

PHILADELPHIA REGIONAL HOUSE PRICE INDICES

November 17, 2020



DREXEL UNIVERSITY
Lindy Institute
for Urban Innovation

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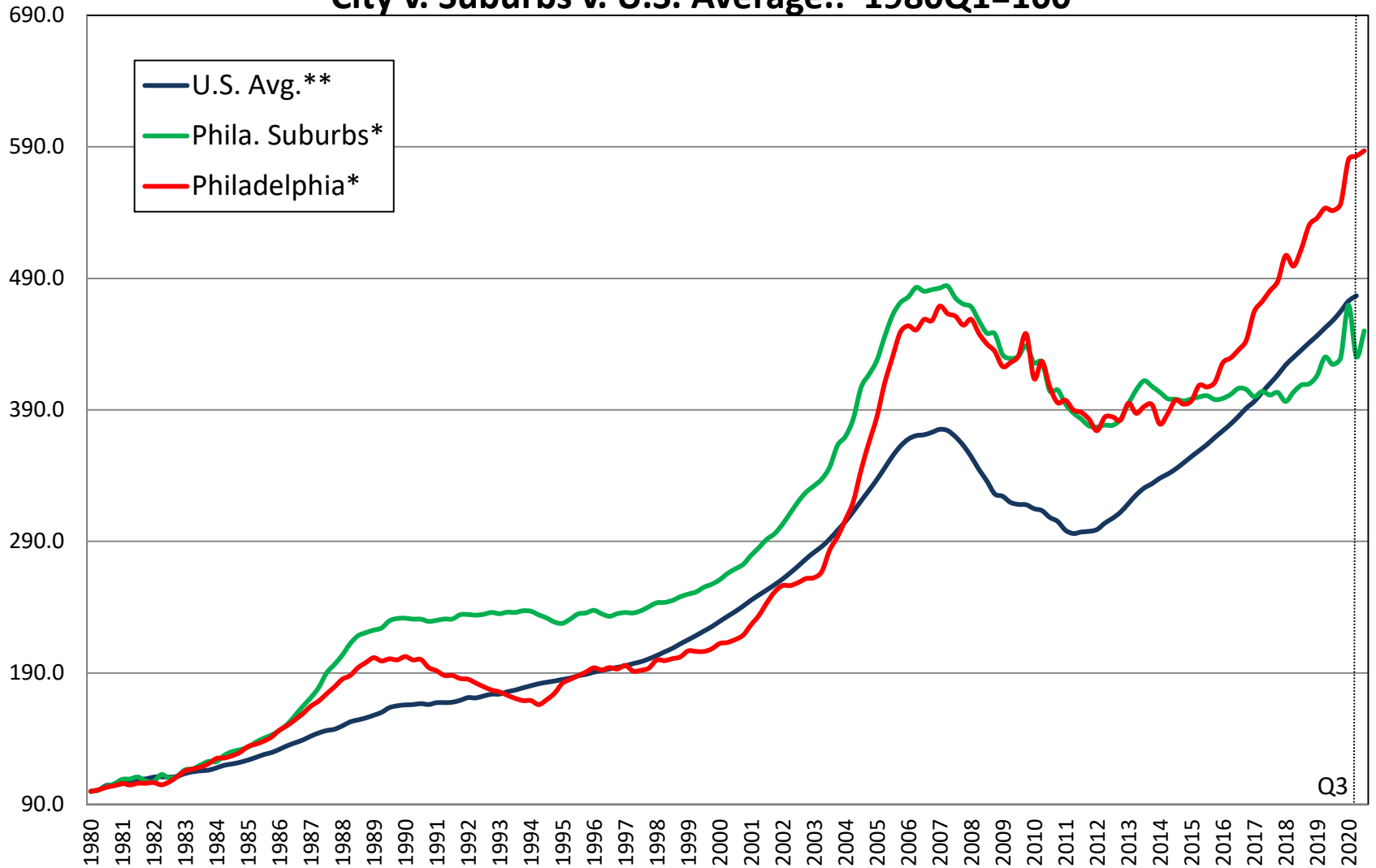
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Philadelphia Regional House Price Indices 1980-2020

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



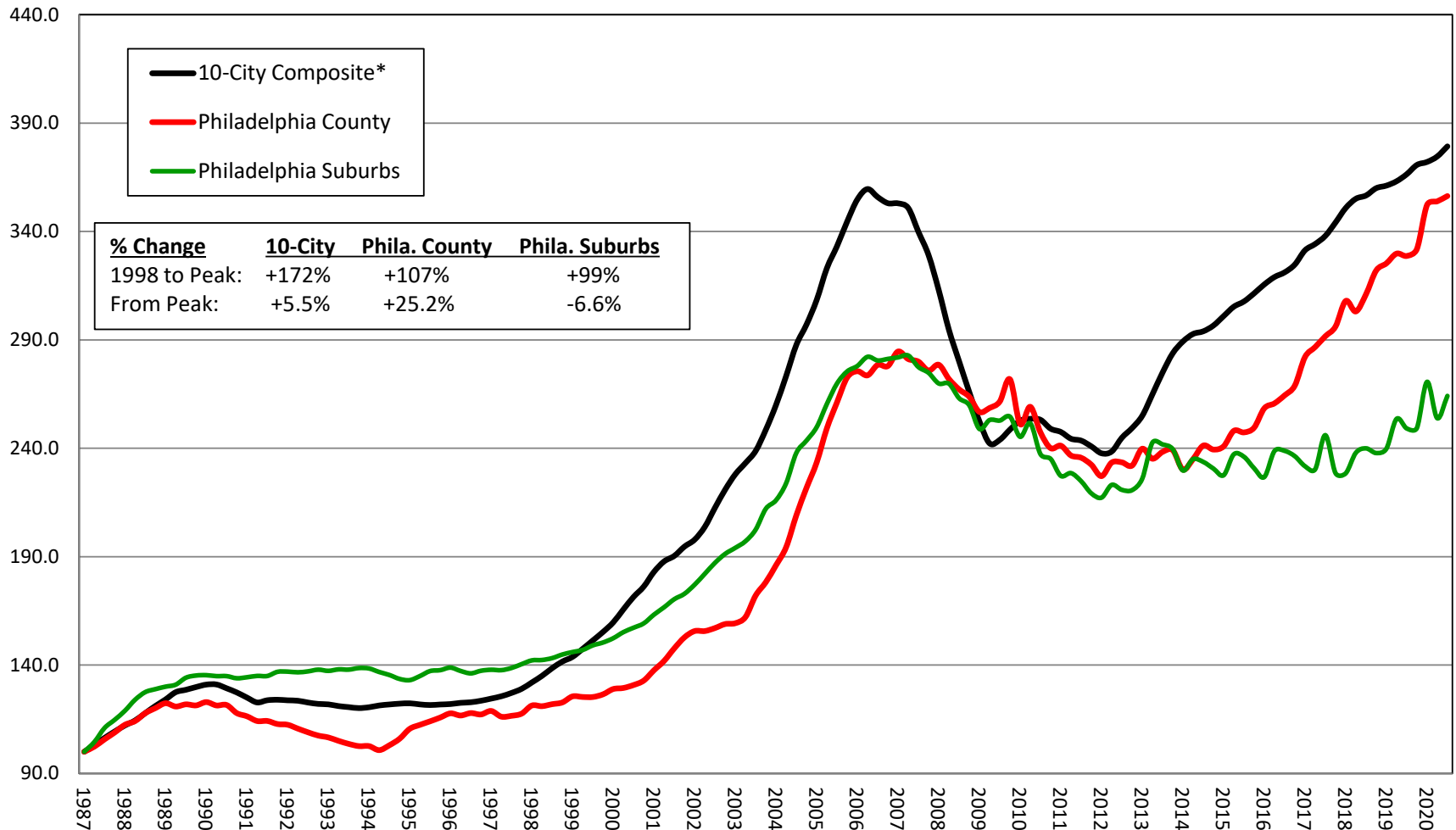
*Empirically estimated by Kevin C. Gillen, Ph.D.

**Courtesy Federal Housing Finance Agency (FHFA)

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

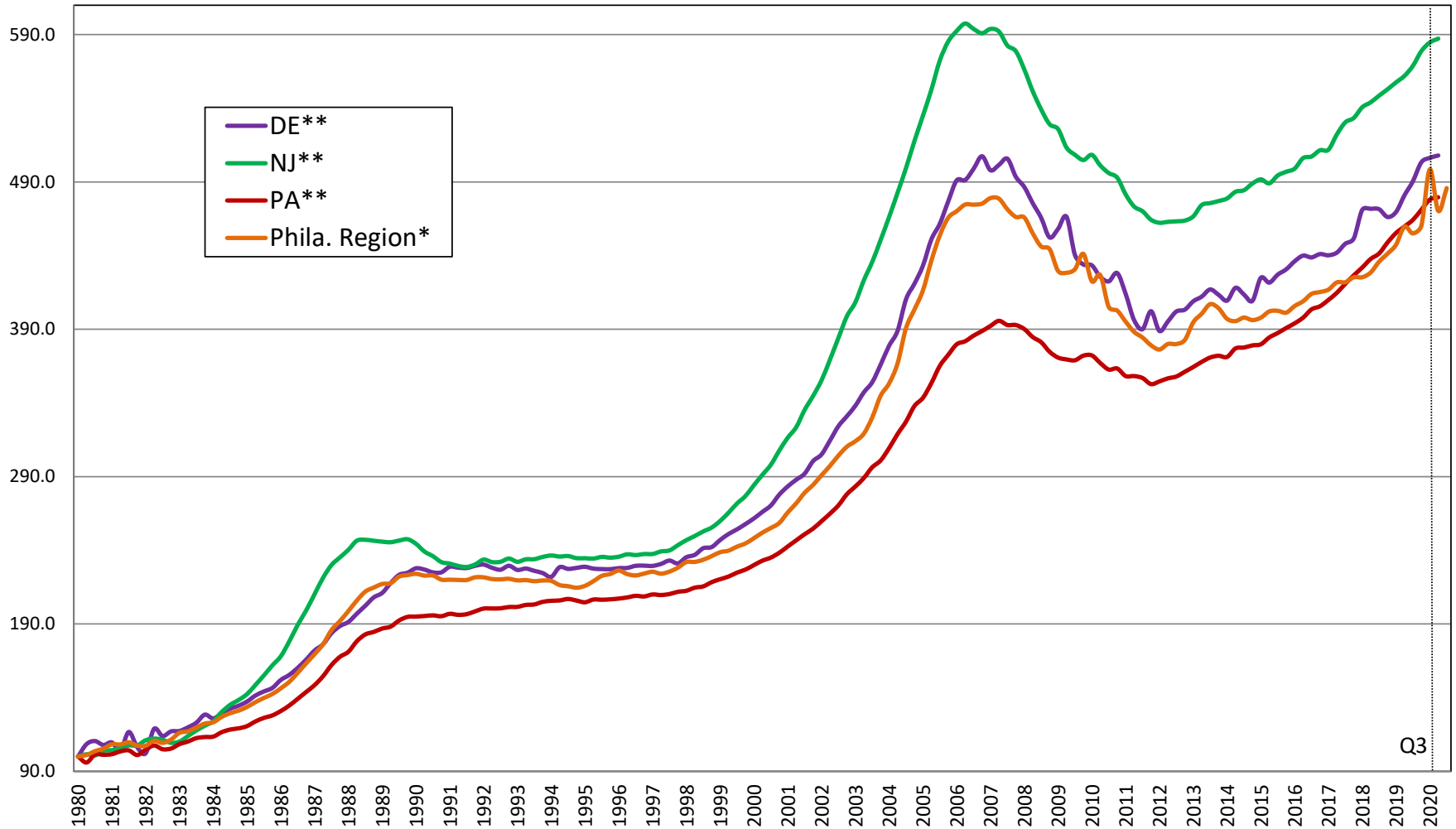
Q3

House Price Appreciation 1987-2020: 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 1980-2020 by Philadelphia Region and State: 1980Q1=100



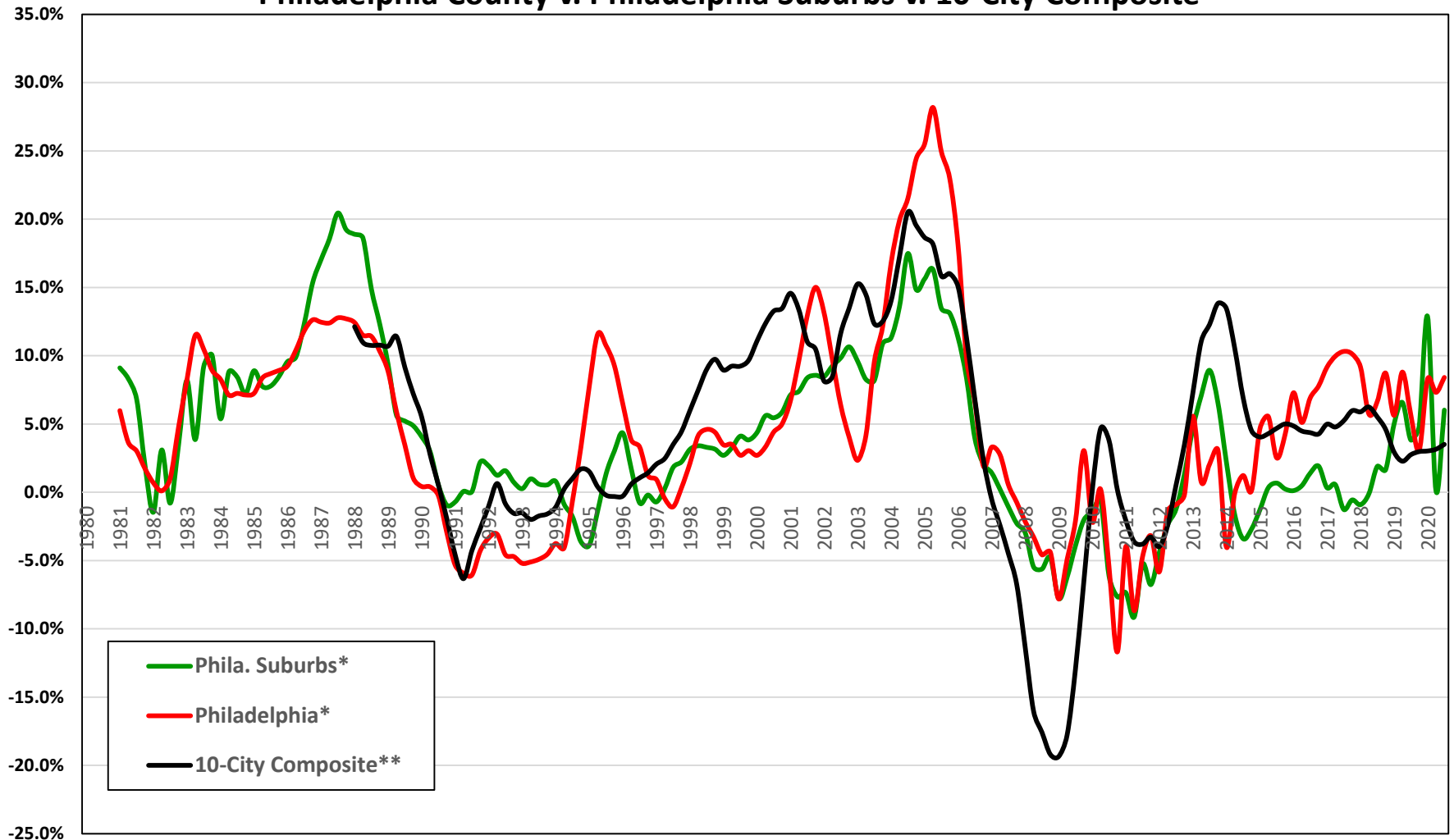
*Empirically estimated by Kevin C. Gillen, Ph.D.

**Courtesy Federal Housing Finance Agency (FHFA)

Note: the Philadelphia Regional House Price Index is computed by combining sales data in both Philadelphia county and its surrounding suburban counties.

