

PHILADELPHIA REGIONAL HOUSE PRICE INDICES

May 17, 2022



DREXEL UNIVERSITY
Lindy Institute
for Urban Innovation

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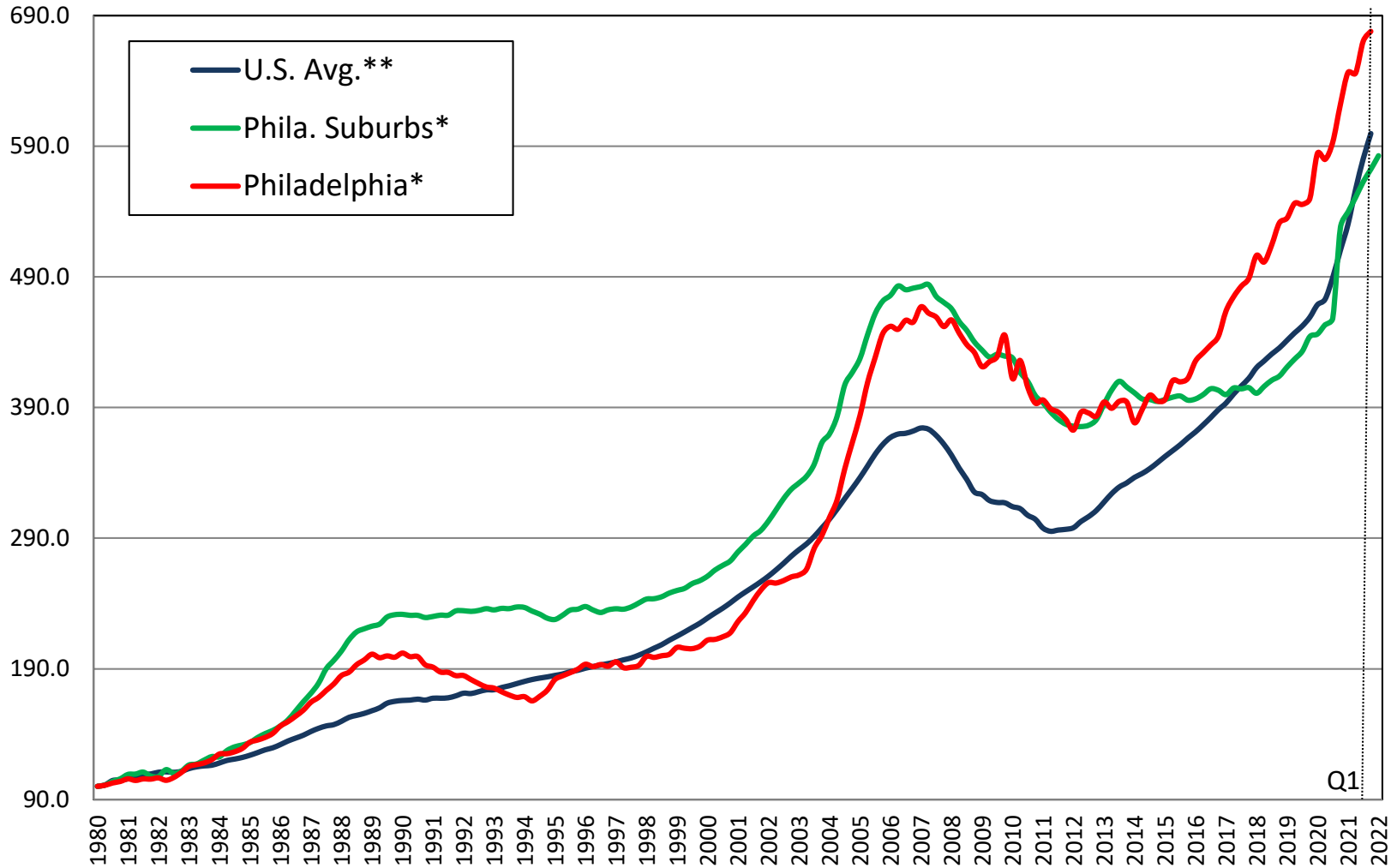
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Disclaimers and Acknowledgments: The Lindy Institute for Urban Innovation at Drexel University and Bright MLS provide this report free of charge to the public. The report is produced by Kevin Gillen, a Senior Research Fellow with the Lindy Institute and a member of Bright MLS's Council of Economic Advisors. The author thanks Bright MLS, 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 available for this report.

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Philadelphia Regional House Price Indices 1980-2022

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

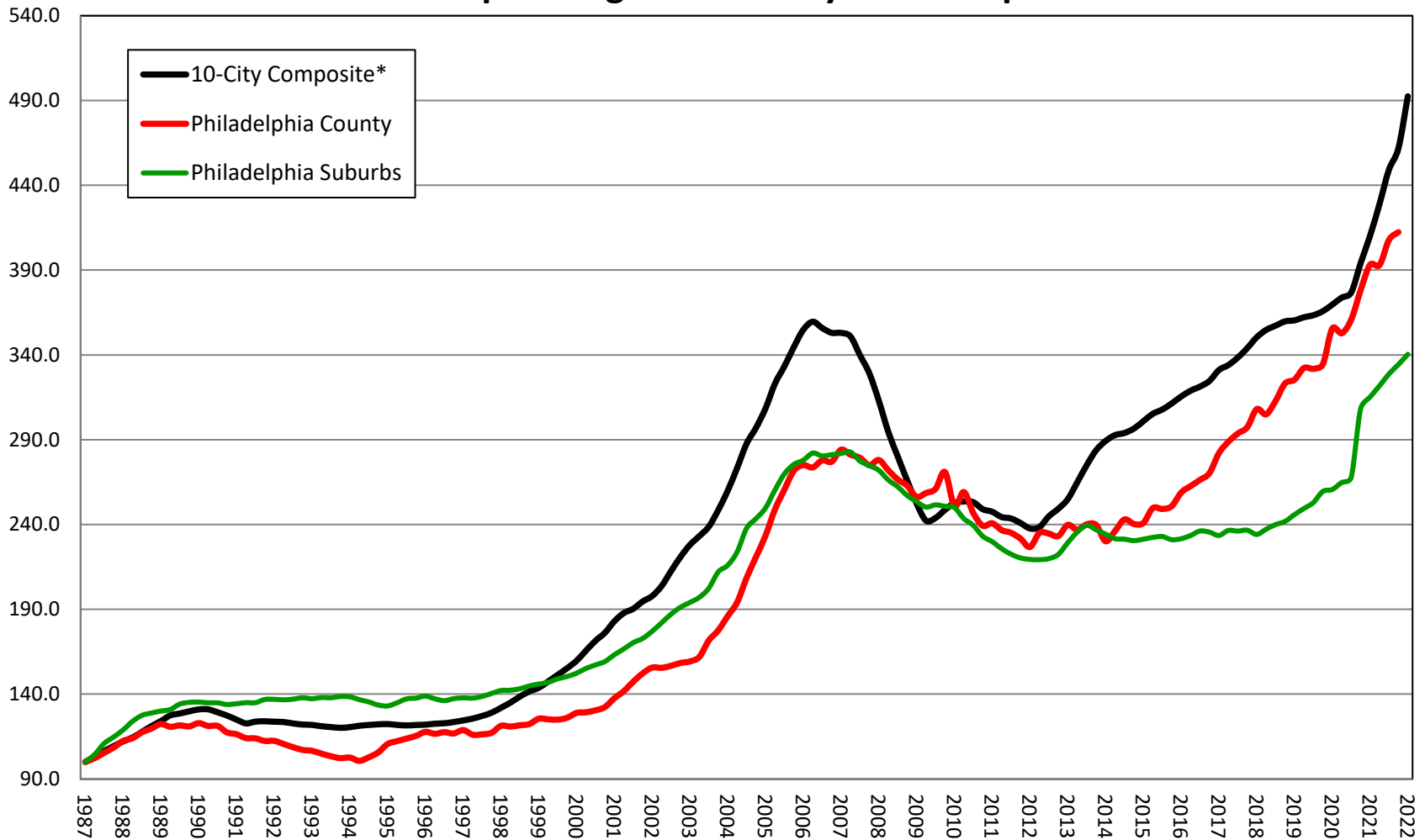


*Empirically estimated by Kevin C. Gillen, Ph.D.

**Courtesy Federal Housing Finance Agency

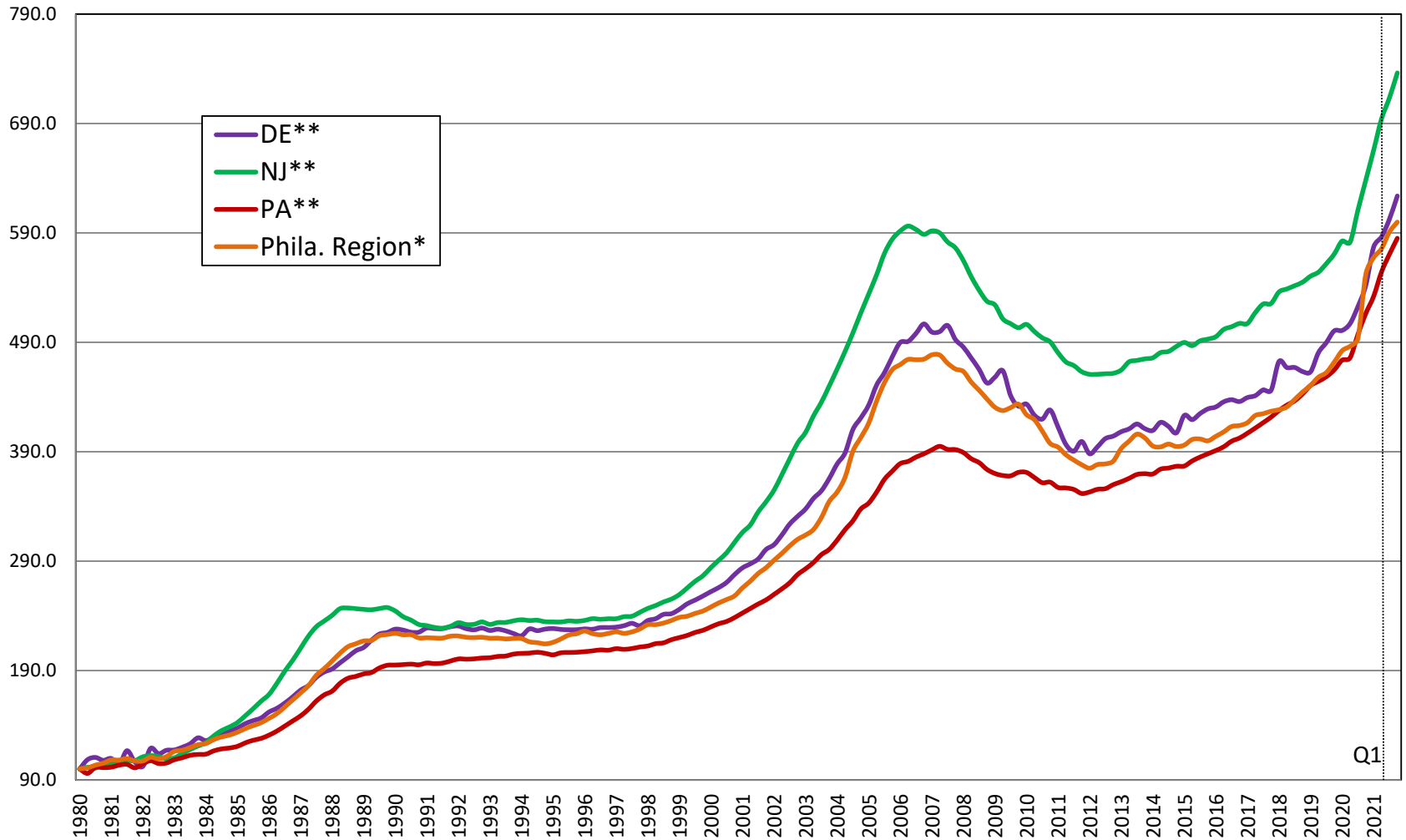
Note: The suburban index includes all counties in the regional index, except for Philadelphia

House Price Appreciation 1987-2022: 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 1980-2022 by Philadelphia Region and State: 1980Q1=100



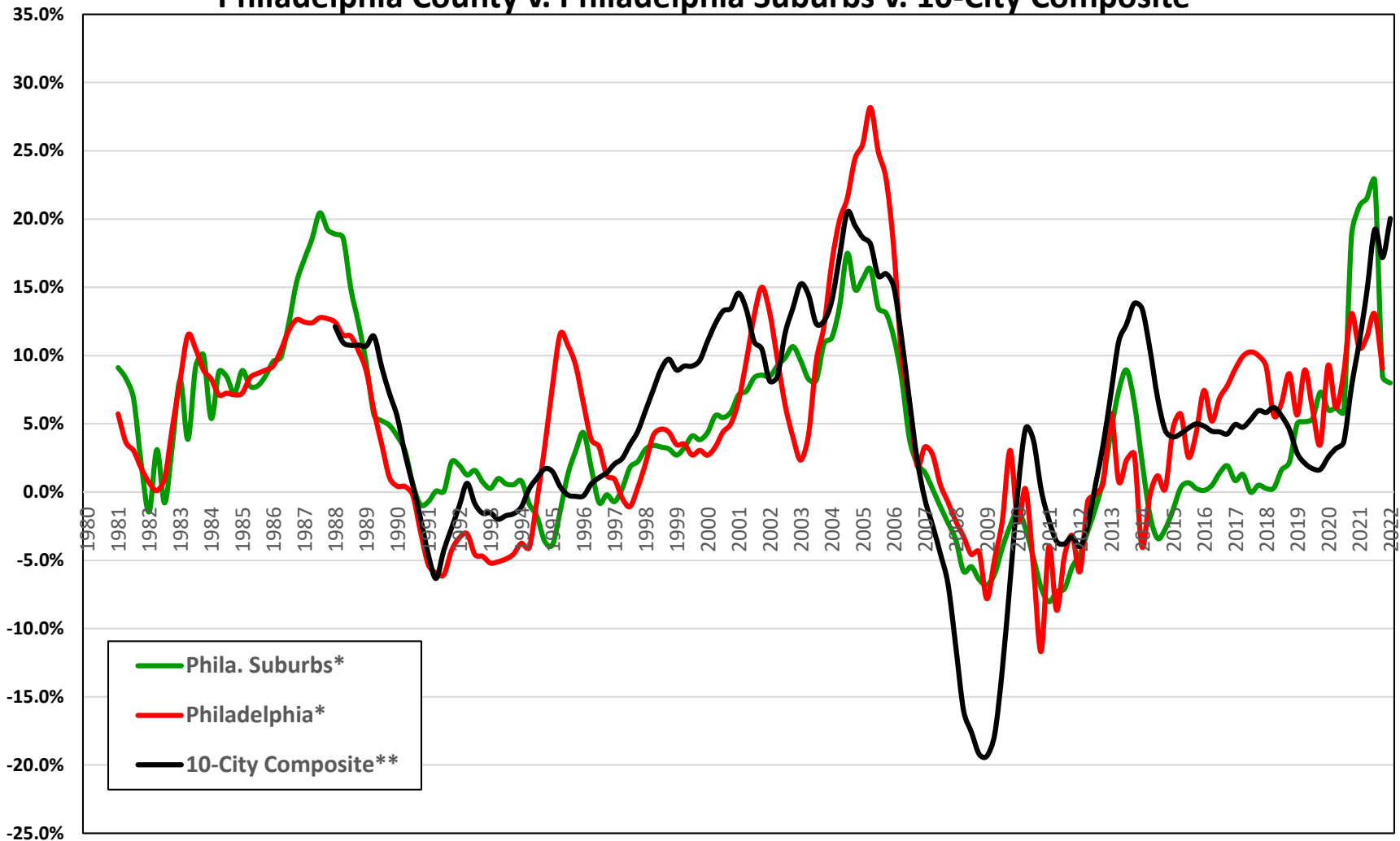
*Empirically estimated by Kevin C. Gillen, Ph.D.

