

20 Metropolitan Areas with Highest Rates of House Price Appreciation

Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Boise City, ID	1	13.83%	4.90%	78.91%
Coeur d'Alene, ID	2	12.98%	4.80%	70.50%
Idaho Falls, ID	3	12.86%	4.07%	66.53%
Tacoma-Lakewood, WA (MSAD)	4	10.83%	2.99%	61.73%
Spokane-Spokane Valley, WA	5	10.65%	2.73%	60.38%
Lake Havasu City-Kingman, AZ	6	10.50%	4.14%	50.31%
Phoenix-Mesa-Chandler, AZ	7	10.26%	3.44%	47.39%
Lakeland-Winter Haven, FL	8	10.11%	4.29%	53.44%
Huntsville, AL	9	9.98%	3.60%	30.56%
Ogden-Clearfield, UT	10	9.71%	3.71%	53.69%
Pueblo, CO	11	9.69%	3.18%	50.10%
Missoula, MT	12	9.43%	4.47%	39.76%
Logan, UT-ID	13	9.34%	4.03%	48.22%
Mount Vernon-Anacortes, WA	14	9.09%	2.70%	54.08%
Salt Lake City, UT	15	9.07%	3.24%	50.25%
Olympia-Lacey-Tumwater, WA	16	9.07%	2.27%	52.02%
Manchester-Nashua, NH	17	9.02%	3.48%	33.95%
Pensacola-Ferry Pass-Brent, FL	18	8.96%	3.52%	46.15%
Colorado Springs, CO	19	8.89%	3.08%	51.29%
Portland-South Portland, ME	20	8.73%	3.86%	34.48%

Note: Purchase-Only indexes, which omit appraisal values, are available for the 100 largest metro areas at <https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#qpo>.

Note: All-Transactions indexes, which include appraisal values, are available for select metro areas at <https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#gat>.

For composition of metropolitan statistical areas and divisions see FHFA HPI FAQs #7 and #8 or <https://www.whitehouse.gov/wp-content/uploads/2018/09/Bulletin-18-04.pdf>.

Source: FHFA

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

20 Metropolitan Areas with Lowest Rates of House Price Appreciation Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
San Francisco-San Mateo-Redwood City, CA (MSAD)	253	-6.72%	-3.20%	10.12%
San Rafael, CA (MSAD)	252	-0.53%	0.28%	11.70%
San Jose-Sunnyvale-Santa Clara, CA	251	0.10%	0.55%	18.04%
Urban Honolulu, HI	250	0.53%	1.23%	16.08%
Santa Cruz-Watsonville, CA	249	1.36%	0.89%	20.78%
Springfield, IL	248	1.78%	0.83%	8.16%
Ames, IA	247	2.10%	0.23%	18.83%
Santa Rosa-Petaluma, CA	246	2.15%	1.59%	26.52%
Jackson, MS	245	2.64%	0.92%	12.95%
Lake County-Kenosha County, IL-WI (MSAD)	244	2.64%	0.86%	14.37%
Dubuque, IA	243	2.69%	0.05%	17.83%
Iowa City, IA	242	2.70%	1.85%	15.95%
Bismarck, ND	241	2.79%	1.67%	6.46%
Fargo, ND-MN	240	2.82%	0.70%	16.07%
Chicago-Naperville-Evanston, IL (MSAD)	239	2.98%	1.11%	16.73%
Peoria, IL	238	3.01%	0.87%	6.40%
Des Moines-West Des Moines, IA	237	3.15%	1.39%	20.12%
Oakland-Berkeley-Livermore, CA (MSAD)	236	3.17%	1.63%	28.23%
Bloomington, IL	235	3.20%	0.90%	6.62%
Charlottesville, VA	234	3.27%	0.87%	22.41%

Note: Purchase-Only indexes, which omit appraisal values, are available for the 100 largest metro areas at <https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#qpo>

Note: All-Transactions indexes, which include appraisal values, are available for select metro areas at <https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#qat>.

For composition of metropolitan statistical areas and divisions see FHFA HPI FAQs #7 and #8 or <https://www.whitehouse.gov/wp-content/uploads/2018/09/Bulletin-18-04.pdf>.

