Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
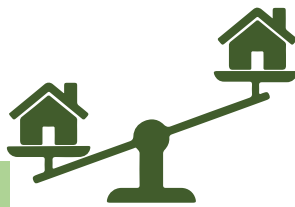
2021

Mean Appraised Value

$385,826

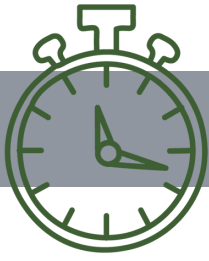### Mean Appraised Value in Communities of Color

$216,331

### Mean Appraised Value in White Neighborhoods

$482,033

Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.

Over Time, 2013–2021

Figure 1

Mean Appraised Values Over Time
2013–2021
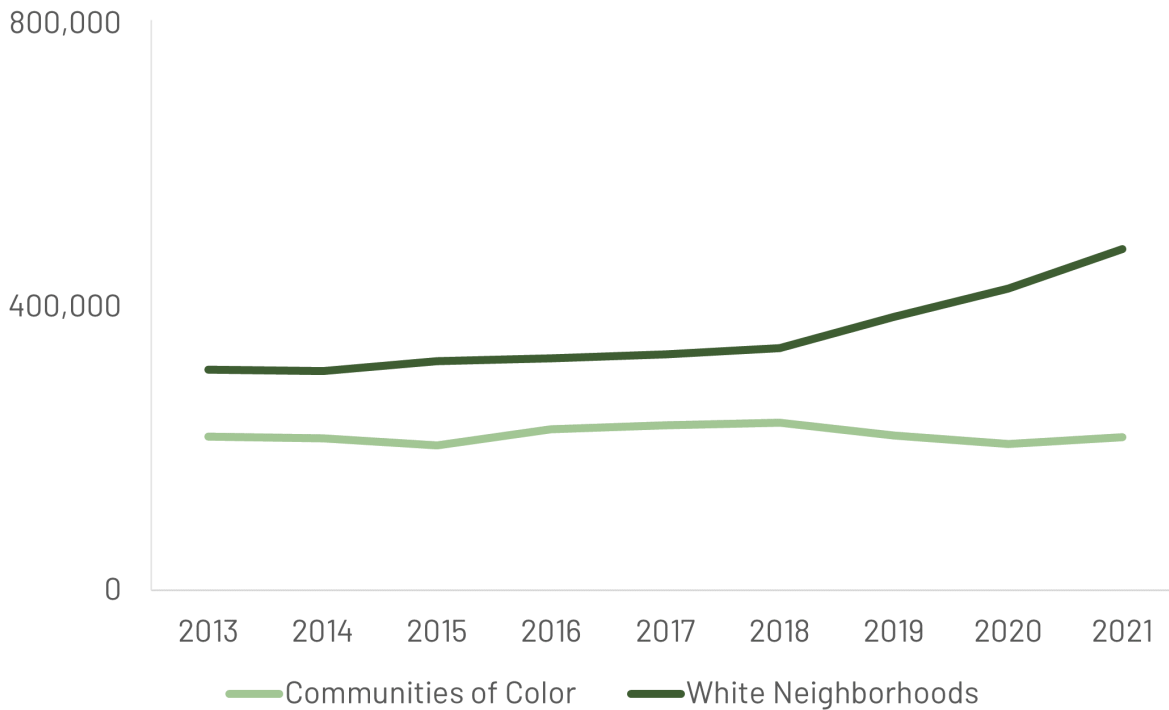
Source: Authors' analysis of FHFA UAD, 2006-2010, 2011–2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	216,964	214,820	205,264	227,527	233,079	236,645	219,254	207,020	216,331
White Neighborhoods	312,056	309,869	323,591	327,939	333,860	342,179	386,382	426,200	482,033

Figure 2

Mean Appraised Values Over Time
2013–2021

Legend:
- White
- Latinx
- Black
- E. Asian
- S. Asian
- S.E. Asian/ Pac. Isl.

Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013–2018 National Neighborhood Data Archive.
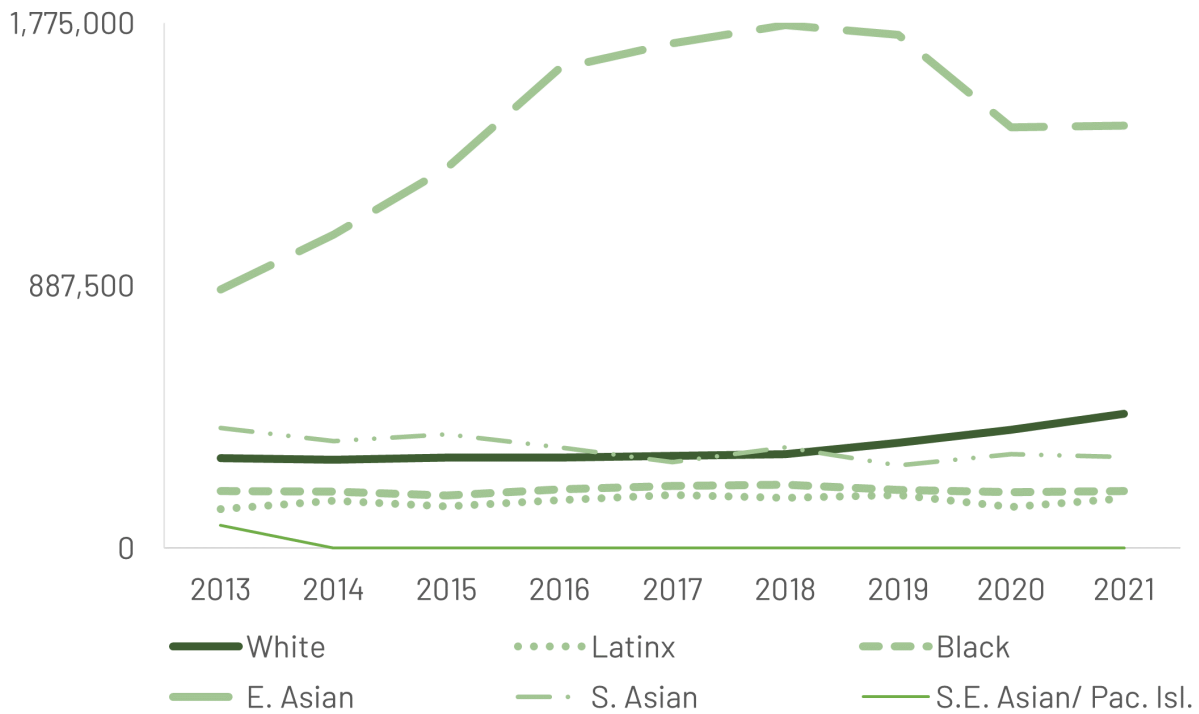
Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	East Asian	South Asian	Southeast Asian & Pacific Islander
0.62	0.10	0.21	0.02	0.03	0.01

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised