

FHFA

**House Price Index (HPI)
Quarterly Report**

2024Q4 & DECEMBER 2024



February 25, 2025

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FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
February 25, 2025

Contact: MediaInquiries@FHFA.GOV

U.S. House Prices Rise 4.5 Percent over the Prior Year; Up 1.4 Percent from the Third Quarter of 2024

Washington, D.C. – U.S. house prices rose **4.5 percent** between the fourth quarter of 2023 and the fourth quarter of 2024, according to the Federal Housing Finance Agency (FHFA) House Price Index (FHFA HPI®). House prices were up **1.4 percent** compared to the third quarter of 2024. FHFA’s seasonally adjusted monthly index for December was up **0.4 percent** from November.

“U.S. house prices grew at a slightly higher rate in the fourth quarter after three straight previous quarters of weaker appreciation,” said Dr. Anju Vajja, Deputy Director for FHFA’s Division of Research and Statistics. “The price growth accelerated during the quarter as the inventory of homes for sale tightened even further.”

View a highlights video at <https://youtu.be/ed8iYKyWco4>.

Significant Findings

- Nationally, the U.S. housing market has experienced positive annual appreciation each quarter since the start of 2012.
- House prices rose in 49 states between the fourth quarter of 2023 and the fourth quarter of 2024. The five states with the highest annual appreciation were 1) **Connecticut**, 8.3 percent; 2) **New Jersey**, 8.3 percent; 3) **Wyoming**, 8.3 percent; 4) **Vermont**, 8.1 percent; and 5) **Rhode Island**, 7.6 percent. House prices declined in **Mississippi** by 0.2 percent.
- House prices rose in 92 of the 100 largest metropolitan areas over the previous four quarters. The annual price increase was the greatest in **Urban Honolulu, HI** at 18.7 percent. The metropolitan area that experienced the most significant price decline was **Cape Coral-Fort Myers, FL** at 6.3 percent.
- All nine census divisions had positive house price changes year-over-year. The **Middle Atlantic** division recorded the strongest appreciation, posting a 7.1 percent increase from the fourth quarter of 2023 to the fourth quarter of 2024. The **West South Central** division recorded the smallest four-quarter appreciation, at 2.3 percent.
- Trends in the Top 100 Metropolitan Statistical Areas are available in our interactive dashboard: <https://www.fhfa.gov/data/dashboard/fhfa-hpi-top-100-metro-area-rankings>. The first tab displays rankings, and the second tab offers charts.

The FHFA HPI is a comprehensive collection of publicly available house price indexes that measure changes in single-family home values based on data that extend back to the mid-1970s

from all 50 states and over 400 American cities. It incorporates tens of millions of home sales and offers insights about house price changes at the national, census division, state, metro area, county, ZIP code, and census tract levels. FHFA uses a fully transparent methodology based upon a weighted, repeat-sales statistical technique to analyze house price transaction data.

FHFA releases HPI data and reports quarterly and monthly. The flagship FHFA HPI uses seasonally adjusted, purchase-only data from Fannie Mae and Freddie Mac. Additional indexes use other data including refinances, mortgages insured by the Federal Housing Administration, and real property records. All the indexes (including their historic values) and information about future HPI release dates are available on FHFA's website: <https://www.fhfa.gov/HPI>.

Tables and graphs showing home price statistics for metropolitan areas, states, census divisions, and the United States are included on the following pages.

Notes

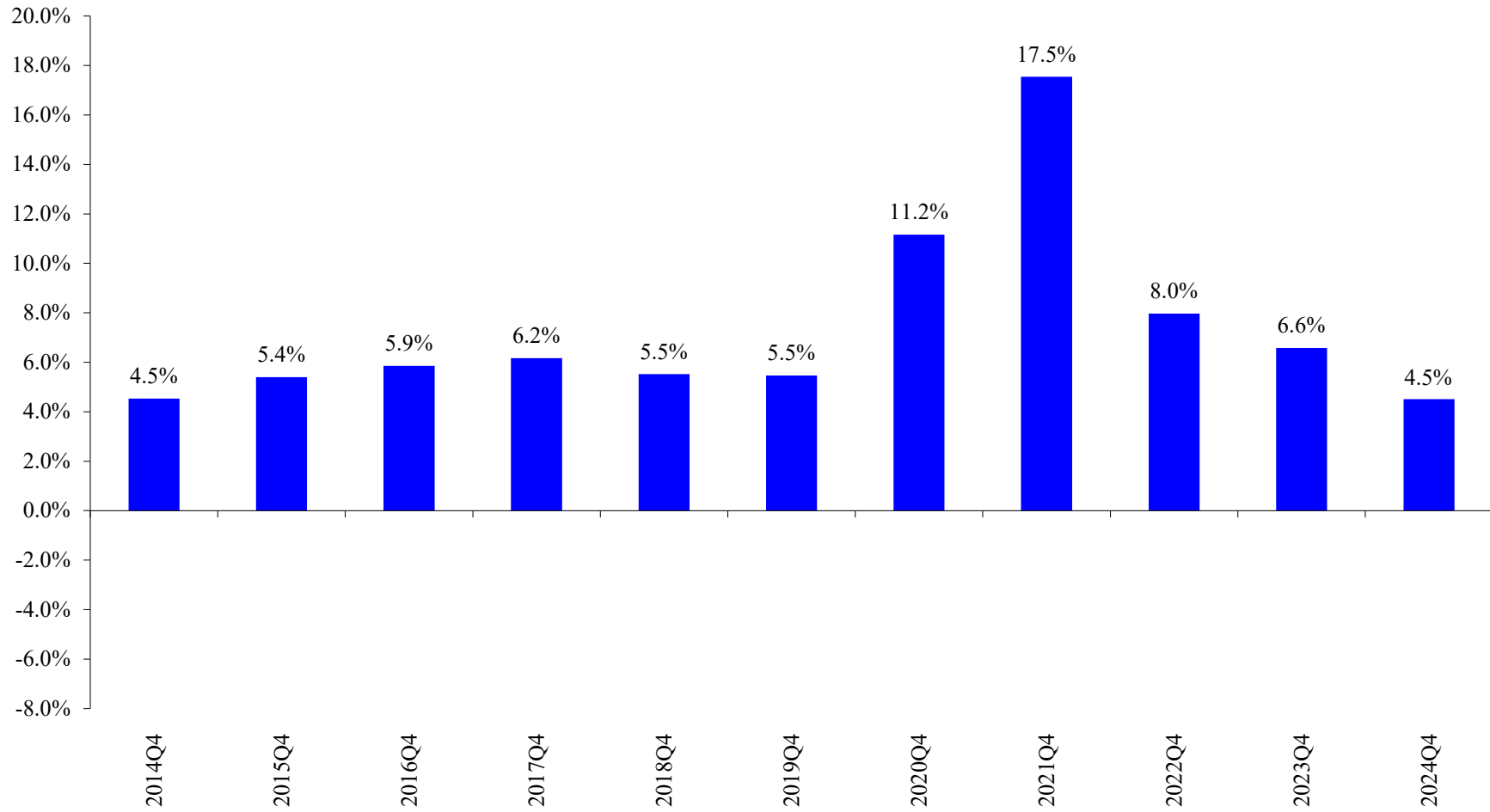
- FHFA will release the next monthly HPI report (including data through January 2025) on March 25, 2025, and the next quarterly report (including data for the first quarter of 2025 and monthly data for March 2025) on May 27, 2025.
- In July 2023, Office of Management and Budget (OMB) released a new set of delineations (OMB Bulletin No.23-01) to reflect results from the 2020 Standards for Delineating Core Based Statistical Areas. FHFA will adopt the new OMB definitions starting with the next quarterly report (including data through the first quarter of 2025). At that time, the set of studied metropolitan areas may change, and those changes will continue to be reflected in future HPI reports.
- FHFA posts release dates for the remainder of 2025 at <https://www.fhfa.gov/data/hpi#ReleaseDates>.
- Follow @FHFA on X, LinkedIn, Facebook, and YouTube for more HPI news.

The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac, and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$8.5 trillion in funding for the U.S. mortgage markets and financial institutions.

Quarterly Figures

House Price Appreciation Over Previous Four Quarters for U.S.

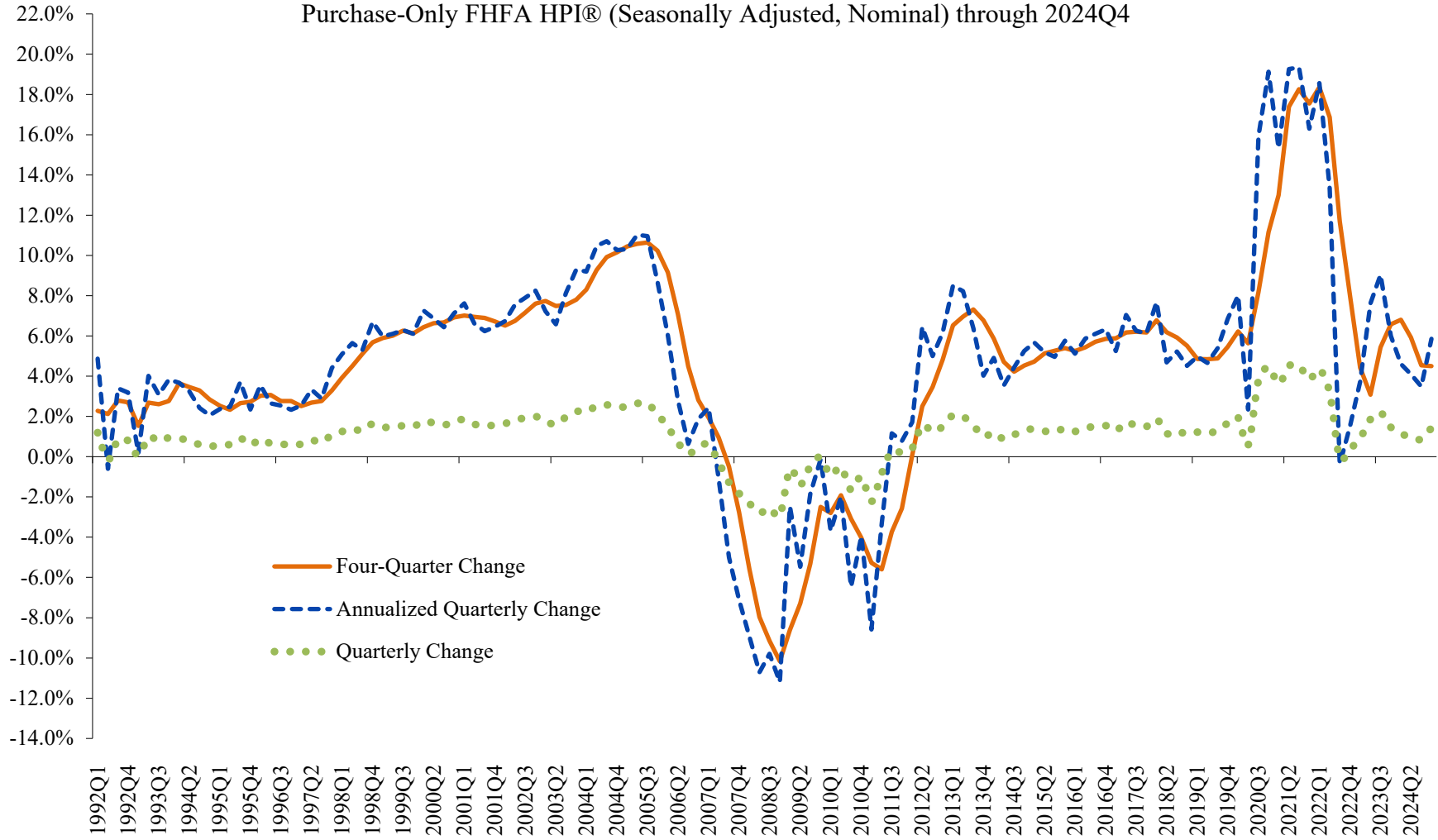
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal) through 2024Q4



Source: FHFA

House Price Appreciation for U.S.

Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal) through 2024Q4

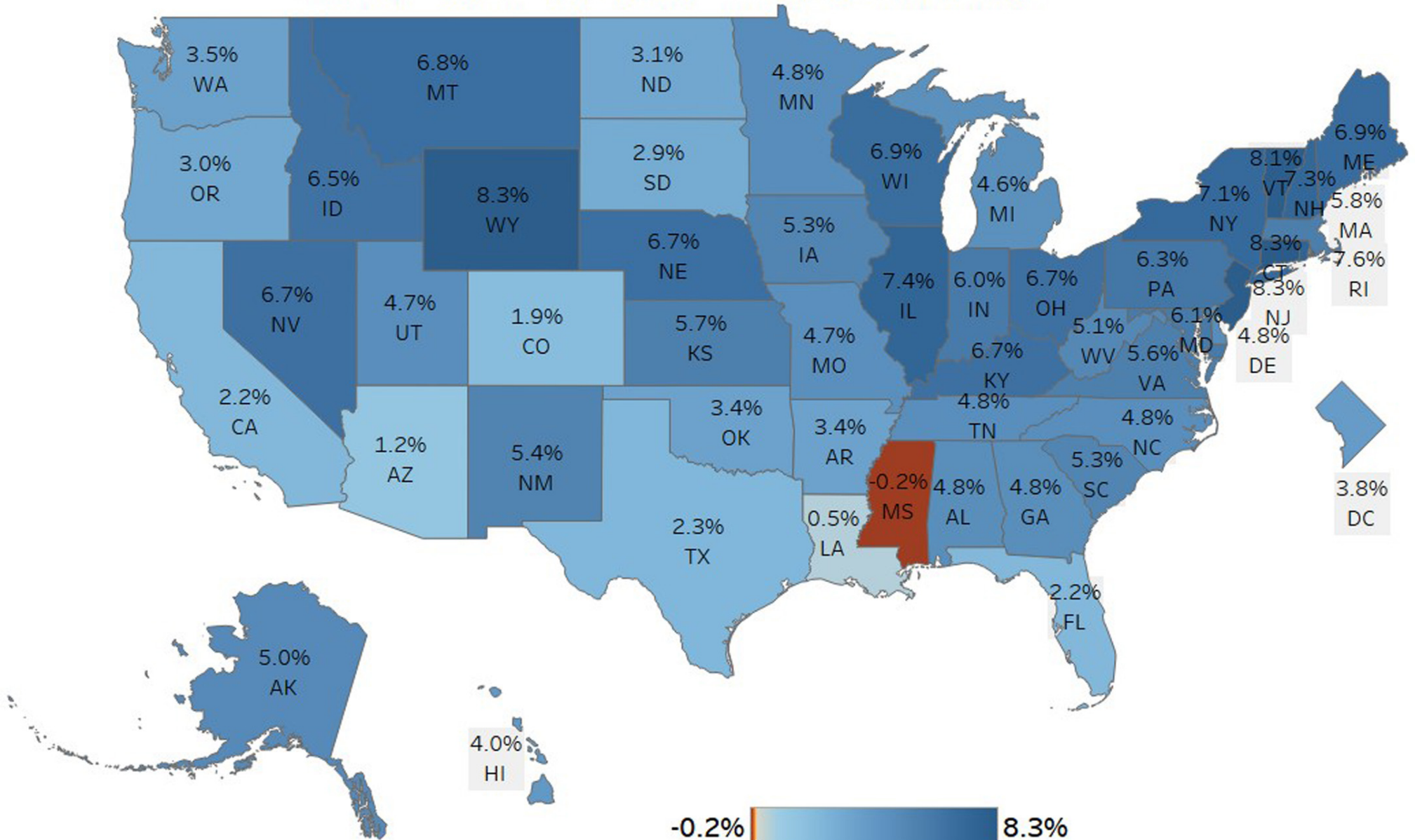


Source: FHFA

Four-Quarter House Price Change by State

Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)

