
FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

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FHFA House Price Index Up 0.3 Percent in February; Up 4.9 Percent from Last Year

Washington, DC – U.S. house prices rose in February, up **0.3 percent** from the previous month, according to the Federal Housing Finance Agency (FHFA) seasonally adjusted monthly House Price Index (HPI). The previously reported 0.6 percent increase for January 2019 remained unchanged.

The FHFA monthly HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. From February 2018 to February 2019, house prices were up **4.9 percent**.

For the nine census divisions, seasonally adjusted monthly house price changes from January 2019 to February 2019 ranged from **-1.2 percent** in the Middle Atlantic division to **+1.4 percent** in the East South Central division. The 12-month changes were all positive, ranging from **+3.5 percent** in the West South Central division to **+6.5 percent** in the Mountain division.

Monthly index values and appreciation rate estimates for recent periods are provided in the tables and graphs on the following pages. Downloadable data and HPI release dates for the remainder of 2019 are available on the [HPI page](#).

For detailed information on the FHFA HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released May 28, 2019 and will include monthly data through March 2019 and quarterly data for the first quarter of 2019.

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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 \$6.3 trillion in funding for the U.S. mortgage markets and financial institutions.

States in Each Census Division

Pacific:	Hawaii, Alaska, Washington, Oregon, California
Mountain:	Montana, Idaho, Wyoming, Nevada, Utah, Colorado, Arizona, New Mexico
West North Central:	North Dakota, South Dakota, Minnesota, Nebraska, Iowa, Kansas, Missouri
West South Central:	Oklahoma, Arkansas, Texas, Louisiana
East North Central	Michigan, Wisconsin, Illinois, Indiana, Ohio
East South Central:	Kentucky, Tennessee, Mississippi, Alabama
New England:	Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut
Middle Atlantic:	New York, New Jersey, Pennsylvania
South Atlantic:	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
Jan 19 - Feb 19	0.3%	0.2%	-0.5%	0.2%	0.4%	0.6%	1.4%	1.1%	-1.2%	0.4%
Dec 18 - Jan 19	0.6%	0.3%	1.0%	0.5%	0.8%	1.1%	0.1%	-0.6%	0.8%	0.6%
<i>(Previous Estimate)</i>	0.6%	0.1%	0.9%	0.6%	0.7%	1.1%	0.2%	-0.7%	0.8%	0.5%
Nov 18 - Dec 18	0.3%	0.5%	0.4%	0.5%	-0.2%	0.5%	-0.2%	0.9%	0.5%	0.3%
<i>(Previous Estimate)</i>	0.3%	0.6%	0.5%	0.5%	-0.2%	0.5%	0.1%	0.8%	0.6%	0.1%
Oct 18 - Nov 18	0.5%	-0.4%	0.2%	-0.2%	1.0%	-0.3%	1.1%	0.5%	1.4%	1.1%
<i>(Previous Estimate)</i>	0.4%	-0.5%	0.3%	-0.2%	1.0%	-0.3%	0.9%	0.5%	1.4%	1.1%
Sep 18 - Oct 18	0.5%	1.4%	0.4%	1.3%	0.2%	0.5%	1.1%	0.7%	0.0%	-0.3%
<i>(Previous Estimate)</i>	0.5%	1.3%	0.3%	1.2%	0.2%	0.5%	0.9%	0.8%	0.0%	-0.2%
Aug 18 - Sep 18	0.3%	-0.6%	1.2%	-0.1%	0.3%	0.7%	0.1%	0.4%	0.4%	0.3%
<i>(Previous Estimate)</i>	0.3%	-0.7%	1.2%	-0.1%	0.3%	0.7%	0.2%	0.3%	0.4%	0.3%
12-Month Change:										
Feb 18 - Feb 19	4.9%	3.7%	6.5%	4.9%	3.5%	5.8%	6.4%	4.3%	3.8%	5.5%