YoY Change in Average House Prices: 1980-2020

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

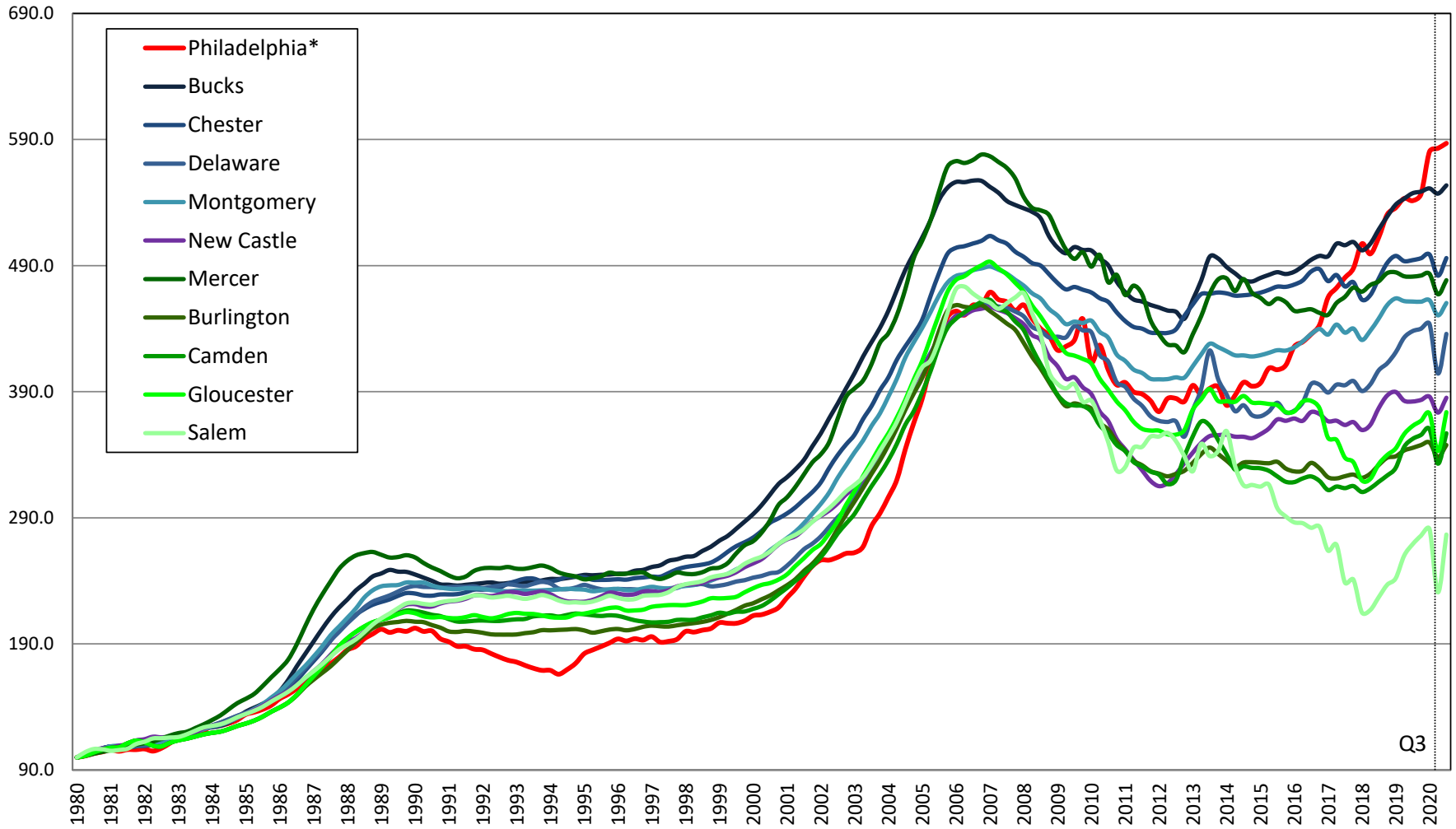


*Empirically estimated by Kevin C. Gillen, Ph.D.

**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 1980-2020, 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.**
40-Year	487.0%	350.1%	376.7%
10-Year	44.1%	11.3%	52.1%
1-Year	8.4%	1.1%	5.4%
1-Quarter	0.7%	4.5%	0.8%

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

**Source: U.S. Federal Housing Finance Agency (FHFA). These numbers are through 2020Q2 only. “MSA”=“Metropolitan Statistical Area”, which is the entire 11-county region.

Philadelphia Region House Price Appreciation Rates by County

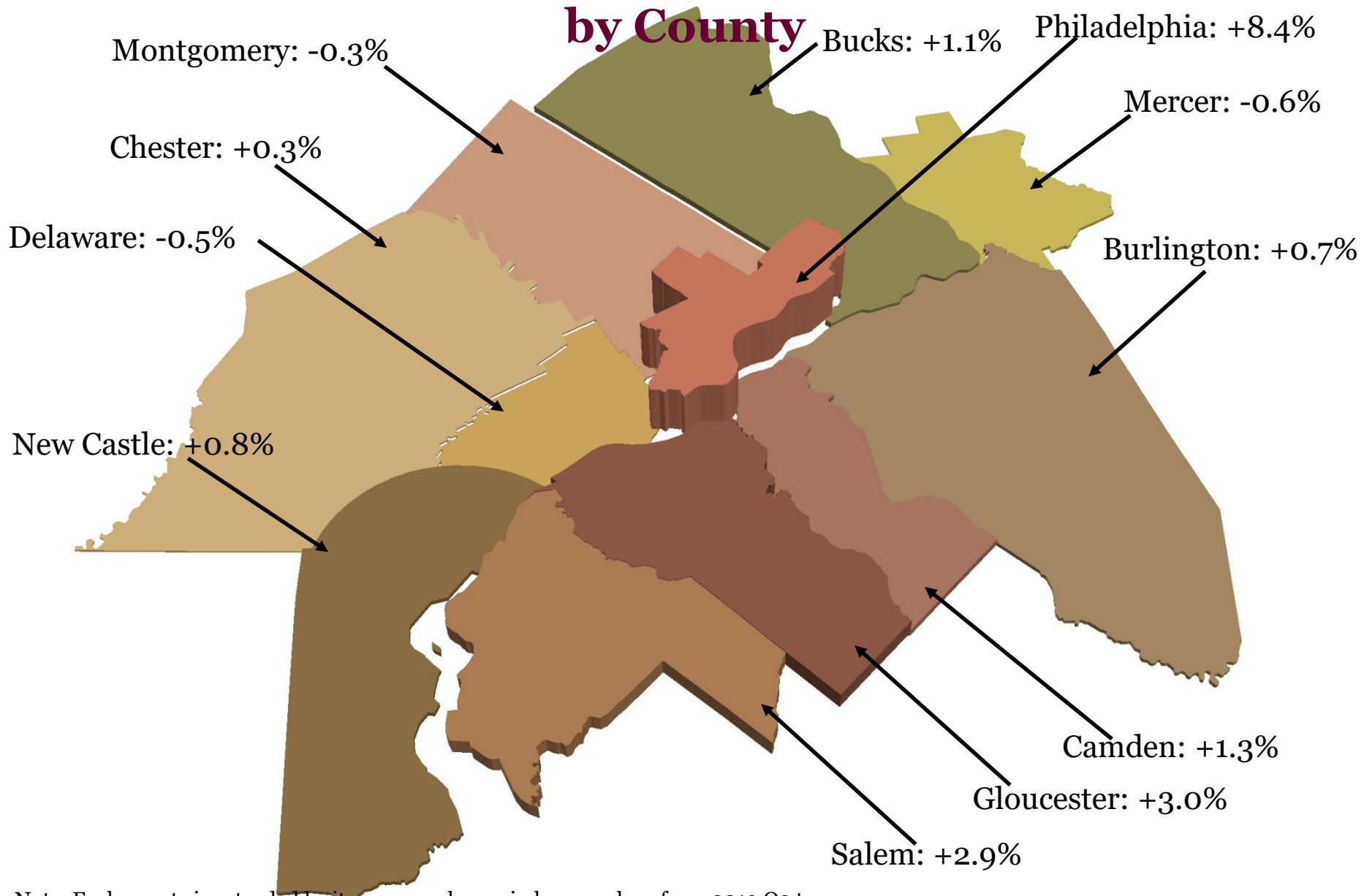
Period	Philadelphia	Bucks	Chester	Delaware	Montgomery	New Castle	Mercer	Burlington	Camden	Gloucester	Salem
40-Year	487%	454%	396%	336%	360%	285%	378%	248%	257%	274%	177%
10-Year	44.1%	12.9%	7.5%	5.3%	6.4%	5.0%	0.3%	-3.4%	0.1%	-4.5%	-21.0%
1-Year	8.4%	1.1%	0.3%	-0.5%	-0.3%	0.8%	-0.6%	0.7%	1.3%	3.0%	2.9%
1-Quarter	0.7%	1.2%	2.9%	7.8%	2.2%	3.2%	2.4%	2.8%	7.2%	9.0%	19.8%

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

Philadelphia Region: County Boundary Definitions

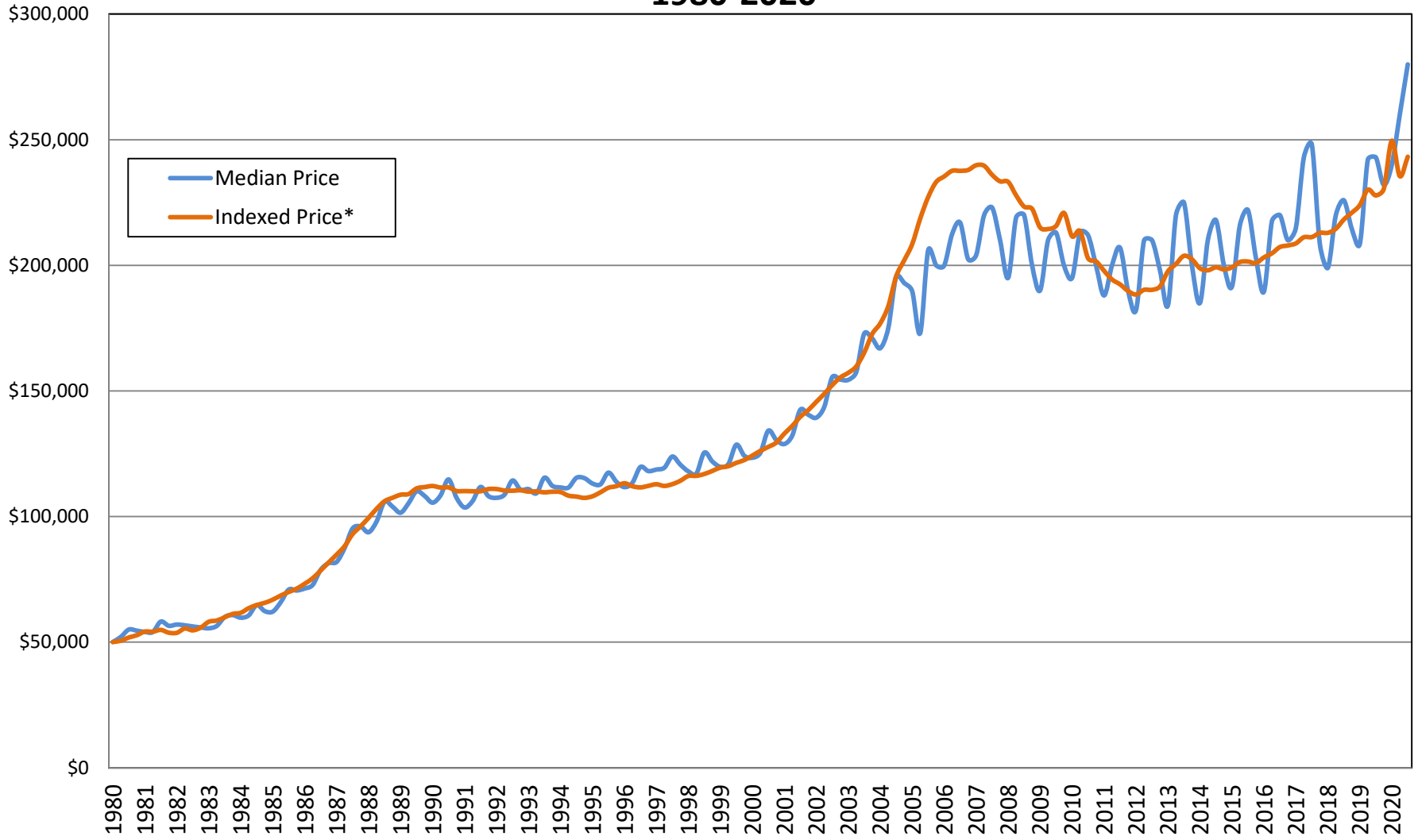


2020 Q3 Annual House Price Rate of Change by County



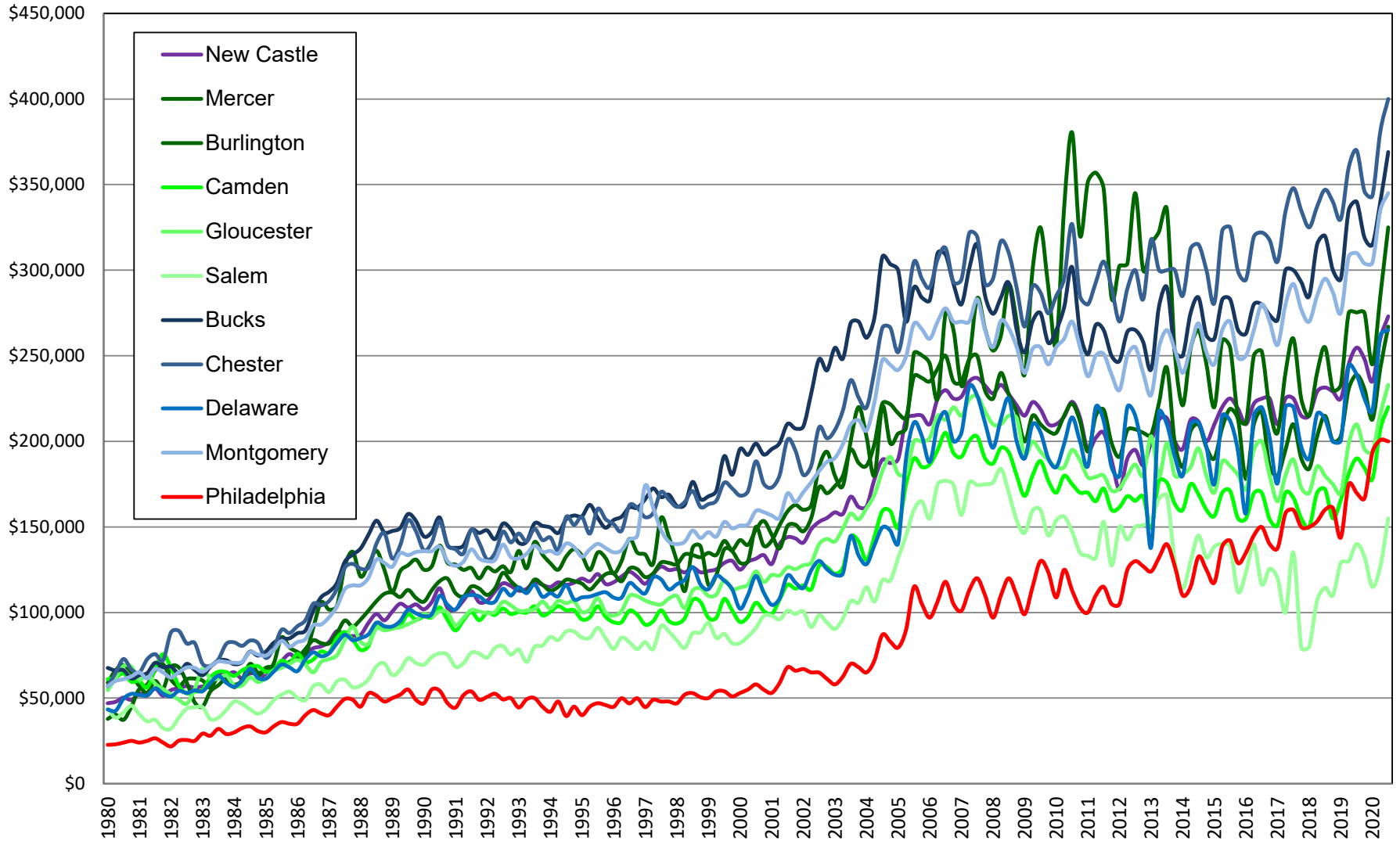
Note: Each county is extruded by its average change in house values from 2019 Q3 to 2020 Q3 in order to reflect its growth (or depreciation) rate relative to other counties.

Median Regional House Price v. Indexed Regional House Price: 1980-2020

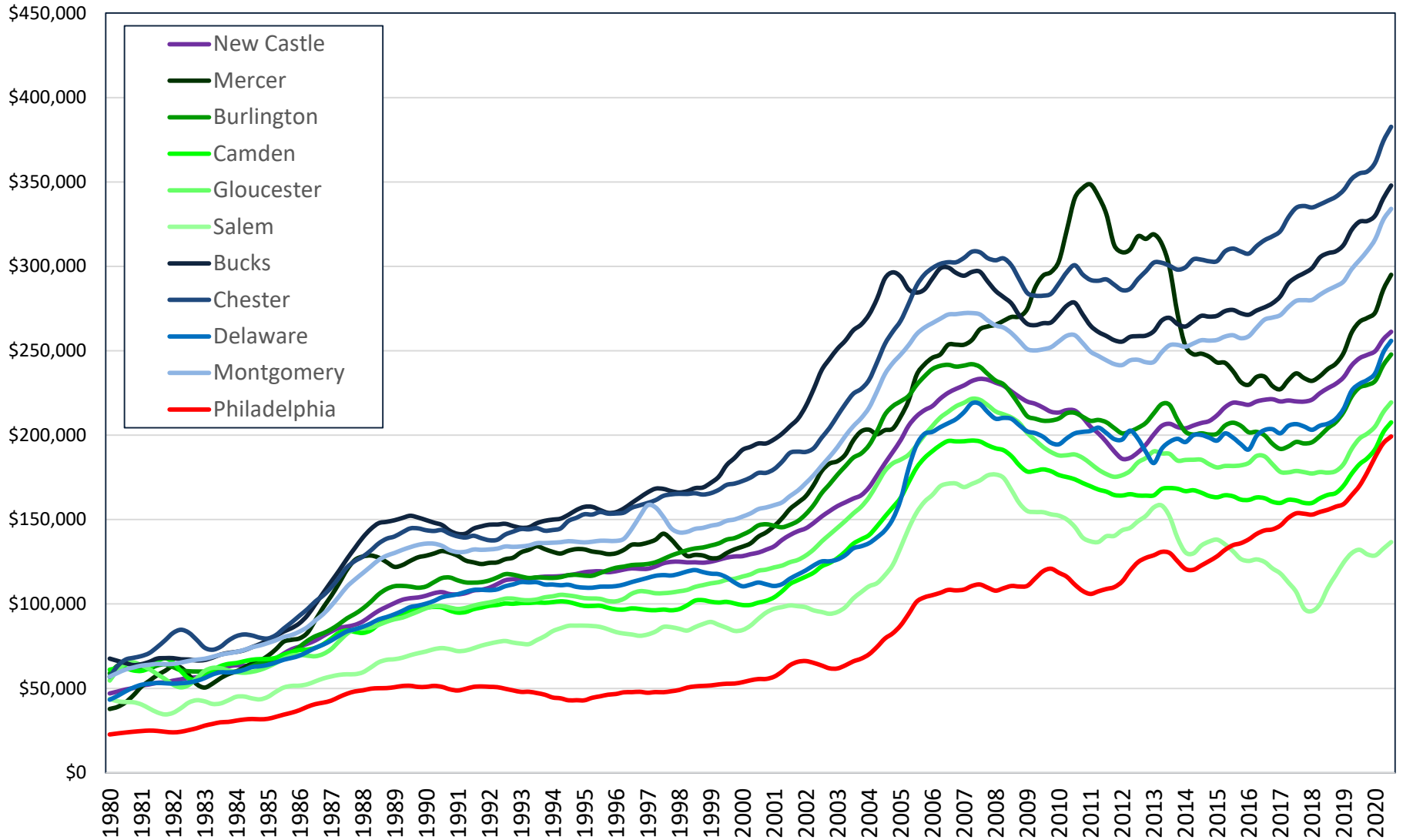


*Empirically estimated by Kevin C. Gillen, Ph.D.

Median House Price by County: 1980-2020

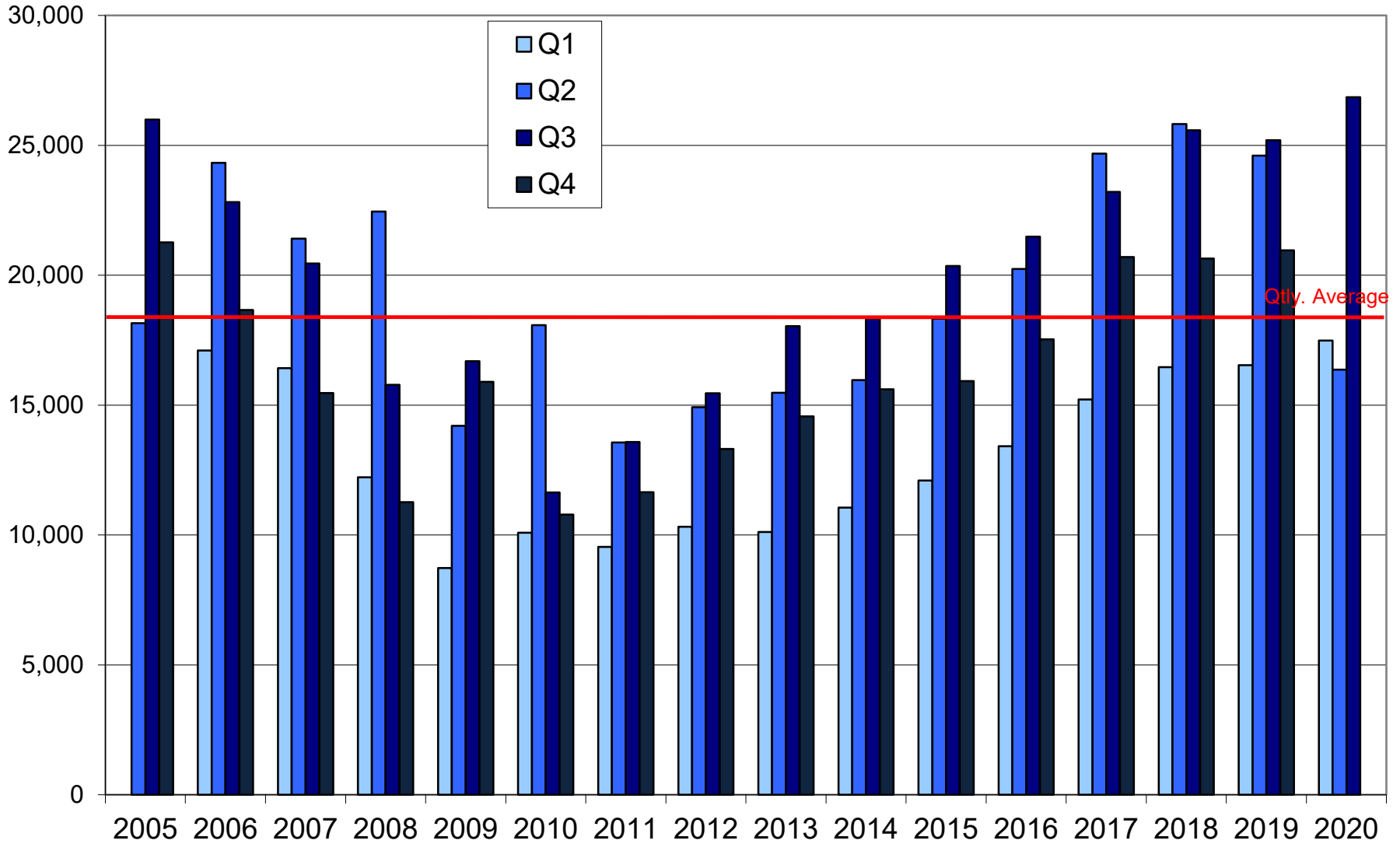


Median House Price by County, Smoothed*: 1980-2020

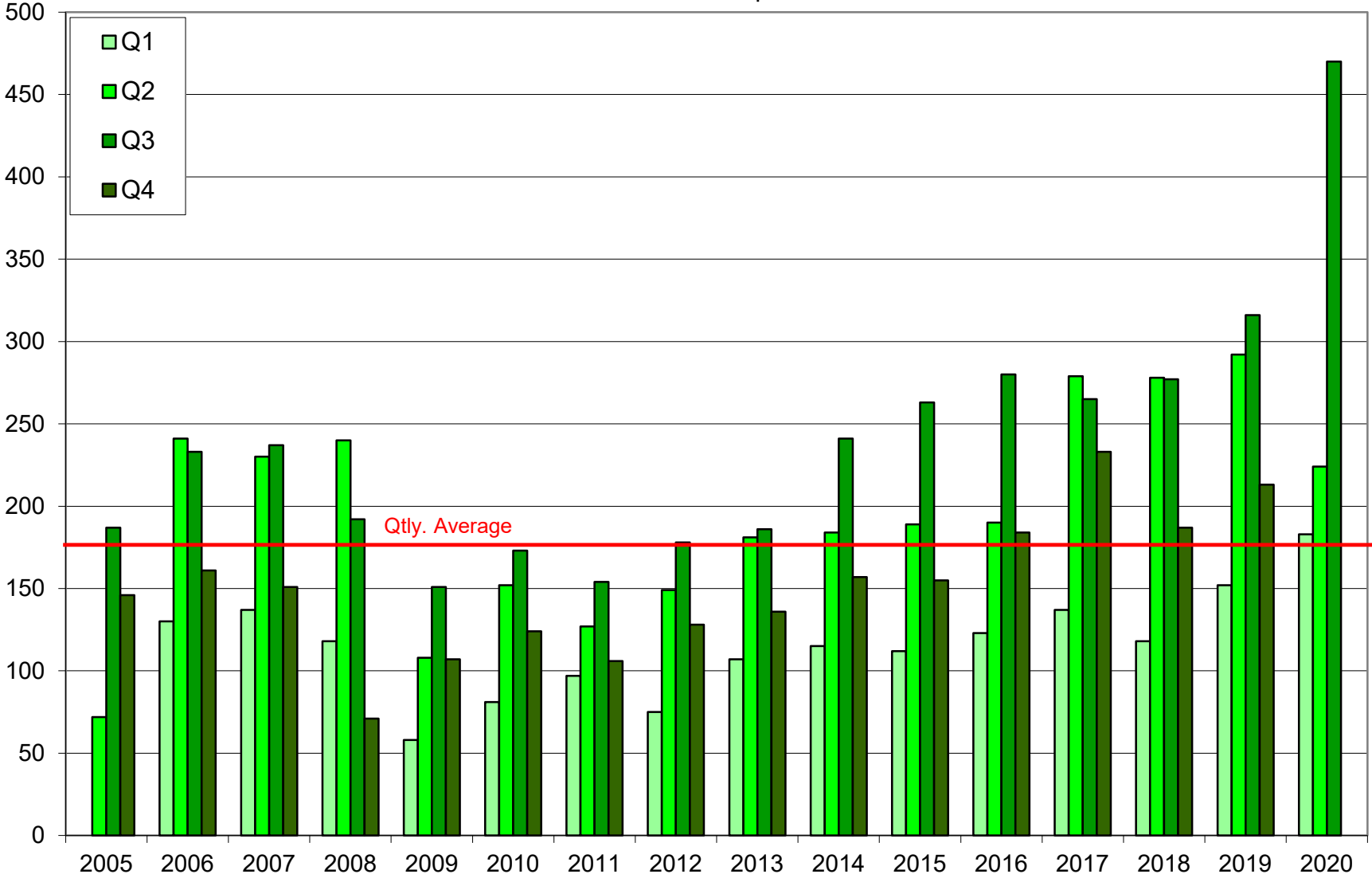


*The price data was smoothed by applying a 3-period moving average, in order to eliminate seasonal noise.

Number of Regional House Sales per Quarter: 2005-2020



Number of Regional House Sales 2005-2020 with Price >= \$1m

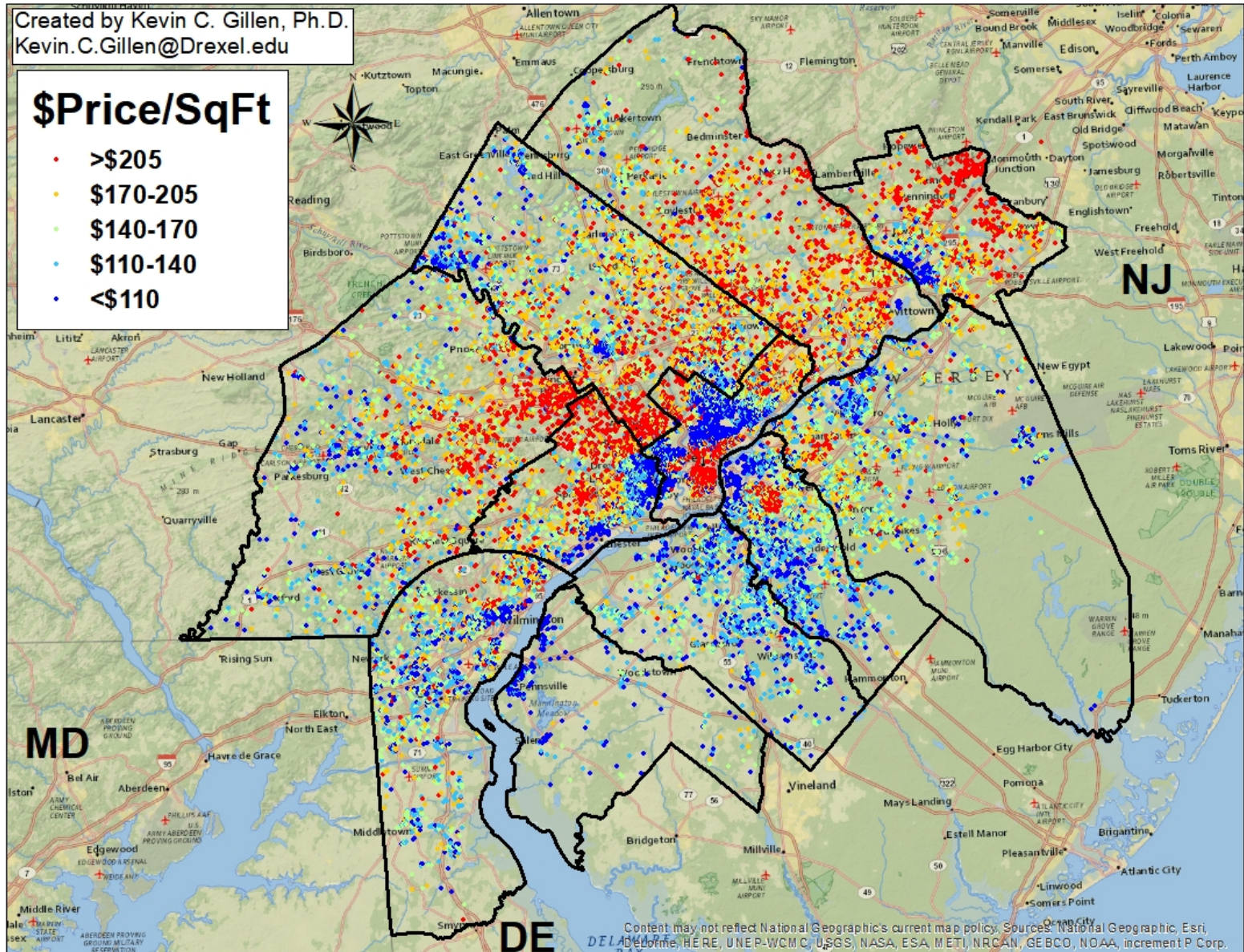


Philadelphia Region House Sales in 2020 Q3

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

\$Price/SqFt

- >\$205
- \$170-205
- \$140-170
- \$110-140
- <\$110

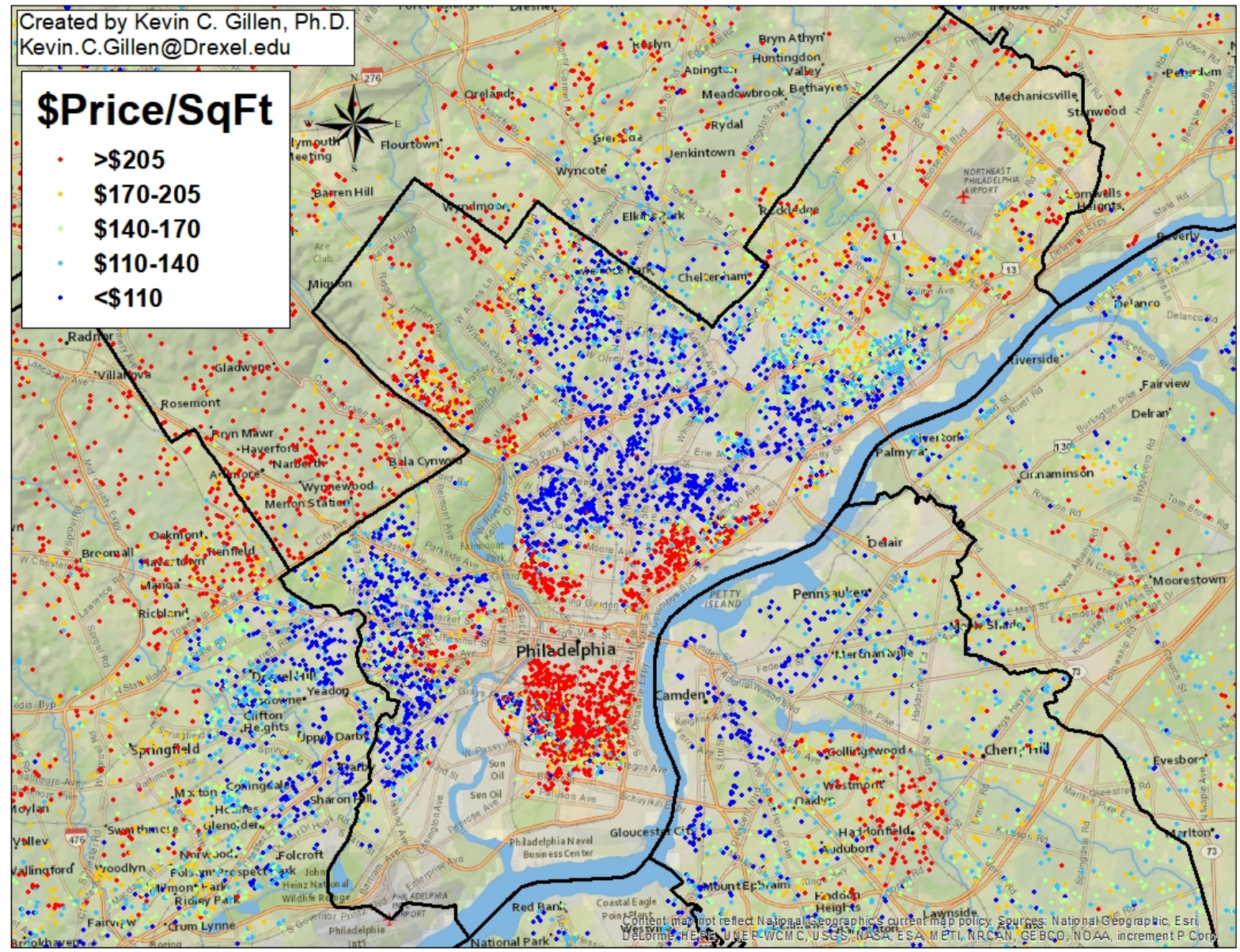


Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

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 2020 Q3

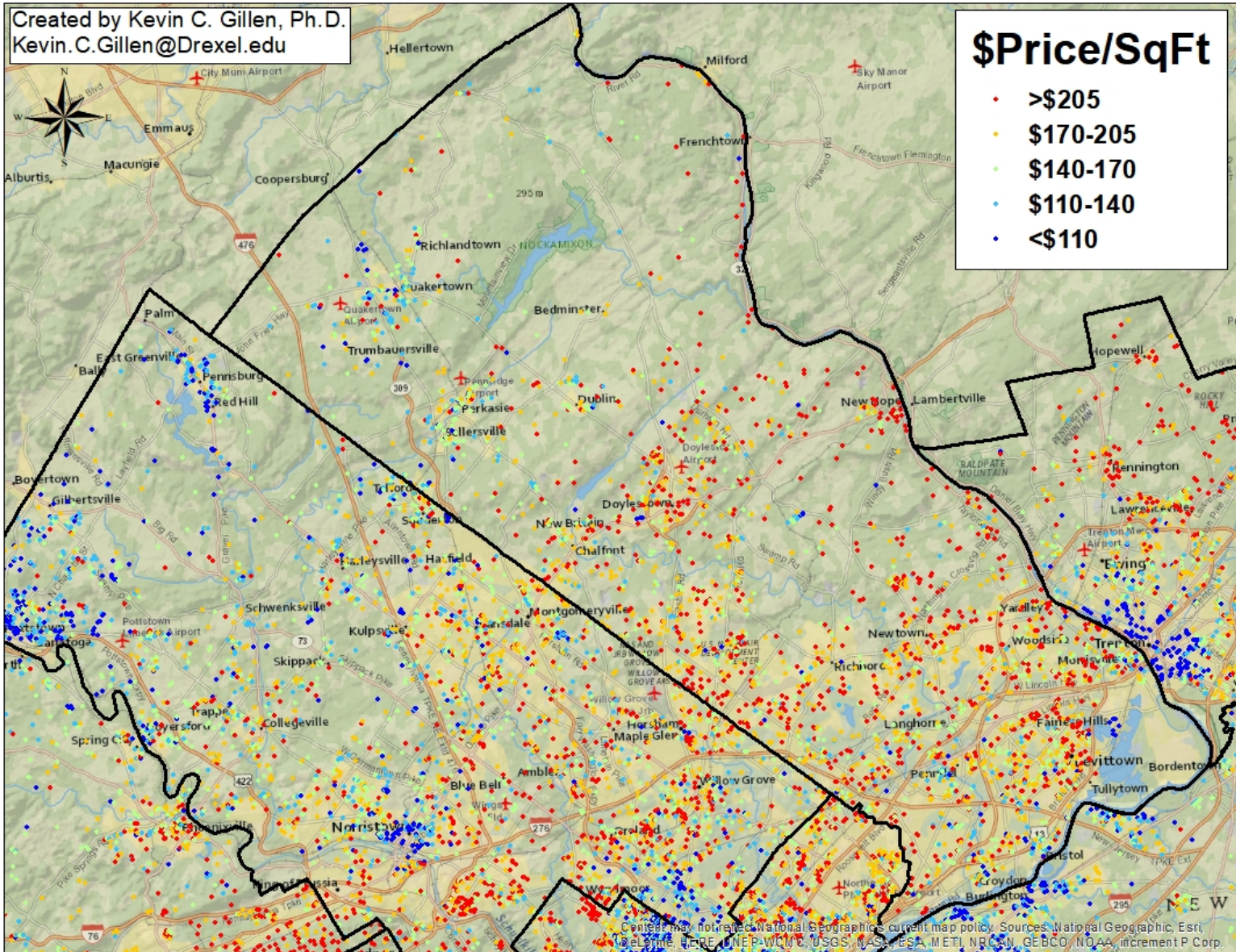
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Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

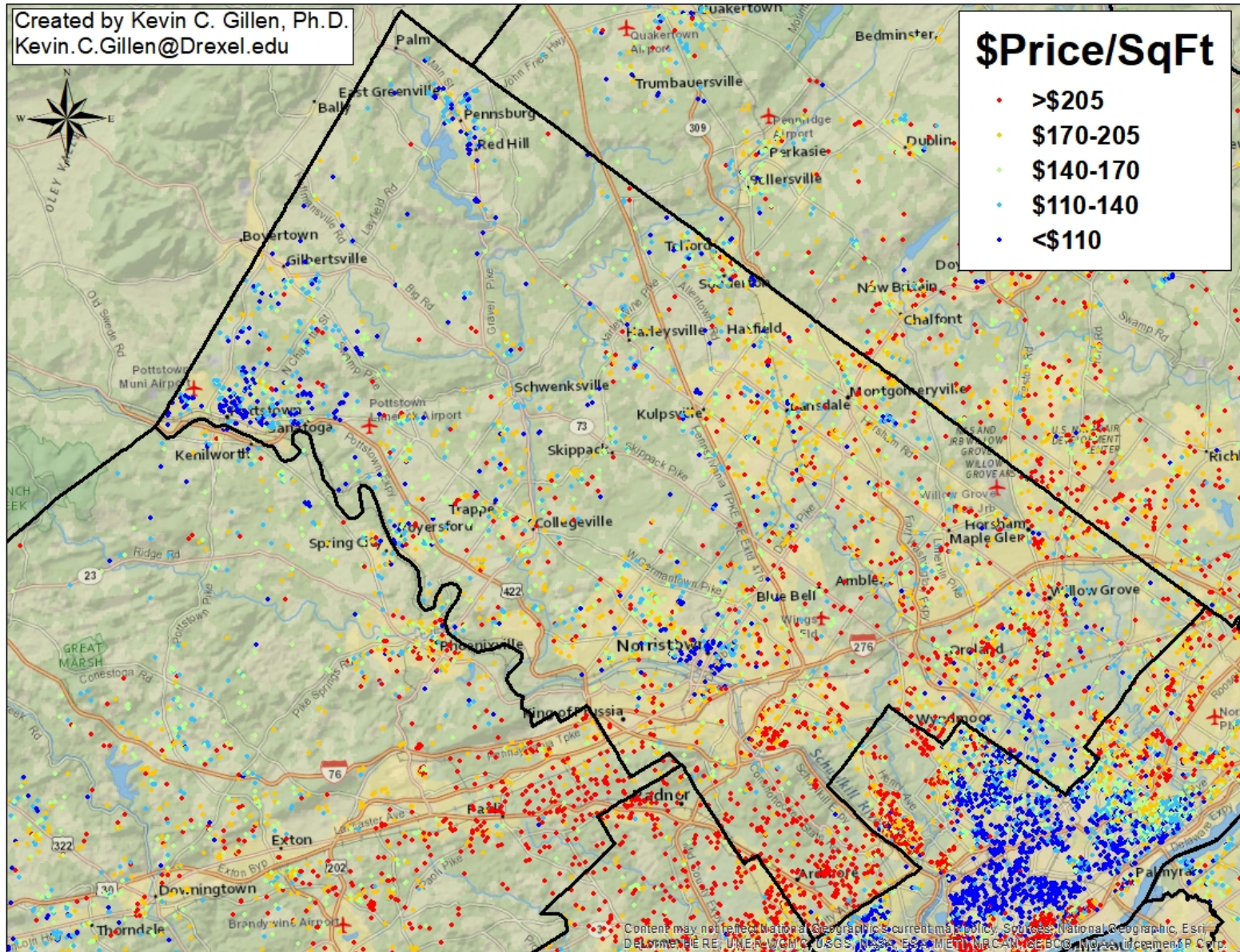
Bucks County House Sales in 2020 Q3

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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 2020 Q3



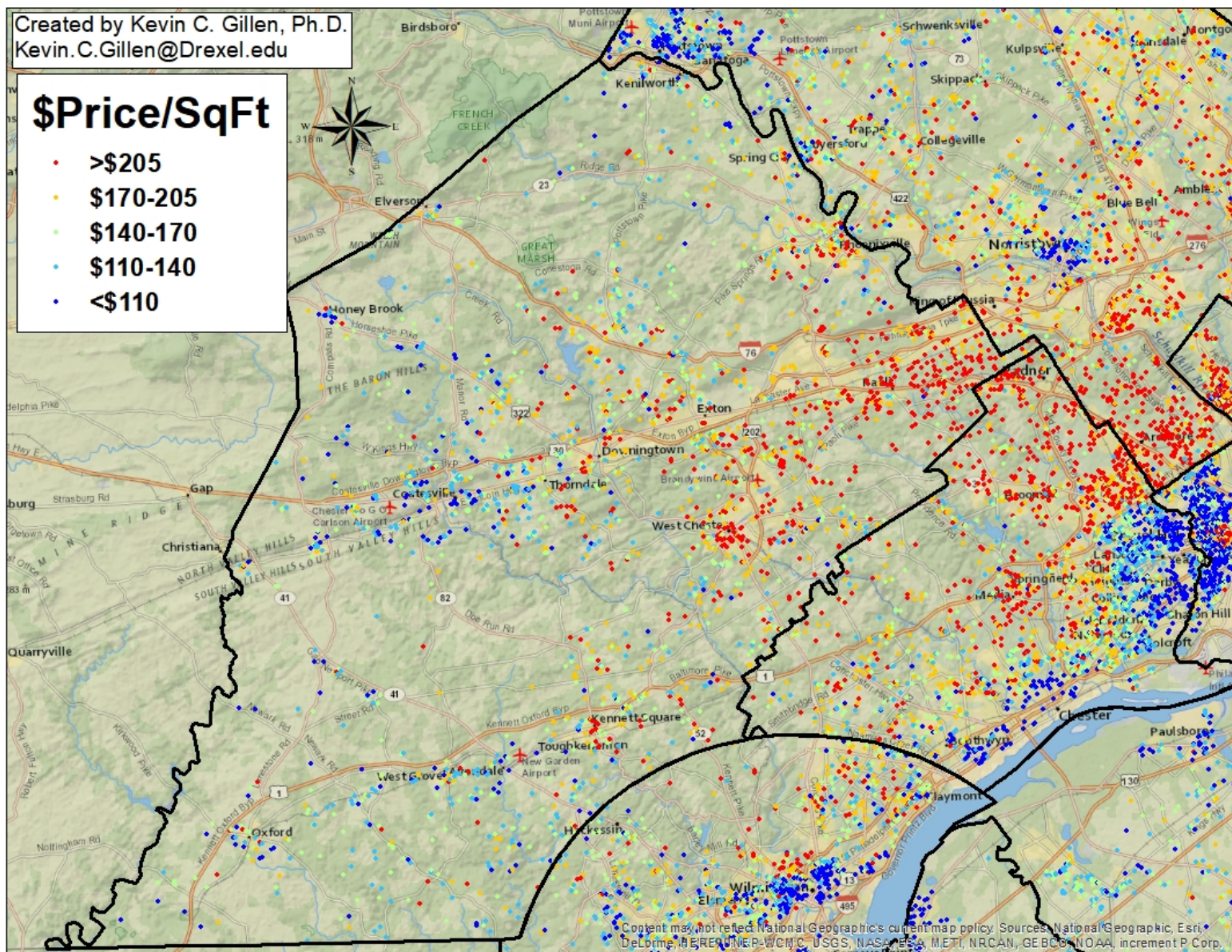
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Chester County House Sales in 2020 Q3

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

- >\$205
- \$170-205
- \$140-170
- \$110-140
- <\$110



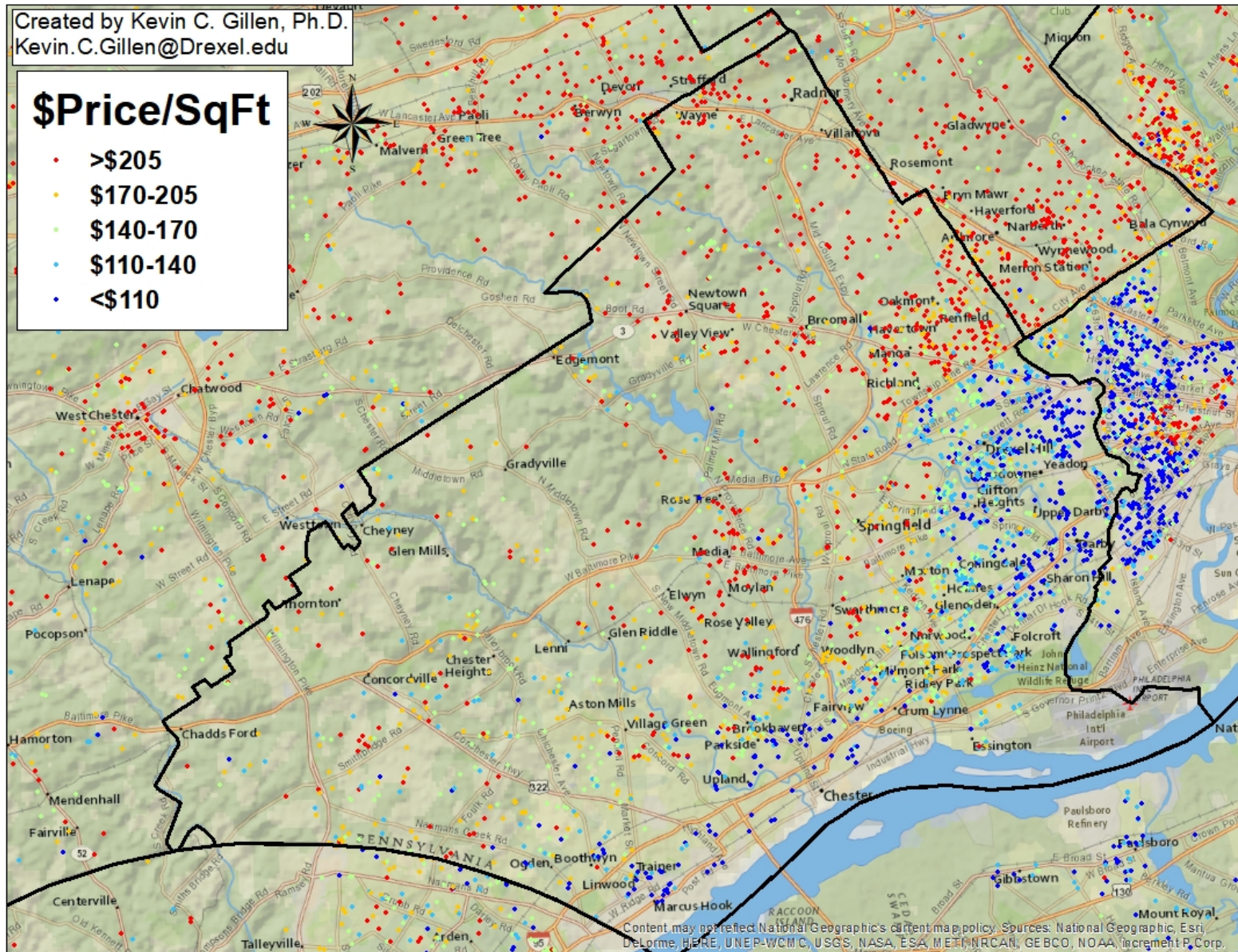
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Delaware County House Sales in 2020 Q3

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\$Price/SqFt

- >\$205
- \$170-205
- \$140-170
- \$110-140
- <\$110



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.

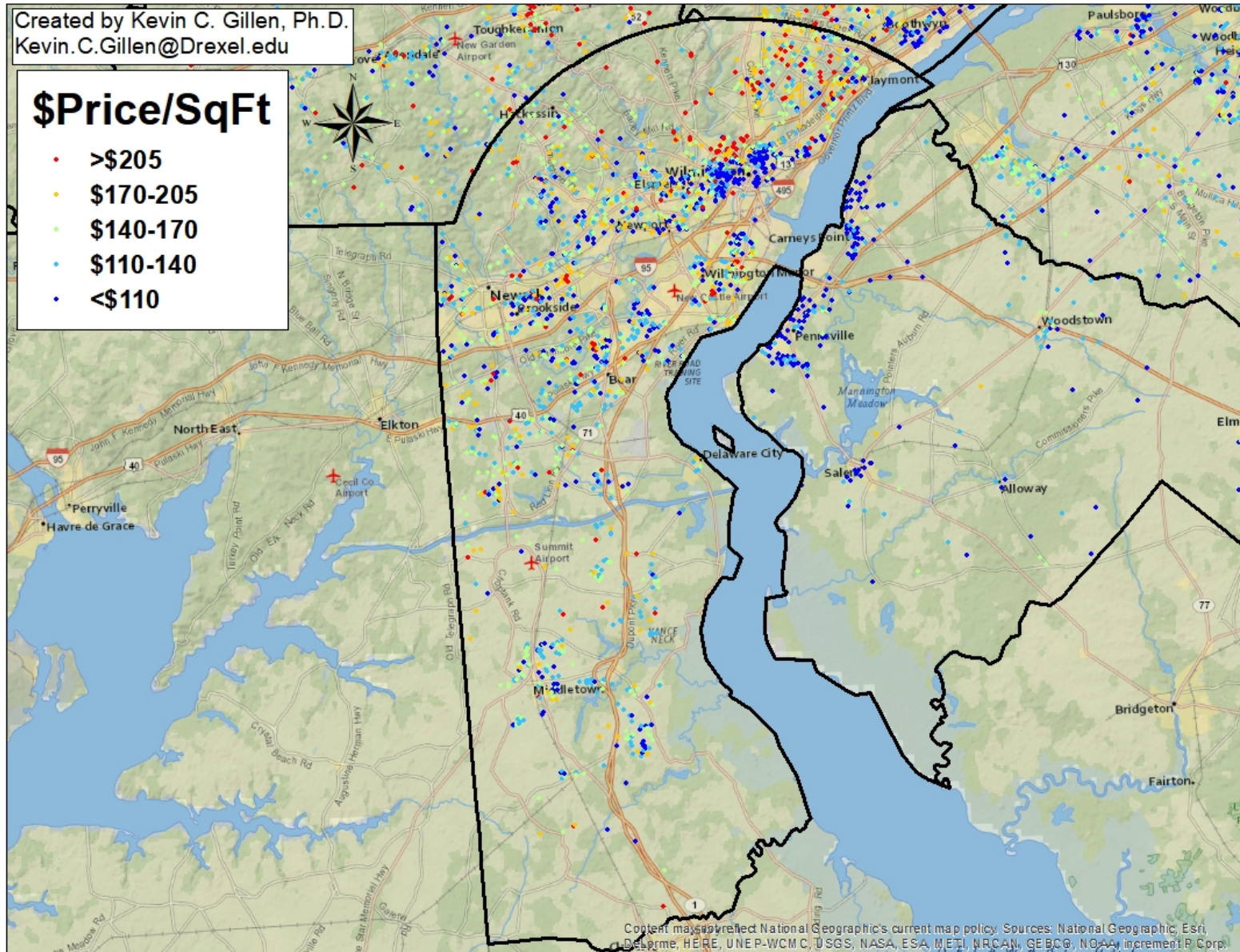


New Castle County House Sales in 2020 Q3

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\$Price/SqFt

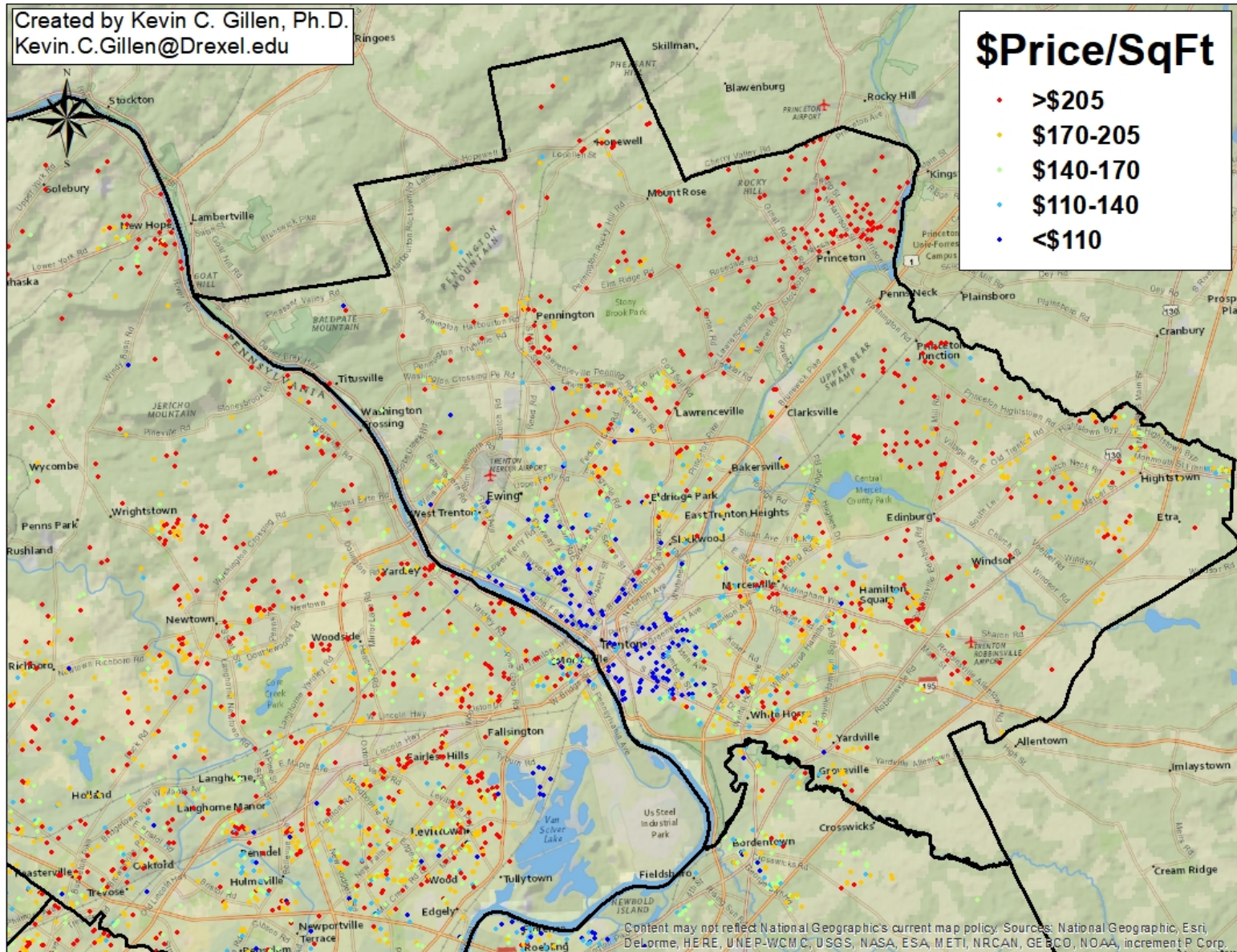
- >\$205
- \$170-205
- \$140-170
- \$110-140
- <\$110



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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 2020 Q3



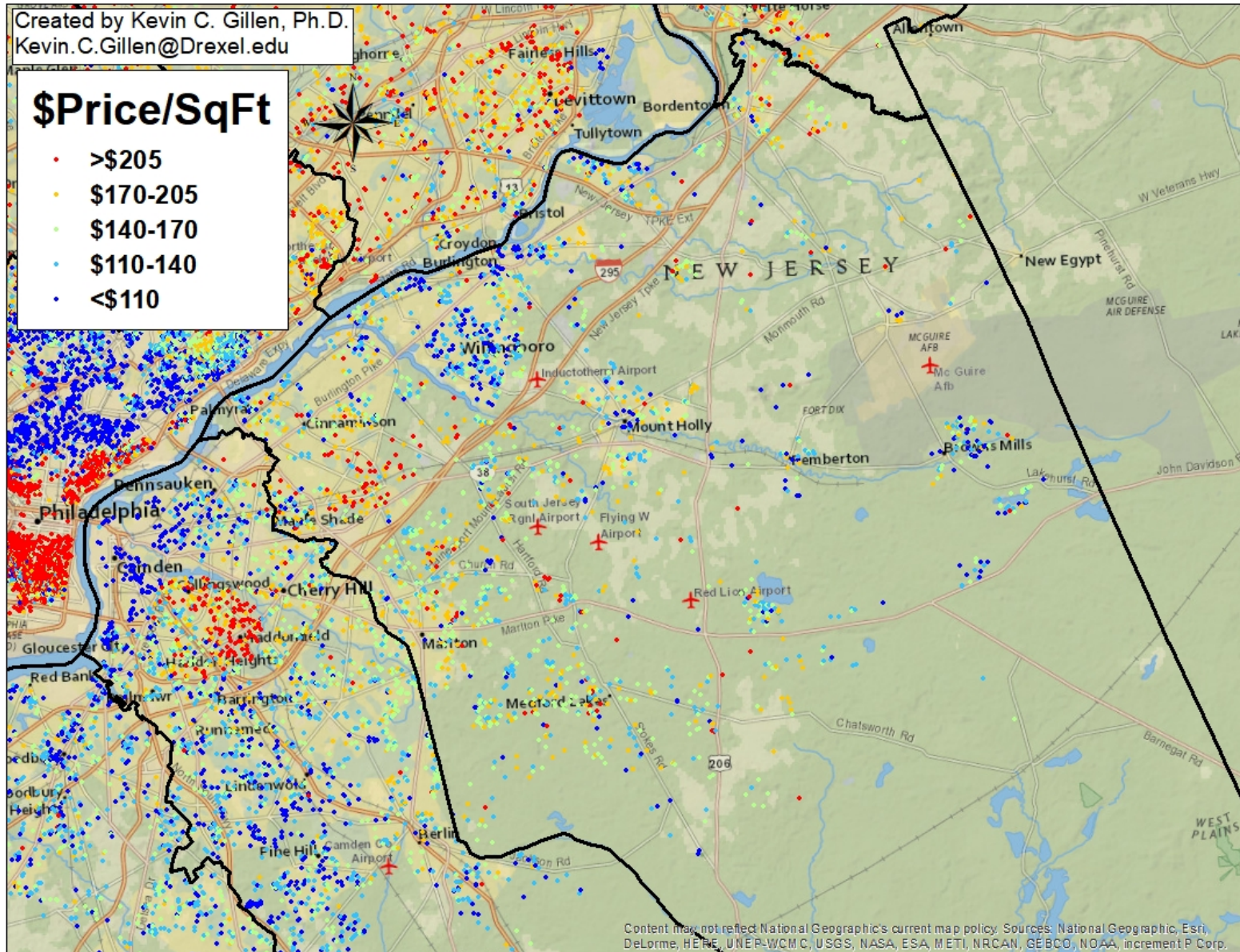
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Burlington County House Sales in 2020 Q3

