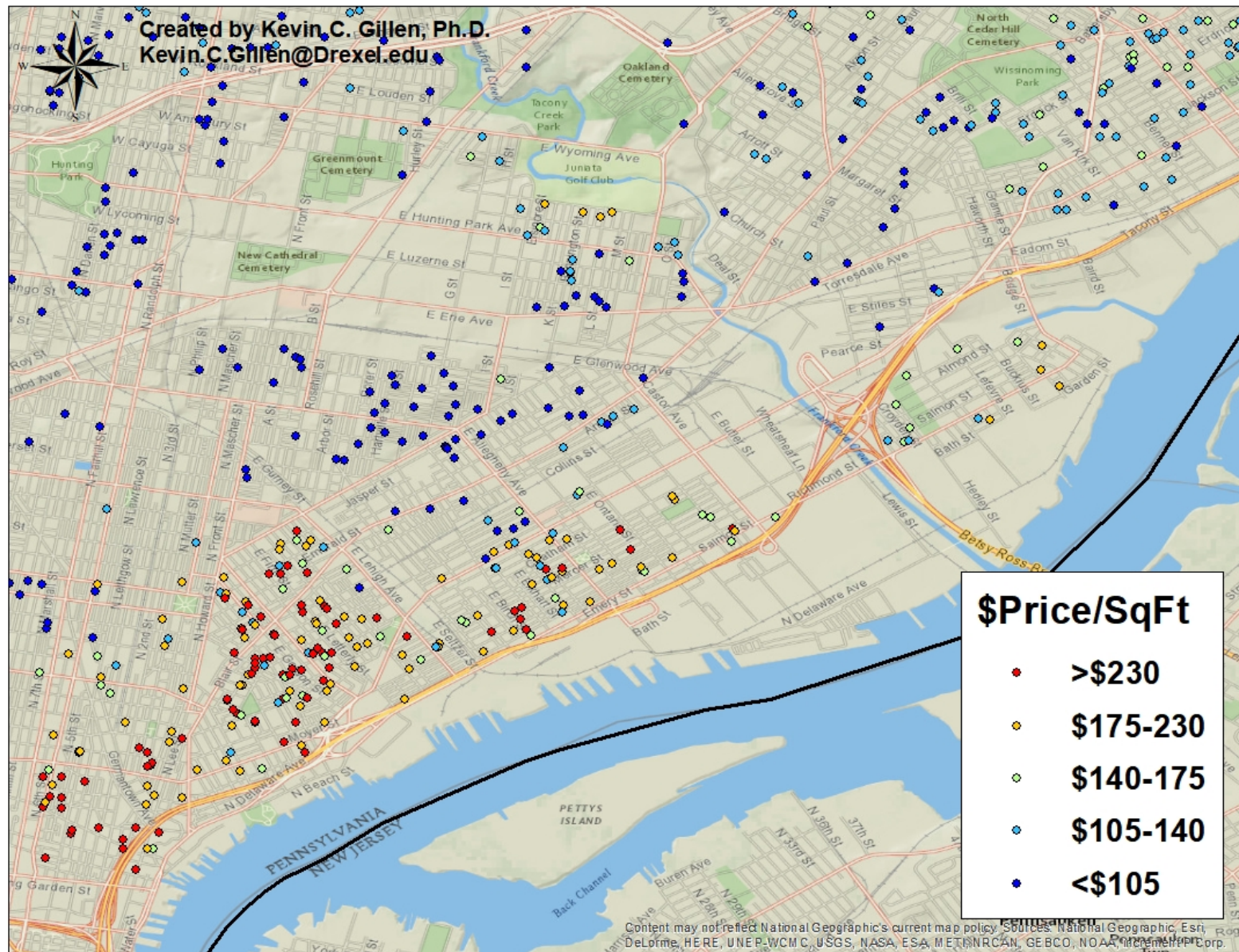
Center City House Sales in 2020 Q1



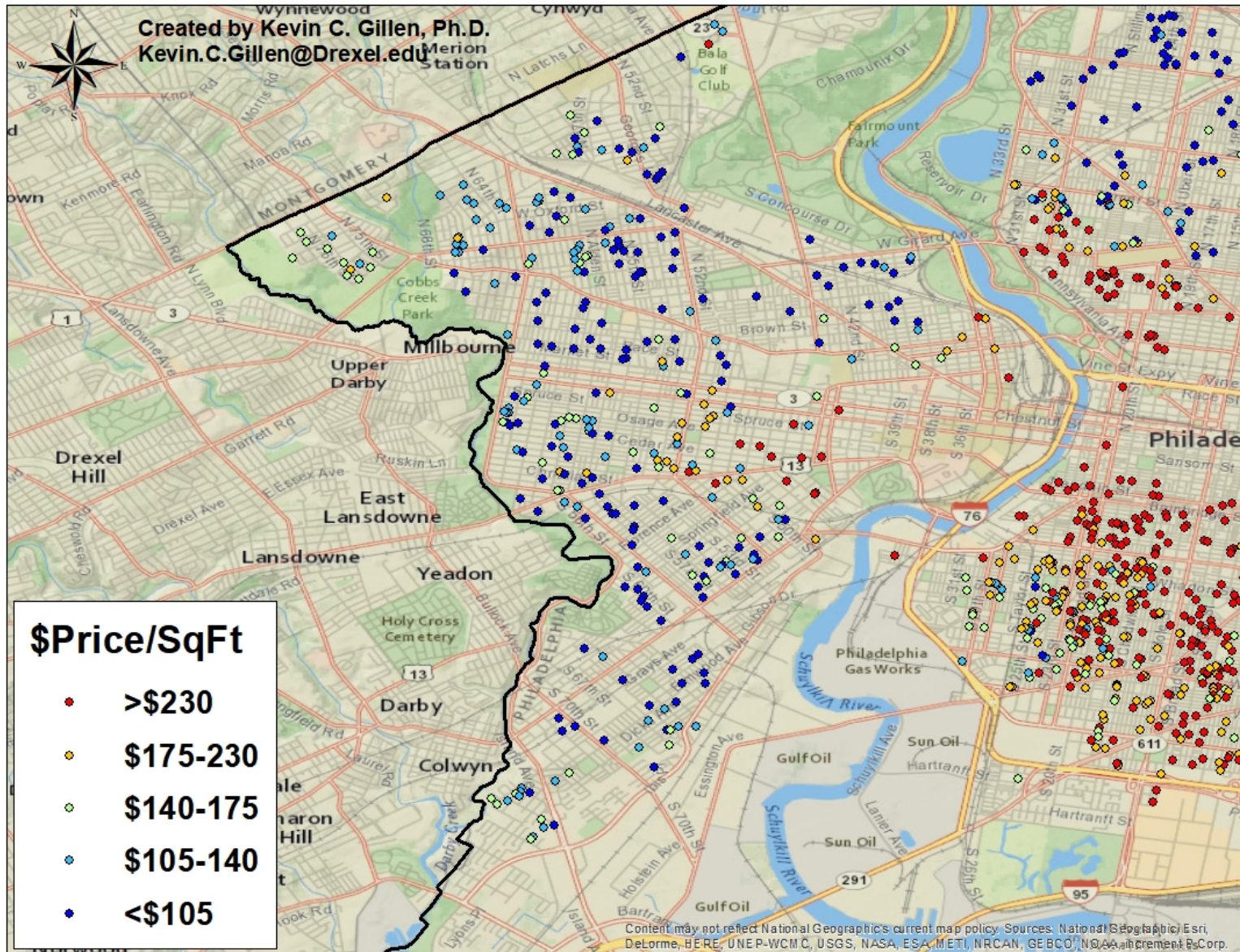
South Philadelphia House Sales in 2020 Q1



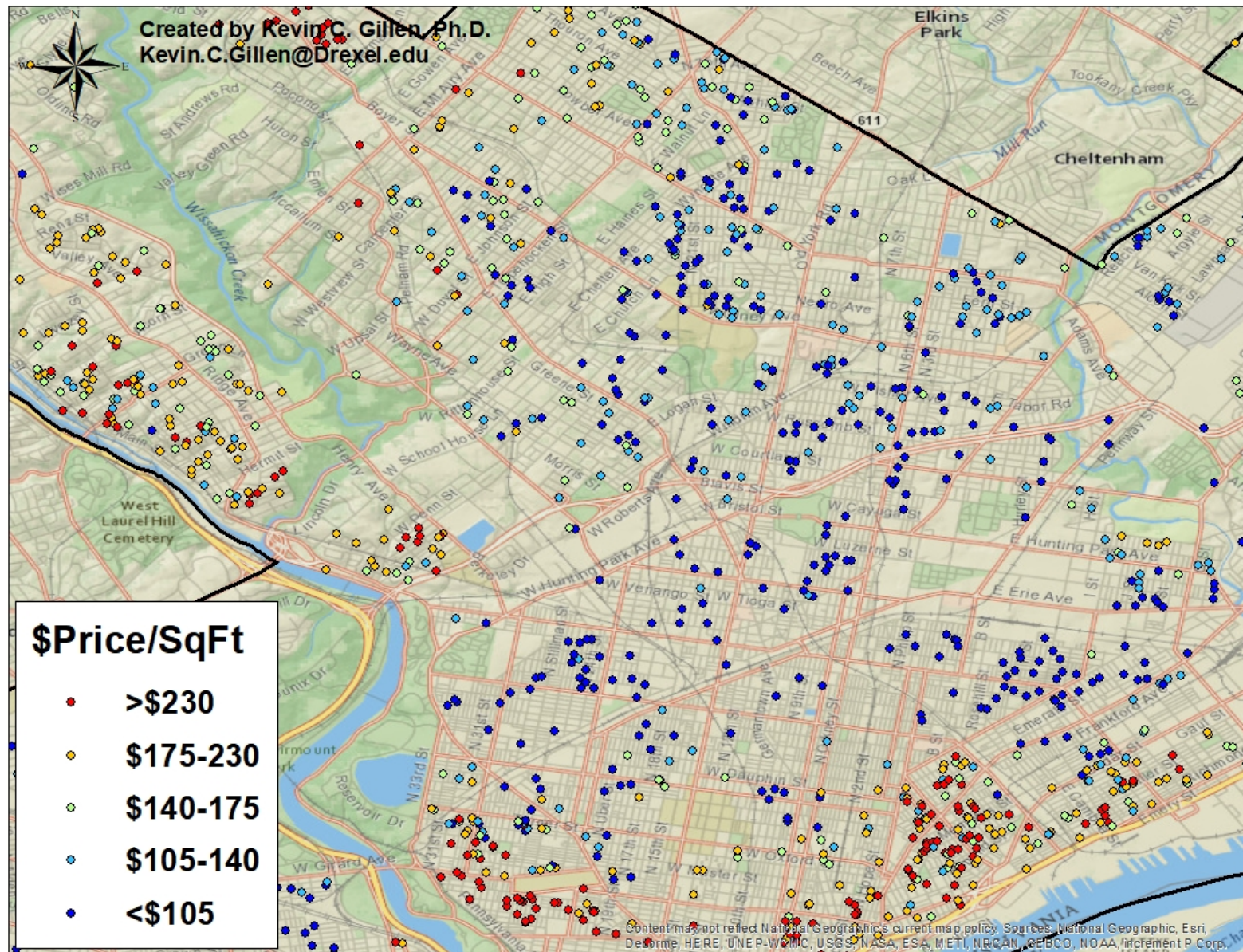
Kensington/Frankford House Sales in 2020 Q1



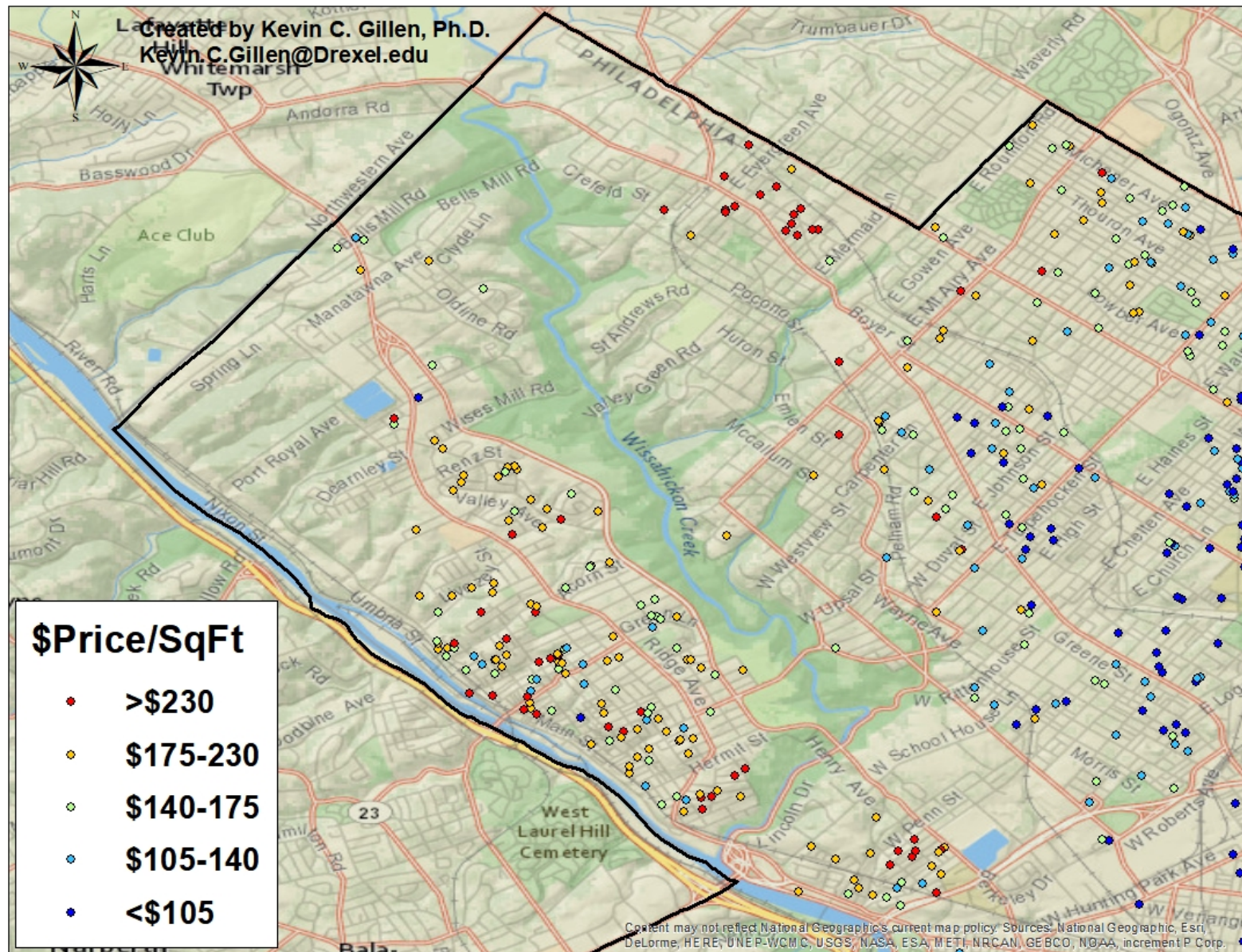
West/Southwest Philadelphia House Sales in 2020 Q1



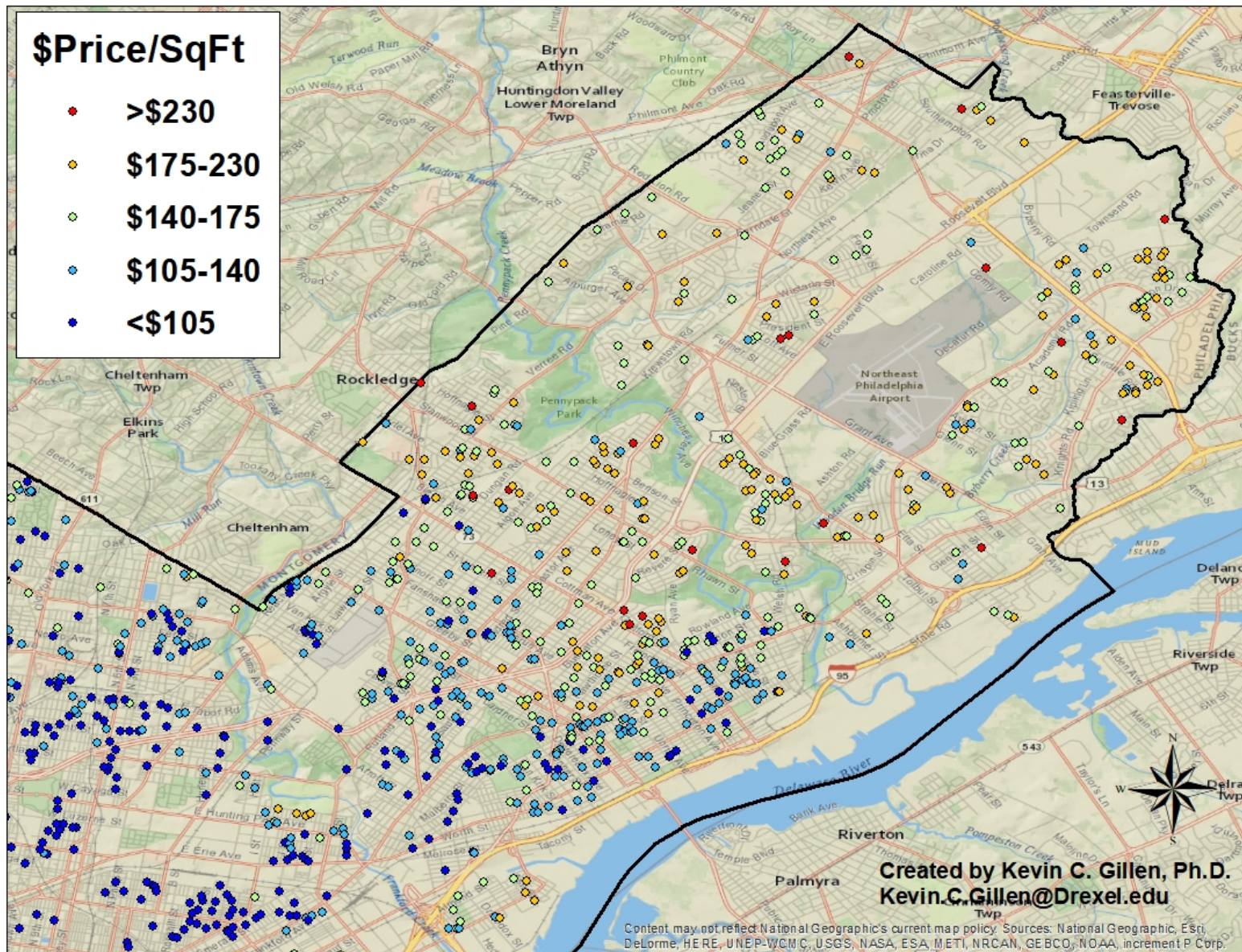
North Philadelphia House Sales in 2020 Q1



