
FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

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FHFA House Price Index Up 0.6 Percent in February

Washington, DC – U.S. house prices rose in February, up **0.6 percent** from the previous month, according to the Federal Housing Finance Agency (FHFA) seasonally adjusted monthly House Price Index (HPI). The previously reported 0.8 percent increase in January was revised upward to 0.9 percent.

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 2017 to February 2018, house prices were up **7.2 percent**.

For the nine census divisions, seasonally adjusted monthly price changes from January 2018 to February 2018 ranged from **0.1 percent** in the West North Central division to **+1.6 percent** in the East South Central division. The 12-month changes were all positive, ranging from **+4.8 percent** in the Middle Atlantic division to **+10.3 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 downloadable data and HPI release dates for 2018 are available on the [HPI page](#).

For detailed information on the HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released May 24, 2018 and will include quarterly data for the first quarter of 2018 and monthly data through March 2018.

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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 \$6.1 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)

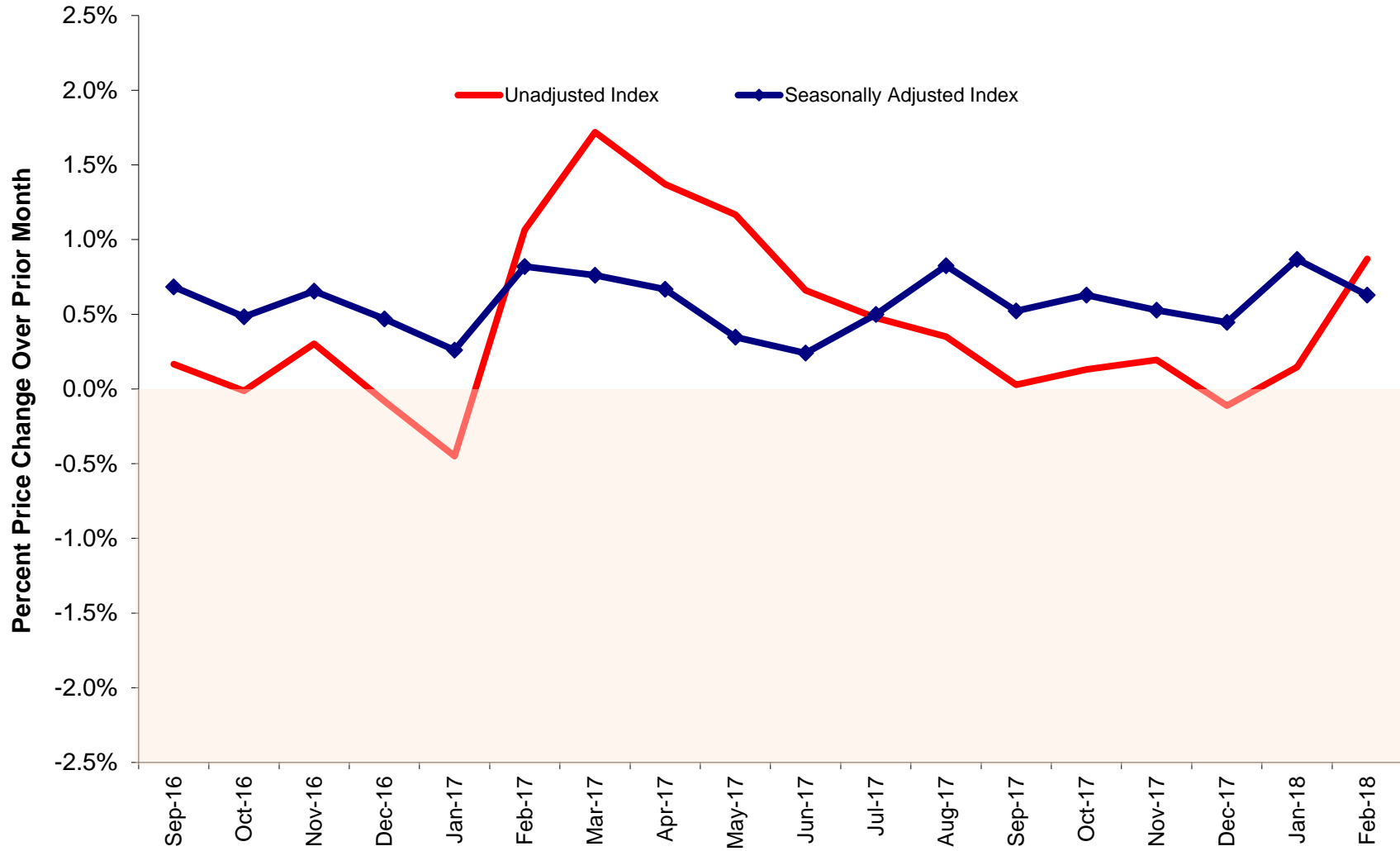
	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
Jan 18 - Feb 18	0.6%	1.0%	0.2%	0.1%	1.2%	0.4%	1.6%	0.8%	0.3%	0.4%
Dec 17 - Jan 18	0.9%	1.4%	0.8%	1.1%	-0.2%	1.4%	0.6%	0.5%	0.5%	1.0%
<i>(Previous Estimate)</i>	<i>0.8%</i>	<i>1.2%</i>	<i>1.1%</i>	<i>0.9%</i>	<i>-0.7%</i>	<i>1.1%</i>	<i>0.6%</i>	<i>1.2%</i>	<i>0.5%</i>	<i>1.1%</i>
Nov 17 - Dec 17	0.4%	0.6%	0.7%	-0.4%	0.3%	0.5%	0.2%	1.1%	0.2%	0.7%
<i>(Previous Estimate)</i>	<i>0.4%</i>	<i>0.4%</i>	<i>0.7%</i>	<i>-0.5%</i>	<i>0.2%</i>	<i>0.6%</i>	<i>0.0%</i>	<i>1.1%</i>	<i>0.2%</i>	<i>0.8%</i>
Oct 17 - Nov 17	0.5%	0.8%	1.1%	1.1%	0.8%	0.4%	-0.9%	0.0%	0.1%	0.7%
<i>(Previous Estimate)</i>	<i>0.5%</i>	<i>0.8%</i>	<i>0.9%</i>	<i>1.1%</i>	<i>0.7%</i>	<i>0.3%</i>	<i>-0.9%</i>	<i>-0.1%</i>	<i>0.1%</i>	<i>0.8%</i>
Sep 17 - Oct 17	0.6%	0.3%	0.9%	0.2%	0.5%	0.6%	2.3%	0.9%	1.0%	0.3%
<i>(Previous Estimate)</i>	<i>0.6%</i>	<i>0.2%</i>	<i>0.9%</i>	<i>0.2%</i>	<i>0.4%</i>	<i>0.6%</i>	<i>2.4%</i>	<i>0.9%</i>	<i>1.0%</i>	<i>0.2%</i>
Aug 17 - Sep 17	0.5%	0.9%	1.3%	0.8%	0.3%	0.6%	-0.2%	0.4%	0.4%	0.4%
<i>(Previous Estimate)</i>	<i>0.5%</i>	<i>1.0%</i>	<i>1.3%</i>	<i>0.8%</i>	<i>0.3%</i>	<i>0.6%</i>	<i>-0.5%</i>	<i>0.4%</i>	<i>0.4%</i>	<i>0.4%</i>
12-Month Change:										
Feb 17 - Feb 18	7.2%	10.3%	9.0%	5.8%	6.4%	6.8%	6.2%	6.0%	4.8%	7.5%

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-18	261.1	306.0	345.7	257.3	276.0	216.5	239.1	249.3	233.3	264.0
January-18	259.5	303.0	344.8	257.0	272.8	215.7	235.4	247.3	232.7	263.0
December-17	257.3	299.0	341.9	254.1	273.3	212.8	234.0	246.0	231.4	260.4
November-17	256.1	297.1	339.5	255.1	272.4	211.8	233.4	243.3	230.9	258.7
October-17	254.8	294.7	335.9	252.4	270.4	211.0	235.5	243.4	230.7	256.8
September-17	253.2	293.9	333.0	251.8	269.2	209.9	230.3	241.2	228.5	256.0
August-17	251.9	291.4	328.8	249.7	268.4	208.7	230.8	240.2	227.6	255.0
July-17	249.8	287.0	328.1	248.6	264.9	207.4	229.7	239.3	226.0	252.9
June-17	248.6	287.4	325.0	248.6	265.3	205.3	228.5	237.8	224.4	251.0
May-17	248.0	285.8	323.5	247.9	265.6	205.6	225.7	236.7	223.6	250.9
April-17	247.1	283.2	323.1	245.5	263.3	204.9	224.8	238.1	224.9	250.7
March-17	245.5	281.3	319.1	245.5	260.1	205.1	225.9	235.9	223.2	247.5
February-17	243.6	277.3	317.1	243.2	259.5	202.8	225.0	235.1	222.6	245.6
January-17	241.6	276.1	314.0	242.1	257.6	201.4	220.7	232.7	219.2	244.4
December-16	241.0	274.4	312.5	242.3	255.1	200.9	222.8	231.0	219.4	244.1
November-16	239.9	272.7	310.3	240.3	255.6	199.5	221.4	231.0	220.7	241.8
October-16	238.3	269.9	309.8	238.9	254.4	198.6	218.2	229.6	217.7	241.3
September-16	237.2	269.2	305.6	238.0	253.5	197.7	218.4	227.4	217.4	239.6

