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# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

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For Immediate Release  
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### **FHFA House Price Index Up 0.3 Percent in April**

**Washington, D.C.** – U.S. house prices rose in April, up **0.3 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.3 percent change in March remains unchanged.

The FHFA HPI is calculated using home sales price information from mortgages sold to or guaranteed by Fannie Mae and Freddie Mac. From April 2014 to April 2015, house prices were up **5.3 percent**. The U.S. index is **2.3 percent** below its March 2007 peak and is roughly the same as the February 2006 index level.

For the nine census divisions, seasonally adjusted monthly price changes from March 2015 to April 2015 ranged from **-0.8 percent** in the East North Central division to **+1.4 percent** in the West North Central division. The 12-month changes were all positive, ranging from **+2.3 percent** in the Middle Atlantic division to **+7.5 percent** in the Pacific division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical data are available on the [Downloadable HPI Data page](#).

For detailed information on the monthly HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released July 22, 2015 and will include monthly data for May 2015. Future HPI release dates for 2015 are available on the [HPI Release Dates page](#).

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*The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$5.6 trillion in funding for the U.S. mortgage markets and financial institutions.*

## **States in Each Census Division**

<b>Pacific:</b>	Hawaii, Alaska, Washington, Oregon, California
<b>Mountain:</b>	Montana, Idaho, Wyoming, Nevada, Utah, Colorado, Arizona, New Mexico
<b>West North Central:</b>	North Dakota, South Dakota, Minnesota, Nebraska, Iowa, Kansas, Missouri
<b>West South Central:</b>	Oklahoma, Arkansas, Texas, Louisiana
<b>East North Central</b>	Michigan, Wisconsin, Illinois, Indiana, Ohio
<b>East South Central:</b>	Kentucky, Tennessee, Mississippi, Alabama
<b>New England:</b>	Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut
<b>Middle Atlantic:</b>	New York, New Jersey, Pennsylvania
<b>South Atlantic:</b>	Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida

## Monthly Price Change Estimates for U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Mar 15 - Apr 15</b>	<b>0.3%</b>	<b>0.7%</b>	<b>0.0%</b>	<b>1.4%</b>	<b>0.2%</b>	<b>-0.8%</b>	<b>0.9%</b>	<b>0.7%</b>	<b>-0.3%</b>	<b>0.5%</b>
<b>Feb 15 - Mar 15</b> <i>(Previous Estimate)</i>	<b>0.3%</b> 0.3%	<b>0.2%</b> 0.2%	<b>0.2%</b> 0.5%	<b>0.2%</b> 0.1%	<b>0.0%</b> -0.3%	<b>0.8%</b> 0.8%	<b>1.1%</b> 0.9%	<b>-0.7%</b> -0.5%	<b>0.9%</b> 0.8%	<b>0.1%</b> 0.3%
<b>Jan 15 - Feb 15</b> <i>(Previous Estimate)</i>	<b>0.7%</b> 0.6%	<b>1.0%</b> 0.7%	<b>1.0%</b> 1.1%	<b>0.6%</b> 0.6%	<b>-0.5%</b> -0.5%	<b>0.8%</b> 0.7%	<b>-0.9%</b> -1.1%	<b>1.6%</b> 1.4%	<b>-0.1%</b> 0.2%	<b>1.8%</b> 1.7%
<b>Dec 14 - Jan 15</b> <i>(Previous Estimate)</i>	<b>0.2%</b> 0.3%	<b>0.0%</b> 0.1%	<b>0.8%</b> 0.8%	<b>0.1%</b> -0.1%	<b>1.4%</b> 1.4%	<b>-0.5%</b> -0.3%	<b>1.7%</b> 1.9%	<b>0.5%</b> 0.6%	<b>-0.5%</b> -0.6%	<b>-0.2%</b> -0.2%
<b>Nov 14 - Dec 14</b> <i>(Previous Estimate)</i>	<b>0.8%</b> 0.8%	<b>1.6%</b> 1.5%	<b>1.3%</b> 1.3%	<b>0.4%</b> 0.4%	<b>0.7%</b> 0.8%	<b>1.3%</b> 1.3%	<b>-0.5%</b> -0.5%	<b>0.7%</b> 0.5%	<b>0.7%</b> 0.7%	<b>0.4%</b> 0.3%
<b>Oct 14 - Nov 14</b> <i>(Previous Estimate)</i>	<b>0.7%</b> 0.7%	<b>1.0%</b> 1.0%	<b>1.0%</b> 1.1%	<b>0.4%</b> 0.4%	<b>0.8%</b> 0.8%	<b>-0.3%</b> -0.3%	<b>1.3%</b> 1.2%	<b>-0.5%</b> -0.4%	<b>0.8%</b> 0.7%	<b>1.3%</b> 1.3%
<b>12-Month Change:</b> Apr 14 - Apr 15	<b>5.3%</b>	<b>7.5%</b>	<b>7.0%</b>	<b>4.9%</b>	<b>6.0%</b>	<b>3.5%</b>	<b>5.5%</b>	<b>3.7%</b>	<b>2.3%</b>	<b>6.2%</b>

## Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

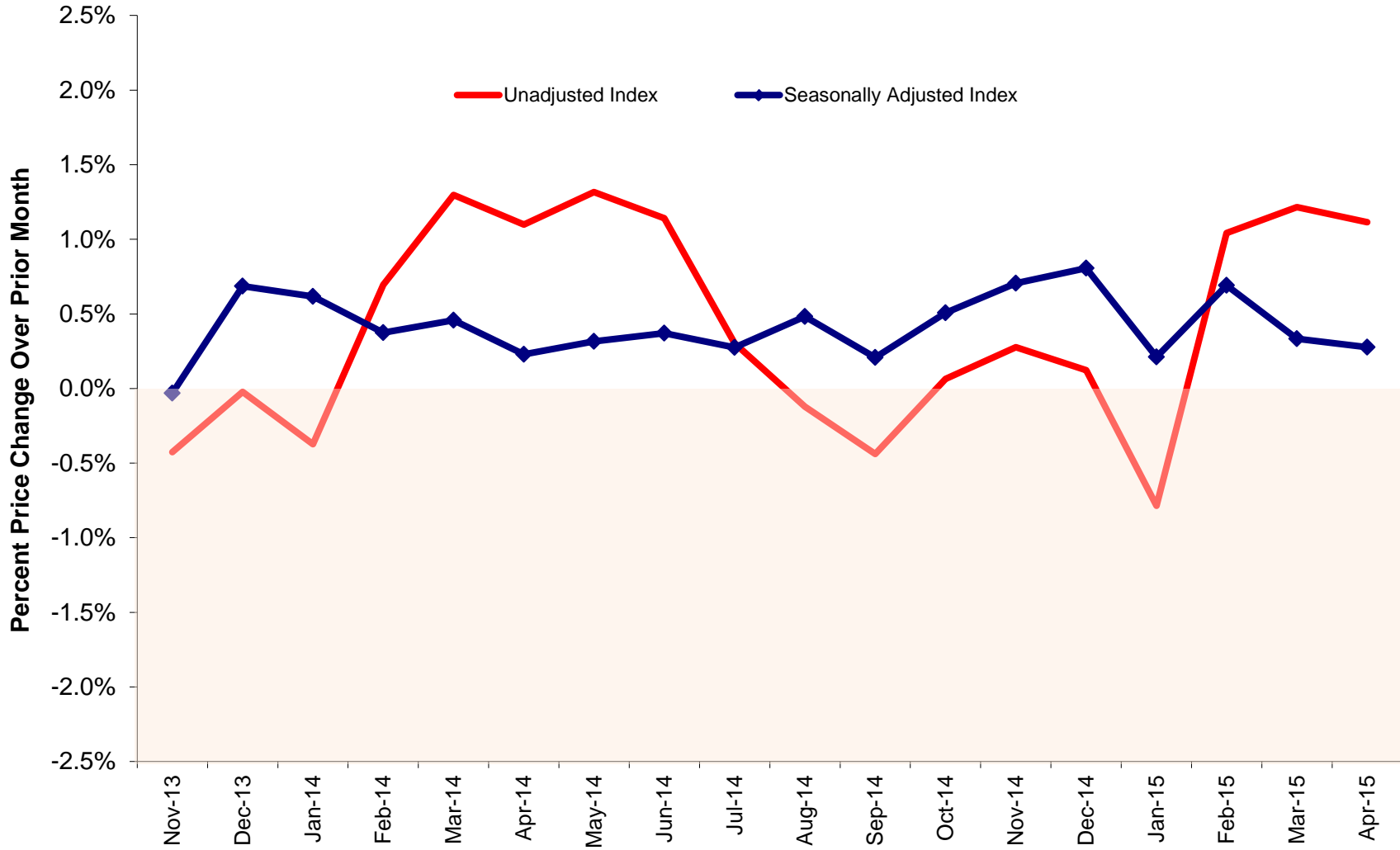
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
April-15	221.7	244.2	278.0	225.8	234.4	186.0	209.2	220.5	210.1	222.0
March-15	221.1	242.5	277.9	222.7	233.9	187.5	207.4	219.0	210.7	220.8
February-15	220.3	242.1	277.5	222.1	233.9	186.0	205.2	220.6	208.9	220.6
January-15	218.8	239.8	274.9	220.9	235.1	184.4	207.1	217.2	209.1	216.7
December-14	218.3	239.7	272.7	220.7	231.9	185.3	203.5	216.2	210.2	217.0
November-14	216.6	236.1	269.3	219.8	230.2	182.8	204.5	214.7	208.7	216.2
October-14	215.1	233.6	266.5	218.9	228.4	183.4	202.0	215.7	207.2	213.5
September-14	214.0	233.1	264.0	217.4	228.4	181.8	200.7	215.5	207.6	211.5
August-14	213.6	231.7	264.6	217.6	227.1	181.6	200.8	215.1	207.3	211.1
July-14	212.5	229.9	260.7	216.4	224.9	180.2	199.7	216.2	206.7	211.9
June-14	211.9	229.5	261.4	215.7	223.2	179.8	197.7	214.9	207.1	211.6
May-14	211.2	228.1	260.4	215.9	223.1	179.6	197.8	214.4	207.0	209.2
April-14	210.5	227.2	259.8	215.3	221.2	179.7	198.2	212.7	205.4	209.1
March-14	210.0	226.4	260.0	215.5	222.0	178.7	197.3	212.8	203.8	208.6
February-14	209.1	226.0	260.0	214.1	220.2	178.1	198.2	207.5	203.2	207.5
January-14	208.3	221.9	258.0	214.2	219.2	176.9	196.8	210.7	204.7	207.5
December-13	207.0	220.8	255.2	211.7	219.6	176.9	195.6	208.1	202.4	205.8
November-13	205.6	219.7	254.3	211.0	215.1	175.4	193.1	209.6	204.0	203.9

Note: A listing of the states that comprise each Census Division is included in the index release materials.

Source: FHFA

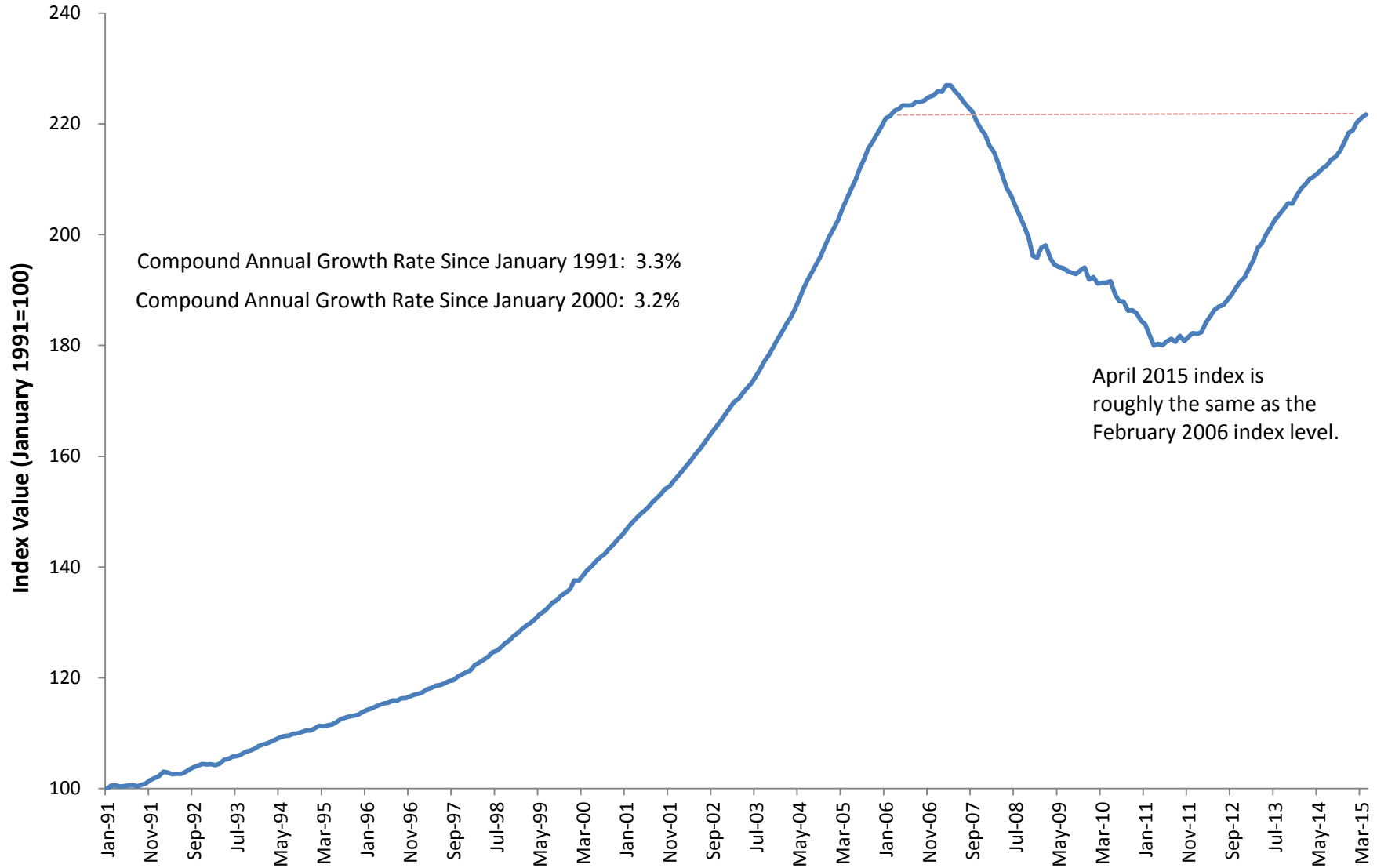
## Seasonally Adjusted and Unadjusted Monthly Appreciation Rates Purchase-Only Index for U.S.