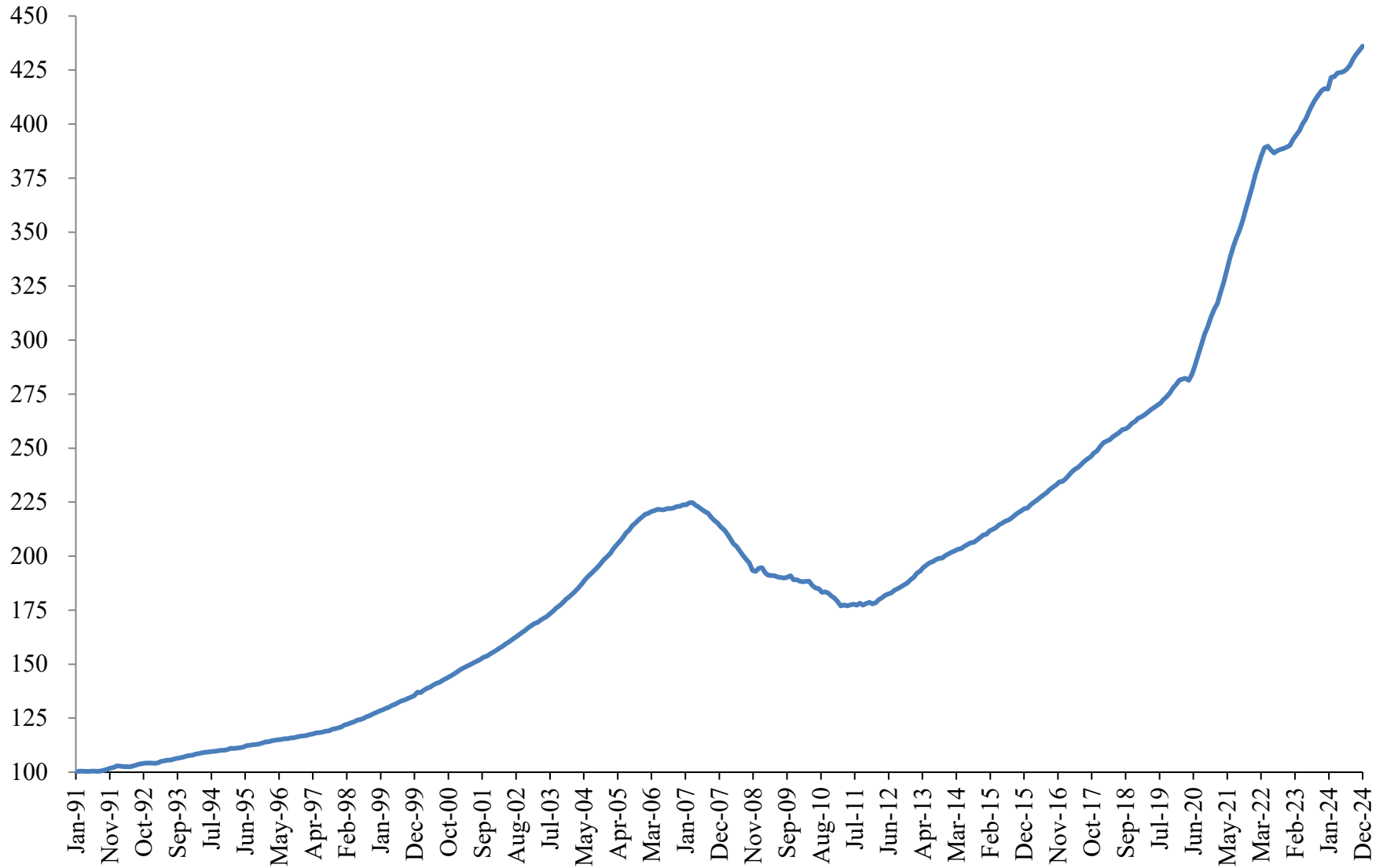
U.S. Four-Quarter Appreciation = 4.5% (2023Q4-2024Q4)



Monthly Figures

Monthly House Price Index for U.S. from January 1991 - Present

Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)

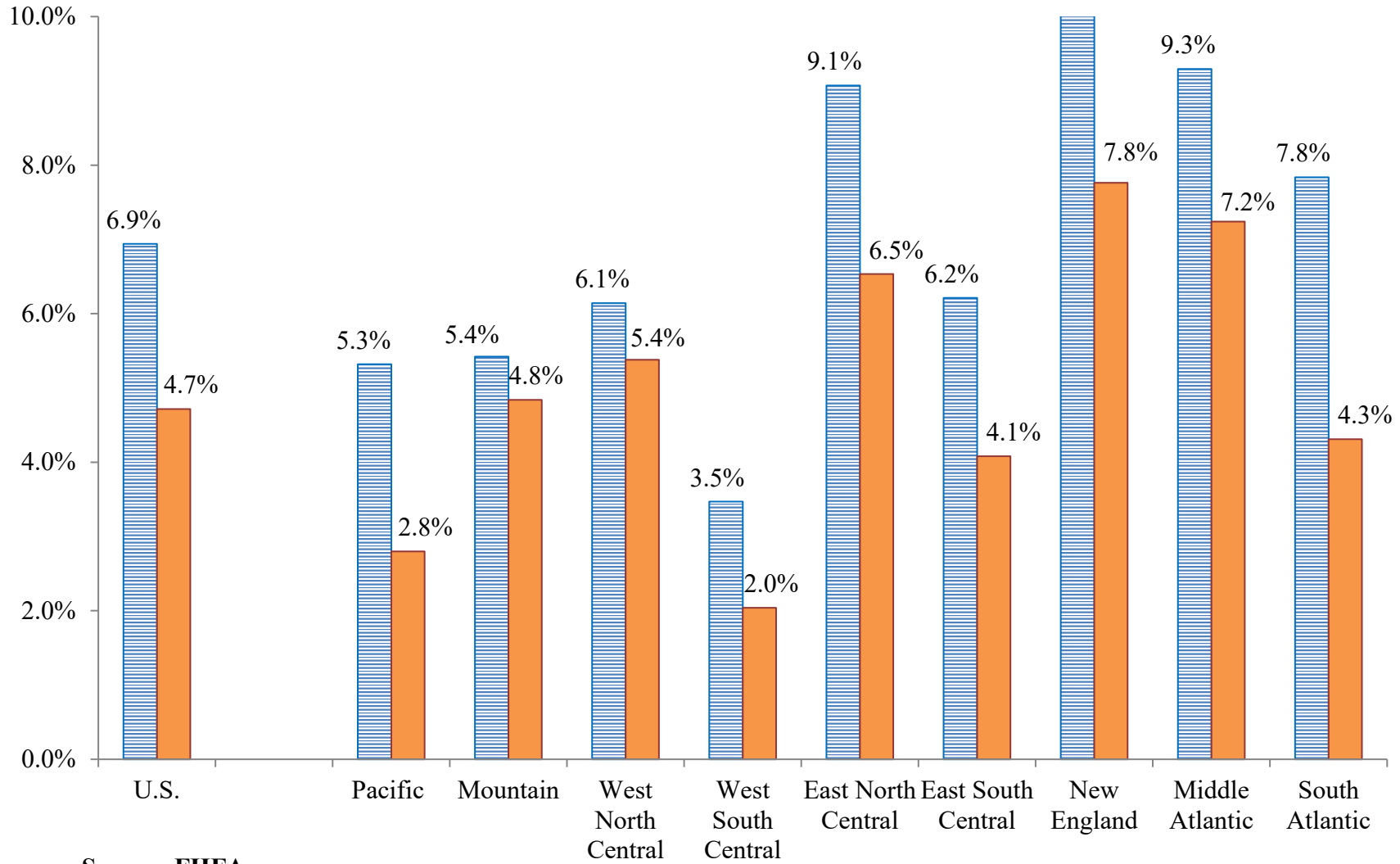


Source: FHFA

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

Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)

■ Price Change: 12/2022 - 12/2023 ■ Price Change: 12/2023 - 12/2024



Source: FHFA

Quarterly Tables

FHFA HPI for U.S.
Percent Change in House Prices
Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)
1991Q2 - 2024Q4

Quarter	House Price Quarterly Appreciation	House Price Quarterly Appreciation Annualized	House Price Appreciation From Same Quarter One Year Earlier
2024Q4	1.43%	5.85%	4.51%
2024Q3	0.86%	3.48%	4.54%
2024Q2	1.01%	4.09%	5.92%
2024Q1	1.13%	4.61%	6.80%
2023Q4	1.47%	6.00%	6.58%
2023Q3	2.19%	9.04%	5.43%
2023Q2	1.85%	7.62%	3.08%
2023Q1	0.92%	3.72%	4.42%
2022Q4	0.38%	1.53%	7.97%
2022Q3	-0.09%	-0.38%	11.70%
2022Q2	3.18%	13.33%	16.86%
2022Q1	4.35%	18.56%	18.36%
2021Q4	3.85%	16.29%	17.54%
2021Q3	4.52%	19.35%	18.25%
2021Q2	4.50%	19.26%	17.40%
2021Q1	3.63%	15.32%	12.99%
2020Q4	4.47%	19.12%	11.16%
2020Q3	3.76%	15.93%	8.18%
2020Q2	0.58%	2.35%	5.63%
2020Q1	1.95%	8.02%	6.22%
2019Q4	1.67%	6.85%	5.47%
2019Q3	1.32%	5.40%	4.89%
2019Q2	1.15%	4.66%	4.84%
2019Q1	1.22%	4.98%	4.85%
2018Q4	1.11%	4.51%	5.52%
2018Q3	1.28%	5.23%	5.93%
2018Q2	1.15%	4.69%	6.18%
2018Q1	1.87%	7.68%	6.77%
2017Q4	1.50%	6.13%	6.17%
2017Q3	1.53%	6.26%	6.22%
2017Q2	1.71%	7.03%	6.18%
2017Q1	1.29%	5.25%	5.89%
2016Q4	1.55%	6.33%	5.86%
2016Q3	1.49%	6.11%	5.71%
2016Q2	1.44%	5.87%	5.43%
2016Q1	1.26%	5.12%	5.26%
2015Q4	1.41%	5.76%	5.39%
2015Q3	1.22%	4.97%	5.27%
2015Q2	1.27%	5.18%	5.13%
2015Q1	1.39%	5.68%	4.72%
2014Q4	1.29%	5.25%	4.53%
2014Q3	1.09%	4.44%	4.23%
2014Q2	0.87%	3.54%	4.71%
2014Q1	1.21%	4.91%	5.87%
2013Q4	0.99%	4.03%	6.77%
2013Q3	1.56%	6.38%	7.31%

FHFA HPI for U.S.
Percent Change in House Prices
Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)
1991Q2 - 2024Q4

Quarter	House Price Quarterly Appreciation	House Price Quarterly Appreciation Annualized	House Price Appreciation From Same Quarter One Year Earlier
2013Q2	1.99%	8.22%	6.96%
2013Q1	2.06%	8.50%	6.52%
2012Q4	1.51%	6.16%	4.82%
2012Q3	1.23%	5.01%	3.46%
2012Q2	1.58%	6.45%	2.50%
2012Q1	0.43%	1.71%	0.07%
2011Q4	0.19%	0.78%	-2.57%
2011Q3	0.29%	1.16%	-3.73%
2011Q2	-0.84%	-3.31%	-5.60%
2011Q1	-2.22%	-8.59%	-5.28%
2010Q4	-1.00%	-3.94%	-4.03%
2010Q3	-1.66%	-6.47%	-3.09%
2010Q2	-0.50%	-1.98%	-1.92%
2010Q1	-0.93%	-3.69%	-2.80%
2009Q4	-0.03%	-0.12%	-2.50%
2009Q3	-0.47%	-1.85%	-5.32%
2009Q2	-1.40%	-5.47%	-7.30%
2009Q1	-0.62%	-2.47%	-8.61%
2008Q4	-2.93%	-11.20%	-10.16%
2008Q3	-2.54%	-9.79%	-9.15%
2008Q2	-2.80%	-10.72%	-7.97%
2008Q1	-2.31%	-8.93%	-5.58%
2007Q4	-1.83%	-7.11%	-2.76%
2007Q3	-1.28%	-5.01%	-0.49%
2007Q2	-0.27%	-1.09%	0.95%
2007Q1	0.60%	2.44%	1.94%
2006Q4	0.47%	1.88%	2.82%
2006Q3	0.16%	0.63%	4.49%
2006Q2	0.69%	2.81%	7.07%
2006Q1	1.47%	6.02%	9.15%
2005Q4	2.10%	8.68%	10.24%
2005Q3	2.63%	10.96%	10.64%
2005Q2	2.65%	11.02%	10.58%
2005Q1	2.48%	10.31%	10.44%
2004Q4	2.47%	10.26%	10.16%
2004Q3	2.58%	10.71%	9.92%
2004Q2	2.52%	10.47%	9.27%
2004Q1	2.22%	9.20%	8.30%
2003Q4	2.25%	9.31%	7.80%
2003Q3	1.97%	8.13%	7.54%
2003Q2	1.61%	6.58%	7.48%
2003Q1	1.76%	7.22%	7.73%
2002Q4	2.00%	8.25%	7.61%
2002Q3	1.92%	7.89%	7.16%
2002Q2	1.84%	7.57%	6.74%