Source: FHFA

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Akron, OH	92	6.93%	2.75%	27.22%
Albany-Lebanon, OR	45	7.77%	2.41%	59.09%
Albany-Schenectady-Troy, NY	146	5.89%	2.46%	19.32%
Albuquerque, NM	42	7.85%	2.19%	27.05%
Allentown-Bethlehem-Easton, PA-NJ	59	7.47%	2.10%	23.78%
Amarillo, TX	210	4.55%	2.12%	17.54%
Ames, IA	247	2.10%	0.23%	18.83%
Anaheim-Santa Ana-Irvine, CA (MSAD)	216	4.23%	1.34%	22.63%
Anchorage, AK	205	4.88%	1.39%	9.73%
Ann Arbor, MI	224	3.77%	0.98%	29.65%
Appleton, WI	137	6.04%	2.40%	31.54%
Asheville, NC	156	5.72%	2.21%	36.67%
Athens-Clarke County, GA	66	7.40%	1.41%	43.80%
Atlanta-Sandy Springs-Alpharetta, GA	110	6.56%	1.95%	40.74%
Atlantic City-Hammonton, NJ	102	6.73%	1.80%	20.39%
Augusta-Richmond County, GA-SC	173	5.39%	2.72%	29.72%
Austin-Round Rock-Georgetown, TX	30	8.25%	3.27%	41.07%
Bakersfield, CA	58	7.48%	2.60%	27.42%
Baltimore-Columbia-Towson, MD	203	4.93%	1.65%	17.11%
Barnstable Town, MA	95	6.86%	2.73%	28.20%
Baton Rouge, LA	230	3.54%	1.37%	17.61%
Bellingham, WA	52	7.55%	3.04%	49.90%
Bend, OR	38	7.93%	4.13%	49.00%
Billings, MT	129	6.12%	1.92%	18.81%
Birmingham-Hoover, AL	113	6.53%	1.62%	28.99%
Bismarck, ND	241	2.79%	1.67%	6.46%
Bloomington, IL	235	3.20%	0.90%	6.62%
Bloomington, IN	185	5.20%	1.60%	32.99%
Boise City, ID	1	13.83%	4.90%	78.91%
Boston, MA (MSAD)	167	5.51%	1.93%	29.37%
Boulder, CO	227	3.59%	1.79%	36.23%
Bowling Green, KY	226	3.61%	1.05%	23.13%

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Bremerton-Silverdale-Port Orchard, WA	47	7.72%	1.98%	50.63%
Bridgeport-Stamford-Norwalk, CT	140	6.01%	2.72%	12.15%
Buffalo-Cheektowaga, NY	37	7.94%	2.89%	35.64%
Burlington-South Burlington, VT	155	5.73%	2.12%	21.22%
Cambridge-Newton-Framingham, MA (MSAD)	192	5.13%	1.58%	29.30%
Camden, NJ (MSAD)	85	7.05%	2.37%	18.39%
Canton-Massillon, OH	101	6.73%	2.63%	28.14%
Cape Coral-Fort Myers, FL	84	7.07%	3.11%	33.53%
Cedar Rapids, IA	218	4.00%	1.99%	17.00%
Champaign-Urbana, IL	219	3.94%	1.27%	10.94%
Charleston-North Charleston, SC	130	6.11%	1.33%	36.39%
Charlotte-Concord-Gastonia, NC-SC	60	7.47%	2.56%	41.48%
Charlottesville, VA	234	3.27%	0.87%	22.41%
Chattanooga, TN-GA	61	7.46%	1.74%	34.35%
Chicago-Naperville-Evanston, IL (MSAD)	239	2.98%	1.11%	16.73%
Chico, CA	180	5.24%	2.15%	45.10%
Cincinnati, OH-KY-IN	98	6.79%	1.97%	31.23%
Cleveland-Elyria, OH	50	7.63%	2.24%	30.38%
Coeur d'Alene, ID	2	12.98%	4.80%	70.50%
Colorado Springs, CO	19	8.89%	3.08%	51.29%
Columbia, MO	212	4.42%	1.63%	20.41%
Columbia, SC	181	5.24%	1.37%	24.67%
Columbus, OH	65	7.41%	2.05%	37.74%
Dallas-Plano-Irving, TX (MSAD)	206	4.81%	2.07%	38.74%
Davenport-Moline-Rock Island, IA-IL	225	3.73%	0.98%	15.47%
Dayton-Kettering, OH	73	7.31%	2.05%	33.15%
Deltona-Daytona Beach-Ormond Beach, FL	57	7.49%	2.69%	51.27%
Denver-Aurora-Lakewood, CO	164	5.57%	1.71%	42.32%
Des Moines-West Des Moines, IA	237	3.15%	1.39%	20.12%
Detroit-Dearborn-Livonia, MI (MSAD)	104	6.69%	2.12%	35.45%
Dubuque, IA	243	2.69%	0.05%	17.83%
Duluth, MN-WI	176	5.37%	1.31%	26.02%