Source: FHFA

# Monthly House Price Index for U.S.

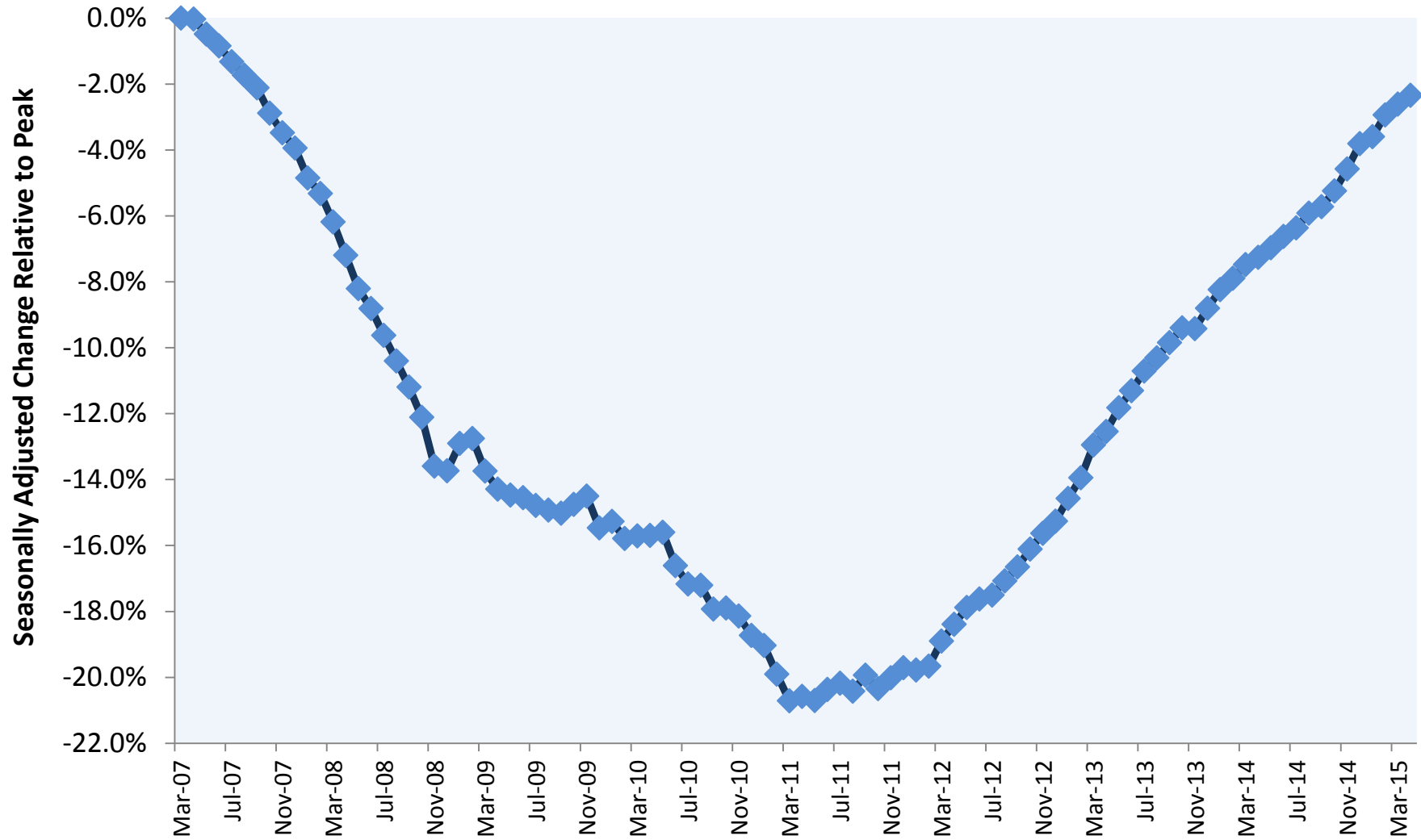
Purchase-Only, Seasonally Adjusted Index, January 1991 - Present