**Courtesy Federal Housing Finance Agency (FHFA)

Note: the State indices cover the entire State, not just those areas/counties near Philadelphia. However, 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: 1980-2022

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

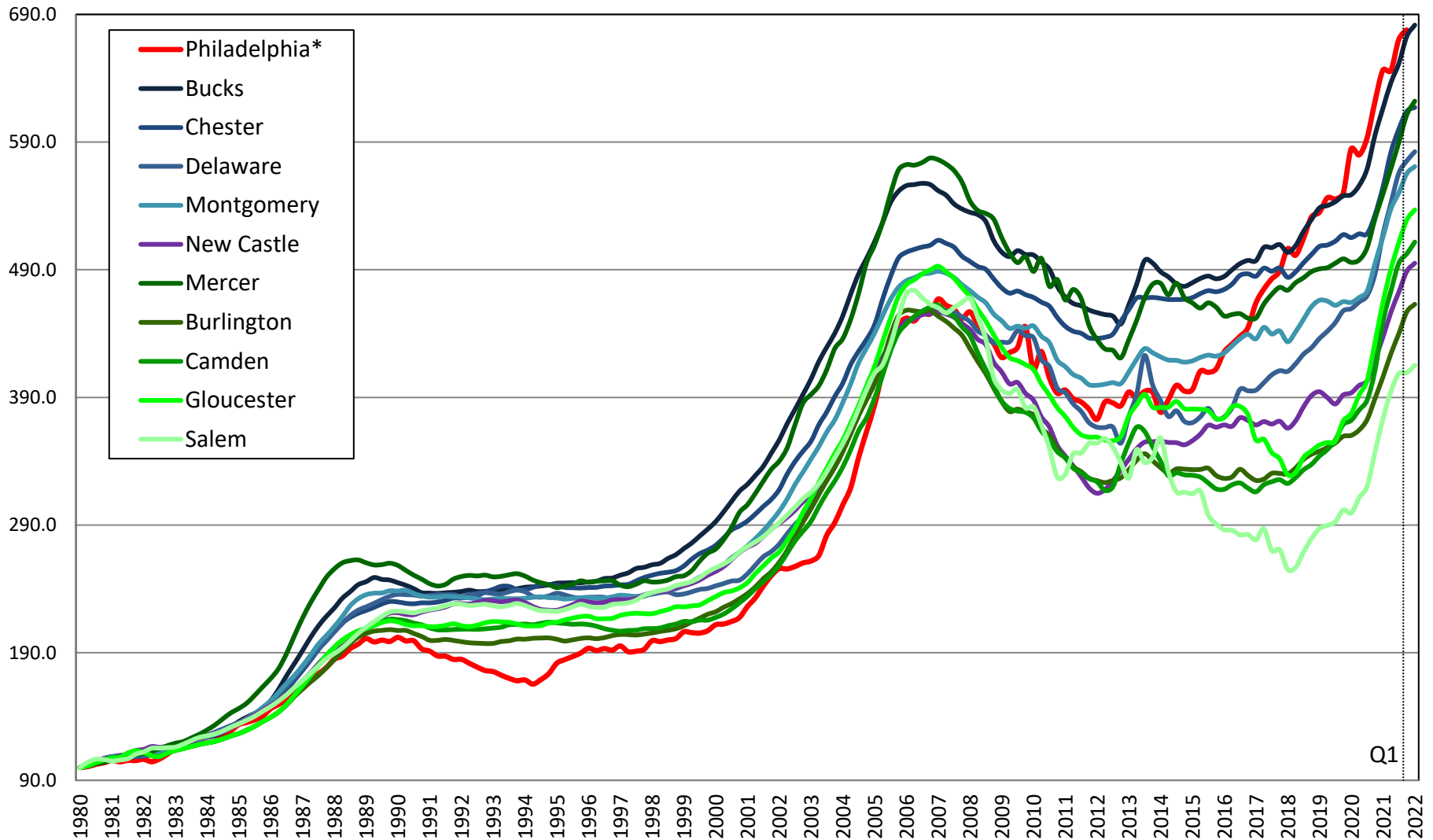


*Empirically estimated by Kevin C. Gillen, Ph.D.

**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 1980-2022, 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	577.8%	482.7%	499.6%
10-Year	78.0%	55.1%	102.1%
1-Year	9.0%	12.1%	17.5%
1-Quarter	1.1%	1.8%	3.3%

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

**Source: U.S. Federal Housing Finance Agency (FHFA). These numbers are through 2021Q4. “MSA”=“Metropolitan Statistical Area”, which is the entire 11-county region.

Philadelphia Region House Price Appreciation Rates by County

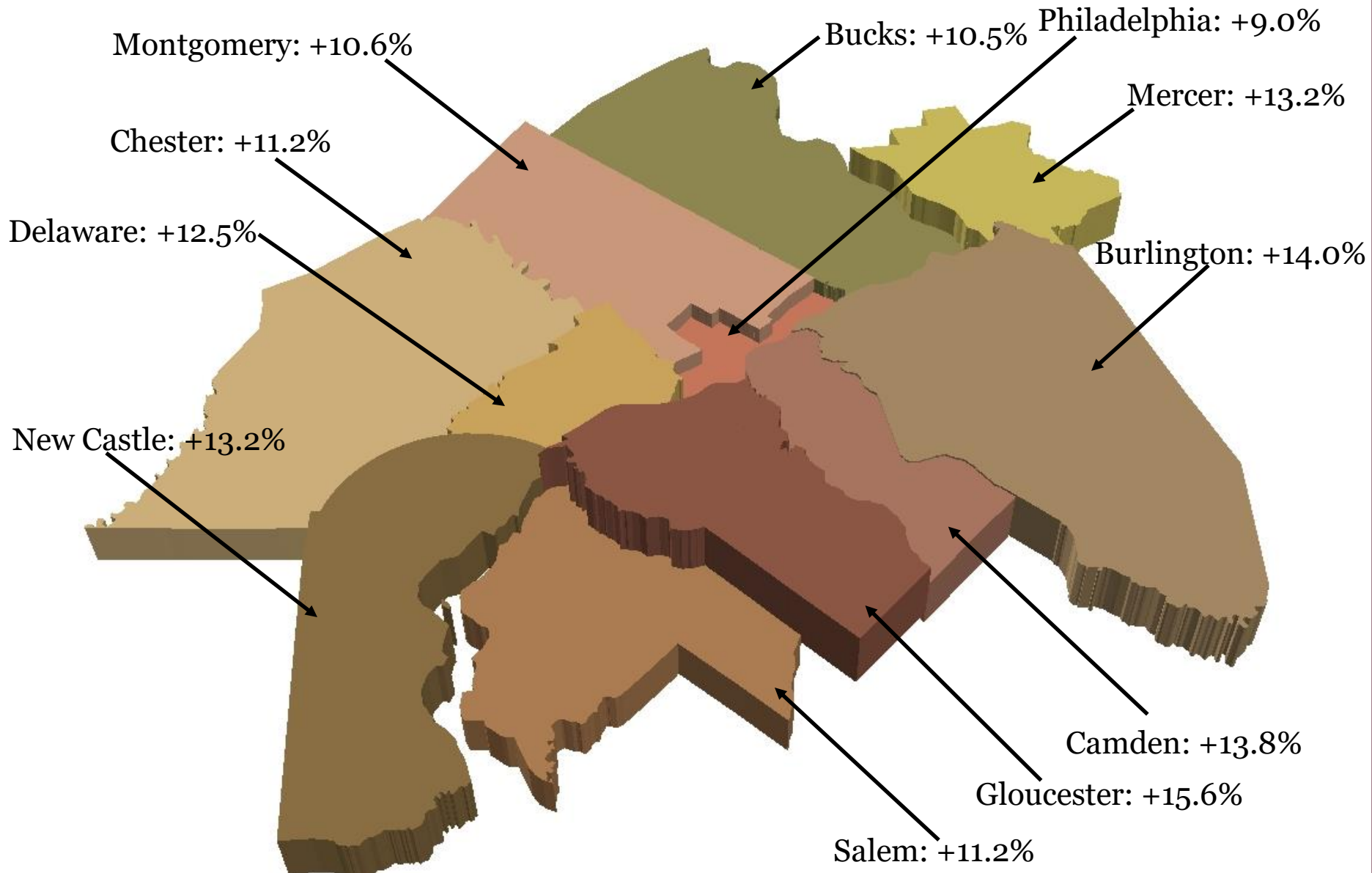
Period	Philadelphia	Bucks	Chester	Delaware	Montgomery	New Castle	Mercer	Burlington	Camden	Gloucester	Salem
40-Year	578%	582%	517%	482%	471%	395%	522%	363%	412%	437%	315%
10-Year	78.0%	49.3%	41.5%	58.9%	42.9%	57.2%	42.9%	42.6%	58.0%	49.6%	17.2%
1-Year	9.0%	10.5%	11.2%	12.5%	10.6%	13.2%	13.2%	14.0%	13.8%	15.6%	11.2%
1-Quarter	1.1%	1.3%	0.5%	1.2%	1.0%	1.3%	1.7%	1.3%	1.8%	1.5%	1.4%

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

Philadelphia Region: County Boundary Definitions

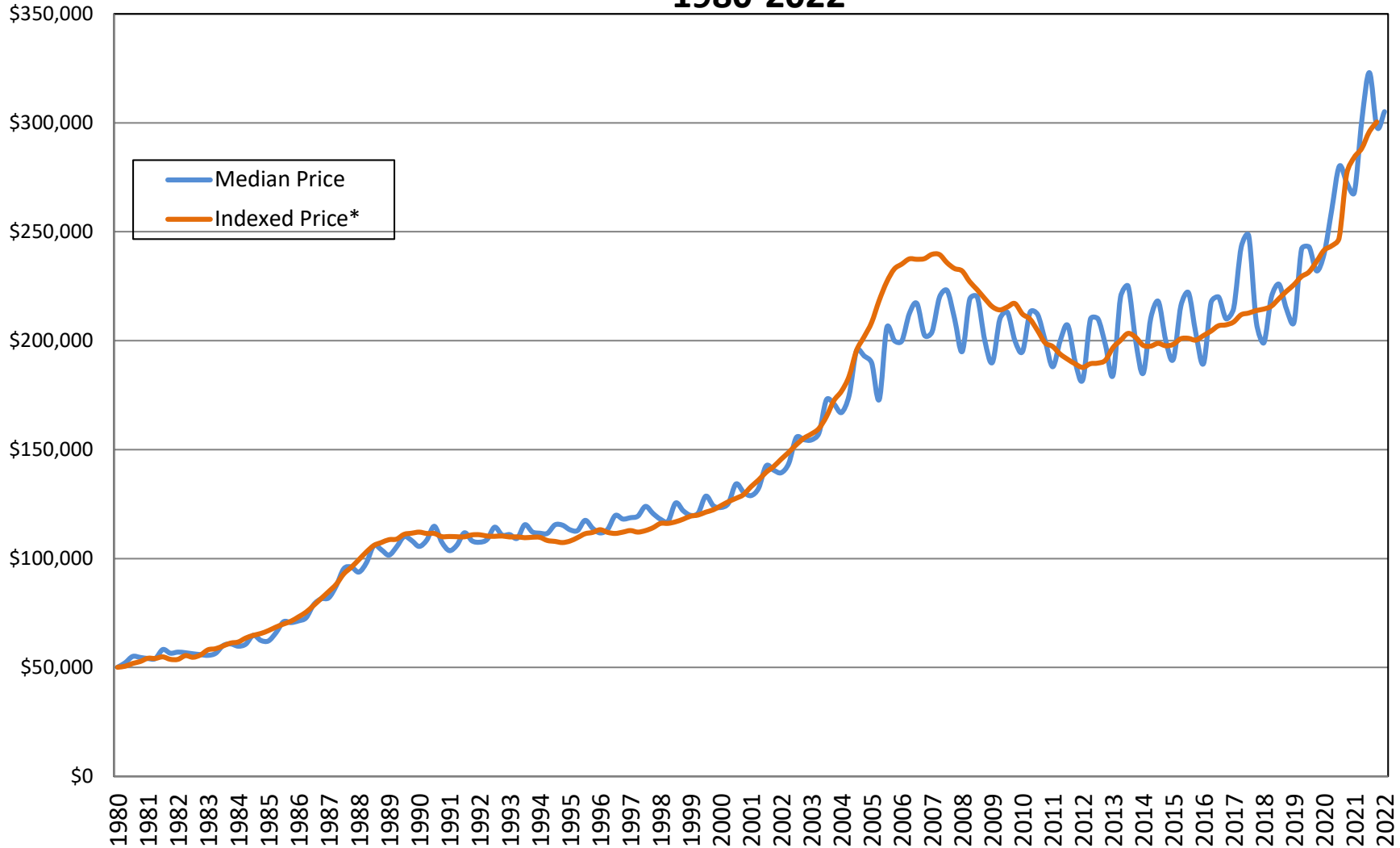


2022 Q1 Annual House Price Rate of Change by County



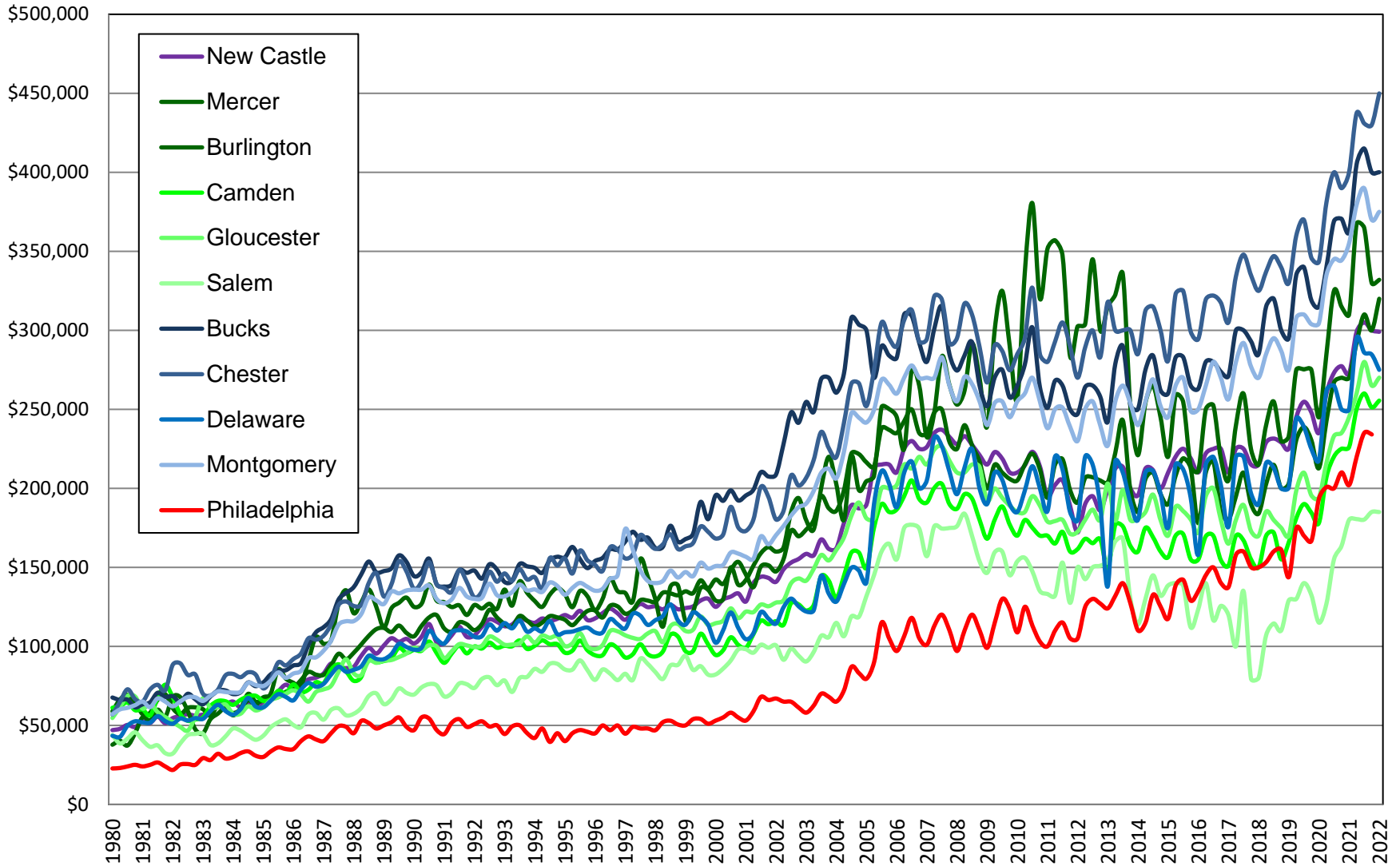
Note: Each county is extruded by its average change in house values from 2021 Q1 to 2022 Q1 in order to reflect its growth (or depreciation) rate relative to other counties.