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Durham-Chapel Hill, NC	161	5.61%	1.51%	34.96%
Eau Claire, WI	69	7.36%	1.87%	35.50%
El Paso, TX	158	5.68%	1.05%	18.03%
Elgin, IL (MSAD)	233	3.36%	1.55%	20.07%
Elkhart-Goshen, IN	22	8.68%	2.72%	35.18%
Eugene-Springfield, OR	41	7.88%	2.49%	46.69%
Evansville, IN-KY	133	6.10%	2.35%	22.82%
Fargo, ND-MN	240	2.82%	0.70%	16.07%
Fayetteville-Springdale-Rogers, AR	105	6.65%	2.53%	33.83%
Flagstaff, AZ	39	7.92%	3.73%	37.47%
Flint, MI	55	7.52%	2.92%	37.73%
Fond du Lac, WI	199	5.04%	1.96%	23.56%
Fort Collins, CO	217	4.19%	1.38%	38.15%
Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)	125	6.32%	2.62%	37.93%
Fort Wayne, IN	53	7.54%	1.29%	35.84%
Fort Worth-Arlington-Grapevine, TX (MSAD)	191	5.13%	2.38%	42.54%
Frederick-Gaithersburg-Rockville, MD (MSAD)	213	4.42%	1.62%	15.41%
Fresno, CA	107	6.63%	2.59%	34.43%
Gary, IN (MSAD)	112	6.56%	2.23%	27.09%
Grand Junction, CO	64	7.43%	2.13%	40.37%
Grand Rapids-Kentwood, MI	71	7.31%	2.11%	44.57%
Greeley, CO	177	5.33%	1.80%	46.66%
Green Bay, WI	169	5.48%	2.46%	28.92%
Greensboro-High Point, NC	128	6.15%	1.99%	27.91%
Greenville-Anderson, SC	178	5.29%	2.16%	37.23%
Gulfport-Biloxi, MS	40	7.91%	2.89%	26.30%
Hagerstown-Martinsburg, MD-WV	126	6.29%	2.69%	22.86%
Harrisburg-Carlisle, PA	201	5.01%	1.06%	20.15%
Hartford-East Hartford-Middletown, CT	152	5.78%	2.06%	12.61%
Hickory-Lenoir-Morganton, NC	72	7.31%	3.43%	32.79%
Houston-The Woodlands-Sugar Land, TX	211	4.53%	1.45%	23.50%
Huntsville, AL	9	9.98%	3.60%	30.56%