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

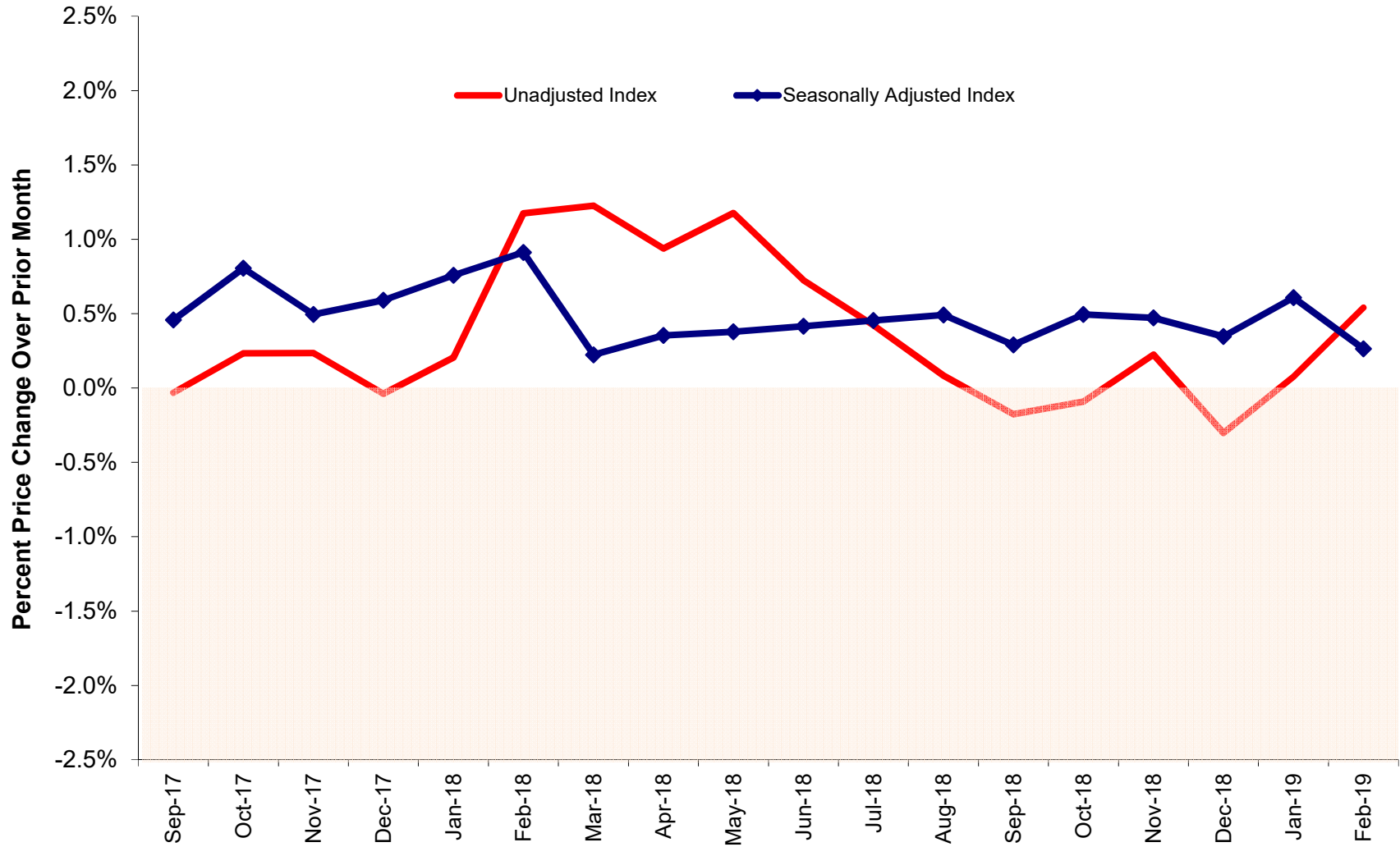
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
February-19	272.8	315.2	368.3	269.8	286.4	227.4	251.0	258.4	241.2	277.6
January-19	272.1	314.6	370.0	269.3	285.2	226.0	247.6	255.7	244.1	276.5
December-18	270.5	313.6	366.3	268.1	283.1	223.6	247.4	257.2	242.2	274.8
November-18	269.5	312.0	364.7	266.8	283.6	222.4	247.9	254.8	241.0	274.0
October-18	268.3	313.2	363.9	267.4	280.9	223.0	245.3	253.5	237.7	271.1
September-18	266.9	308.9	362.6	264.0	280.2	221.8	242.6	251.8	237.8	271.8
August-18	266.2	310.8	358.3	264.3	279.3	220.2	242.3	250.9	236.9	270.9
July-18	264.9	308.8	355.5	263.5	277.7	219.4	241.0	249.1	237.5	269.0
June-18	263.7	307.1	355.8	262.3	277.3	218.3	241.2	249.2	236.4	266.2
May-18	262.6	305.6	352.2	260.6	276.9	216.8	238.9	249.0	234.9	266.9
April-18	261.6	305.2	349.9	259.4	274.5	217.4	236.3	247.9	234.8	265.5
March-18	260.7	303.9	348.3	258.8	274.8	215.3	235.6	245.9	236.4	264.0
February-18	260.1	304.1	345.7	257.3	276.7	215.0	235.9	247.8	232.5	263.2
January-18	257.7	300.7	342.8	256.2	270.5	214.2	234.3	244.7	231.3	261.2
December-17	255.8	297.0	340.0	252.9	272.1	212.2	232.2	243.6	229.9	258.6
November-17	254.3	295.4	338.1	252.7	271.0	210.3	230.3	241.9	229.1	256.8
October-17	253.0	293.1	333.8	251.3	268.6	209.1	233.4	241.7	229.3	255.1
September-17	251.0	291.3	330.9	249.8	267.4	207.7	228.3	239.1	227.4	253.2