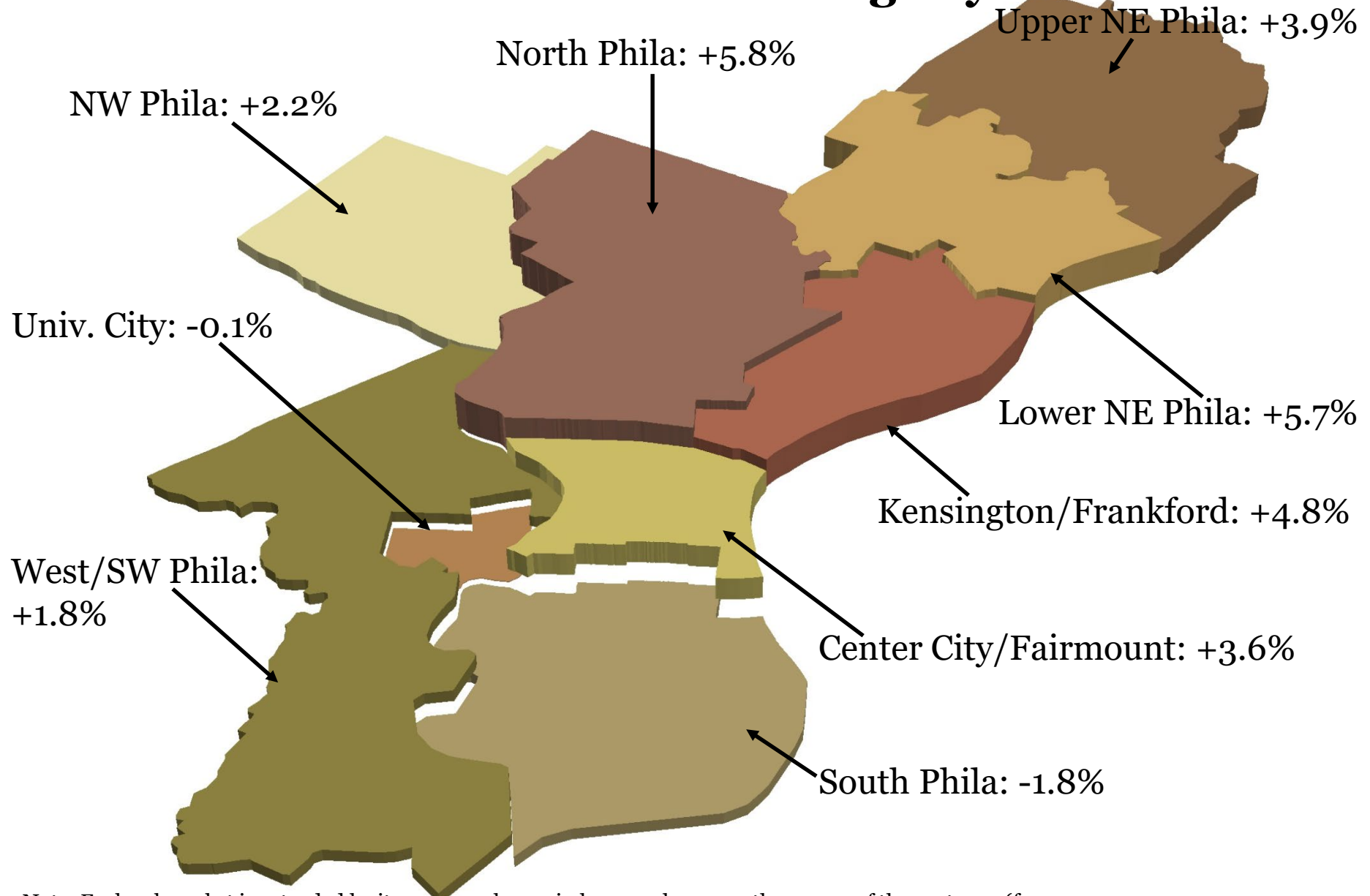
Northwest Philadelphia House Sales in 2020 Q1



Northeast Philadelphia House Sales in 2020 Q1



Annual House Price Rate of Change by Submarket



Note: Each submarket is extruded by its average change in house values over the course of the past year (from 2019 Q1 to 2020 Q1) in order to reflect its growth (or depreciation) rate relative to other neighborhoods.

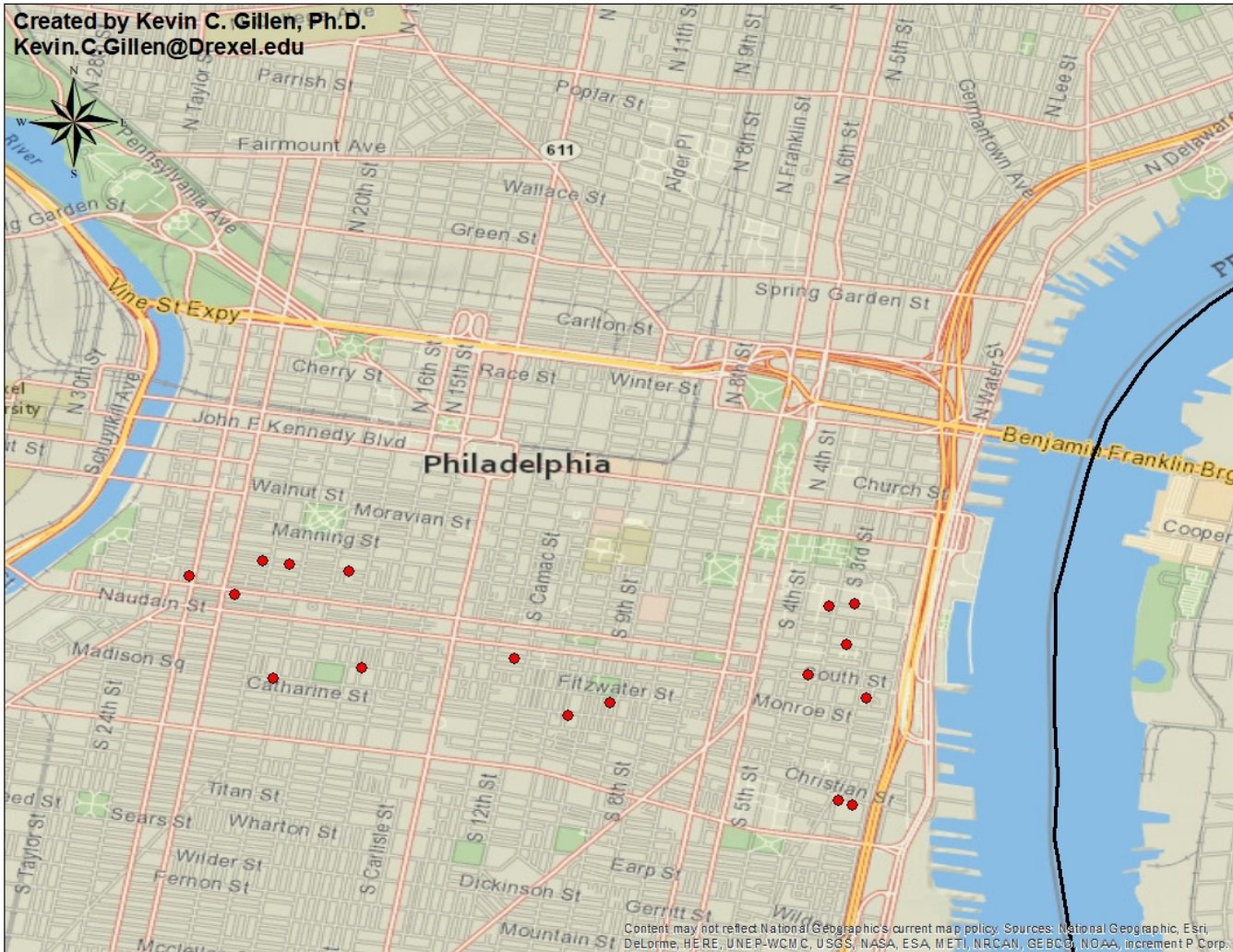
+ \$1 Million Dollar House Sales in 2020 Q1



Price	Address
\$1,079,688	1 LEVERINGTON AVE #103 F
\$1,056,379	1 LEVERINGTON AVE #105 E
\$1,064,725	1 LEVERINGTON AVE #105A
\$1,200,000	905 S 2ND ST
\$1,275,000	112 CHRISTIAN ST #F
\$1,250,000	709 S PERCY ST
\$1,300,000	801A WARNOCK
\$1,130,000	614 S HANCOCK ST
\$1,120,000	1220 KATER ST
\$1,240,000	739 S CHADWICK ST
\$1,128,000	802 S 19TH ST
\$1,210,000	2046 LOMBARD ST
\$2,100,000	260 S 3RD ST
\$1,201,000	281 LOCUST ST
\$1,135,000	233 PINE ST
\$1,300,000	312-14 GASKILL ST
\$1,070,500	1724 DELANCEY ST
\$1,139,000	1918 DELANCEY PL
\$2,712,500	2022 DELANCEY ST
\$1,314,747	406 S 22ND ST
\$2,150,000	8219 SAINT MARTINS LN
\$2,295,000	30 W SUNSET AVE