FHFA HPI for U.S.
Percent Change in House Prices
Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)
1991Q2 - 2024Q4

Quarter	House Price Quarterly Appreciation	House Price Quarterly Appreciation Annualized	House Price Appreciation From Same Quarter One Year Earlier
2002Q1	1.64%	6.73%	6.51%
2001Q4	1.57%	6.44%	6.73%
2001Q3	1.52%	6.24%	6.90%
2001Q2	1.61%	6.62%	6.95%
2001Q1	1.85%	7.62%	7.01%
2000Q4	1.73%	7.12%	6.92%
2000Q3	1.57%	6.44%	6.67%
2000Q2	1.67%	6.86%	6.63%
2000Q1	1.77%	7.26%	6.44%
1999Q4	1.49%	6.11%	6.12%
1999Q3	1.54%	6.29%	6.26%
1999Q2	1.49%	6.10%	6.01%
1999Q1	1.46%	5.97%	5.90%
1998Q4	1.63%	6.69%	5.68%
1998Q3	1.30%	5.29%	5.11%
1998Q2	1.38%	5.64%	4.50%
1998Q1	1.25%	5.09%	3.93%
1997Q4	1.09%	4.41%	3.29%
1997Q3	0.71%	2.89%	2.77%
1997Q2	0.82%	3.33%	2.68%
1997Q1	0.63%	2.54%	2.51%
1996Q4	0.58%	2.33%	2.77%
1996Q3	0.63%	2.54%	2.77%
1996Q2	0.65%	2.64%	3.06%
1996Q1	0.88%	3.55%	3.02%
1995Q4	0.58%	2.35%	2.73%
1995Q3	0.92%	3.72%	2.65%
1995Q2	0.61%	2.48%	2.33%
1995Q1	0.59%	2.37%	2.53%
1994Q4	0.51%	2.06%	2.85%
1994Q3	0.60%	2.43%	3.29%
1994Q2	0.80%	3.26%	3.46%
1994Q1	0.90%	3.67%	3.65%
1993Q4	0.94%	3.83%	2.76%
1993Q3	0.76%	3.08%	2.60%
1993Q2	0.99%	4.01%	2.68%
1993Q1	0.04%	0.18%	1.53%
1992Q4	0.79%	3.19%	2.69%
1992Q3	0.84%	3.40%	2.79%
1992Q2	-0.15%	-0.60%	2.13%
1992Q1	1.20%	4.87%	2.28%
1991Q4	0.88%	3.58%	0.00%
1991Q3	0.18%	0.74%	0.00%
1991Q2	0.00%	-0.01%	0.00%

Source: FHFA

**FHFA HPI by Census Division
Percent Change in House Prices**

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)

Period ended 2024Q4

Division	Division Ranking*	1-Yr**	Qtr	5-Yr	Since 1991Q1
USA		4.51%	1.43%	57.13%	327.82%
Middle Atlantic	1	7.10%	2.02%	60.03%	289.88%
New England	2	6.96%	1.95%	66.49%	317.30%
East North Central	3	6.29%	1.48%	58.18%	256.38%
West North Central	4	5.00%	1.29%	50.23%	305.28%
East South Central	5	4.44%	1.36%	61.04%	300.73%
South Atlantic	6	4.23%	1.88%	66.88%	359.83%
Mountain	7	3.69%	1.52%	59.63%	500.99%
Pacific	8	2.56%	0.55%	46.57%	365.54%
West South Central	9	2.27%	1.03%	47.88%	321.74%

Source: FHFA

*Rankings based on annual percentage change.

**1-Yr changes are relative to the value four quarters ago.

FHFA HPI by State
Percent Change in House Prices

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)

Period ended 2024Q4

State	Rank*	1-Yr**	Qtr	5-Yr	Since 1991Q1
Connecticut (CT)	1	8.32%	2.81%	71.59%	199.98%
New Jersey (NJ)	2	8.32%	2.60%	69.86%	315.16%
Wyoming (WY)	3	8.25%	1.76%	52.01%	444.67%
Vermont (VT)	4	8.09%	1.71%	74.55%	327.21%
Rhode Island (RI)	5	7.64%	2.15%	71.16%	318.24%
Illinois (IL)	6	7.45%	1.96%	52.06%	210.44%
New Hampshire (NH)	7	7.31%	1.52%	75.07%	364.57%
New York (NY)	8	7.14%	2.12%	60.24%	303.00%
Maine (ME)	9	6.89%	1.49%	78.49%	376.62%
Wisconsin (WI)	10	6.88%	2.02%	61.03%	343.96%
Montana (MT)	11	6.78%	1.52%	77.10%	636.69%
Nebraska (NE)	12	6.72%	1.77%	55.97%	327.75%
Ohio (OH)	13	6.67%	1.68%	61.43%	241.47%
Kentucky (KY)	14	6.66%	1.84%	58.40%	293.63%
Nevada (NV)	15	6.66%	3.55%	55.92%	326.08%
Idaho (ID)	16	6.52%	2.30%	71.94%	549.30%
Pennsylvania (PA)	17	6.32%	1.56%	54.00%	260.36%
Maryland (MD)	18	6.05%	2.53%	46.41%	270.35%
Indiana (IN)	19	6.00%	1.54%	61.39%	259.96%
Massachusetts (MA)	20	5.77%	1.73%	55.43%	364.59%
Kansas (KS)	21	5.66%	1.53%	55.93%	298.21%
Virginia (VA)	22	5.65%	1.17%	55.31%	315.42%
New Mexico (NM)	23	5.38%	1.91%	57.53%	302.98%
Iowa (IA)	24	5.32%	1.92%	46.34%	268.87%
South Carolina (SC)	25	5.32%	1.88%	72.13%	339.67%
West Virginia (WV)	26	5.12%	2.93%	48.35%	229.94%