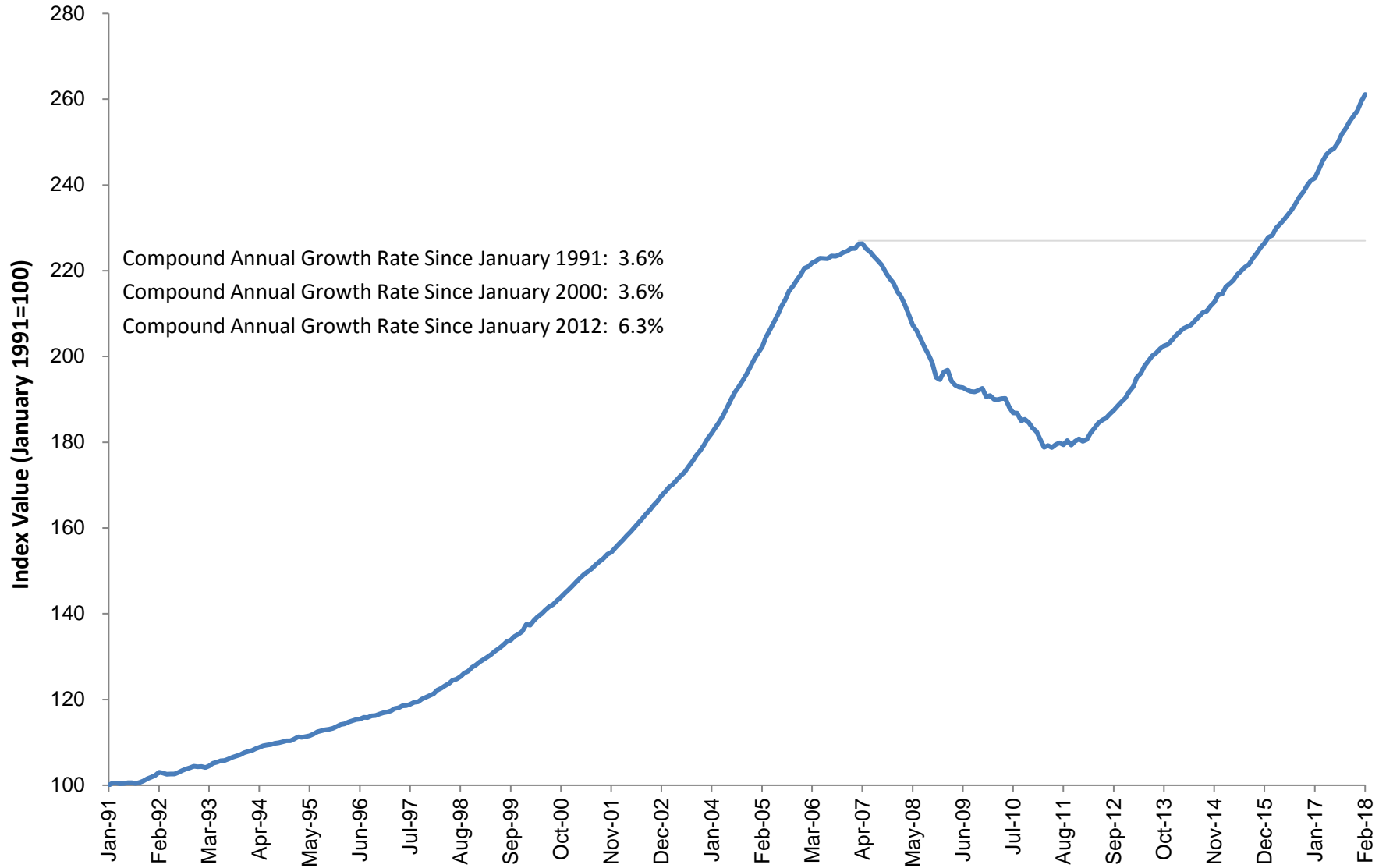
Seasonally Adjusted and Unadjusted Monthly Appreciation Rates Purchase-Only Index for U.S.