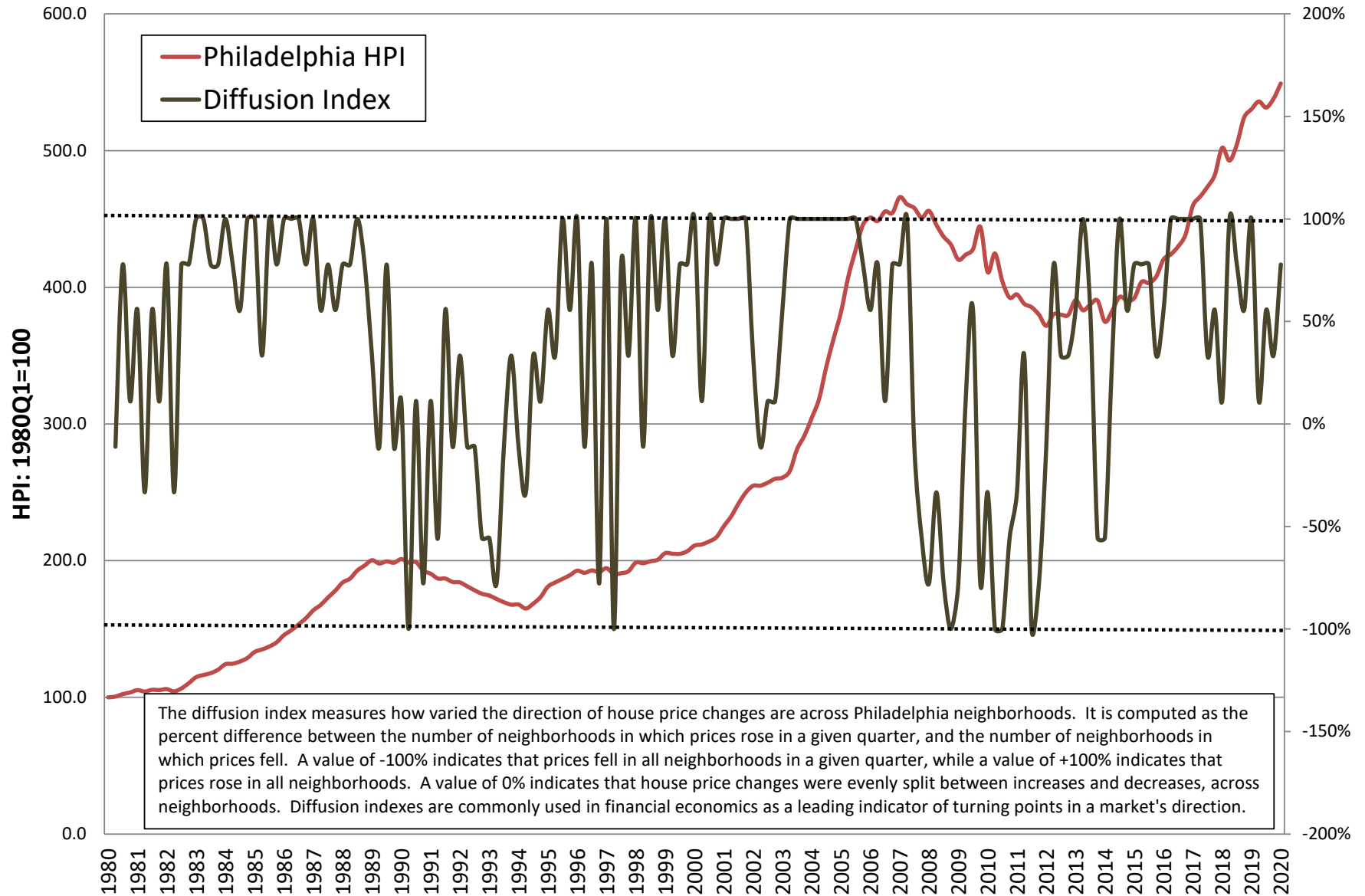
+ \$1 Million Dollar House Sales in 2020 Q1

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

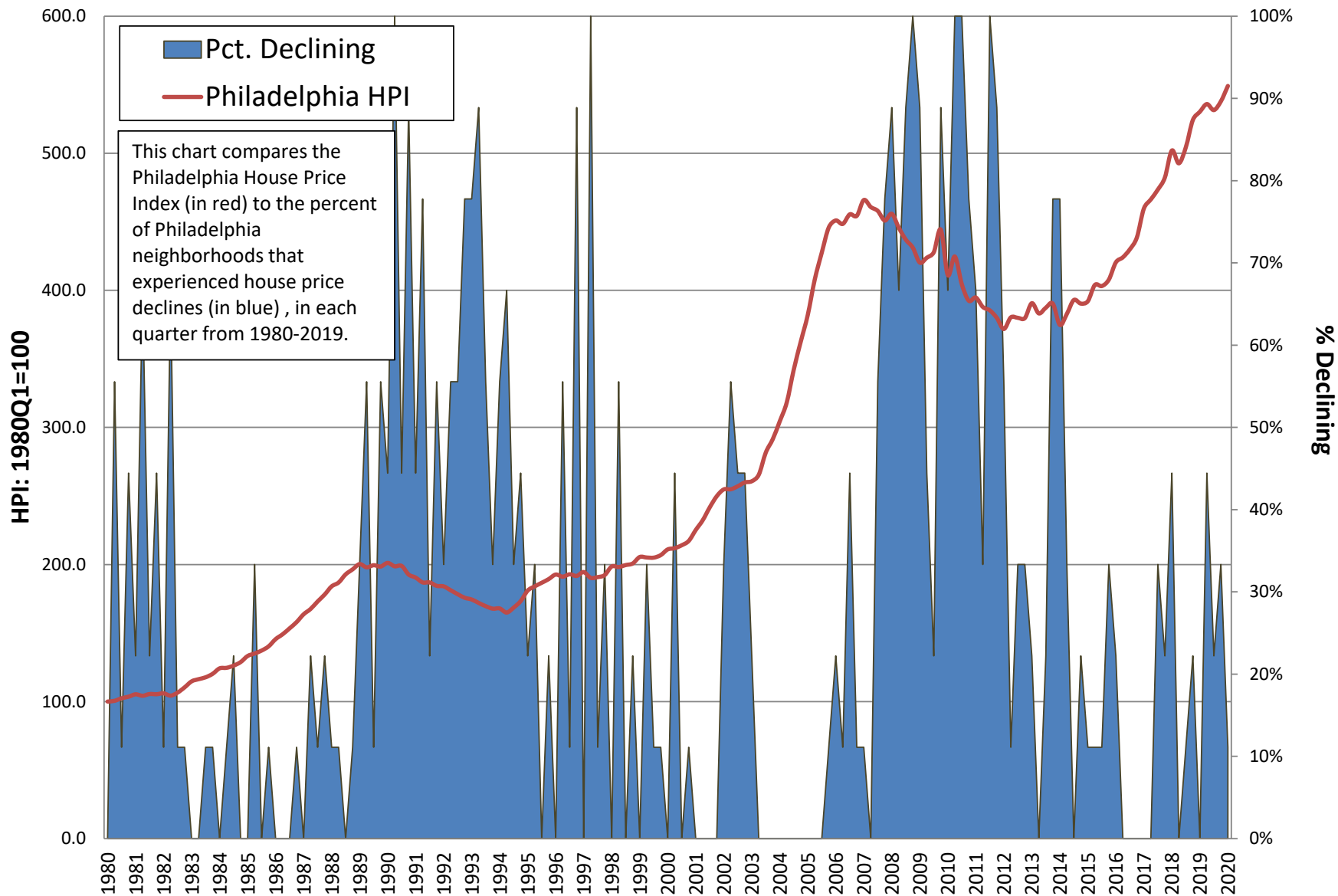


Price	Address
\$1,079,688	1 LEVERINGTON AVE #103 F
\$1,056,379	1 LEVERINGTON AVE #105 E
\$1,064,725	1 LEVERINGTON AVE #105A
\$1,200,000	905 S 2ND ST
\$1,275,000	112 CHRISTIAN ST #F
\$1,250,000	709 S PERCY ST
\$1,300,000	801A WARNOCK
\$1,130,000	614 S HANCOCK ST
\$1,120,000	1220 KATER ST
\$1,240,000	739 S CHADWICK ST
\$1,128,000	802 S 19TH ST
\$1,210,000	2046 LOMBARD ST
\$2,100,000	260 S 3RD ST
\$1,201,000	281 LOCUST ST
\$1,135,000	233 PINE ST
\$1,300,000	312-14 GASKILL ST
\$1,070,500	1724 DELANCEY ST
\$1,139,000	1918 DELANCEY PL
\$2,712,500	2022 DELANCEY ST
\$1,314,747	406 S 22ND ST
\$2,150,000	8219 SAINT MARTINS LN
\$2,295,000	30 W SUNSET AVE