*Rankings based on annual percentage change.

**1-Yr changes are relative to the value four quarters ago.

FHFA HPI by State Percent Change in House Prices

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)

Period ended 2024Q4

State	Rank*	1-Yr**	Qtr	5-Yr	Since 1991Q1
Alaska (AK)	27	4.99%	1.23%	42.35%	276.01%
Delaware (DE)	28	4.84%	-0.02%	54.76%	235.33%
Minnesota (MN)	29	4.80%	1.41%	41.51%	324.46%
Alabama (AL)	30	4.78%	1.42%	57.33%	265.64%
Georgia (GA)	31	4.78%	1.39%	68.26%	326.28%
North Carolina (NC)	32	4.77%	1.89%	72.14%	338.45%
Tennessee (TN)	33	4.75%	1.23%	71.27%	379.57%
Utah (UT)	34	4.74%	1.60%	63.02%	625.54%
Missouri (MO)	35	4.67%	0.67%	56.43%	291.29%
Michigan (MI)	36	4.60%	0.48%	56.86%	272.36%
USA		4.51%	1.43%	57.13%	327.82%
Hawaii (HI)	37	3.98%	-2.68%	52.70%	301.88%
District of Columbia (DC)	38	3.75%	3.55%	12.63%	532.18%
Washington (WA)	39	3.47%	1.02%	51.43%	487.91%
Oklahoma (OK)	40	3.40%	1.05%	51.18%	275.49%
Arkansas (AR)	41	3.38%	-0.54%	58.67%	258.17%
North Dakota (ND)	42	3.11%	1.16%	35.01%	327.24%
Oregon (OR)	43	3.03%	0.98%	42.55%	534.25%
South Dakota (SD)	44	2.86%	0.84%	56.50%	387.78%
Texas (TX)	45	2.26%	1.22%	50.09%	349.18%
California (CA)	46	2.15%	0.48%	45.77%	324.90%
Florida (FL)	47	2.15%	2.26%	74.79%	465.57%
Colorado (CO)	48	1.88%	0.76%	45.31%	596.73%
Arizona (AZ)	49	1.22%	0.93%	66.16%	472.13%
Louisiana (LA)	50	0.48%	1.02%	26.69%	259.76%
Mississippi (MS)	51	-0.15%	0.87%	48.38%	216.23%

*Rankings based on annual percentage change.

**1-Yr changes are relative to the value four quarters ago.

**FHFA HPI by Metropolitan Statistical Area
Percent Change in House Prices**

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)

Period ended 2024Q4

Metropolitan Statistical Area or Division	1-Yr	Qtr	5-Yr	Since 1991Q1
Akron, OH	6.09%	1.65%	60.96%	219.30%
Albany-Schenectady-Troy, NY	2.89%	-0.65%	61.20%	215.14%
Albuquerque, NM	2.12%	-0.04%	58.10%	294.43%
Allentown-Bethlehem-Easton, PA-NJ	6.82%	2.49%	66.27%	220.68%
Anaheim-Santa Ana-Irvine, CA (MSAD)	12.19%	3.06%	58.83%	427.86%
Atlanta-Sandy Springs-Alpharetta, GA	3.00%	0.45%	62.27%	336.52%
Austin-Round Rock-Georgetown, TX	-2.33%	-0.82%	41.99%	606.94%
Bakersfield, CA	3.09%	1.13%	57.02%	228.98%
Baltimore-Columbia-Towson, MD	5.30%	2.47%	44.06%	270.94%
Baton Rouge, LA	2.27%	-0.38%	29.28%	253.50%
Birmingham-Hoover, AL	2.44%	1.48%	49.85%	286.45%
Boise City, ID	6.76%	2.41%	62.94%	621.20%
Boston, MA (MSAD)	5.90%	1.72%	53.16%	399.18%
Bridgeport-Stamford-Norwalk, CT	5.34%	1.36%	67.81%	242.61%
Buffalo-Cheektowaga, NY	9.51%	3.59%	65.32%	262.48%
Cambridge-Newton-Framingham, MA (MSAD)	6.47%	1.90%	52.34%	395.67%
Camden, NJ (MSAD)	7.25%	2.31%	81.23%	256.39%
Cape Coral-Fort Myers, FL	-6.25%	-1.47%	68.31%	360.14%
Charleston-North Charleston, SC	6.41%	1.83%	83.76%	587.95%
Charlotte-Concord-Gastonia, NC-SC	2.89%	1.22%	72.62%	371.26%
Chicago-Naperville-Evanston, IL (MSAD)	7.58%	1.38%	48.60%	225.53%
Cincinnati, OH-KY-IN	5.57%	1.37%	61.74%	263.78%
Cleveland-Elyria, OH	6.30%	1.63%	61.45%	207.82%
Colorado Springs, CO	0.38%	-1.07%	43.73%	464.79%
Columbia, SC	5.32%	0.82%	62.47%	256.74%
Columbus, OH	7.05%	2.48%	62.69%	317.44%
Dallas-Plano-Irving, TX (MSAD)	2.98%	1.67%	55.02%	360.19%
Dayton-Kettering, OH	5.87%	0.22%	60.19%	199.08%
Denver-Aurora-Lakewood, CO	1.20%	1.56%	41.71%	640.43%
Detroit-Dearborn-Livonia, MI (MSAD)	5.19%	0.52%	54.49%	236.62%
El Paso, TX	5.05%	-0.39%	62.68%	240.49%
Elgin, IL (MSAD)	7.09%	2.19%	58.21%	186.87%
Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)	7.29%	6.20%	81.49%	531.99%
Fort Worth-Arlington-Grapevine, TX (MSAD)	2.37%	1.89%	51.31%	331.80%
Frederick-Gaithersburg-Rockville, MD (MSAD)	5.53%	2.20%	43.00%	285.93%
Fresno, CA	4.02%	0.94%	53.55%	279.03%
Gary, IN (MSAD)	5.00%	0.53%	58.36%	249.98%
Grand Rapids-Kentwood, MI	6.79%	1.36%	65.26%	341.97%