Source: FHFA

# Cumulative Seasonally Adjusted Price Change Relative to Peak for U.S.

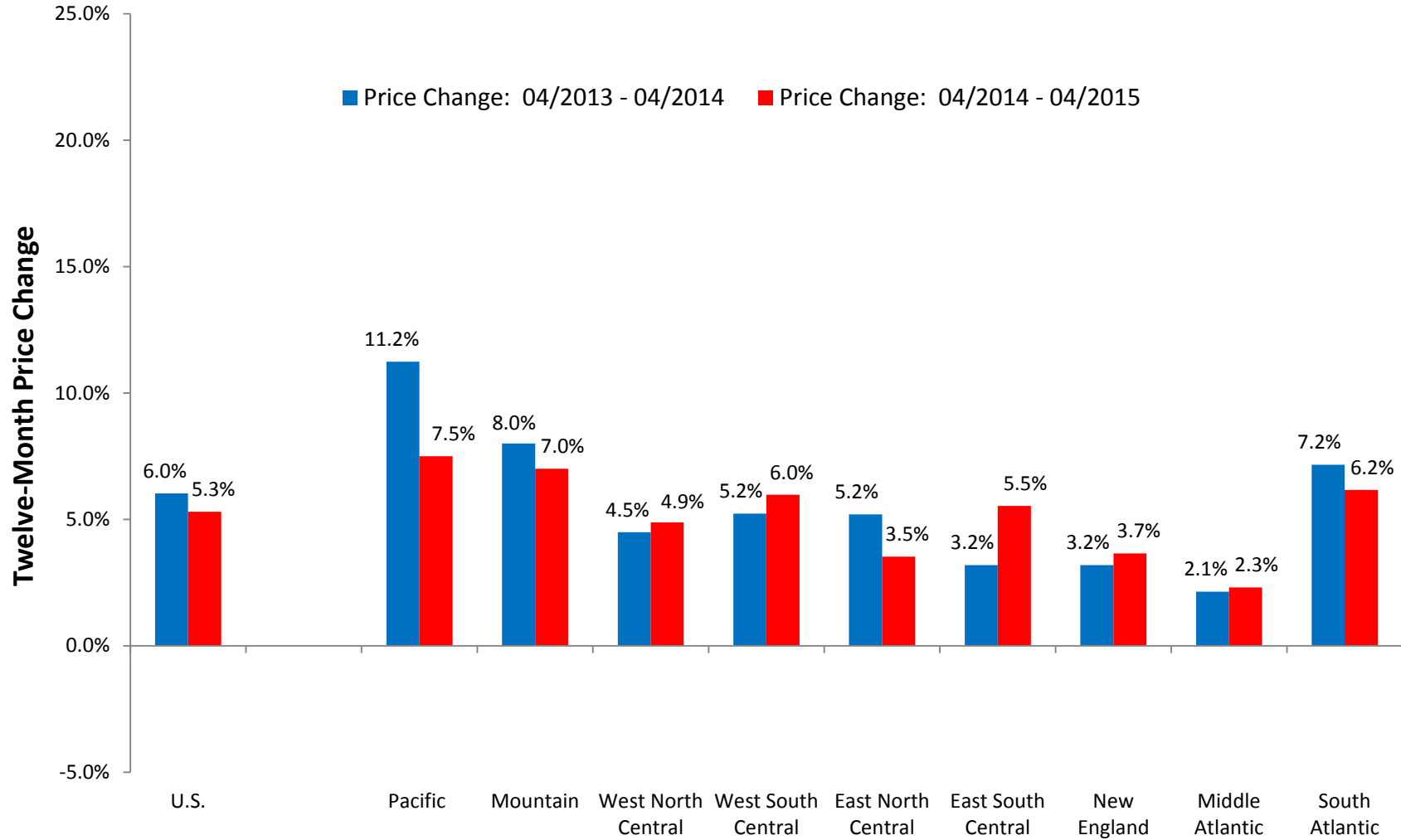
Purchase-Only, Seasonally Adjusted Peak was March 2007



Source: FHFA

## Twelve-Month Price Changes – Prior Year vs. Most Recent Year

Purchase-Only Index



Source: FHFA