Median Regional House Price v. Indexed Regional House Price: 1980-2022

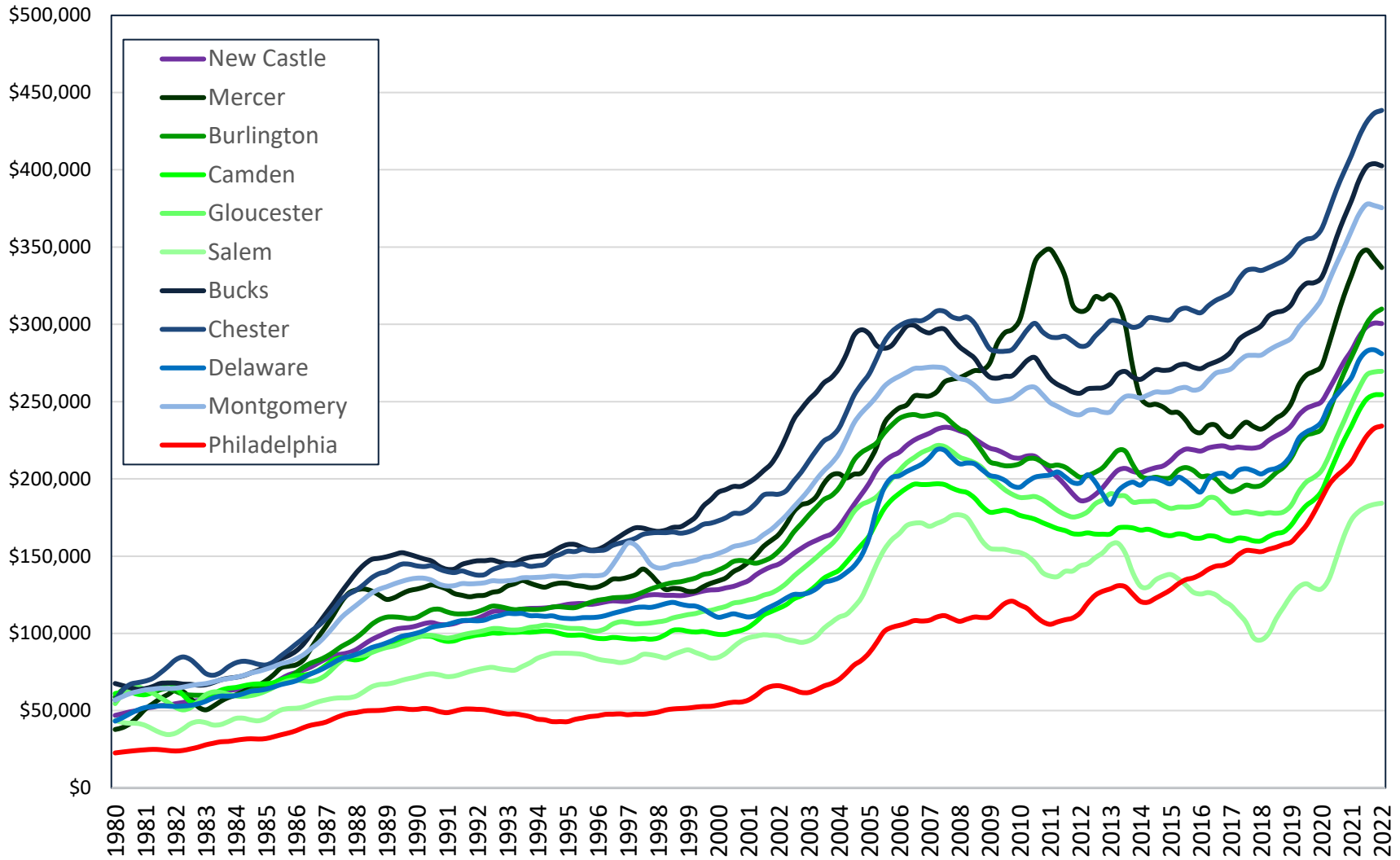


*Empirically estimated by Kevin C. Gillen, Ph.D.

Median House Price by County: 1980-2022

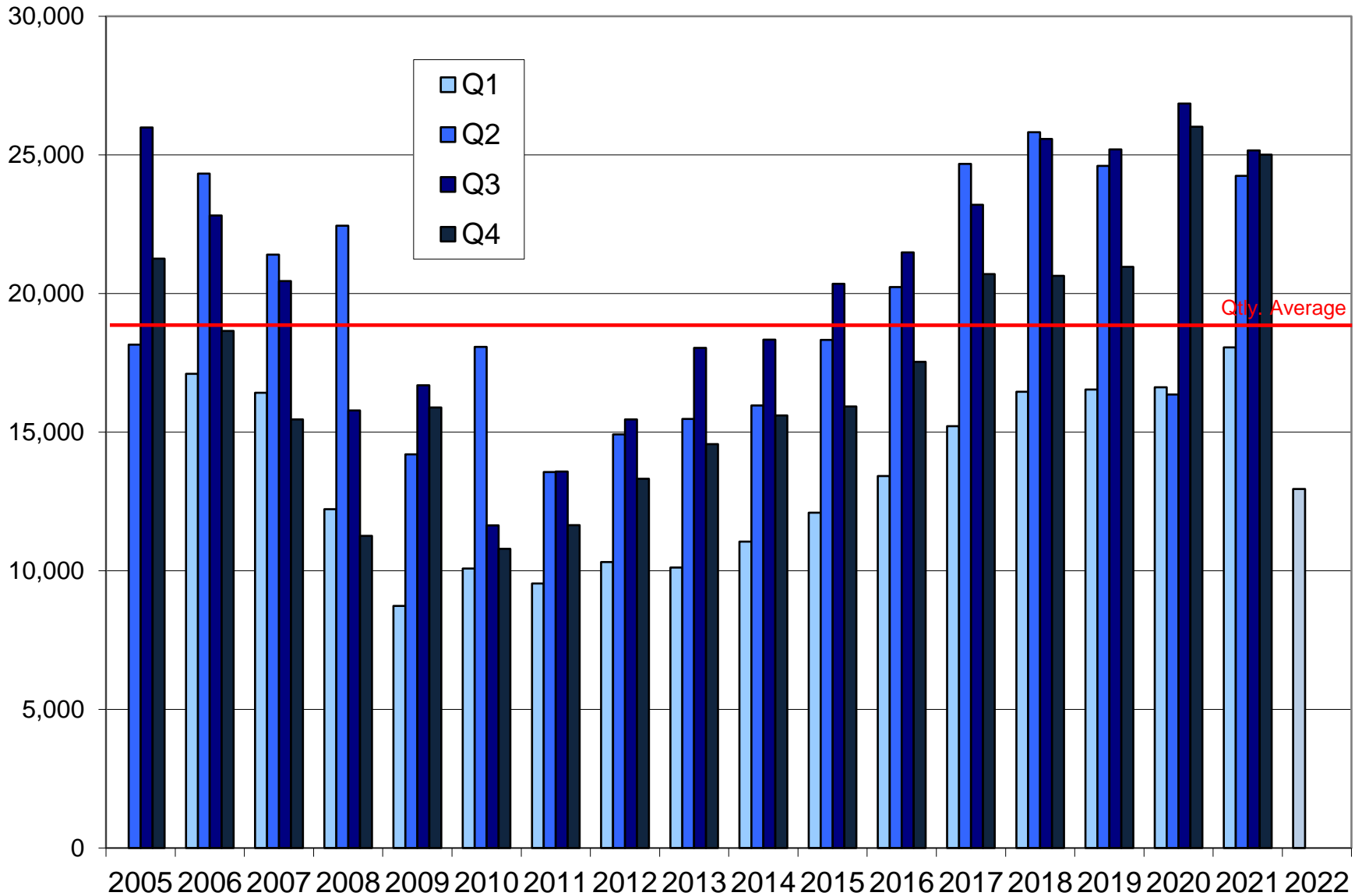


Median House Price by County, Smoothed*: 1980-2022



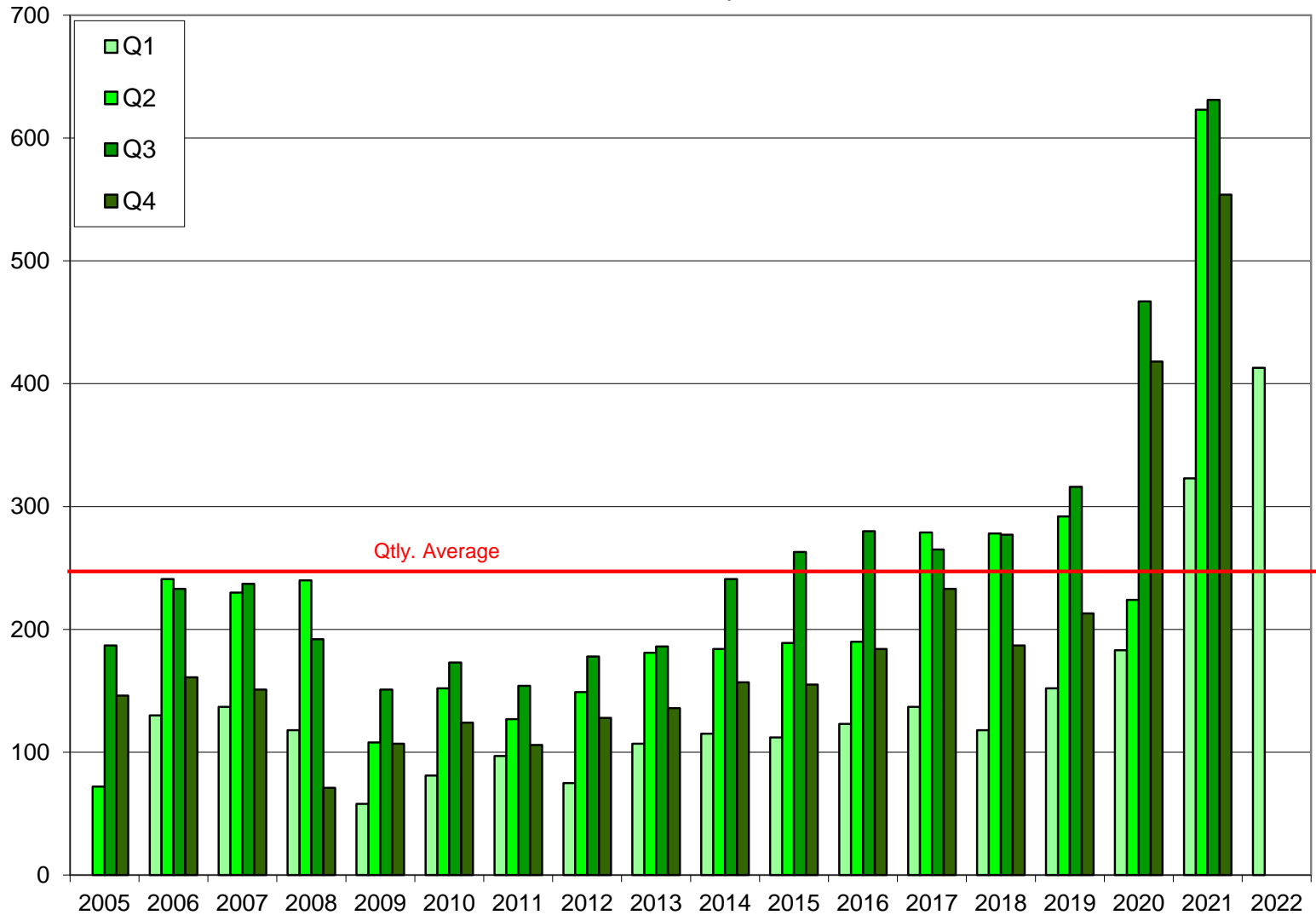
*The price data was smoothed by applying a 3-period moving average, in order to eliminate seasonal noise.