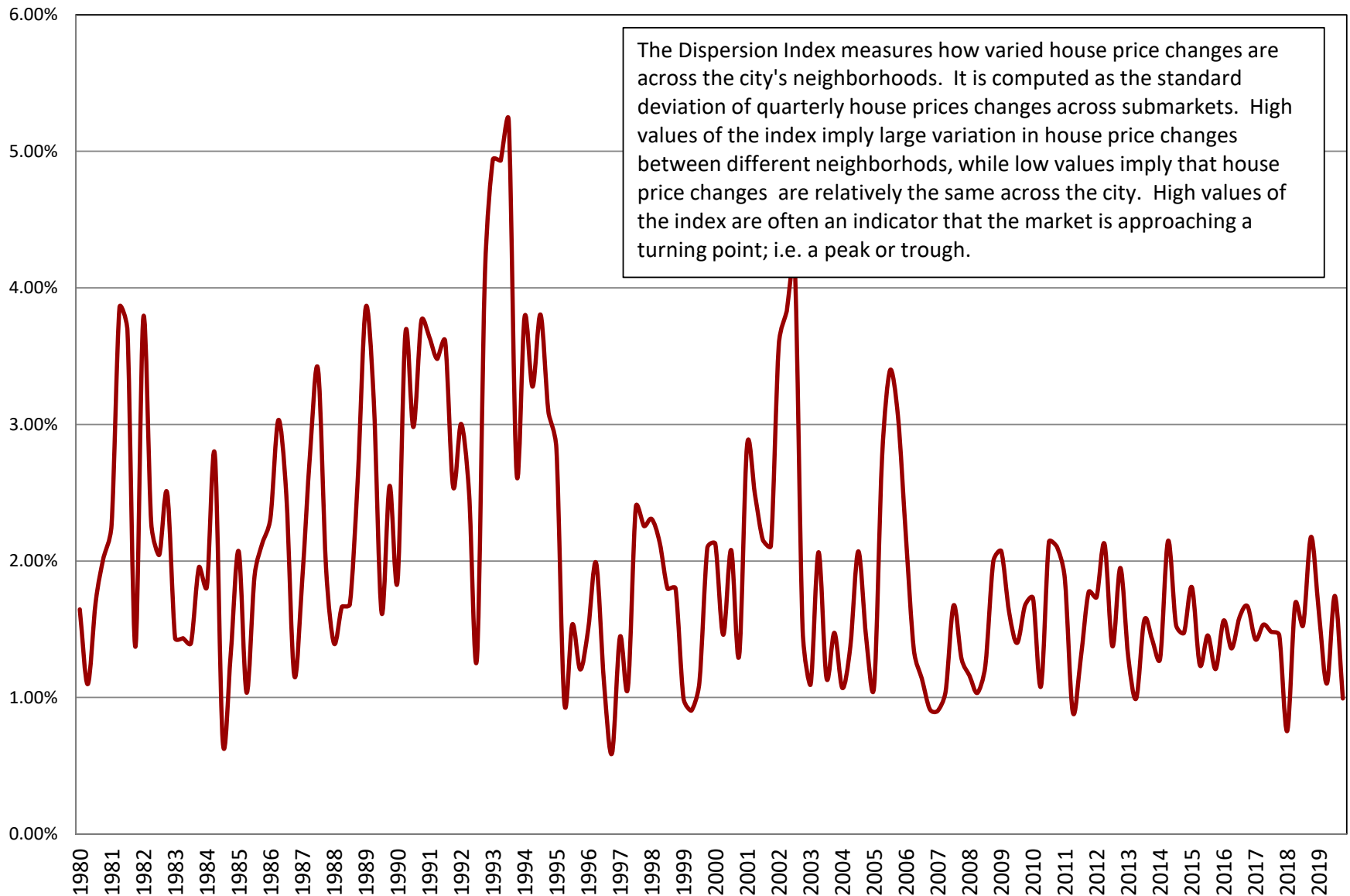
Philadelphia House Price Diffusion Index 1980-2020



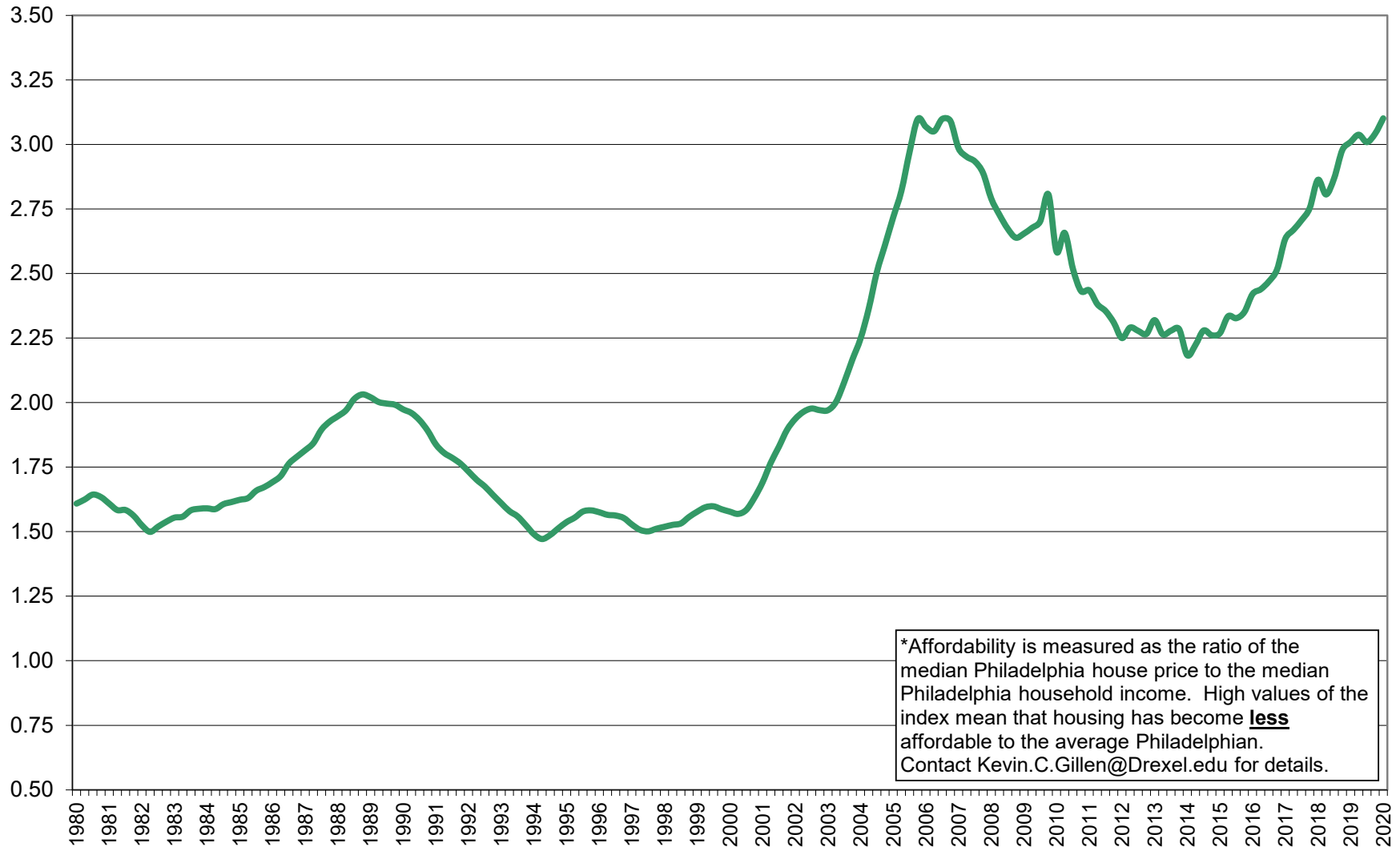
Philadelphia House Prices 1980-2020: Declines v. House Price Index



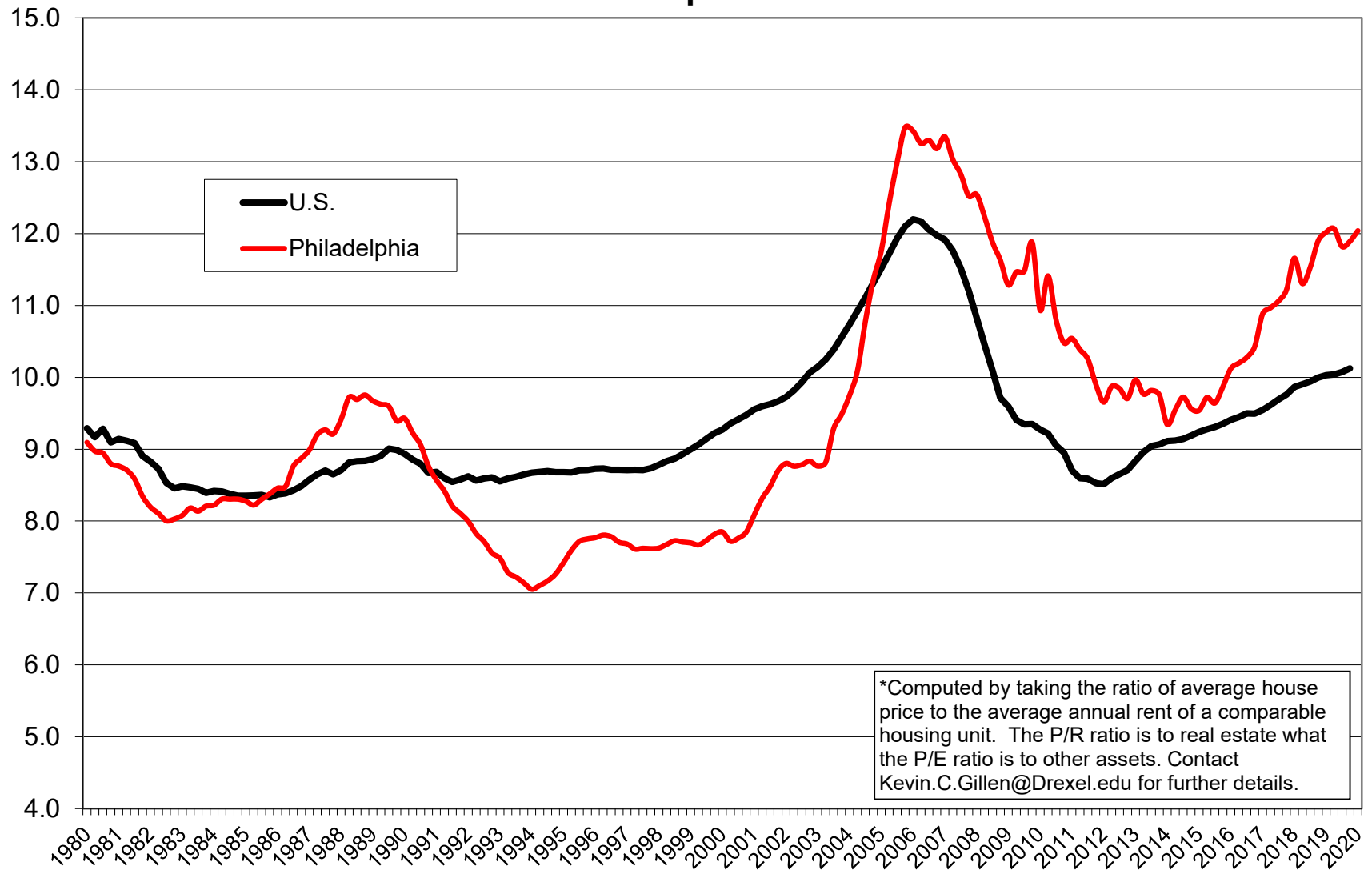
Dispersion Index of Philadelphia Housing