Source: FHFA

Seasonally Adjusted and Unadjusted Monthly Appreciation Rates

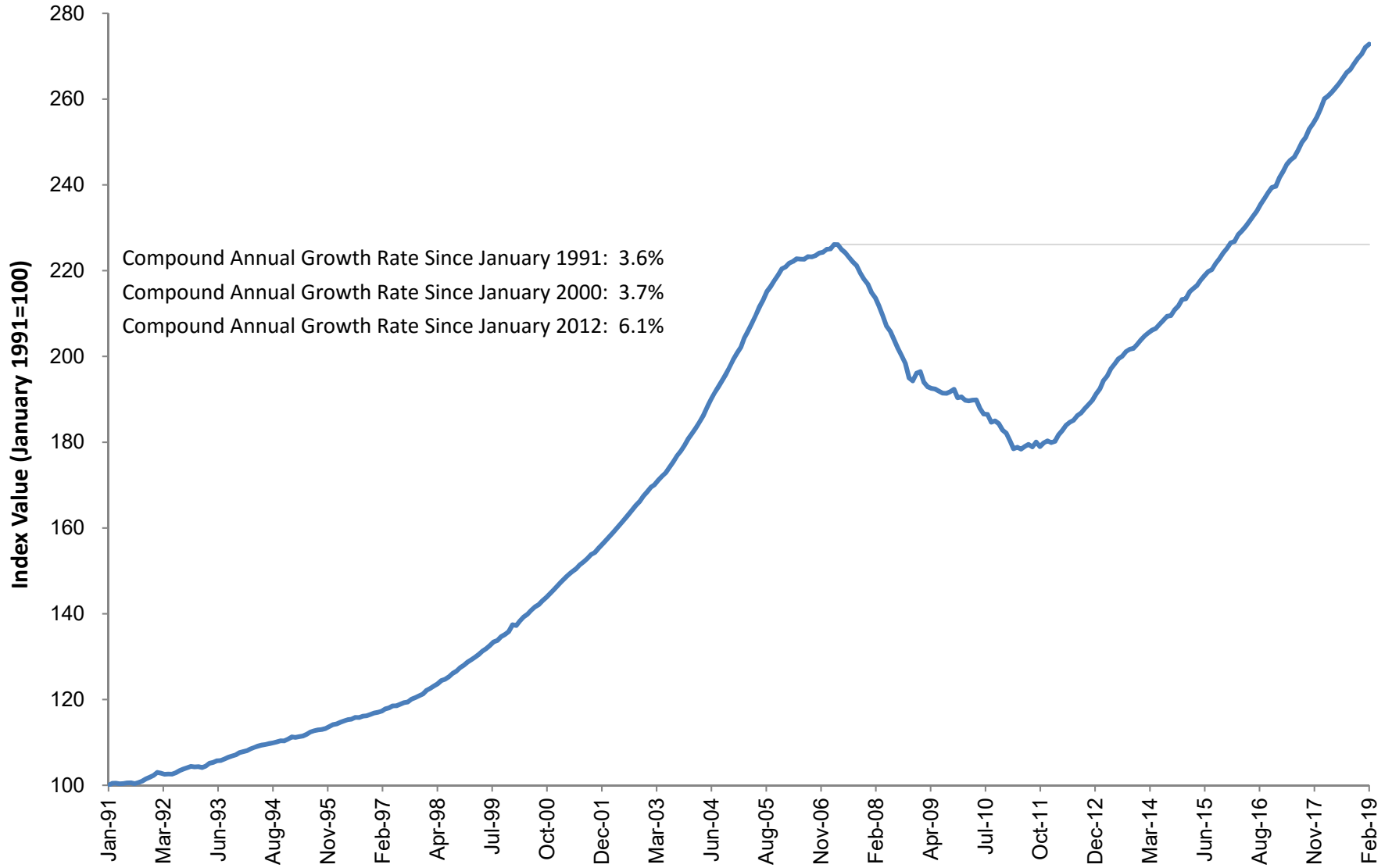
Purchase-Only Index for U.S.