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\$Price/SqFt

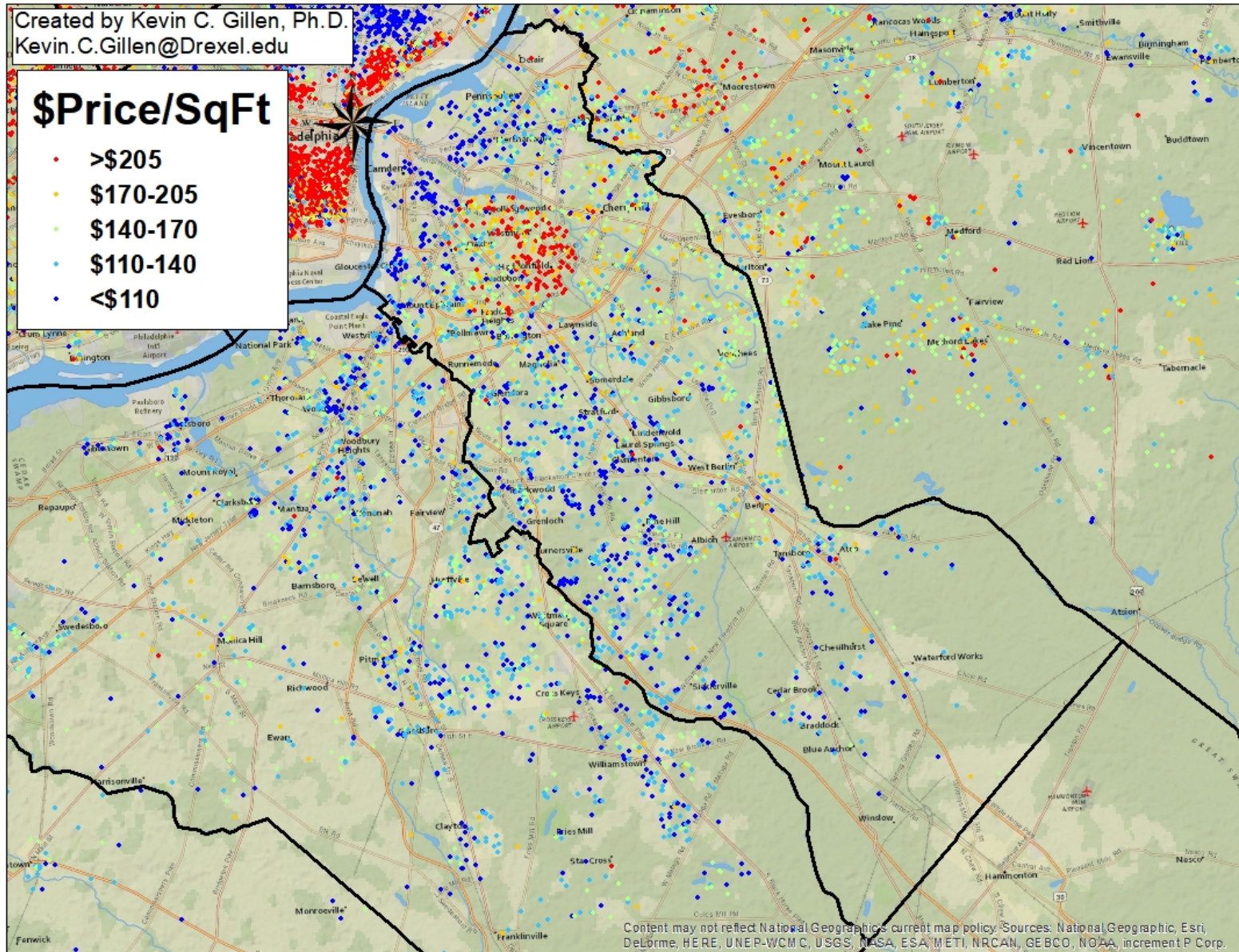
- >\$205
- \$170-205
- \$140-170
- \$110-140
- <\$110



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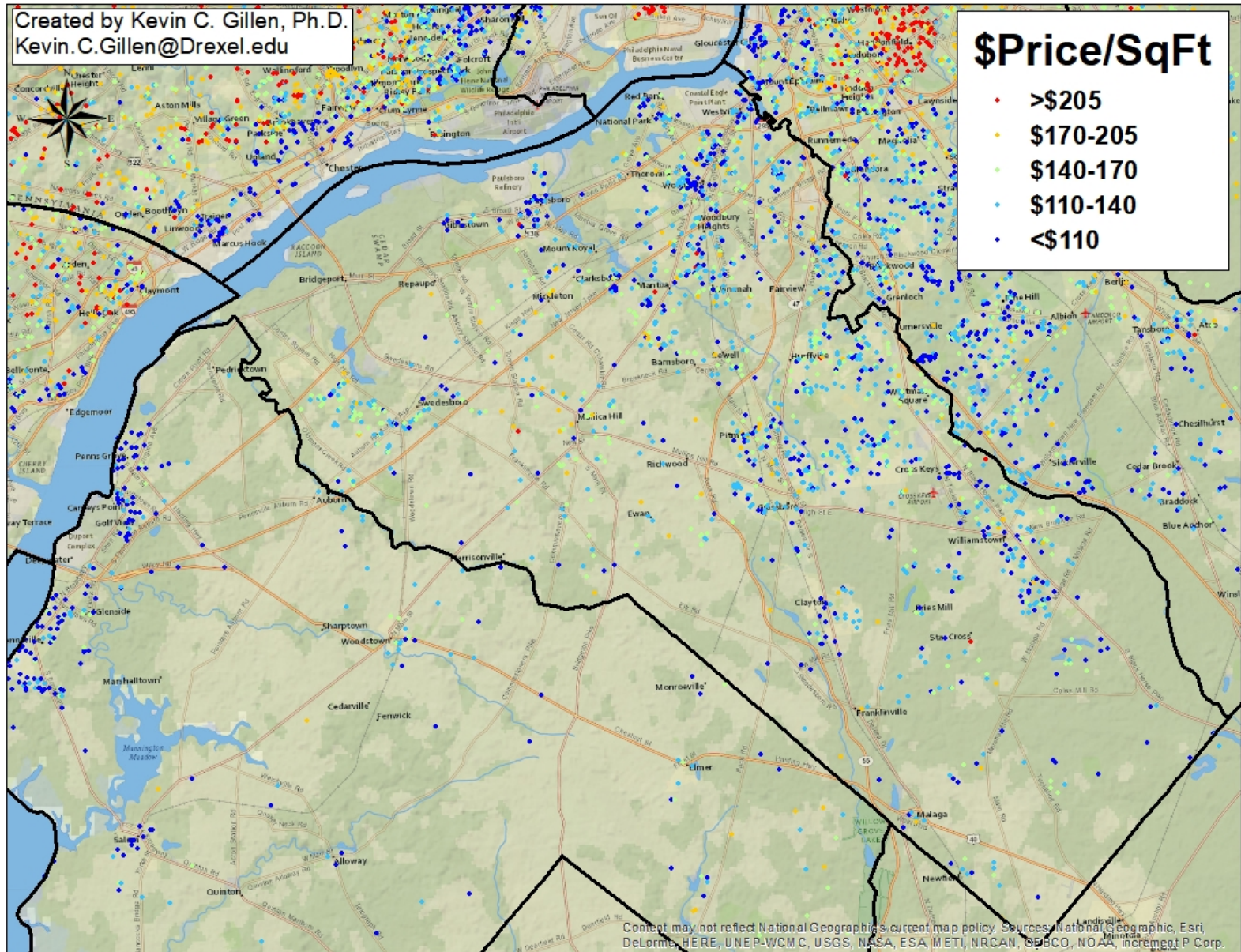
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Camden County House Sales in 2020 Q3



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 2020 Q3



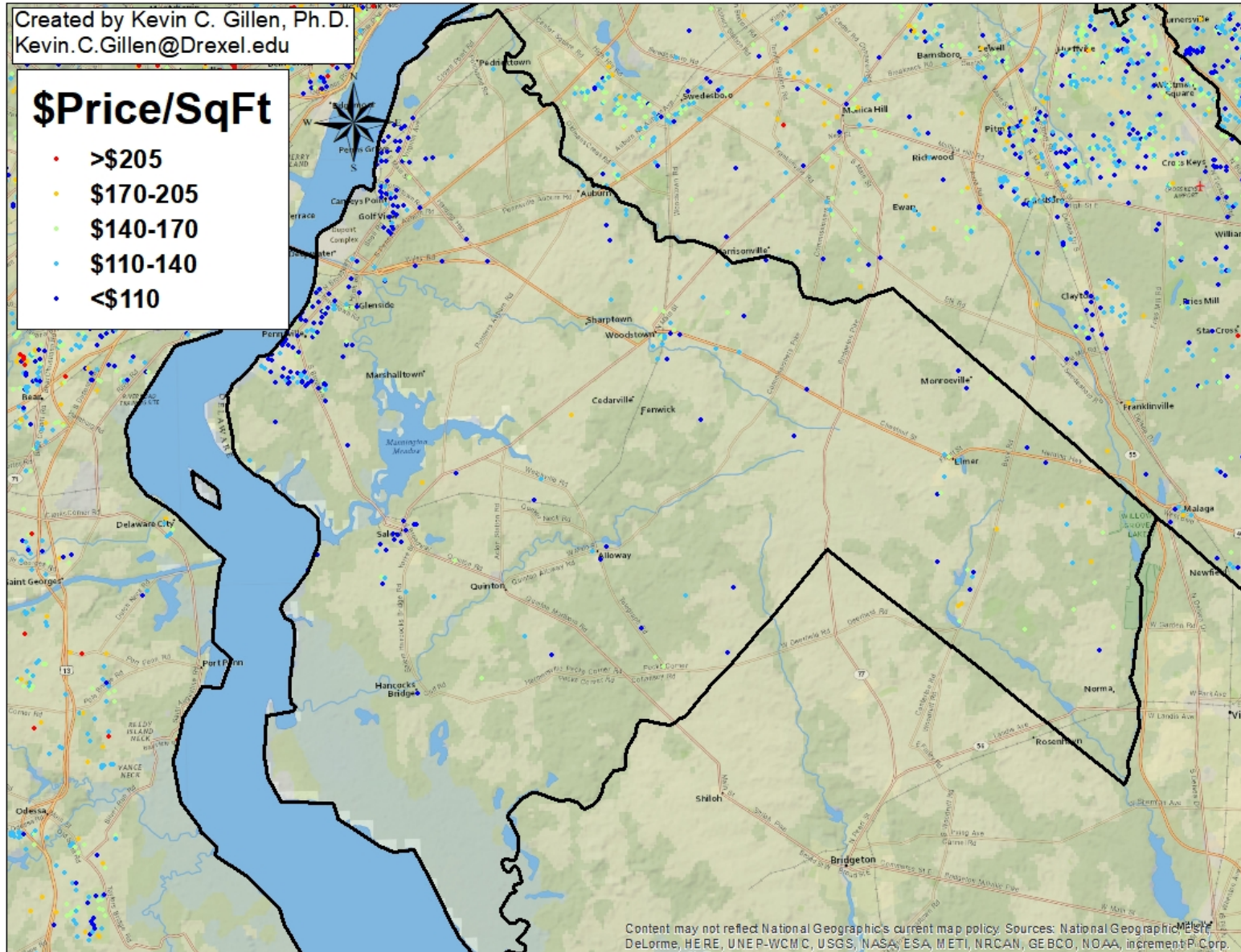
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Salem County House Sales in 2020 Q3

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Kevin.C.Gillen@Drexel.edu

\$Price/SqFt

- >\$205
- \$170-205
- \$140-170
- \$110-140
- <\$110

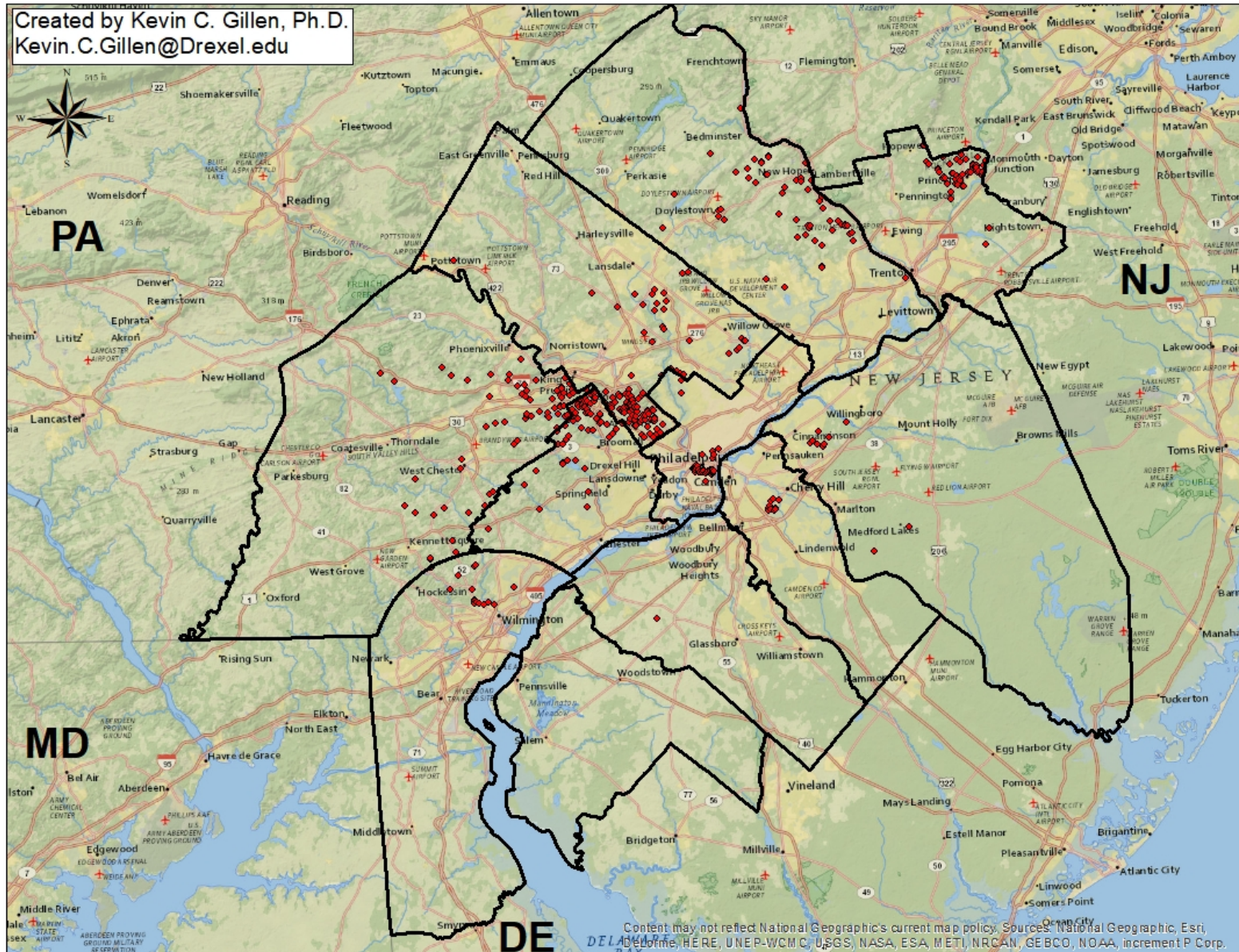


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Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