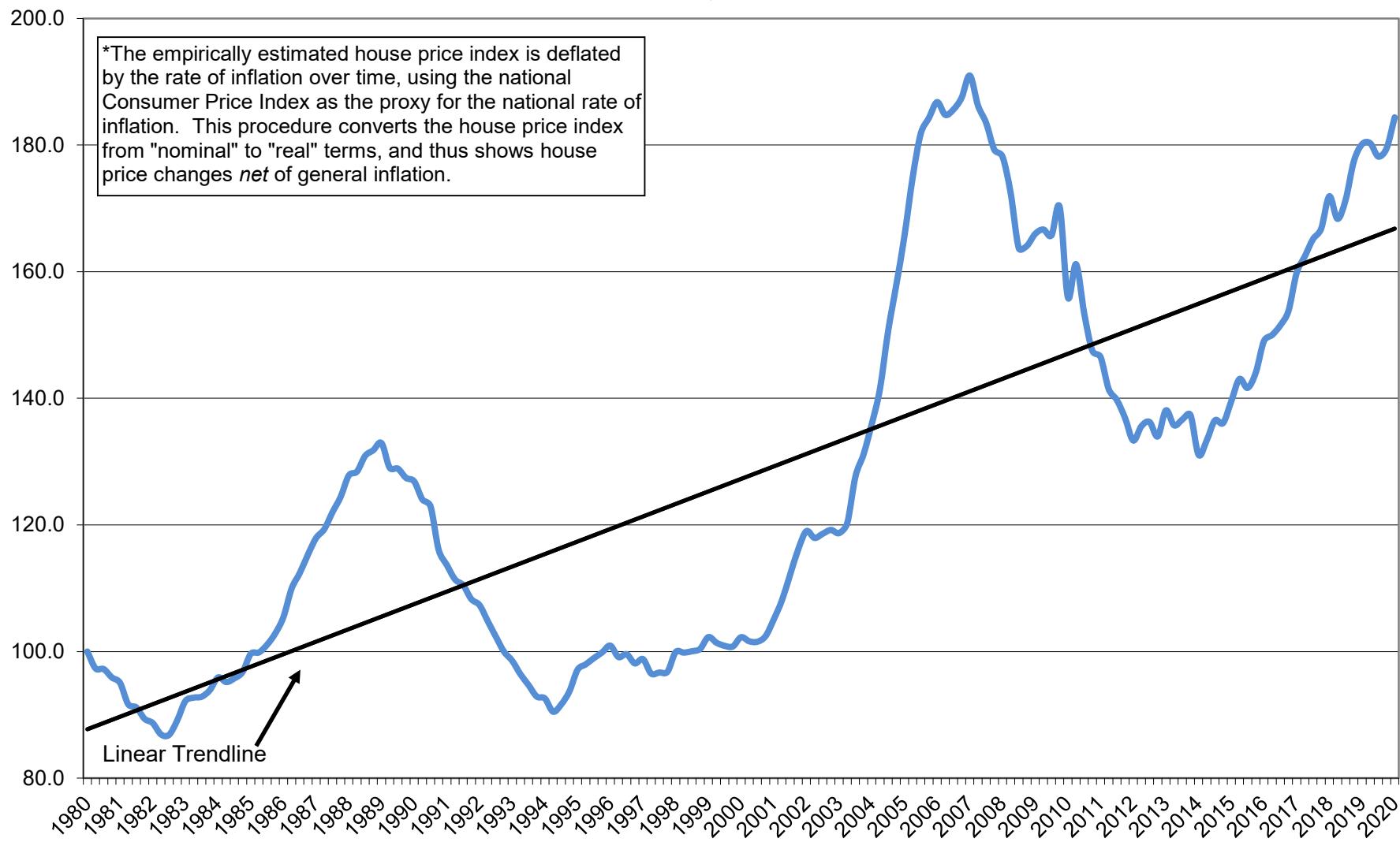
Philadelphia Housing Affordability* Index: 1980-2020



Average House Price-to-Rent Ratios*: 1980-2020 Philadelphia v. U.S.