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: 3.6%
Compound Annual Growth Rate Since January 2012: 6.3%

Source: FHFA

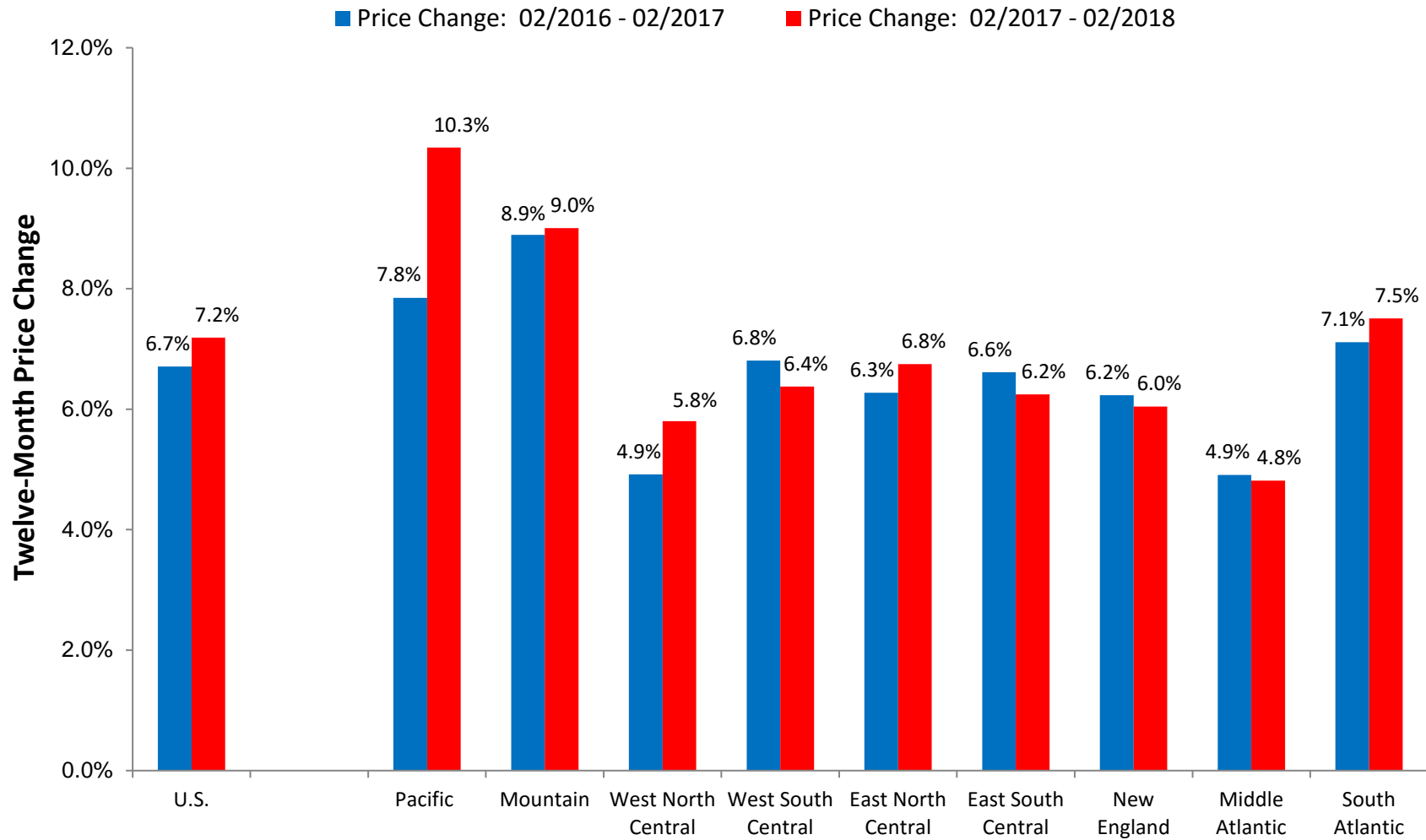
Cumulative Seasonally Adjusted Price Change Relative to the April 2007 Peak for the U.S.
Purchase-Only, Seasonally Adjusted Index



Source: FHFA

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

Purchase-Only Index



Source: FHFA