+\$1 Million Dollar House Sales in 2020 Q3

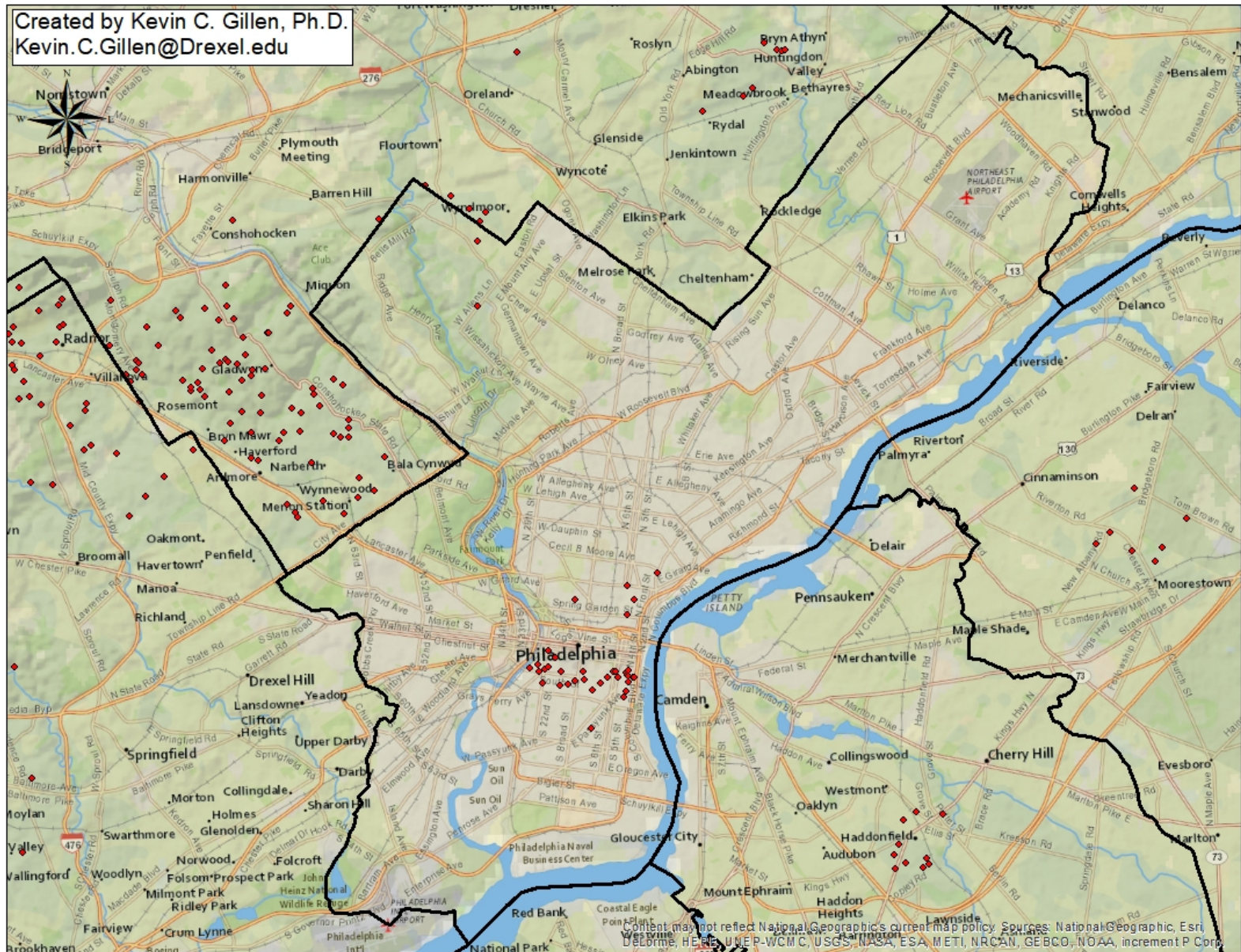
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+ \$1 Million Dollar House Sales in 2020 Q3

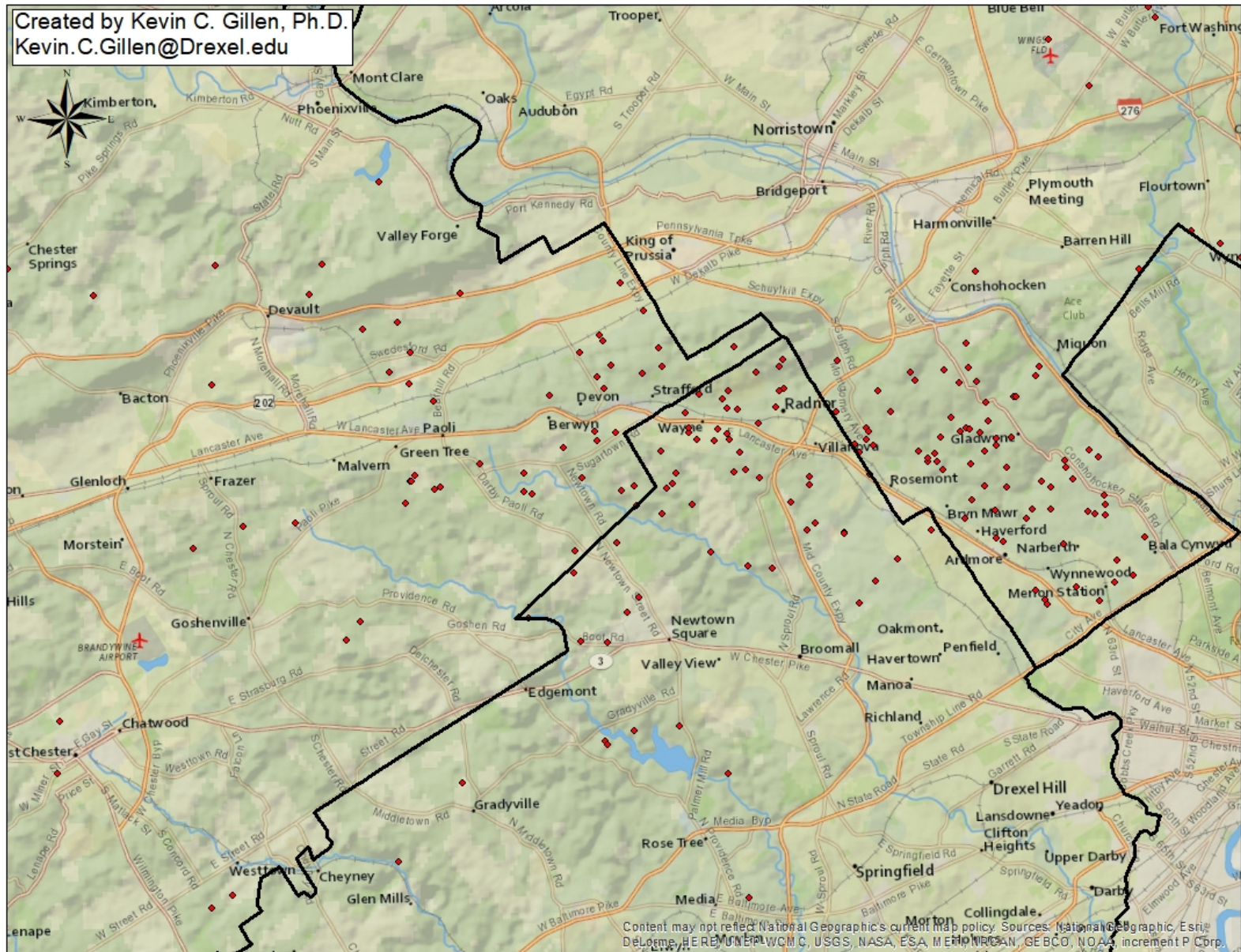
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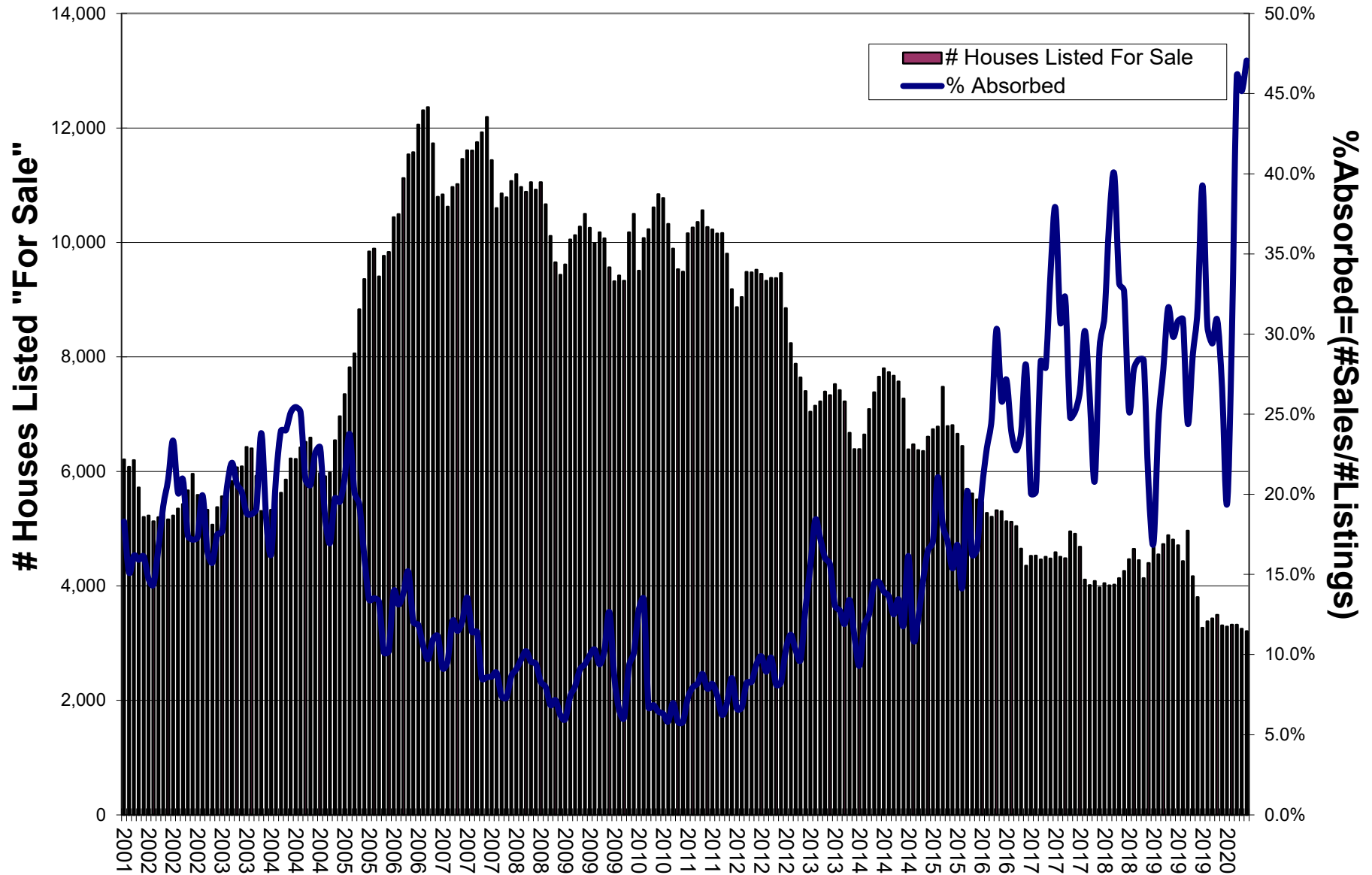
+ \$1 Million Dollar House Sales in 2020 Q3

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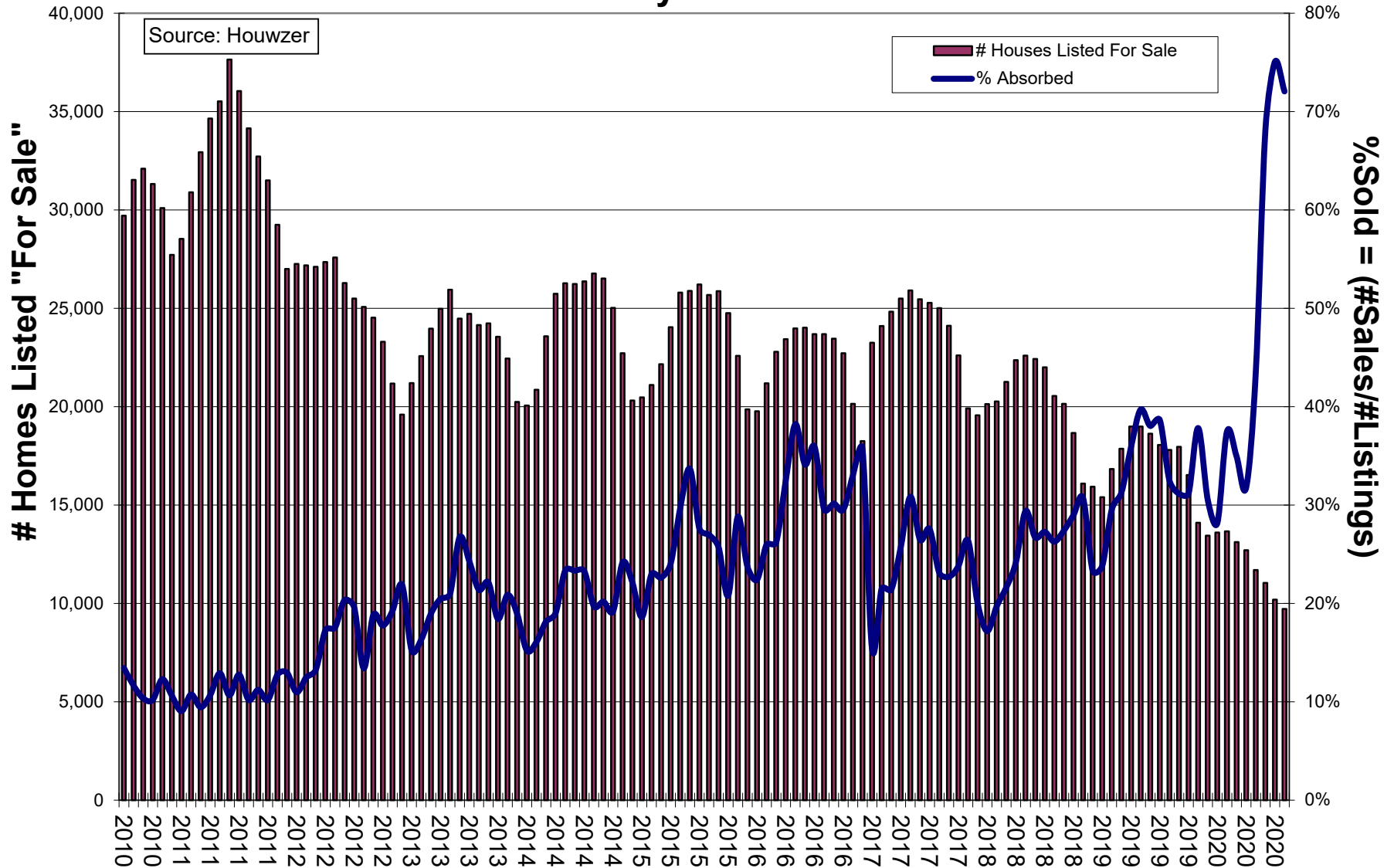