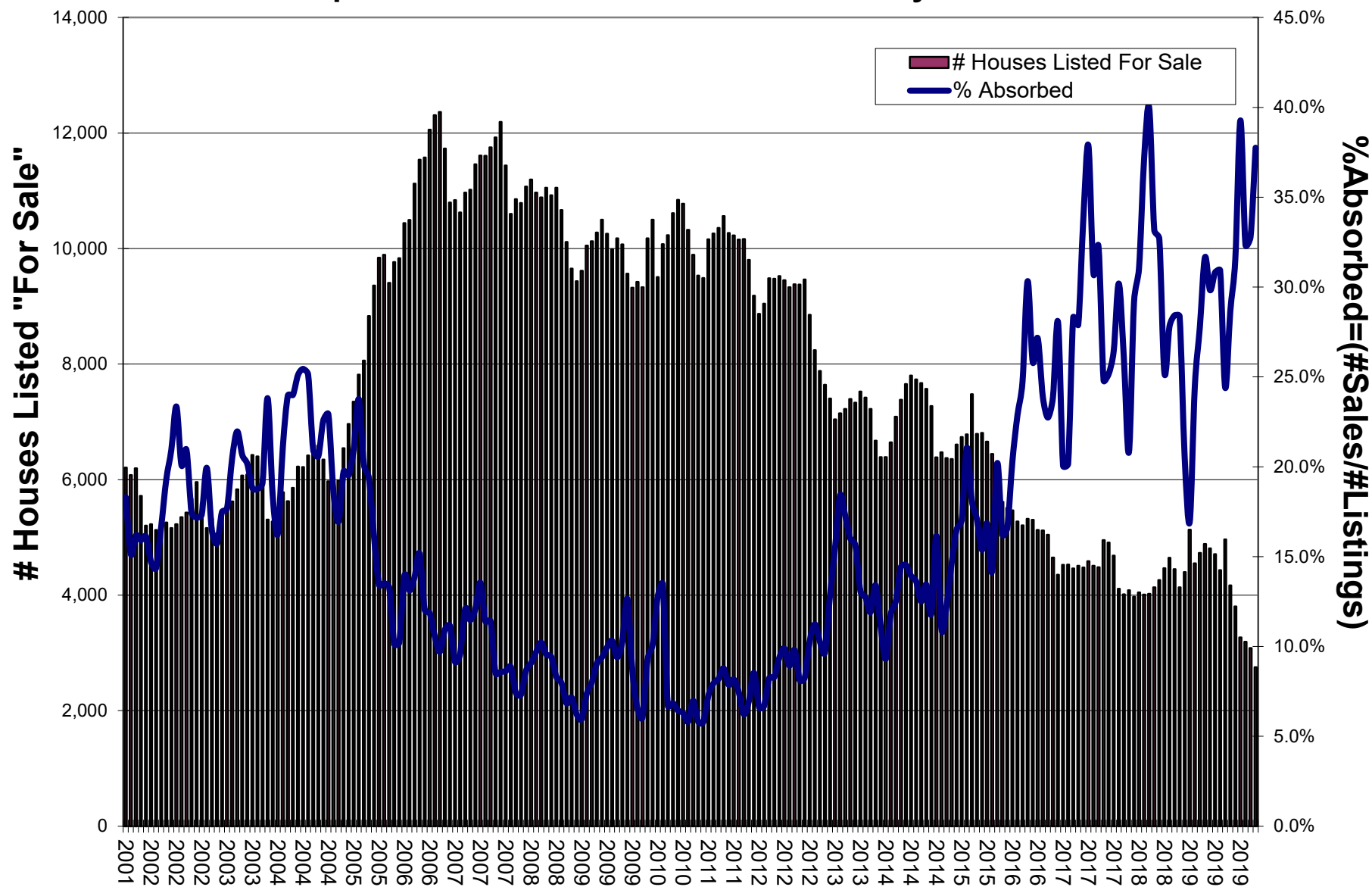


Inflation-Adjusted* Philadelphia House Price Index 1980-2020 1980Q1=100



Source: US Bureau of Labor Statistics

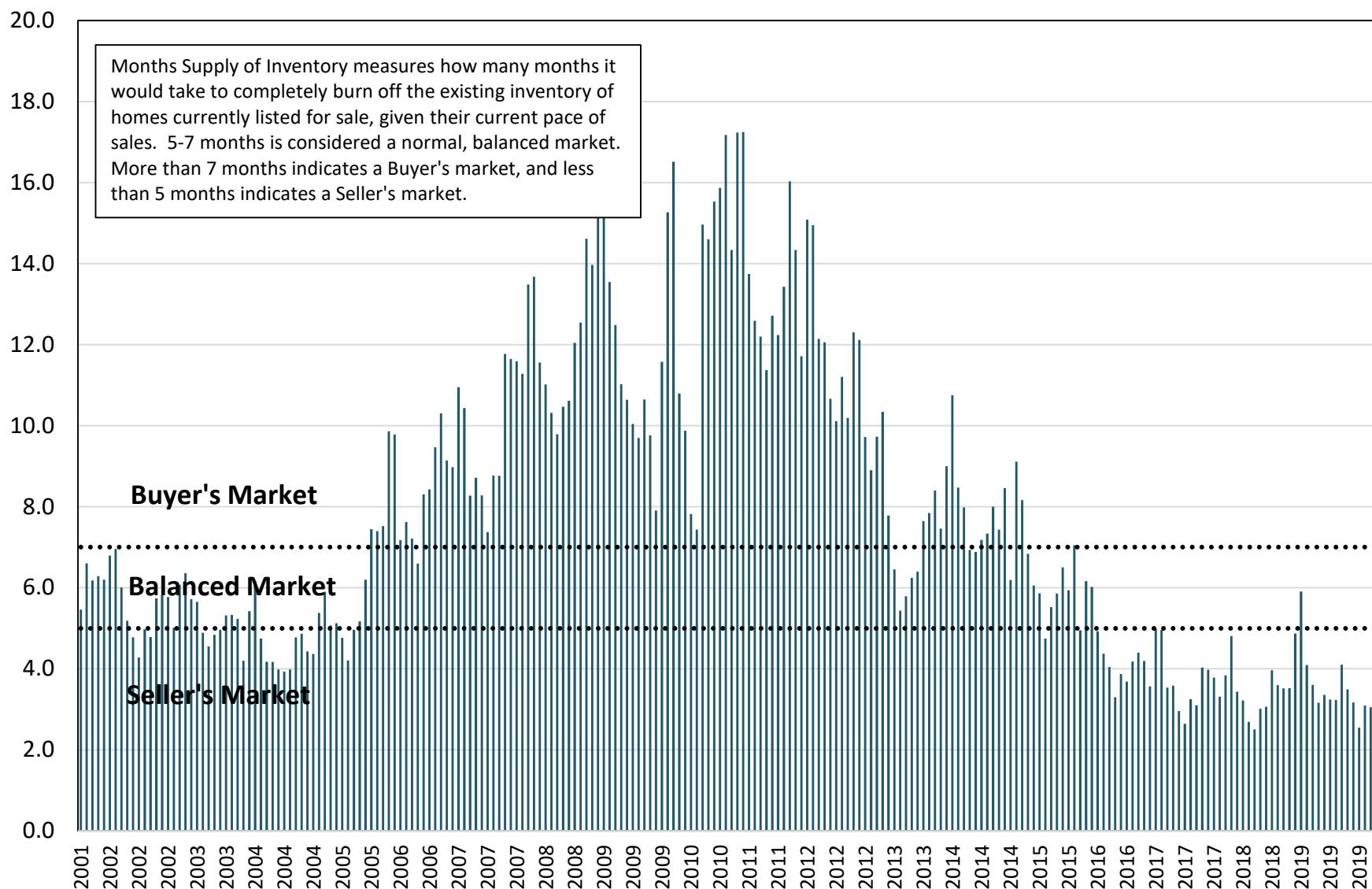
Philadelphia Houses Listed For Sale: Inventory v. Sales Rate



“%Absorbed” is defined as the percent of homes listed for sale in a given month that also sold in that same month.

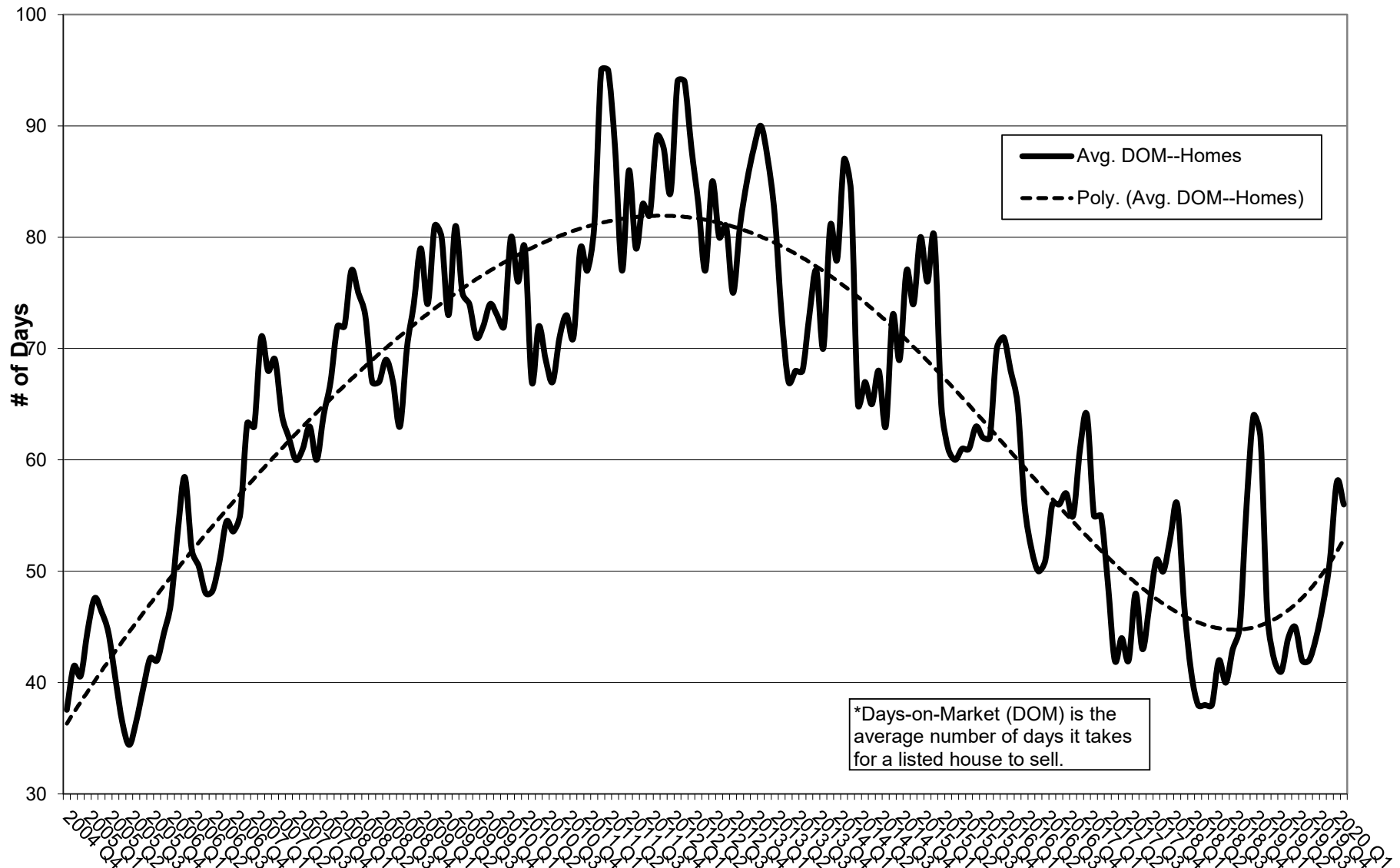
Source: Trend MLS

Months Supply of Inventory in Philadelphia



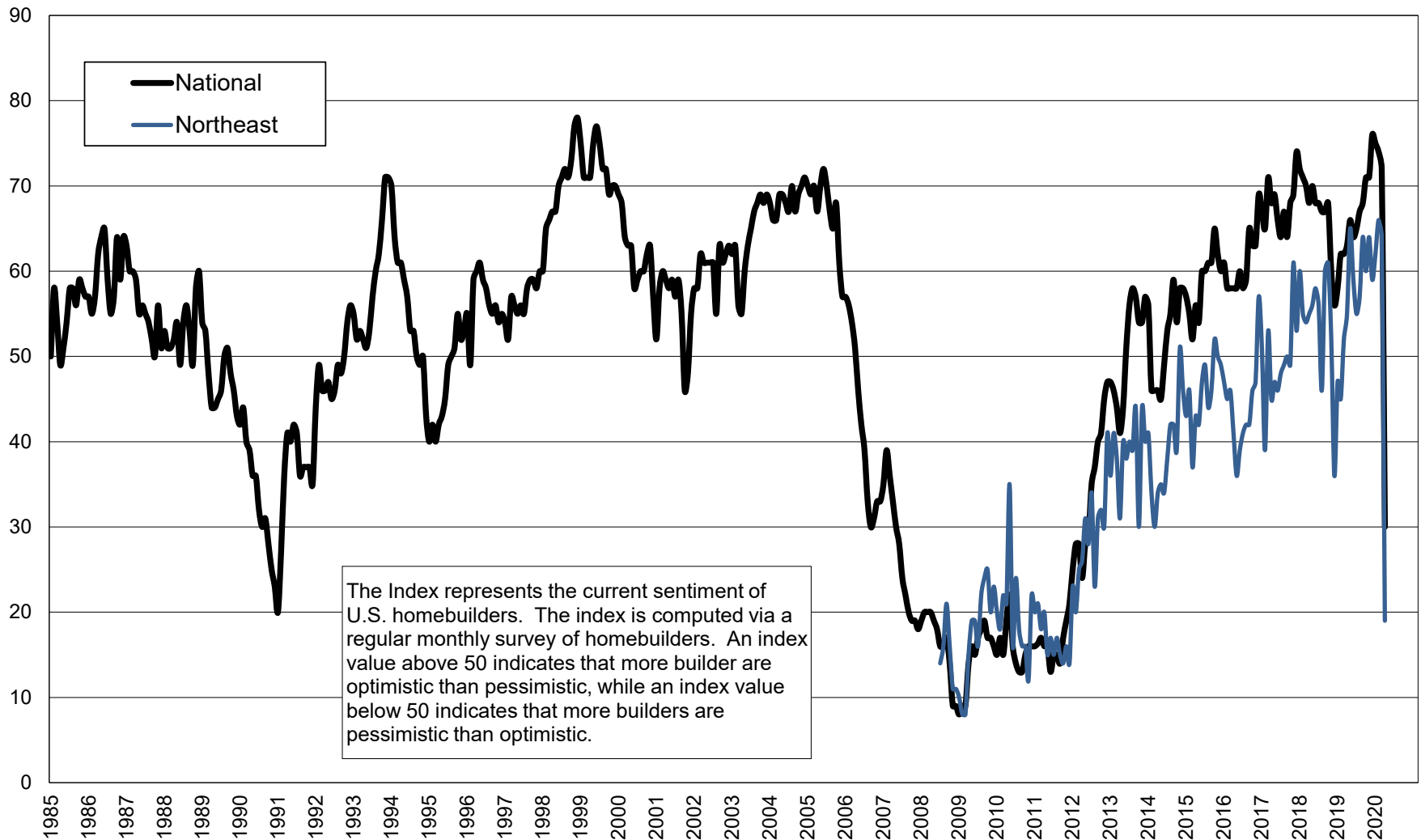
Source: Trend MLS

Average Days-on-Market* for Philadelphia Homes



Source: Trend MLS

Index of Homebuilder Sentiment: 1985-2020 (Seasonally Adjusted)