Number of Regional House Sales per Quarter: 2005-2022*



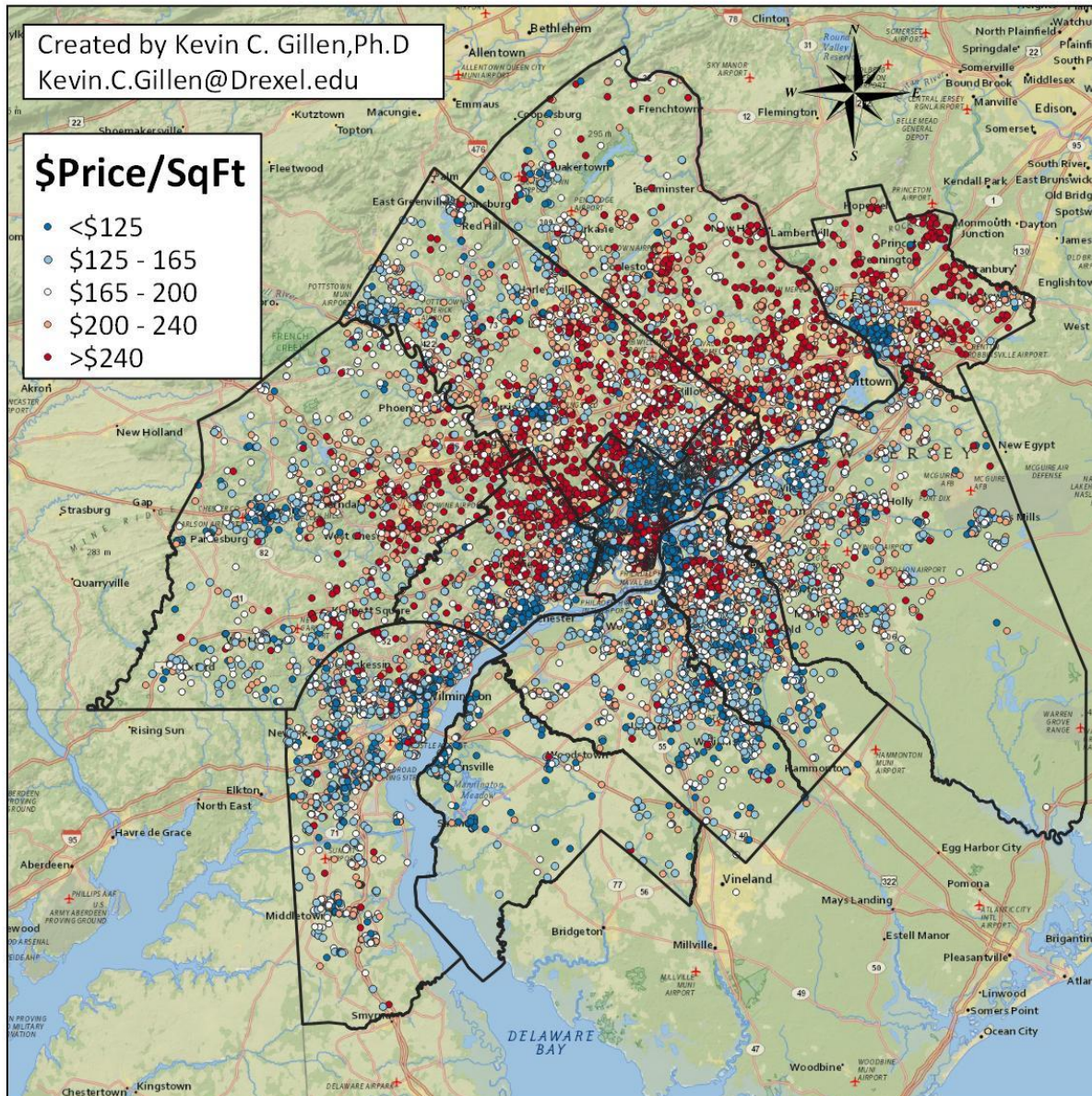
*Note: The 2022 Q1 number only covers only the suburbs, and does not include Philadelphia.

Number of Regional House Sales 2005-2022 with Price >=\$1m



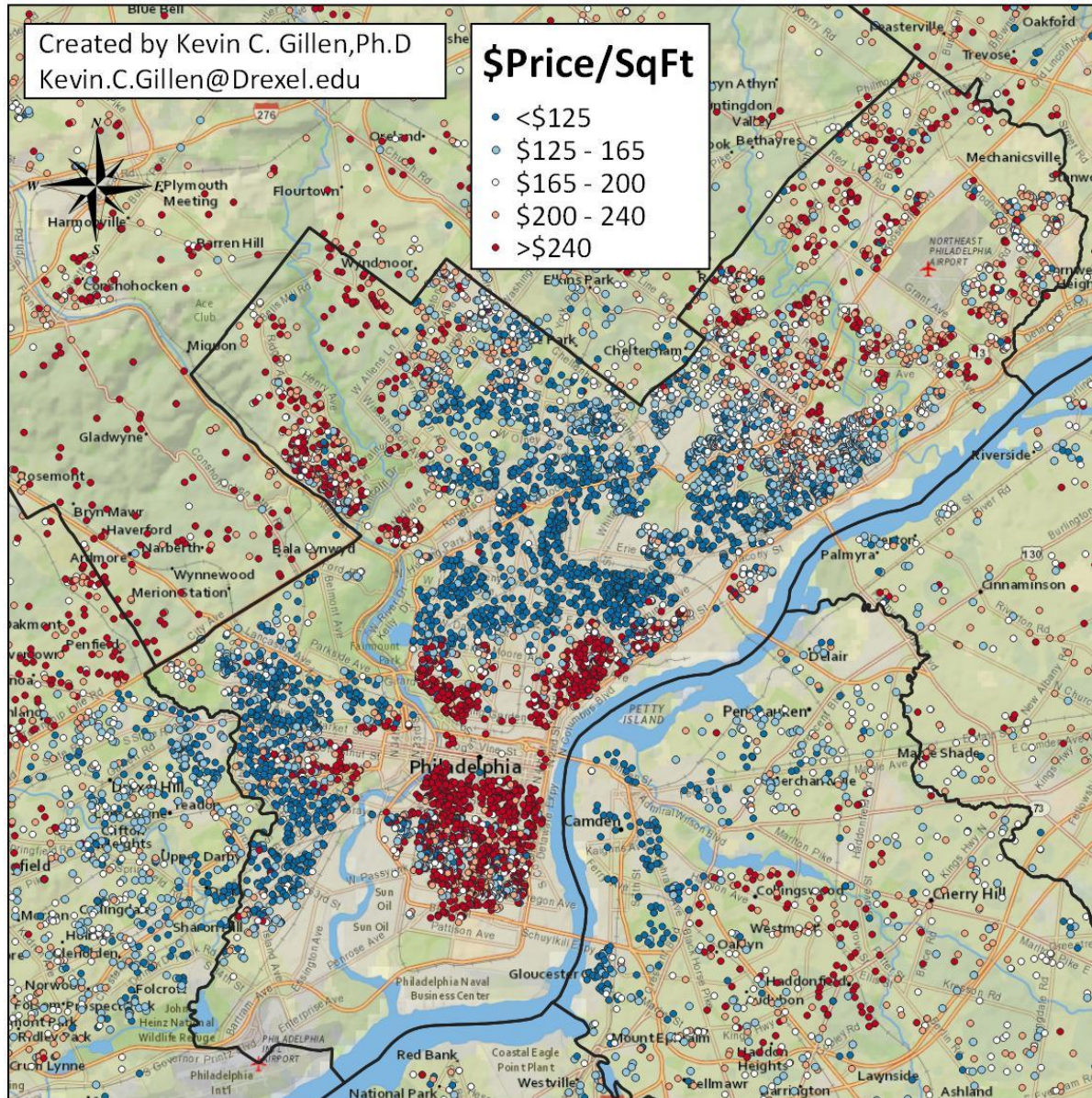
*Note: I used the numbers from Bright MLS to compute the number of +\$1m sales for Philadelphia county. I did not do this for the previous chart because many sales in Philadelphia take place Off-MLS, but most high priced sales take place On-MLS.

Philadelphia Region House Sales in 2022 Q1



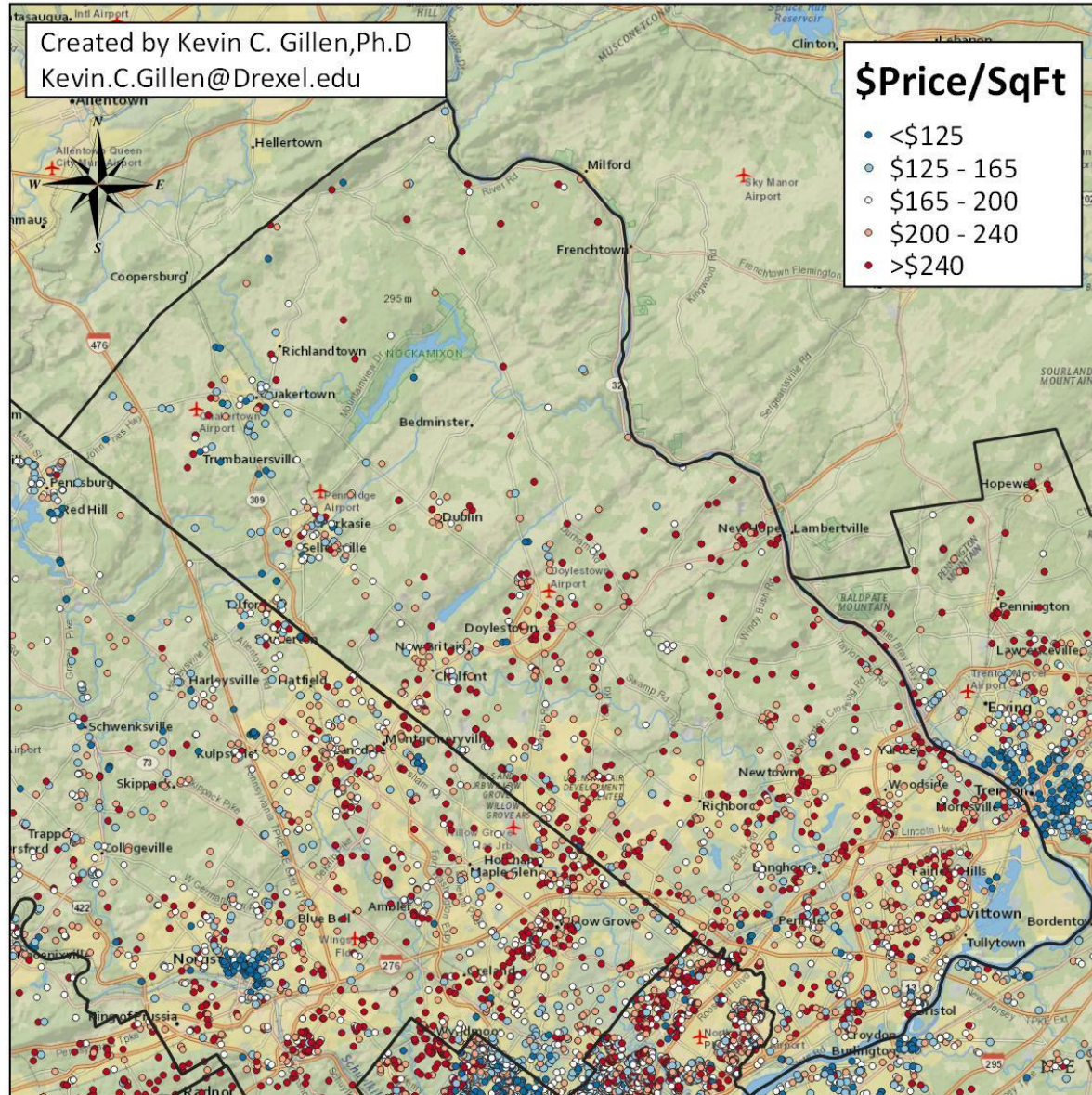
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Philadelphia County House Sales in 2022 Q1



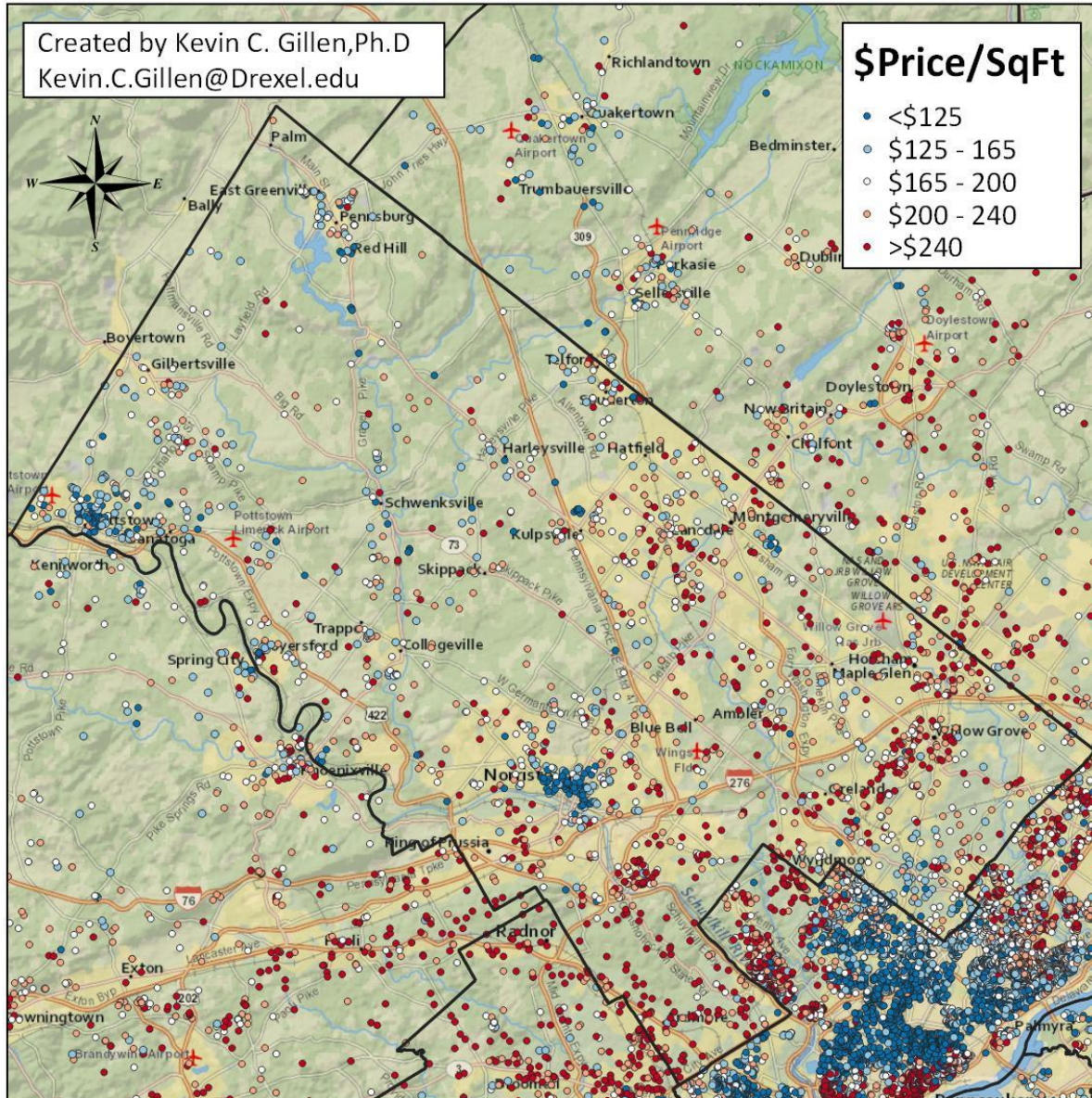
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Bucks County House Sales in 2022 Q1



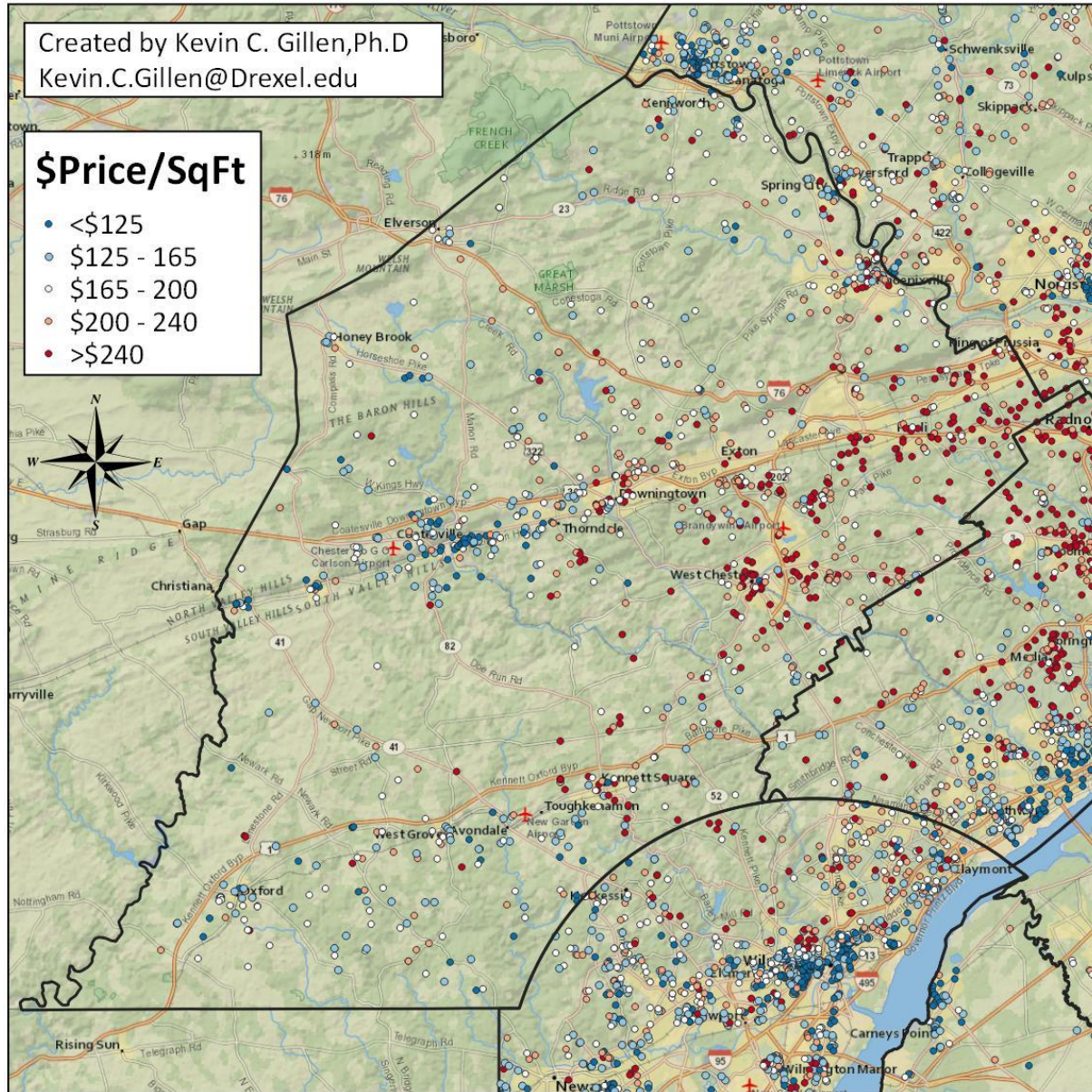
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Montgomery County House Sales in 2022 Q1



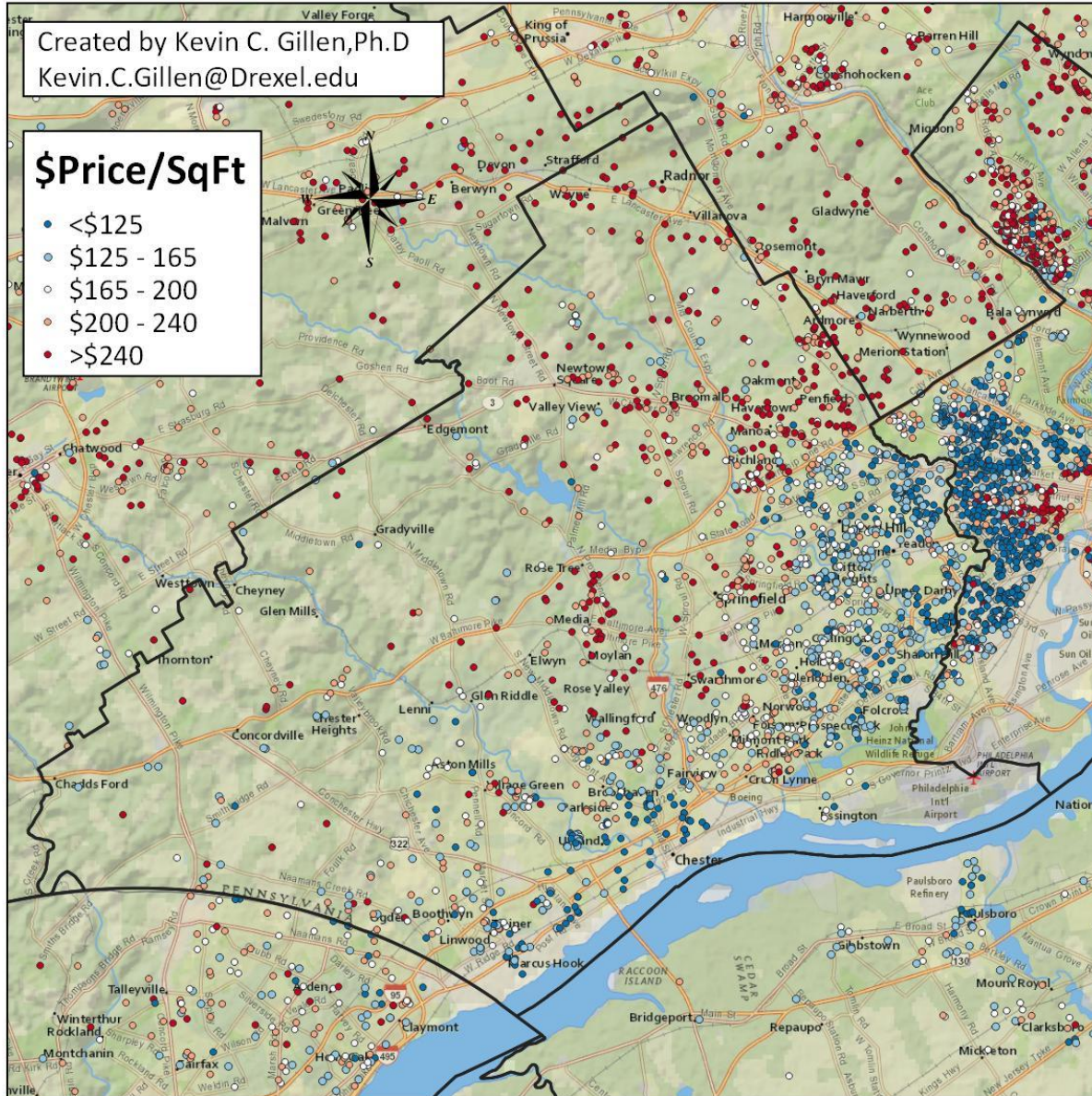
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Chester County House Sales in 2022 Q1



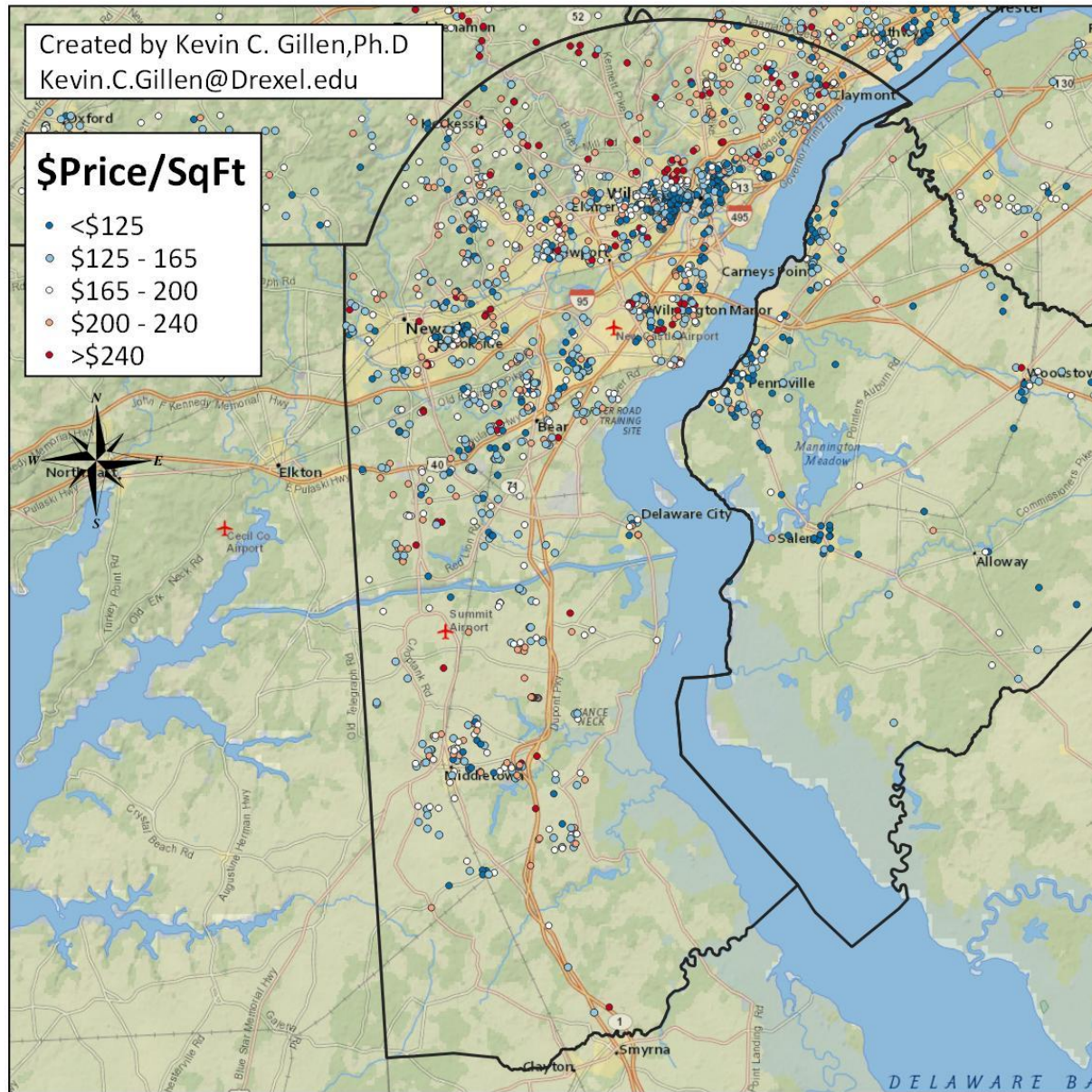
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Delaware County House Sales in 2022 Q1



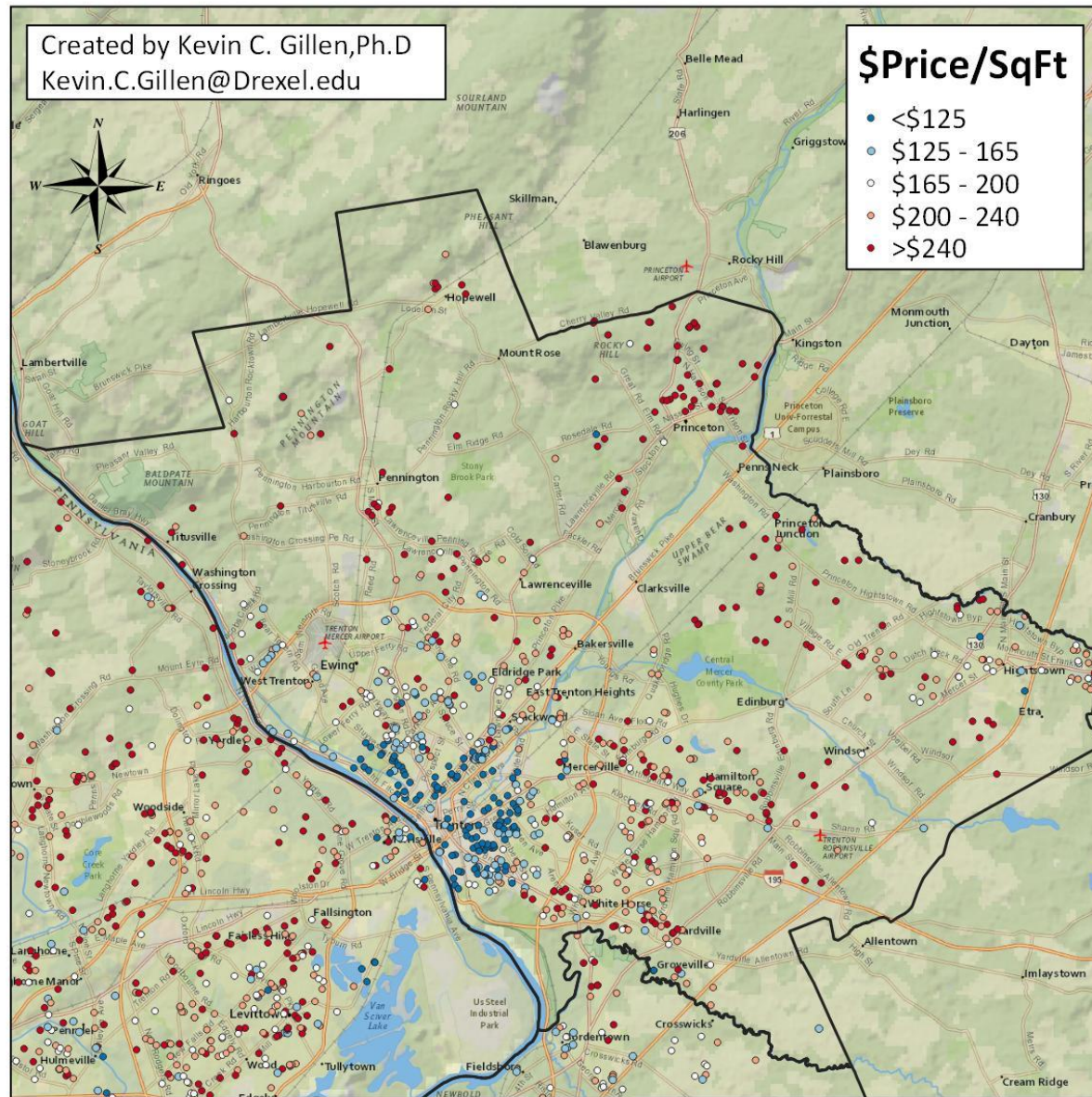
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

New Castle County House Sales in 2022 Q1



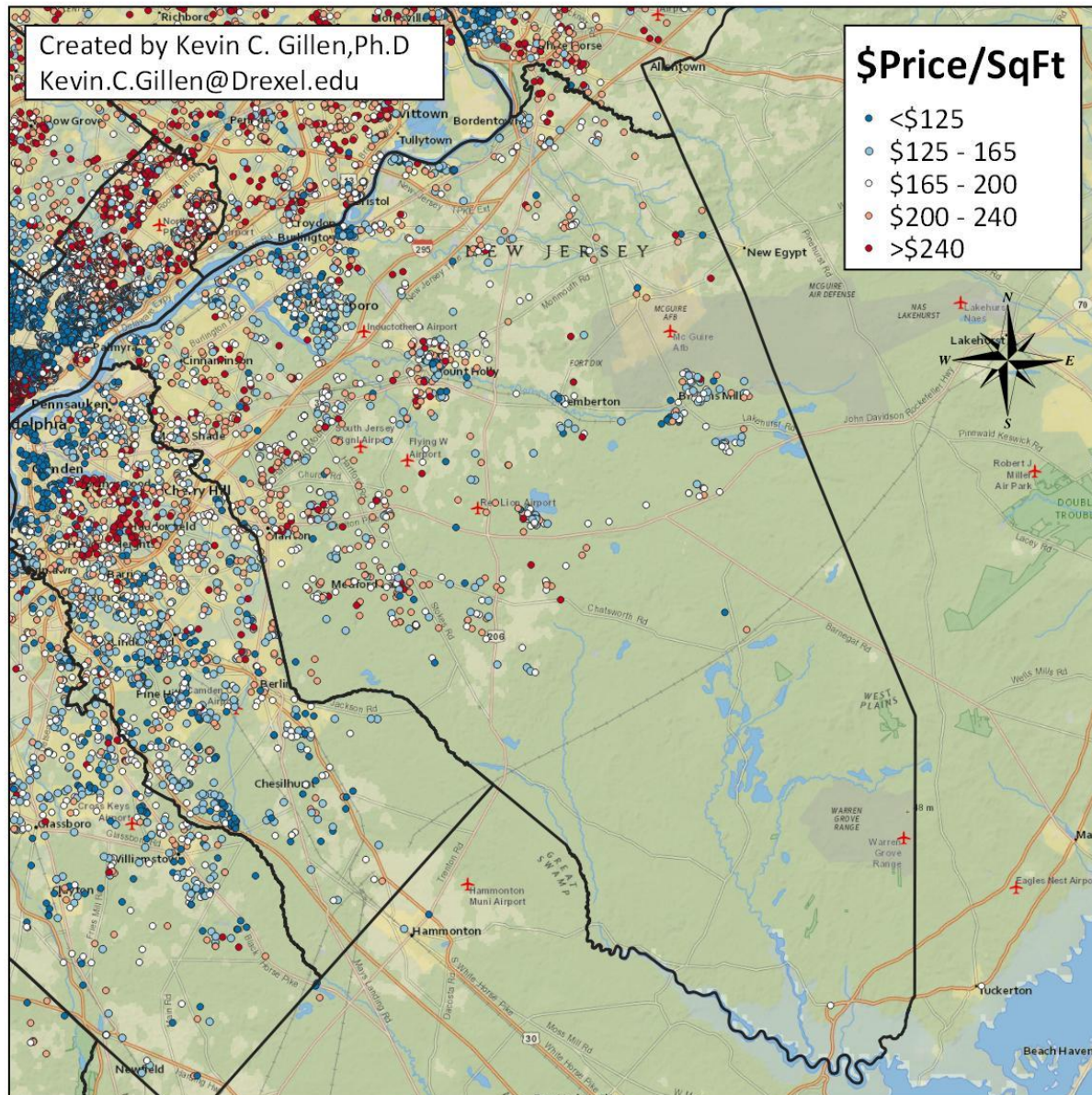
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Mercer County House Sales in 2022 Q1



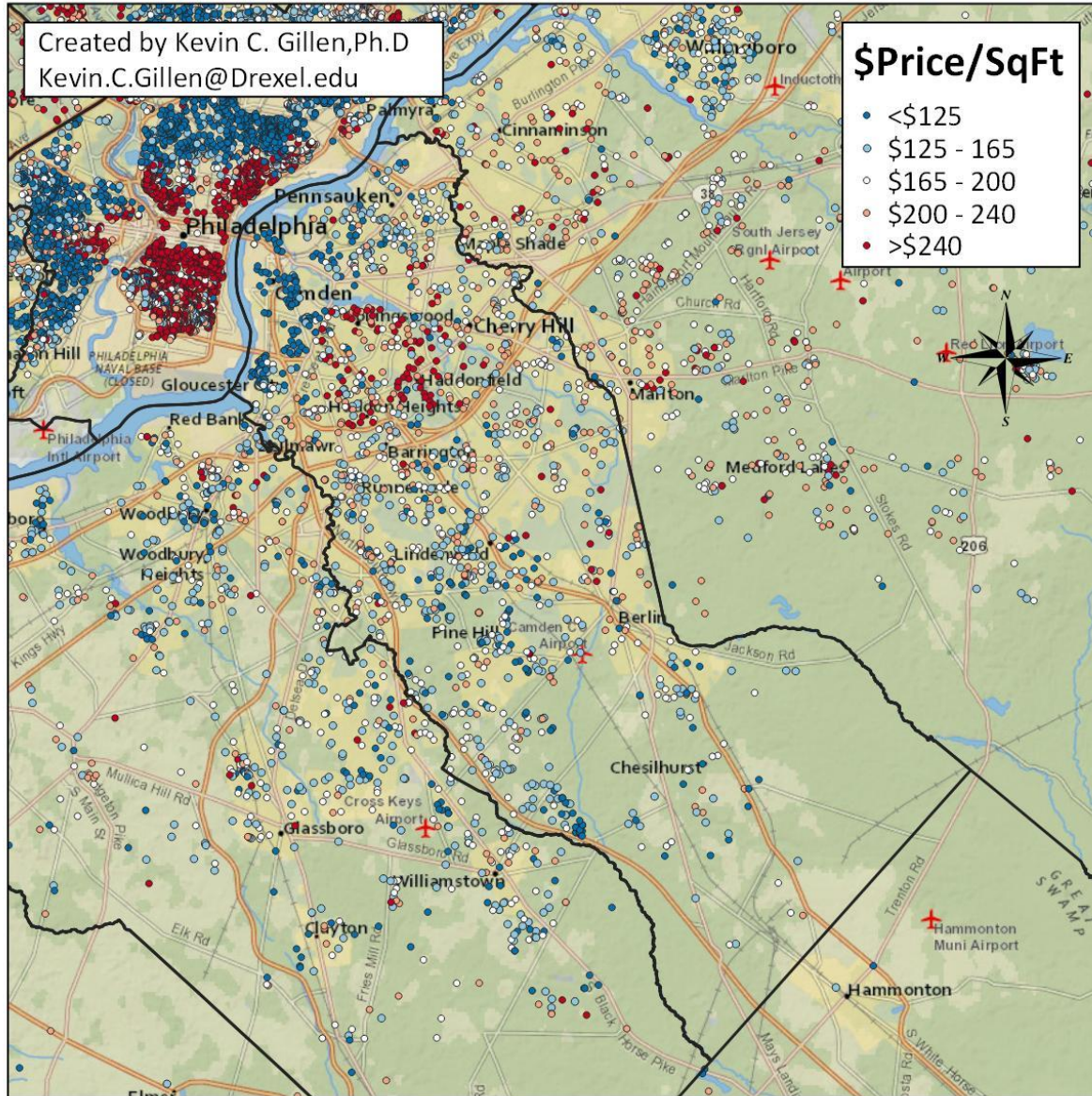
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Burlington County House Sales in 2022 Q1



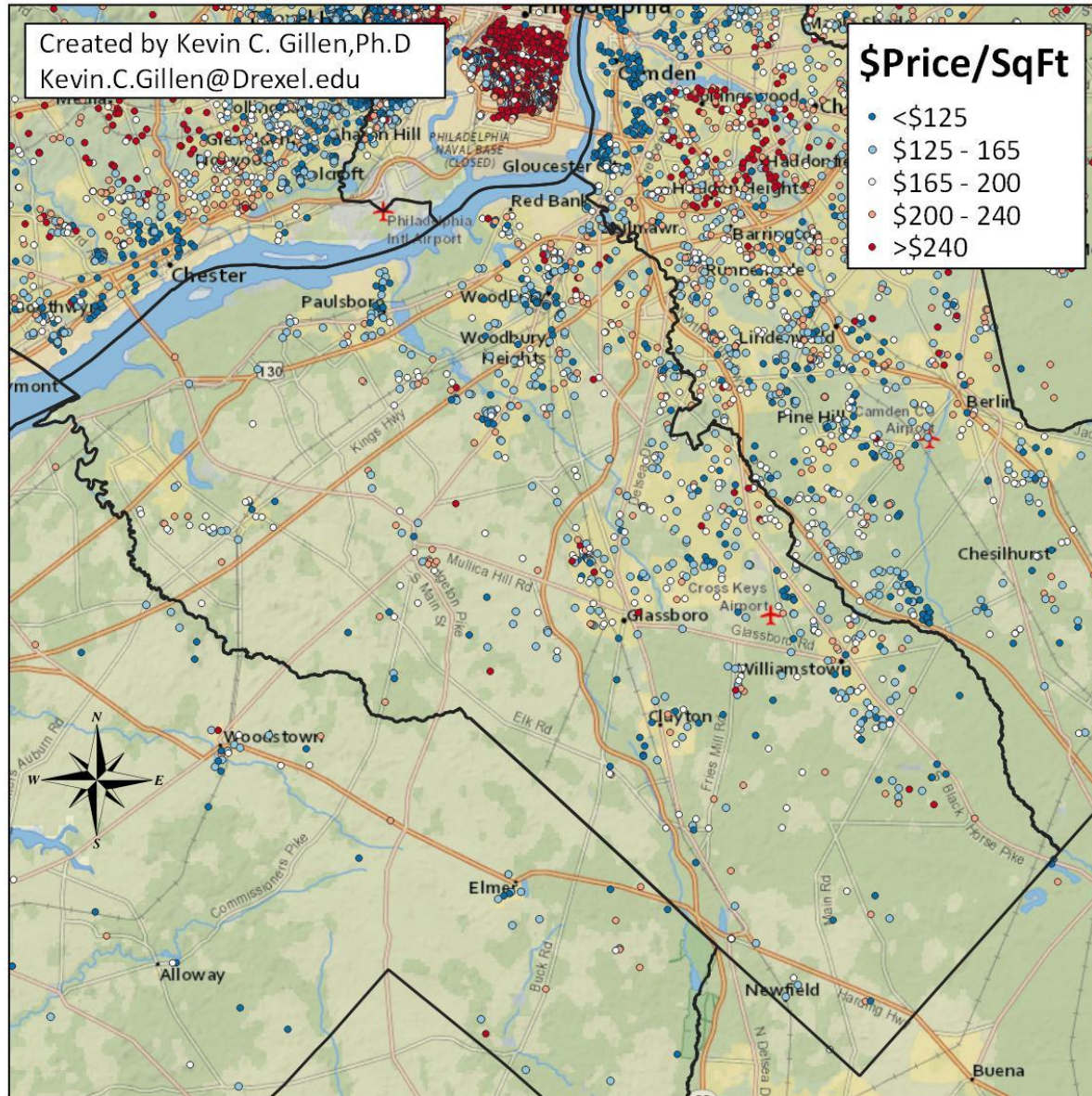
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Camden County House Sales in 2022 Q1



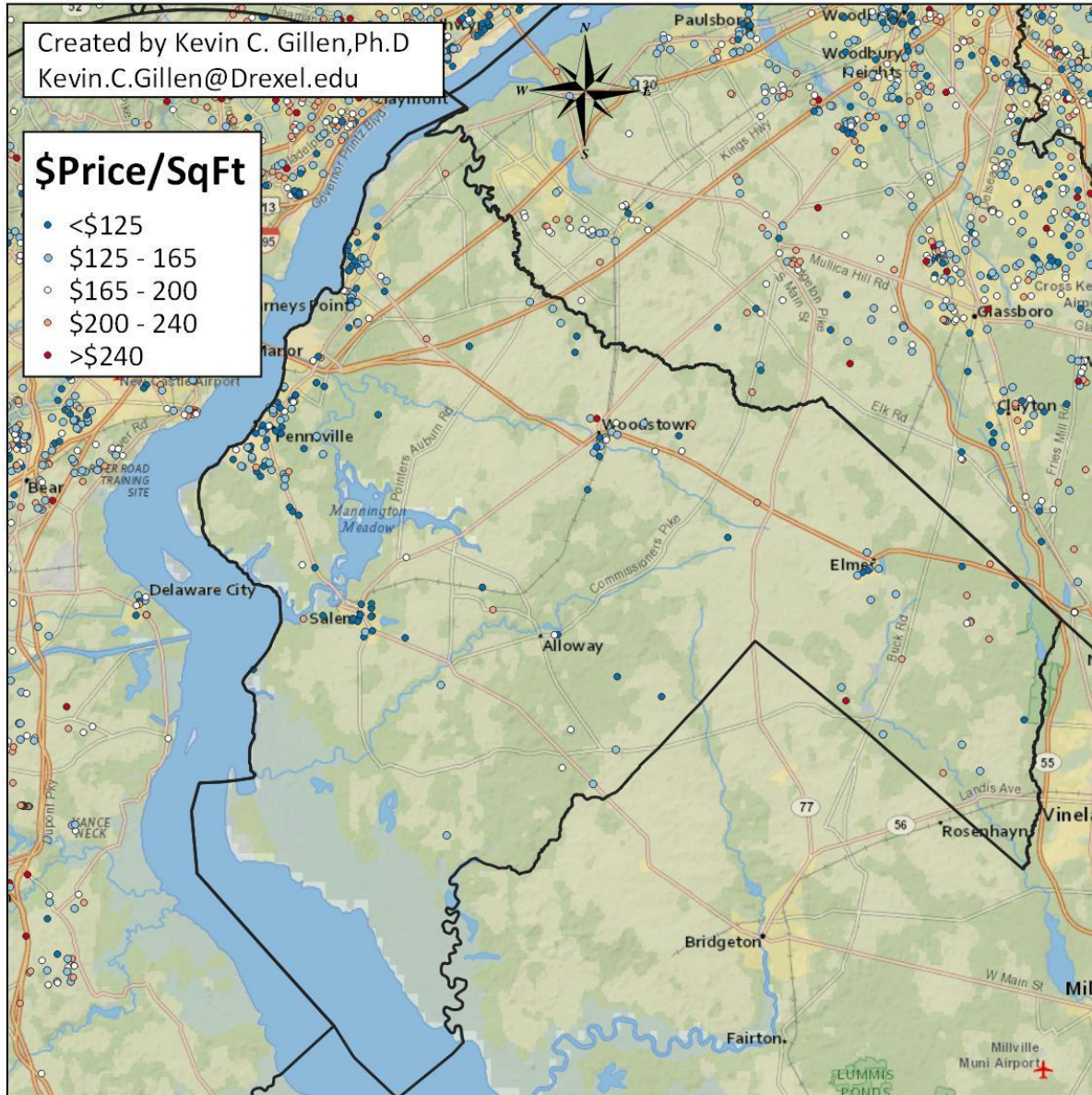
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

Gloucester County House Sales in 2022 Q1



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.