Source: FHFA

Monthly House Price Index for U.S.

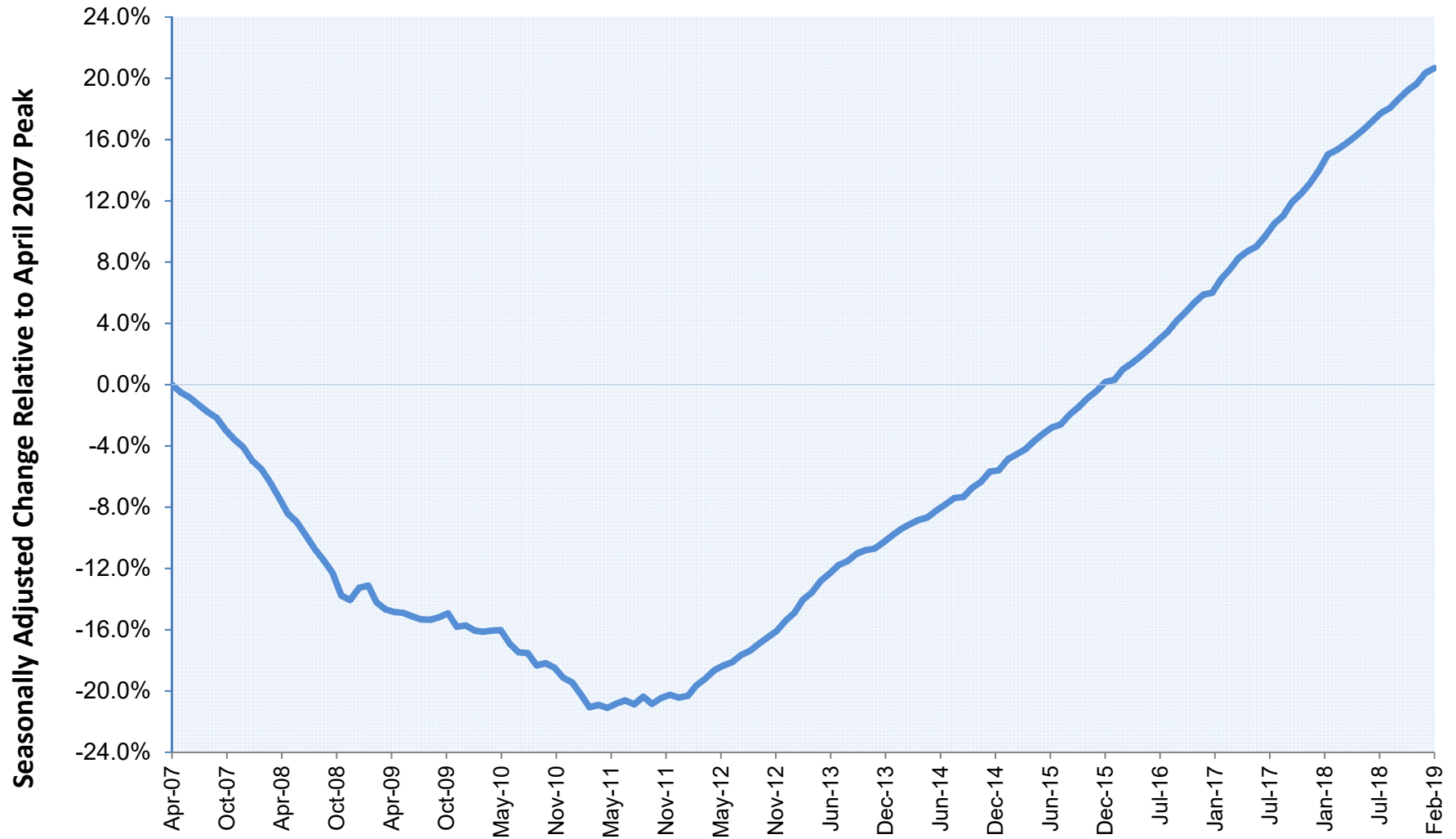
Purchase-Only, Seasonally Adjusted Index, January 1991 - Present



Compound Annual Growth Rate Since January 1991: 3.6%
Compound Annual Growth Rate Since January 2000: 3.7%
Compound Annual Growth Rate Since January 2012: 6.1%

Source: FHFA

Cumulative Seasonally Adjusted Price Change Relative to the April 2007 Peak for the U.S. Purchase-Only, Seasonally Adjusted Index

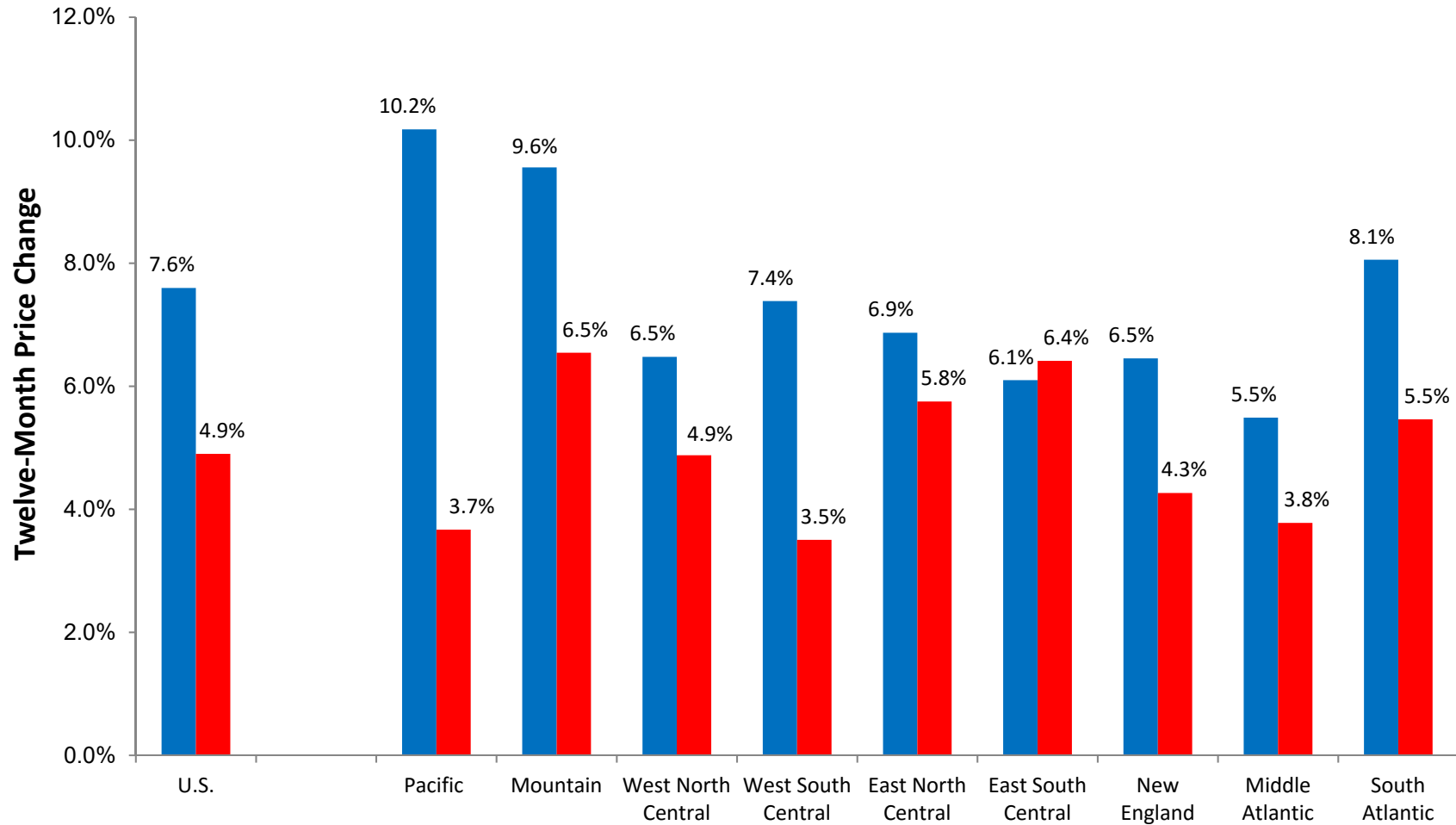


Source: FHFA

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

Purchase-Only Index

■ Price Change: 02/2017 - 02/2018 ■ Price Change: 02/2018 - 02/2019



Source: FHFA