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Idaho Falls, ID	3	12.86%	4.07%	66.53%
Indianapolis-Carmel-Anderson, IN	46	7.74%	2.17%	36.43%
Iowa City, IA	242	2.70%	1.85%	15.95%
Jackson, MI	118	6.36%	1.28%	31.83%
Jackson, MS	245	2.64%	0.92%	12.95%
Jacksonville, FL	136	6.06%	2.34%	43.85%
Janesville-Beloit, WI	108	6.61%	2.51%	38.83%
Jefferson City, MO	215	4.32%	1.44%	18.06%
Kalamazoo-Portage, MI	78	7.14%	1.71%	30.53%
Kansas City, MO-KS	75	7.29%	2.00%	37.81%
Kennewick-Richland, WA	31	8.19%	2.49%	53.04%
Knoxville, TN	32	8.18%	2.98%	35.06%
La Crosse-Onalaska, WI-MN	229	3.54%	0.68%	27.36%
Lafayette, LA	221	3.89%	0.62%	8.70%
Lafayette-West Lafayette, IN	117	6.40%	2.80%	29.86%
Lake County-Kenosha County, IL-WI (MSAD)	244	2.64%	0.86%	14.37%
Lake Havasu City-Kingman, AZ	6	10.50%	4.14%	50.31%
Lakeland-Winter Haven, FL	8	10.11%	4.29%	53.44%
Lancaster, PA	87	7.02%	1.86%	25.87%
Lansing-East Lansing, MI	138	6.03%	2.08%	35.39%
Las Vegas-Henderson-Paradise, NV	171	5.46%	1.70%	50.47%
Lawrence, KS	187	5.19%	1.49%	29.36%
Lexington-Fayette, KY	200	5.04%	1.46%	28.47%
Lincoln, NE	198	5.09%	2.21%	29.99%
Little Rock-North Little Rock-Conway, AR	196	5.10%	1.79%	16.24%
Logan, UT-ID	13	9.34%	4.03%	48.22%
Longview, WA	21	8.72%	3.00%	58.67%
Los Angeles-Long Beach-Glendale, CA (MSAD)	193	5.13%	1.98%	31.04%
Louisville/Jefferson County, KY-IN	111	6.56%	2.46%	29.08%
Lubbock, TX	160	5.64%	0.76%	20.80%
Lynchburg, VA	194	5.12%	1.44%	18.52%
Madera, CA	28	8.32%	4.01%	40.81%

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Madison, WI	202	4.96%	1.81%	27.32%
Manchester-Nashua, NH	17	9.02%	3.48%	33.95%
Mankato, MN	195	5.11%	1.88%	26.38%
Medford, OR	82	7.08%	2.92%	37.88%
Memphis, TN-MS-AR	90	6.95%	1.82%	33.17%
Merced, CA	147	5.85%	3.28%	39.85%
Miami-Miami Beach-Kendall, FL (MSAD)	124	6.32%	1.82%	38.91%
Milwaukee-Waukesha, WI	172	5.45%	1.59%	26.53%
Minneapolis-St. Paul-Bloomington, MN-WI	157	5.70%	1.56%	30.96%
Missoula, MT	12	9.43%	4.47%	39.76%
Mobile, AL	162	5.59%	1.44%	28.69%
Modesto, CA	26	8.44%	2.99%	41.97%
Monroe, MI	56	7.49%	3.61%	32.28%
Montgomery County-Bucks County-Chester County, PA (MSAD)	165	5.56%	1.71%	21.00%
Montgomery, AL	197	5.10%	1.07%	13.79%
Mount Vernon-Anacortes, WA	14	9.09%	2.70%	54.08%
Muskegon, MI	25	8.48%	2.45%	47.48%
Myrtle Beach-Conway-North Myrtle Beach, SC-NC	83	7.07%	2.78%	32.72%
Napa, CA	222	3.83%	1.64%	26.42%
Naples-Marco Island, FL	209	4.59%	2.54%	28.78%
Nashville-Davidson--Murfreesboro--Franklin, TN	88	6.96%	1.88%	45.40%
Nassau County-Suffolk County, NY (MSAD)	188	5.18%	1.98%	29.11%
New Brunswick-Lakewood, NJ (MSAD)	163	5.57%	2.33%	21.10%
New Haven-Milford, CT	99	6.78%	2.80%	15.33%
New Orleans-Metairie, LA	174	5.37%	2.09%	22.52%
New York-Jersey City-White Plains, NY-NJ (MSAD)	220	3.91%	1.50%	23.14%
Newark, NJ-PA (MSAD)	184	5.20%	1.88%	18.51%
Niles, MI	68	7.39%	2.42%	28.09%
North Port-Sarasota-Bradenton, FL	76	7.24%	2.36%	37.23%
Norwich-New London, CT	106	6.65%	2.60%	18.84%
Oakland-Berkeley-Livermore, CA (MSAD)	236	3.17%	1.63%	28.23%
Ogden-Clearfield, UT	10	9.71%	3.71%	53.69%

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Oklahoma City, OK	182	5.24%	1.07%	21.46%
Olympia-Lacey-Tumwater, WA	16	9.07%	2.27%	52.02%
Omaha-Council Bluffs, NE-IA	154	5.74%	1.72%	31.76%
Orlando-Kissimmee-Sanford, FL	119	6.36%	1.83%	44.80%
Oshkosh-Neenah, WI	142	5.98%	2.66%	30.29%
Oxnard-Thousand Oaks-Ventura, CA	204	4.91%	1.84%	23.97%
Palm Bay-Melbourne-Titusville, FL	43	7.80%	2.55%	52.39%
Pensacola-Ferry Pass-Brent, FL	18	8.96%	3.52%	46.15%
Peoria, IL	238	3.01%	0.87%	6.40%
Philadelphia, PA (MSAD)	145	5.90%	1.50%	33.20%
Phoenix-Mesa-Chandler, AZ	7	10.26%	3.44%	47.39%
Pittsburgh, PA	123	6.33%	1.67%	26.46%
Port St. Lucie, FL	63	7.44%	2.91%	47.91%
Portland-South Portland, ME	20	8.73%	3.86%	34.48%
Portland-Vancouver-Hillsboro, OR-WA	127	6.27%	2.22%	37.96%
Poughkeepsie-Newburgh-Middletown, NY	81	7.09%	3.04%	29.55%
Prescott Valley-Prescott, AZ	70	7.33%	1.97%	43.64%
Providence-Warwick, RI-MA	89	6.95%	2.67%	31.83%
Provo-Orem, UT	23	8.61%	3.08%	46.91%
Pueblo, CO	11	9.69%	3.18%	50.10%
Punta Gorda, FL	54	7.54%	2.92%	39.99%
Racine, WI	109	6.57%	1.90%	33.91%
Raleigh-Cary, NC	159	5.67%	1.84%	34.46%
Reading, PA	62	7.45%	1.81%	24.94%
Redding, CA	91	6.94%	3.08%	32.07%
Reno, NV	96	6.81%	2.61%	48.07%
Richmond, VA	134	6.10%	2.04%	28.55%
Riverside-San Bernardino-Ontario, CA	86	7.03%	2.74%	34.65%
Roanoke, VA	79	7.12%	1.73%	23.21%
Rochester, MN	116	6.45%	1.70%	32.58%
Rochester, NY	34	8.09%	2.14%	26.74%
Rockford, IL	170	5.48%	2.67%	24.38%

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Rockingham County-Strafford County, NH (MSAD)	48	7.68%	2.53%	33.57%
Sacramento-Roseville-Folsom, CA	93	6.92%	2.72%	37.42%
Salem, OR	80	7.10%	2.93%	54.10%
Salinas, CA	153	5.75%	2.88%	34.77%
Salisbury, MD-DE	166	5.55%	1.32%	21.10%
Salt Lake City, UT	15	9.07%	3.24%	50.25%
San Antonio-New Braunfels, TX	149	5.83%	2.10%	34.99%
San Diego-Chula Vista-Carlsbad, CA	141	6.01%	1.97%	30.38%
San Francisco-San Mateo-Redwood City, CA (MSAD)	253	-6.72%	-3.20%	10.12%
San Jose-Sunnyvale-Santa Clara, CA	251	0.10%	0.55%	18.04%
San Luis Obispo-Paso Robles, CA	223	3.79%	1.25%	25.00%
San Rafael, CA (MSAD)	252	-0.53%	0.28%	11.70%
Santa Cruz-Watsonville, CA	249	1.36%	0.89%	20.78%
Santa Maria-Santa Barbara, CA	231	3.50%	1.08%	18.66%
Santa Rosa-Petaluma, CA	246	2.15%	1.59%	26.52%
Savannah, GA	214	4.39%	0.50%	33.56%
Scranton--Wilkes-Barre, PA	44	7.78%	2.97%	19.48%
Seattle-Bellevue-Kent, WA (MSAD)	97	6.81%	2.16%	48.46%
Sheboygan, WI	148	5.84%	0.88%	30.09%
Shreveport-Bossier City, LA	232	3.40%	-0.61%	8.94%
Sioux City, IA-NE-SD	168	5.51%	1.52%	28.45%
Sioux Falls, SD	139	6.03%	2.09%	29.71%
South Bend-Mishawaka, IN-MI	51	7.59%	2.53%	36.67%
Spartanburg, SC	143	5.91%	1.84%	36.25%
Spokane-Spokane Valley, WA	5	10.65%	2.73%	60.38%
Springfield, IL	248	1.78%	0.83%	8.16%
Springfield, MA	35	7.99%	3.45%	25.81%
Springfield, MO	131	6.11%	2.04%	30.49%
St. Cloud, MN	132	6.11%	1.87%	28.38%
St. George, UT	24	8.57%	3.15%	43.94%
St. Louis, MO-IL	207	4.73%	1.53%	23.59%
Stockton, CA	114	6.52%	3.01%	39.23%

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Syracuse, NY	36	7.96%	2.60%	25.98%
Tacoma-Lakewood, WA (MSAD)	4	10.83%	2.99%	61.73%
Tallahassee, FL	186	5.19%	1.54%	30.44%
Tampa-St. Petersburg-Clearwater, FL	33	8.17%	2.36%	52.44%
The Villages, FL	77	7.22%	0.36%	27.28%
Toledo, OH	121	6.34%	2.20%	27.45%
Topeka, KS	190	5.16%	2.14%	23.31%
Trenton-Princeton, NJ	208	4.66%	1.08%	15.11%
Tucson, AZ	29	8.30%	2.34%	39.73%
Tulsa, OK	179	5.26%	1.98%	22.61%
Urban Honolulu, HI	250	0.53%	1.23%	16.08%
Vallejo, CA	183	5.22%	2.41%	36.69%
Virginia Beach-Norfolk-Newport News, VA-NC	144	5.90%	1.54%	17.40%
Visalia, CA	115	6.48%	1.78%	33.09%
Warren-Troy-Farmington Hills, MI (MSAD)	150	5.81%	1.80%	32.31%
Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)	189	5.16%	1.67%	21.41%
Waterloo-Cedar Falls, IA	228	3.55%	1.28%	13.64%
Wausau-Weston, WI	175	5.37%	1.27%	25.18%
Wenatchee, WA	74	7.31%	2.83%	46.44%
West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)	122	6.33%	2.79%	41.15%
Wichita, KS	49	7.67%	1.50%	27.26%
Wilmington, DE-MD-NJ (MSAD)	135	6.07%	1.88%	20.41%
Wilmington, NC	120	6.36%	2.27%	35.52%
Winston-Salem, NC	94	6.91%	2.57%	28.40%
Worcester, MA-CT	100	6.76%	2.45%	29.70%
Yakima, WA	27	8.42%	1.76%	47.00%
York-Hanover, PA	151	5.80%	1.66%	20.91%
Youngstown-Warren-Boardman, OH-PA	103	6.70%	2.74%	24.33%
Yuba City, CA	67	7.39%	2.45%	48.11%

Note: Purchase-only indexes, which omit appraisal values, are available for select metro areas at <https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#gpo>.

For composition of metropolitan statistical areas and divisions see FHFA HPI FAQs #7 and #8 or <https://www.whitehouse.gov/wp-content/uploads/2018/09/Bulletin-18-04.pdf>.

Source: FHFA

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Unranked Metropolitan Areas
Percent Change in House Prices for MSAs and
Divisions Not Ranked in Previous Tables

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	1-Yr	5-Yr
Hinesville, GA	13.86%	23.09%
Watertown-Fort Drum, NY	11.92%	4.44%
Twin Falls, ID	11.77%	53.27%
East Stroudsburg, PA	10.92%	36.96%
Sebring-Avon Park, FL	10.89%	50.32%
Sumter, SC	10.79%	26.17%
Pocatello, ID	10.71%	52.52%
Homosassa Springs, FL	10.67%	53.86%
Kingston, NY	10.67%	36.54%
Glens Falls, NY	10.52%	19.33%
Bay City, MI	10.39%	20.71%
Binghamton, NY	10.27%	16.26%
New Bern, NC	9.72%	27.34%
Yuma, AZ	9.50%	32.21%
Vineland-Bridgeton, NJ	9.42%	21.64%
Grants Pass, OR	8.89%	41.09%
Cleveland, TN	8.88%	31.74%
Walla Walla, WA	8.84%	43.57%
Rome, GA	8.77%	35.69%
Gainesville, GA	8.69%	40.19%
Utica-Rome, NY	8.65%	29.24%
Clarksville, TN-KY	8.59%	29.70%
Crestview-Fort Walton Beach-Destin, FL	8.53%	45.17%
Gadsden, AL	8.51%	17.55%
Brunswick, GA	8.47%	31.10%
Morristown, TN	8.40%	32.06%
Anniston-Oxford, AL	8.39%	21.59%
Killeen-Temple, TX	8.30%	32.35%

Unranked Metropolitan Areas
Percent Change in House Prices for MSAs and
Divisions Not Ranked in Previous Tables

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	1-Yr	5-Yr
Weirton-Steubenville, WV-OH	8.12%	25.71%
Lewiston-Auburn, ME	8.00%	40.44%
Springfield, OH	7.96%	30.83%
Florence-Muscle Shoals, AL	7.95%	21.53%
Ocala, FL	7.93%	44.79%
Fayetteville, NC	7.89%	20.89%
Muncie, IN	7.62%	29.66%
Lawton, OK	7.57%	10.31%
Sierra Vista-Douglas, AZ	7.54%	27.68%
Hot Springs, AR	7.32%	18.77%
Carson City, NV	7.31%	51.15%
Bloomsburg-Berwick, PA	7.28%	14.99%
Hilton Head Island-Bluffton, SC	7.28%	31.85%
Ocean City, NJ	7.25%	27.75%
Tuscaloosa, AL	7.23%	25.94%
Dalton, GA	7.15%	31.12%
Lewiston, ID-WA	7.05%	34.23%
Lima, OH	7.04%	25.18%
Jackson, TN	7.03%	24.93%
Hanford-Corcoran, CA	7.02%	31.85%
Sebastian-Vero Beach, FL	6.98%	44.75%
Decatur, AL	6.95%	22.79%
Columbus, IN	6.91%	25.79%
Elizabethtown-Fort Knox, KY	6.91%	23.81%
Rapid City, SD	6.80%	28.74%
Panama City, FL	6.79%	46.18%
Battle Creek, MI	6.67%	30.11%
Bangor, ME	6.60%	27.26%

Unranked Metropolitan Areas
Percent Change in House Prices for MSAs and
Divisions Not Ranked in Previous Tables

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	1-Yr	5-Yr
Waco, TX	6.57%	42.30%
Saginaw, MI	6.52%	28.89%
Erie, PA	6.48%	16.40%
Tyler, TX	6.46%	29.23%
Beckley, WV	6.45%	7.10%
Corpus Christi, TX	6.43%	18.92%
Cheyenne, WY	6.40%	31.76%
El Centro, CA	6.39%	31.71%
Las Cruces, NM	6.39%	22.37%
Owensboro, KY	6.38%	24.04%
Enid, OK	6.37%	9.56%
Gainesville, FL	6.36%	36.26%
Lebanon, PA	6.26%	22.47%
Florence, SC	6.19%	18.06%
Michigan City-La Porte, IN	6.13%	30.97%
Joplin, MO	6.12%	19.07%
Dover, DE	6.07%	21.37%
Columbus, GA-AL	6.07%	18.50%
Mansfield, OH	6.06%	35.17%
Terre Haute, IN	6.00%	22.09%
Carbondale-Marion, IL	5.98%	11.52%
Corvallis, OR	5.98%	37.15%
Johnson City, TN	5.97%	25.34%
Auburn-Opelika, AL	5.96%	29.25%
Sherman-Denison, TX	5.89%	37.23%
Wichita Falls, TX	5.89%	26.12%
Midland, MI	5.89%	22.77%
Santa Fe, NM	5.82%	33.83%

Unranked Metropolitan Areas
Percent Change in House Prices for MSAs and
Divisions Not Ranked in Previous Tables