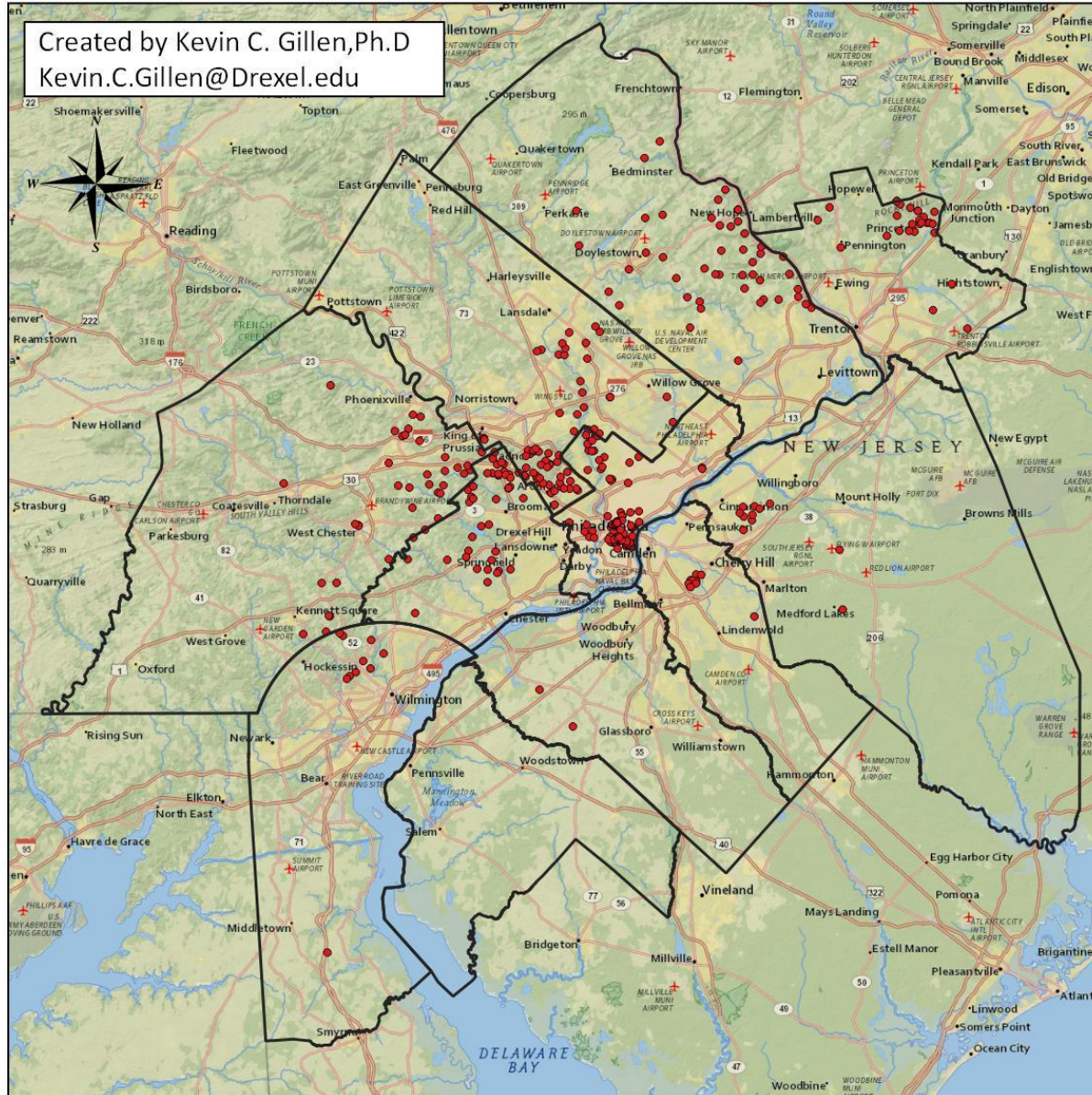
Salem County House Sales in 2022 Q1



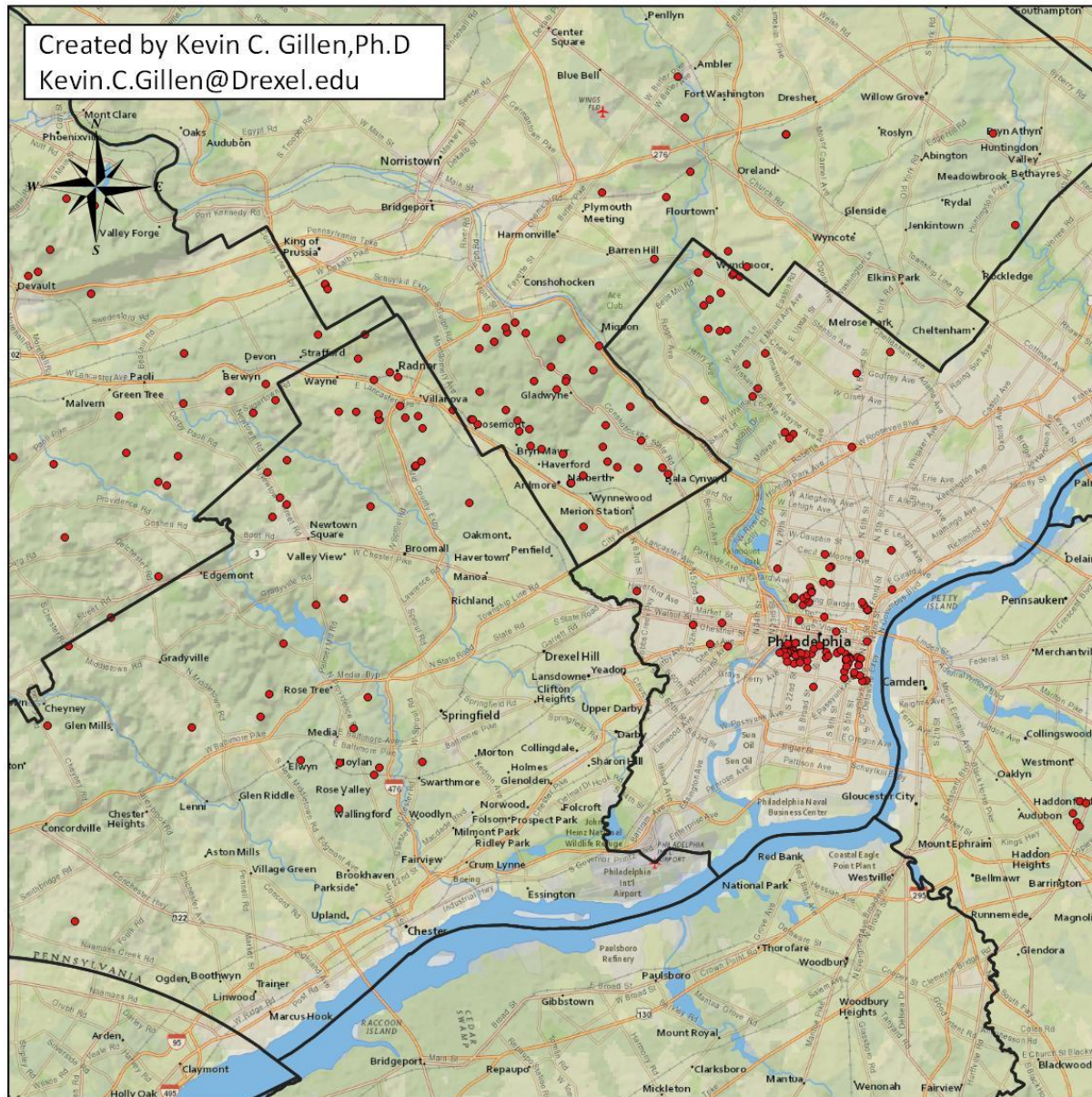
Note: the categories for \$price/sqft are based upon the quintiles of its distribution. Hence, exactly 20% of all sales fall into each one of the five categories.

+ \$1 Million Dollar House Sales in 2022 Q1

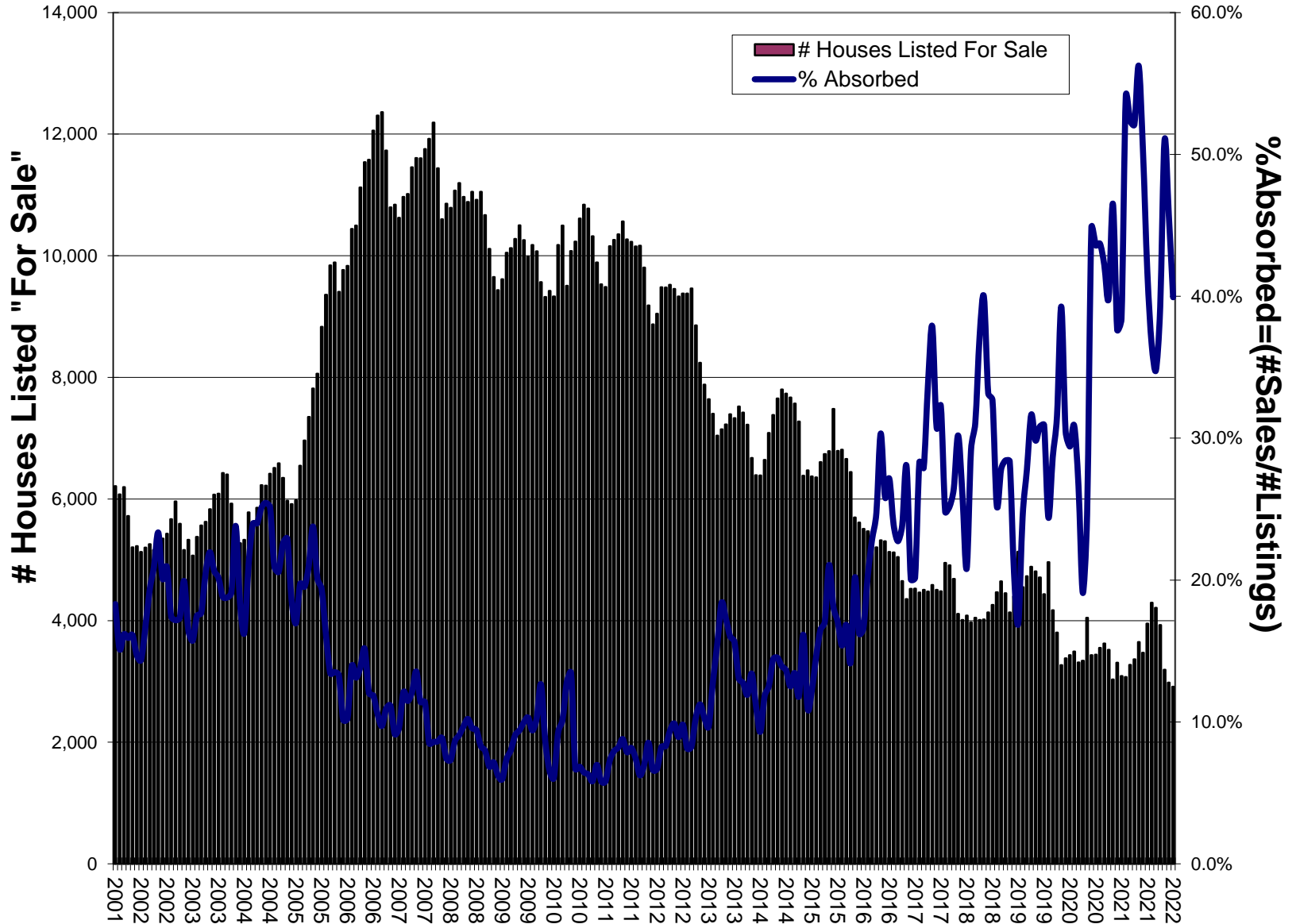
Created by Kevin C. Gillen, Ph.D
Kevin.C.Gillen@Drexel.edu



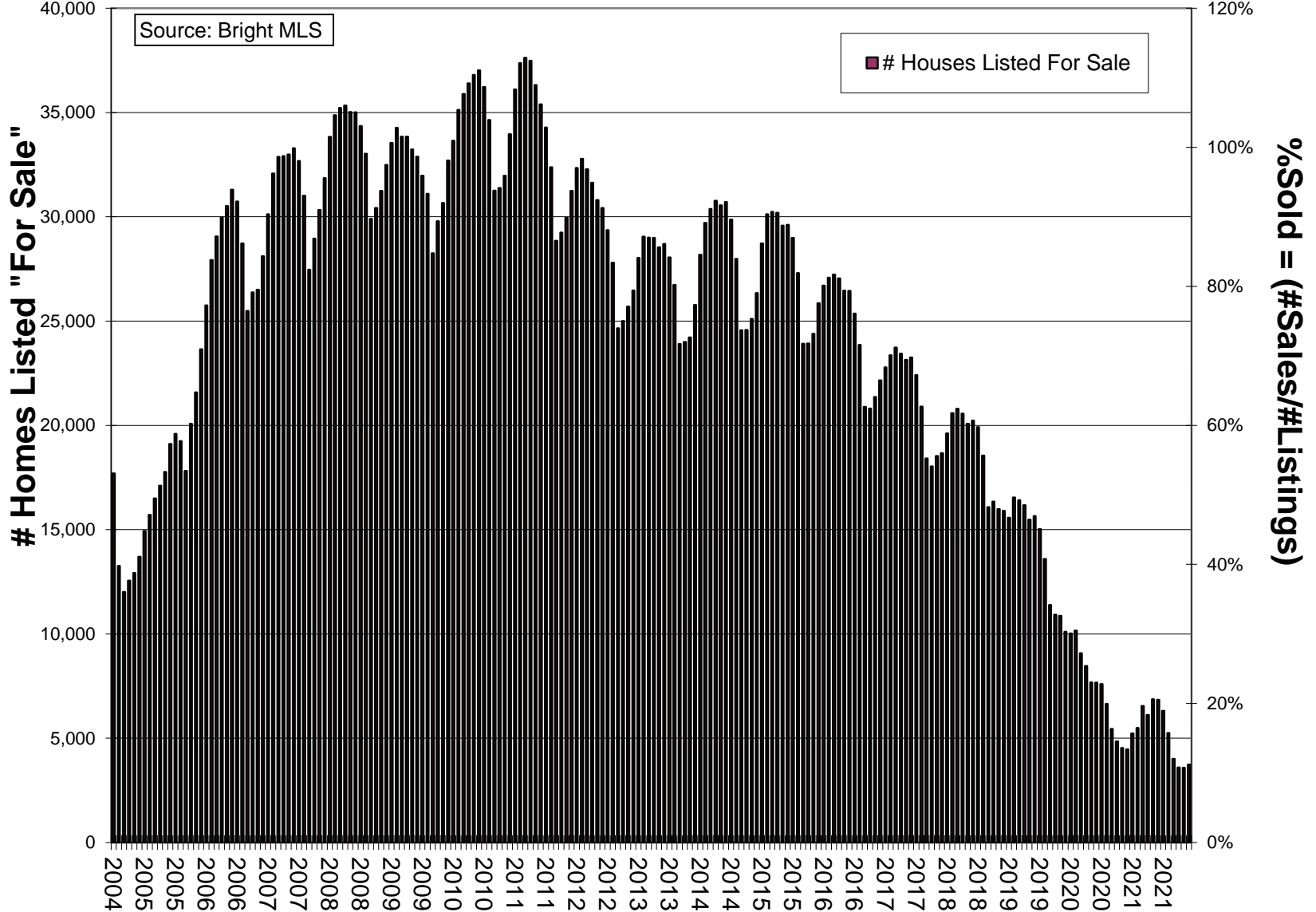
+ \$1 Million Dollar House Sales in 2022 Q1



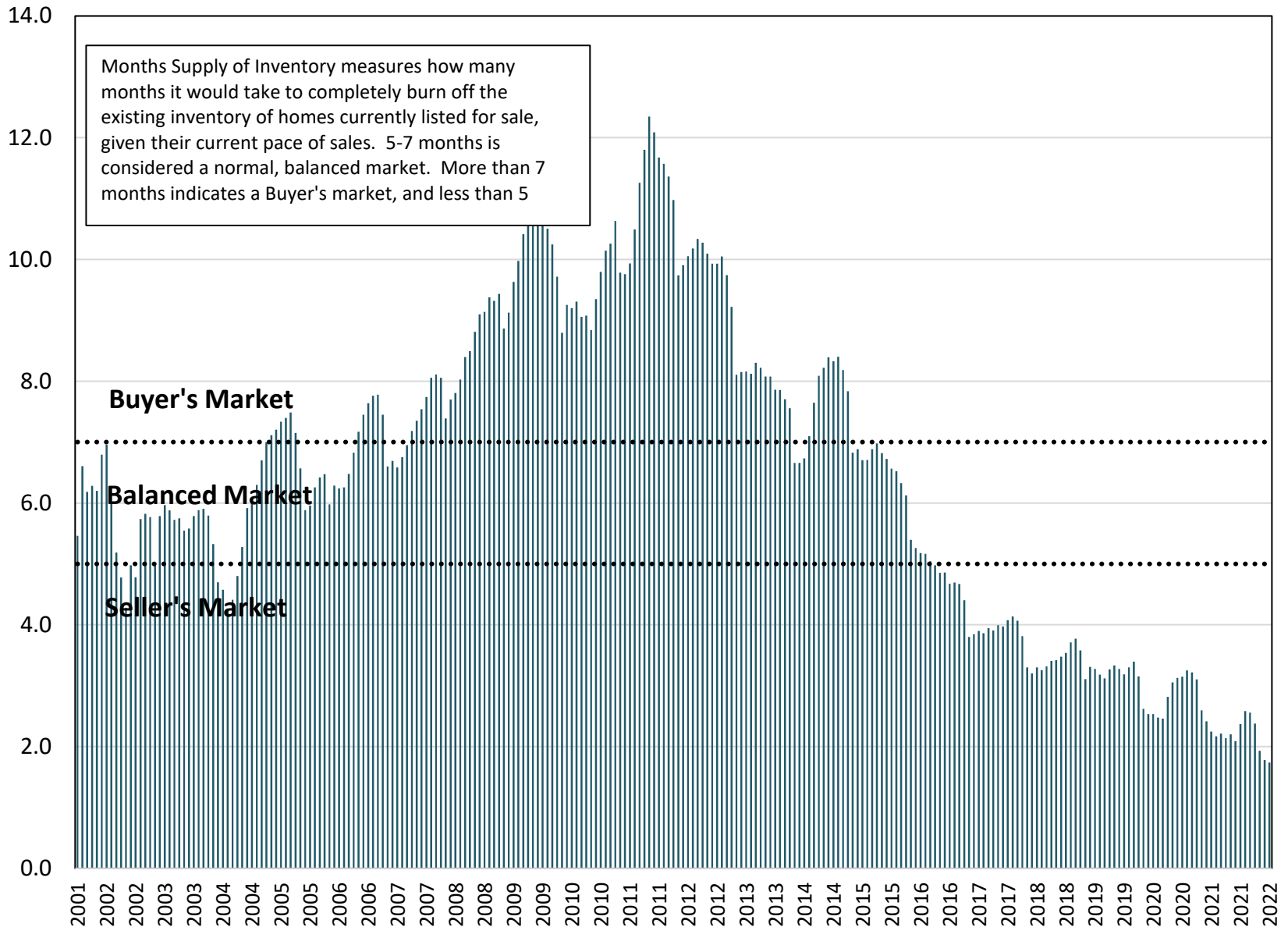
Philadelphia Houses Listed For Sale: Inventory v. Sales Rate



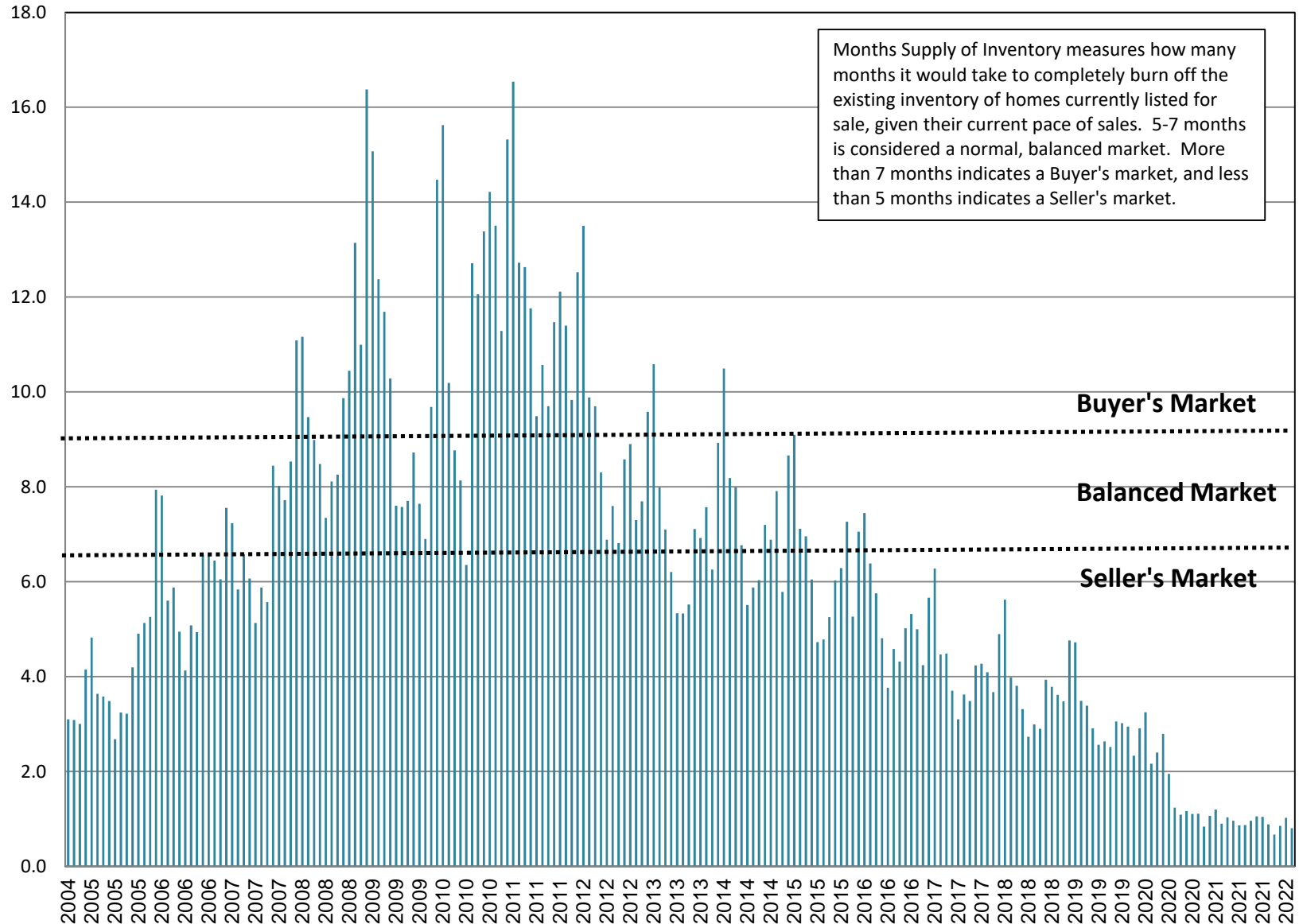
Philadelphia Suburb's Houses Listed For Sale: Inventory



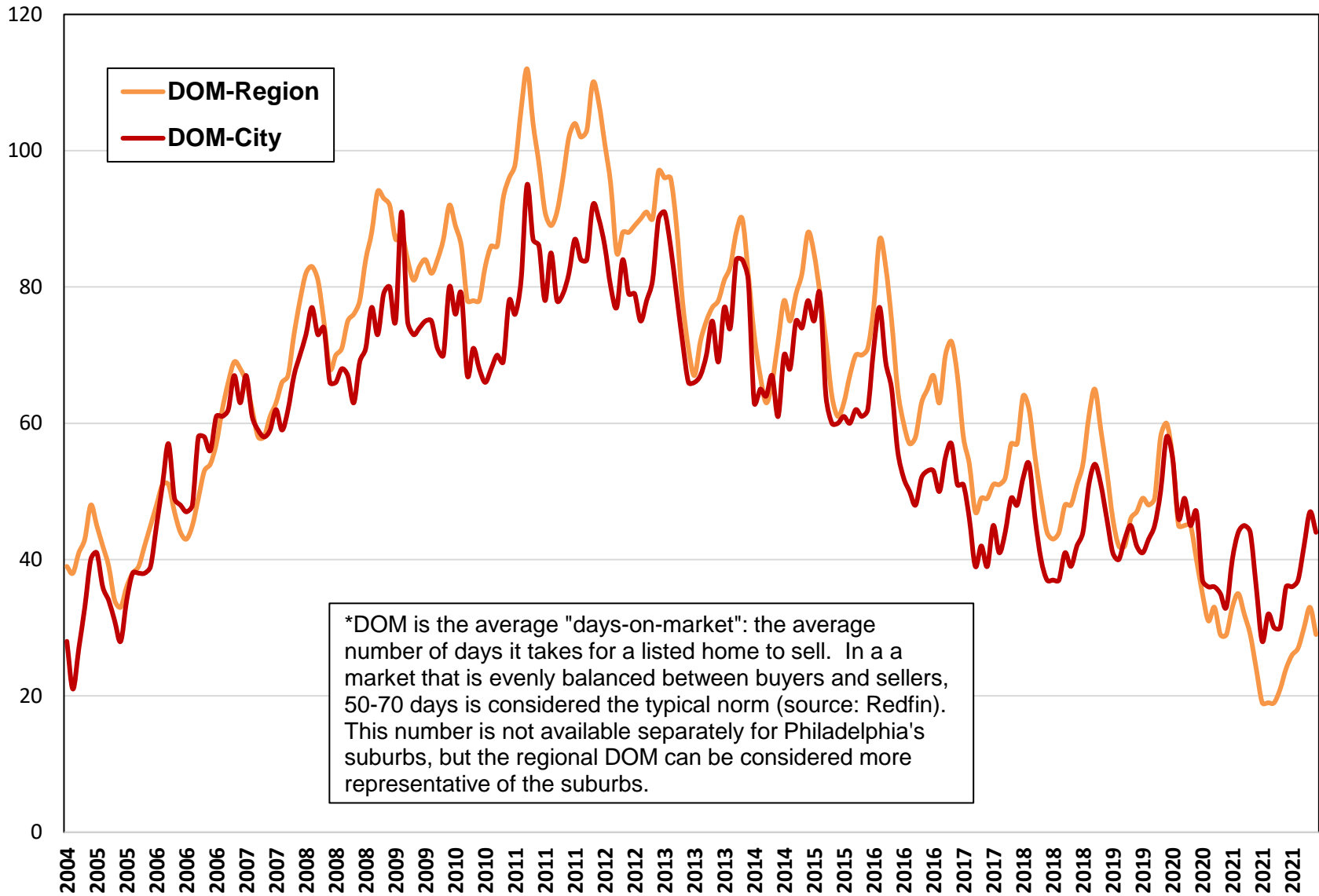
Months Supply of Inventory in Philadelphia



Months Supply of Inventory in Philadelphia Suburbs

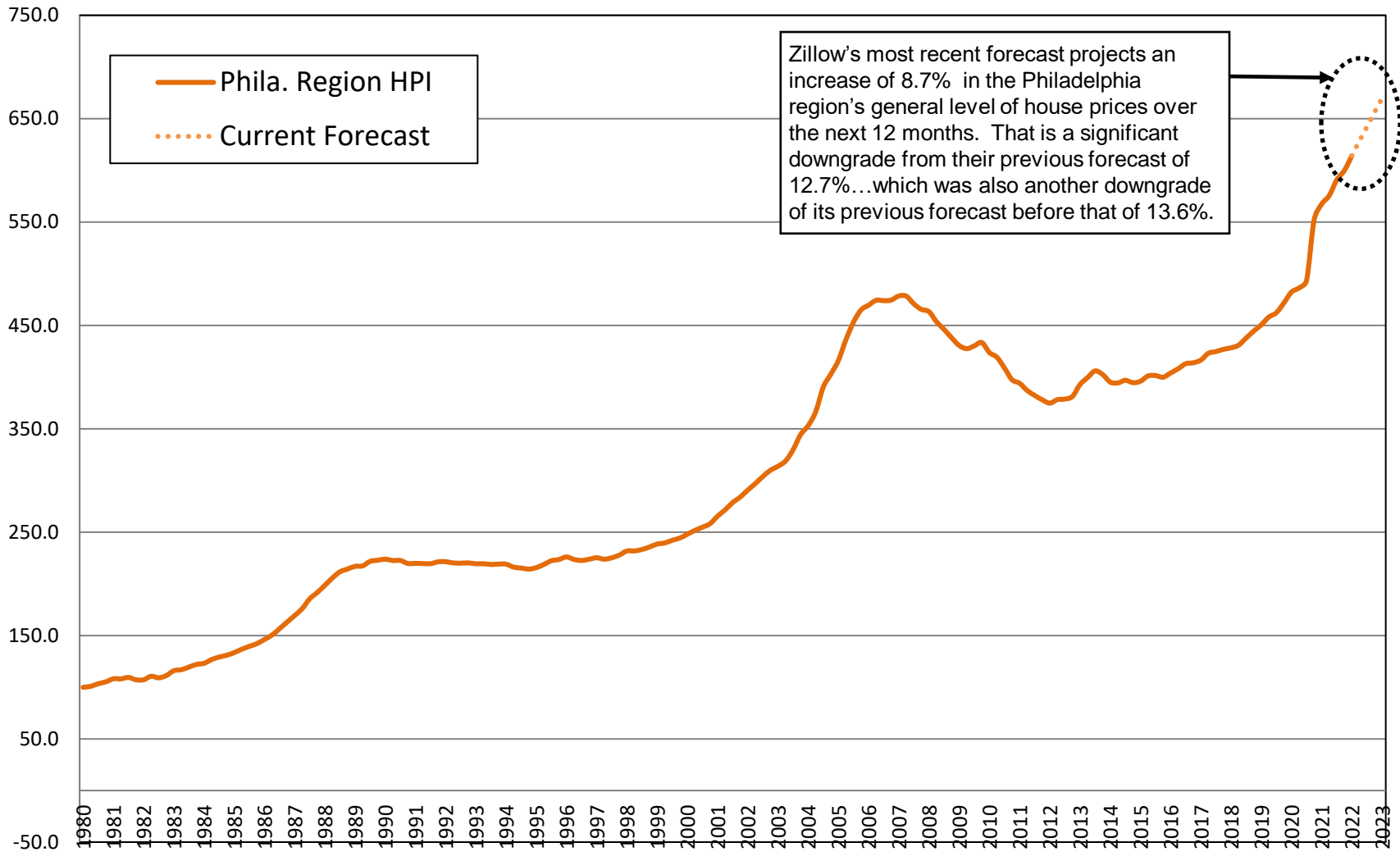


Average Days-on-Market* for Philadelphia Home Sales



*DOM is the average "days-on-market": the average number of days it takes for a listed home to sell. In a market that is evenly balanced between buyers and sellers, 50-70 days is considered the typical norm (source: Redfin). This number is not available separately for Philadelphia's suburbs, but the regional DOM can be considered more representative of the suburbs.

Philadelphia Region House Price Index: Actual v. Forecast



Zillow's most recent forecast projects an increase of 8.7% in the Philadelphia region's general level of house prices over the next 12 months. That is a significant downgrade from their previous forecast of 12.7%... which was also another downgrade of its previous forecast before that of 13.6%.

Source: <https://www.zillow.com/research/data/>