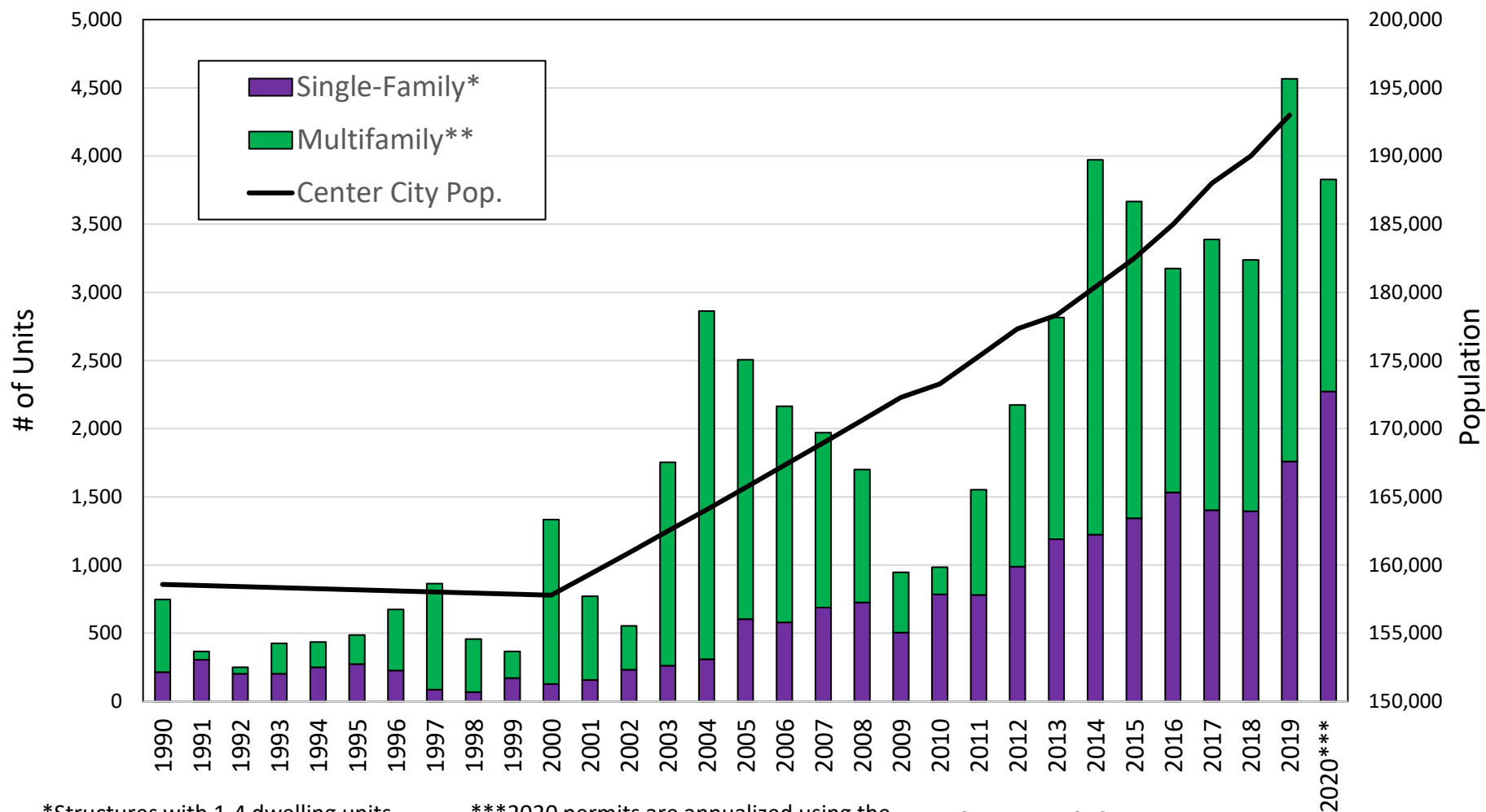
Source: National Assoc. of Homebuilders (NAHB)/Wells Fargo

Philadelphia Stock Exchange Housing Sector Index: 2002-2020



Source: finance.yahoo.com

Building Permits Issued for Construction of Residential Units in Philadelphia 1990-2019: Single-Family v. Multifamily



*Structures with 1-4 dwelling units

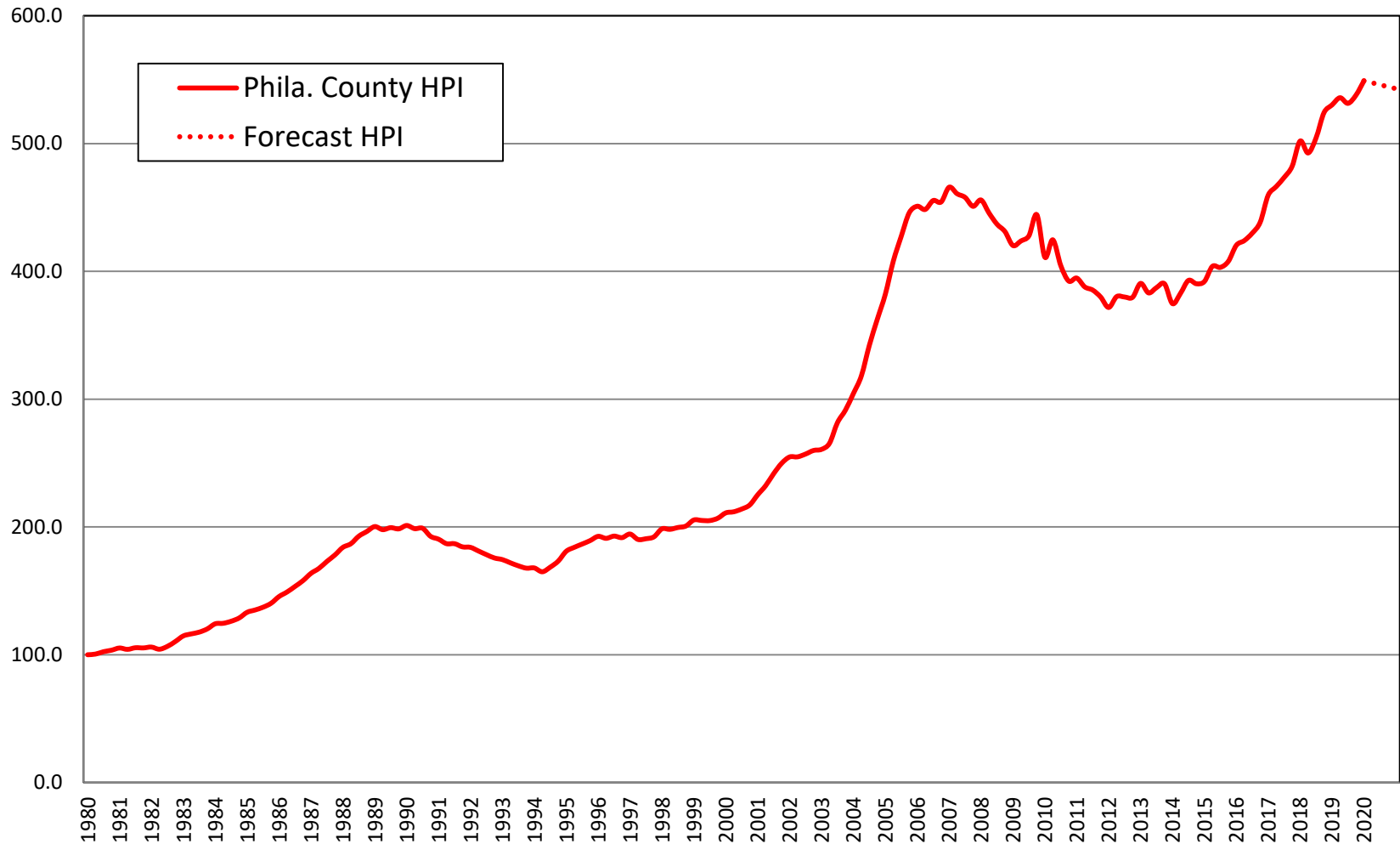
**Structures with >=5 dwelling units

***2020 permits are annualized using the number of permits filed YTD.

Sources: U.S. Census,
Center City District

Philadelphia House Price Index and 1-Year Forecast

Philadelphia House Price Index: Actual v. Forecast



Zillow's most recent forecast of Philadelphia house prices has switched from positive to negative. It is currently projecting a decline of 1.1% over the next 12 months.

Source: <http://www.zillow.com/philadelphia-pa/home-values/>