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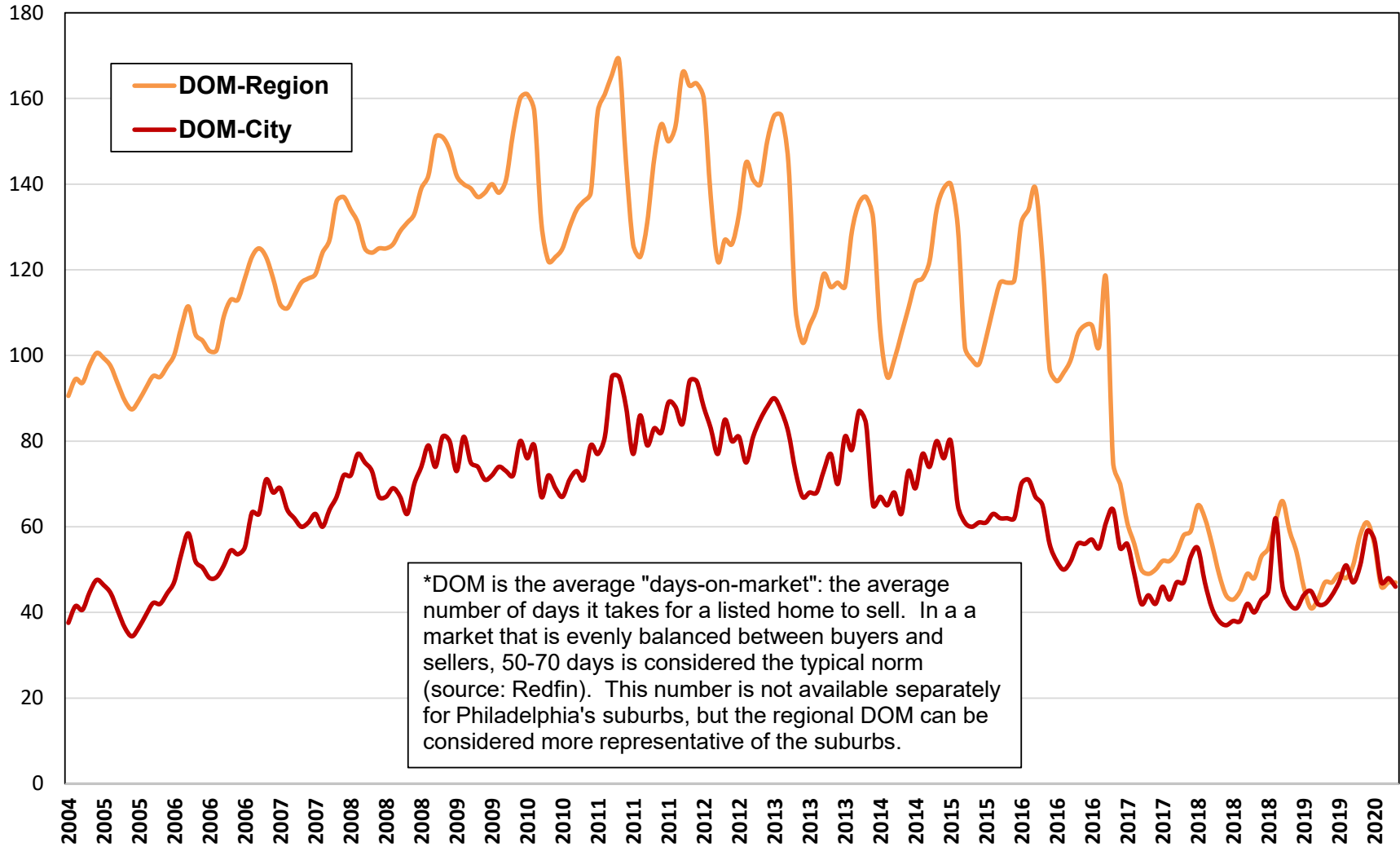
Philadelphia Houses Listed For Sale: Inventory v. Sales Rate



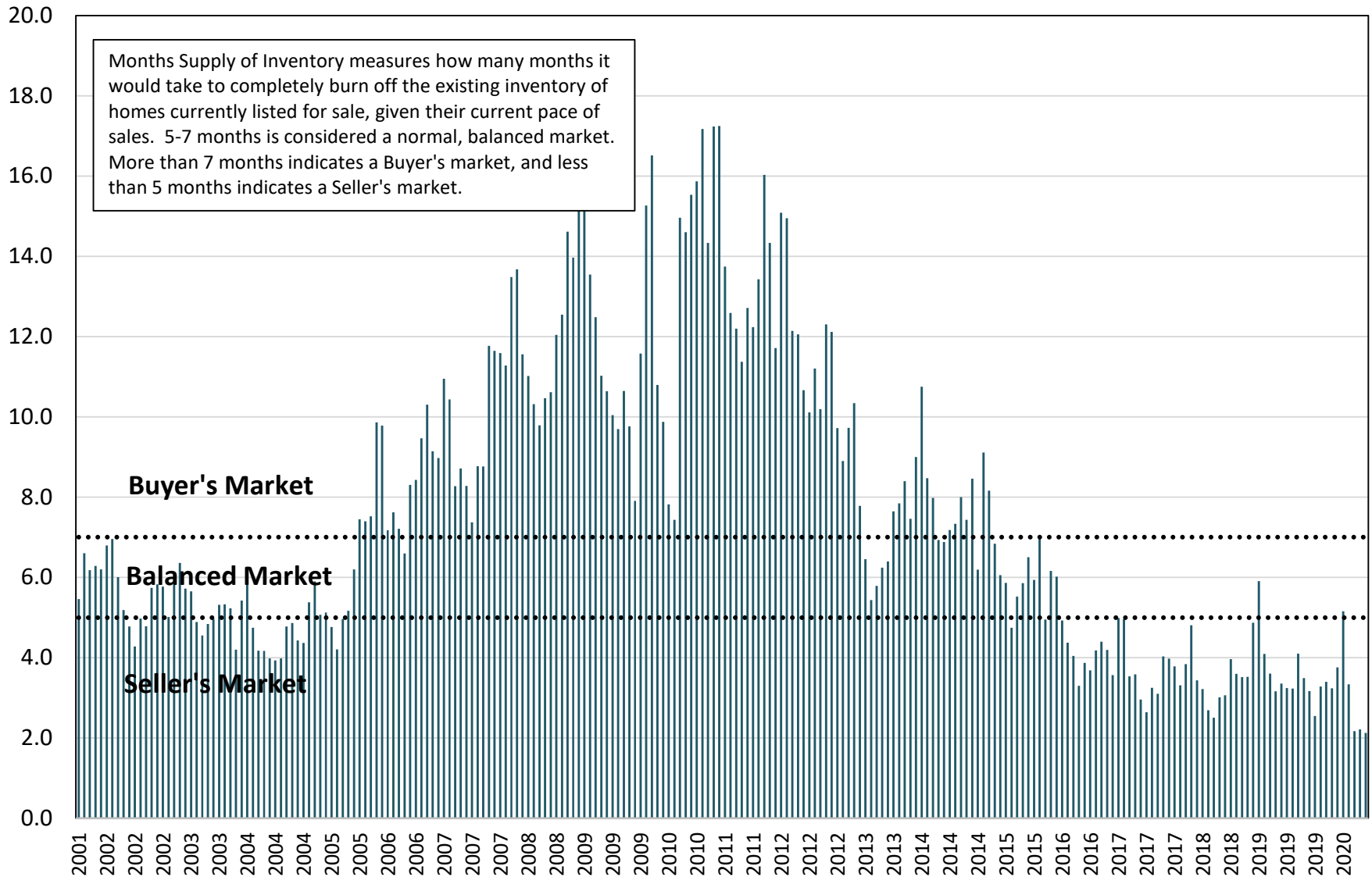
Philadelphia Suburb's Houses Listed For Sale: Inventory v. Sales Rate



Average Days-on-Market* for Home Sales



Months Supply of Inventory in Philadelphia



Pennsylvania Foreclosure Rates

FORECLOSURE RATES FOR PENNSYLVANIA

October 2020

Pennsylvania
1 in every 12733

Top 5 Counties

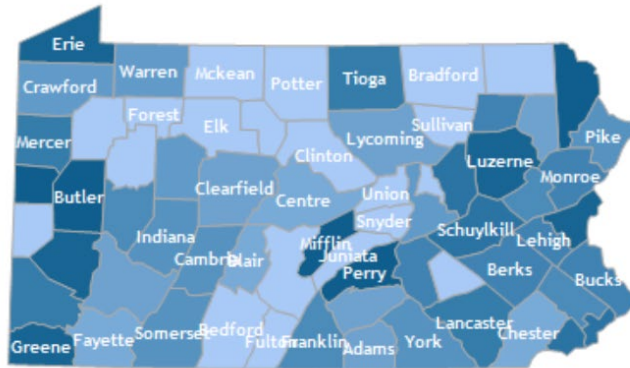
Perry
1 in every 1593

Lawrence
1 in every 4117

Wayne
1 in every 5358

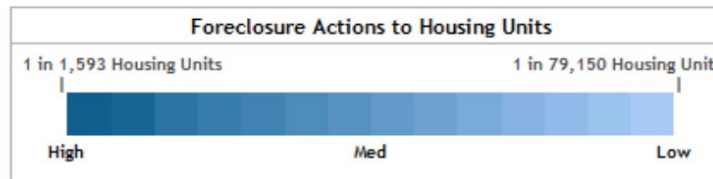
Mifflin
1 in every 5441

Butler
1 in every 6800



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Foreclosure rates across Pennsylvania have remained low during the pandemic due a state-imposed moratorium, but have jumped dramatically now that the moratorium has been lifted.

One month ago, 1 in every 17,948 PA homes was in the process of foreclosure. Currently, only 1 in every 12,733 PA homes is in foreclosure.

For Philadelphia, the numbers have gone from 1 in every 27,195 homes to 1 in every 9,443; **a 188% increase!**

New Jersey Foreclosure Rates

FORECLOSURE RATES FOR NEW JERSEY

October 2020

New Jersey
1 in every 7832

Top 5 Counties

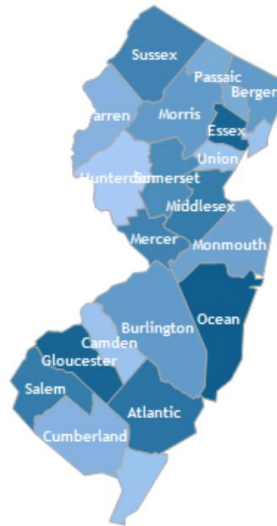
Ocean
1 in every 3124

Essex
1 in every 4503

Gloucester
1 in every 4688

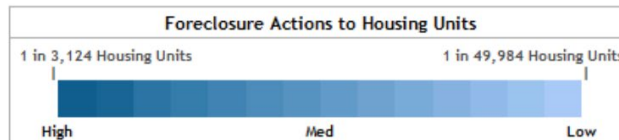
Atlantic
1 in every 4734

Salem
1 in every 5517



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Although New Jersey's moratorium on evictions will likely remain in effect through the end of the year, owners and lenders are still allowed to file papers initiating foreclosure and/or eviction proceedings. In the last month, such filings have surged.

Last month, just 1 in every 10,272 NJ homes was in the process of foreclosure. Currently, only 1 in every 7,732 homes is in foreclosure proceedings; a 33% increase.

And, of the 5 counties with the highest foreclosure rates, 4 of them are in South Jersey.

Delaware Foreclosure Rates

FORECLOSURE RATES FOR DELAWARE

October 2020

Delaware
1 in every 8470

Top 3 Counties

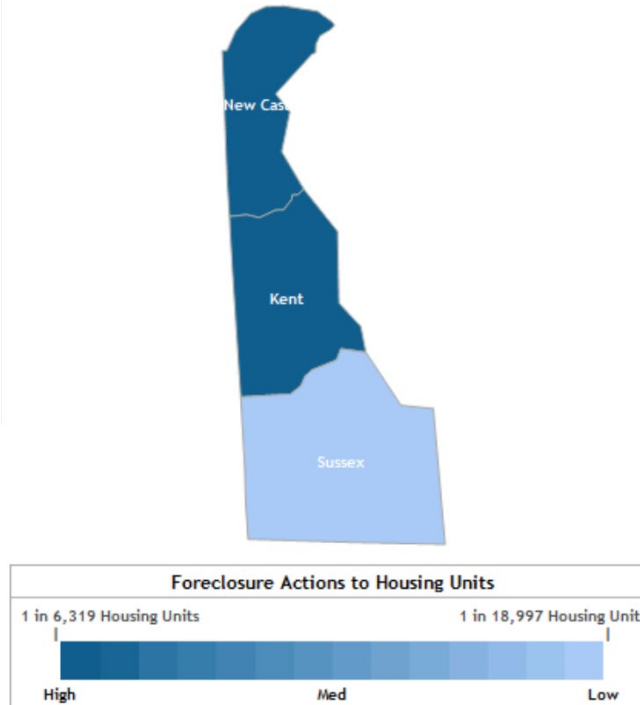
Kent
1 in every 6319

New Castle
1 in every 6906

Sussex
1 in every 18997

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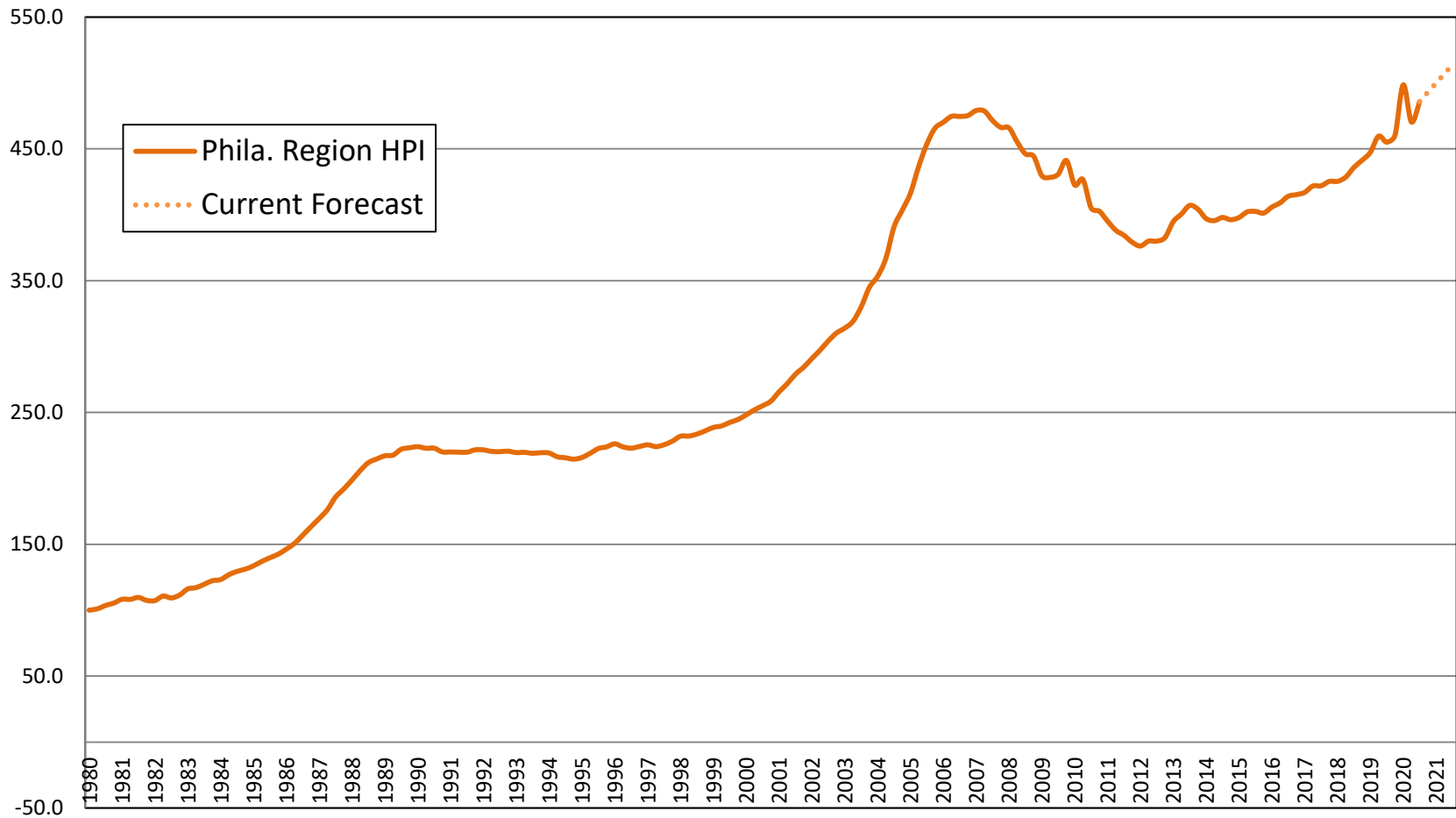


Unlike Pennsylvania and New Jersey, Delaware began relaxing the conditions of its moratorium this past summer.

But, like Pennsylvania and New Jersey, Delaware has also seen a recent surge in foreclosure activity.

Since last month, foreclosures in Delaware have increased from 1 in every 12,456 homes to 1 in every 8,470 homes; a 47% increase.

Philadelphia Region House Price Index: Actual v. Forecast



Zillow.com switched its forecast for the Philadelphia region's house prices from negative to positive this quarter. It is currently predicting that the general level of house prices in the region will increase by 5.6% over the next twelve months. Its previous forecast was predicting a 2.3% decline over the next twelve months.

Source: https://www.zillow.com/philadelphia-camden-wilmington-metro-pa_r394974/home-values/