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	1-Yr	5-Yr
Daphne-Fairhope-Foley, AL	5.73%	31.91%
Fairbanks, AK	5.62%	18.19%
Greenville, NC	5.60%	20.49%
Texarkana, TX-AR	5.57%	22.66%
Warner Robins, GA	5.54%	22.66%
Ithaca, NY	5.53%	17.05%
Abilene, TX	5.46%	25.54%
Chambersburg-Waynesboro, PA	5.39%	14.89%
Longview, TX	5.39%	17.48%
Farmington, NM	5.32%	7.74%
Casper, WY	5.23%	10.77%
Burlington, NC	5.20%	28.57%
California-Lexington Park, MD	5.20%	17.43%
Charleston, WV	5.16%	9.21%
Huntington-Ashland, WV-KY-OH	5.10%	13.10%
Rocky Mount, NC	5.03%	20.46%
Beaumont-Port Arthur, TX	5.02%	25.06%
Wheeling, WV-OH	5.00%	18.31%
Valdosta, GA	4.99%	13.04%
Fort Smith, AR-OK	4.96%	17.65%
College Station-Bryan, TX	4.94%	26.62%
Parkersburg-Vienna, WV	4.87%	12.77%
Macon-Bibb County, GA	4.82%	23.65%
Johnstown, PA	4.77%	12.31%
Harrisonburg, VA	4.73%	17.70%
Blacksburg-Christiansburg, VA	4.71%	21.49%
Winchester, VA-WV	4.65%	24.37%
Kingsport-Bristol, TN-VA	4.60%	20.56%

Unranked Metropolitan Areas
Percent Change in House Prices for MSAs and
Divisions Not Ranked in Previous Tables

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	1-Yr	5-Yr
Great Falls, MT	4.55%	22.78%
Staunton, VA	4.50%	24.62%
Cape Girardeau, MO-IL	4.49%	18.76%
Albany, GA	4.48%	18.97%
Kokomo, IN	4.47%	28.90%
Hattiesburg, MS	4.39%	15.71%
Victoria, TX	4.32%	12.85%
San Angelo, TX	4.23%	23.52%
Dothan, AL	4.13%	12.47%
Jonesboro, AR	3.99%	16.64%
Williamsport, PA	3.96%	15.95%
McAllen-Edinburg-Mission, TX	3.90%	21.67%
Pittsfield, MA	3.88%	16.91%
Pine Bluff, AR	3.85%	17.48%
Kankakee, IL	3.83%	18.51%
Alexandria, LA	3.82%	11.21%
Manhattan, KS	3.77%	16.39%
Goldsboro, NC	3.70%	15.57%
Grand Island, NE	3.30%	22.86%
Brownsville-Harlingen, TX	3.17%	20.44%
State College, PA	3.13%	22.96%
Altoona, PA	3.08%	17.70%
Houma-Thibodaux, LA	3.00%	7.88%
Gettysburg, PA	2.99%	19.80%
Decatur, IL	2.99%	11.21%
Danville, IL	2.93%	11.82%
Jacksonville, NC	2.88%	33.17%
St. Joseph, MO-KS	2.40%	21.20%

Unranked Metropolitan Areas
Percent Change in House Prices for MSAs and
Divisions Not Ranked in Previous Tables

All-transactions FHFA HPI® which includes purchase and refinance mortgages

Period ended 2020Q4

Metropolitan Statistical Area	1-Yr	5-Yr
Laredo, TX	2.36%	24.76%
Cumberland, MD-WV	2.19%	19.60%
Odessa, TX	2.11%	21.71%
Monroe, LA	2.08%	12.68%
Hammond, LA	2.02%	14.57%
Grand Forks, ND-MN	1.89%	12.36%
Kahului-Wailuku-Lahaina, HI	1.58%	26.68%
Elmira, NY	0.81%	15.69%
Morgantown, WV	0.70%	13.07%
Lake Charles, LA	0.16%	14.75%
Midland, TX	-0.60%	26.31%

For composition of metropolitan statistical areas and divisions see FHFA HPI FAQs #7 and #8 or <https://www.whitehouse.gov/wp-content/uploads/2018/09/Bulletin-18-04.pdf>.

Source: FHFA