**FHFA HPI by Metropolitan Statistical Area
Percent Change in House Prices**

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)

Period ended 2024Q4

Metropolitan Statistical Area or Division	1-Yr	Qtr	5-Yr	Since 1991Q1
Greensboro-High Point, NC	6.30%	5.12%	68.32%	239.32%
Greenville-Anderson, SC	5.60%	3.03%	71.19%	369.78%
Hartford-East Hartford-Middletown, CT	9.38%	2.70%	70.52%	168.58%
Houston-The Woodlands-Sugar Land, TX	2.17%	0.45%	40.29%	335.05%
Indianapolis-Carmel-Anderson, IN	1.19%	0.78%	55.82%	259.86%
Jacksonville, FL	3.33%	3.69%	67.32%	441.14%
Kansas City, MO-KS	3.34%	0.33%	55.44%	324.71%
Knoxville, TN	5.50%	1.15%	93.39%	411.70%
Lake County-Kenosha County, IL-WI (MSAD)	11.12%	3.80%	59.22%	199.51%
Las Vegas-Henderson-Paradise, NV	7.86%	3.95%	61.72%	310.13%
Little Rock-North Little Rock-Conway, AR	2.09%	-0.16%	48.14%	221.63%
Los Angeles-Long Beach-Glendale, CA (MSAD)	2.21%	0.24%	45.79%	348.39%
Louisville/Jefferson County, KY-IN	8.20%	1.89%	52.52%	309.85%
Memphis, TN-MS-AR	1.60%	0.85%	46.08%	221.40%
Miami-Miami Beach-Kendall, FL (MSAD)	6.64%	0.35%	90.52%	695.49%
Milwaukee-Waukesha, WI	6.83%	1.77%	56.95%	325.05%
Minneapolis-St. Paul-Bloomington, MN-WI	4.30%	1.67%	37.10%	320.46%
Montgomery County-Bucks County-Chester County, PA (MSAD)	6.17%	1.76%	56.14%	262.79%
Nashville-Davidson--Murfreesboro--Franklin, TN	4.66%	0.49%	65.43%	498.53%
Nassau County-Suffolk County, NY (MSAD)	7.74%	1.55%	52.75%	383.17%
New Haven-Milford, CT	8.14%	2.80%	72.24%	198.57%
New Orleans-Metairie, LA	-0.84%	1.08%	24.34%	296.65%
New York-Jersey City-White Plains, NY-NJ (MSAD)	7.84%	1.99%	50.99%	336.43%
Newark, NJ-PA (MSAD)	12.16%	4.93%	65.63%	330.64%
North Port-Sarasota-Bradenton, FL	-4.31%	0.12%	71.66%	469.09%
Oakland-Berkeley-Livermore, CA (MSAD)	-0.75%	0.44%	28.76%	370.28%
Oklahoma City, OK	0.97%	-0.37%	45.98%	292.88%
Omaha-Council Bluffs, NE-IA	4.18%	1.68%	54.92%	317.59%
Orlando-Kissimmee-Sanford, FL	5.42%	1.52%	67.04%	393.23%
Oxnard-Thousand Oaks-Ventura, CA	1.87%	-0.82%	44.84%	317.75%
Philadelphia, PA (MSAD)	7.15%	2.80%	43.06%	315.86%
Phoenix-Mesa-Chandler, AZ	1.12%	1.19%	66.65%	527.56%
Pittsburgh, PA	5.05%	0.68%	46.73%	283.13%
Portland-Vancouver-Hillsboro, OR-WA	3.92%	1.96%	36.90%	544.17%
Providence-Warwick, RI-MA	7.20%	1.88%	67.14%	323.73%
Raleigh-Cary, NC	4.07%	2.67%	64.99%	364.69%
Richmond, VA	3.52%	0.03%	57.25%	329.90%
Riverside-San Bernardino-Ontario, CA	2.65%	0.46%	60.87%	316.03%

**FHFA HPI by Metropolitan Statistical Area
Percent Change in House Prices**

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)

Period ended 2024Q4

Metropolitan Statistical Area or Division	1-Yr	Qtr	5-Yr	Since 1991Q1
Rochester, NY	10.80%	3.86%	74.05%	206.14%
Sacramento-Roseville-Folsom, CA	1.72%	0.72%	39.89%	264.62%
Salt Lake City, UT	6.70%	2.48%	60.70%	704.92%
San Antonio-New Braunfels, TX	1.71%	6.19%	47.72%	372.17%
San Diego-Chula Vista-Carlsbad, CA	3.72%	0.97%	62.48%	446.65%
San Francisco-San Mateo-Redwood City, CA (MSAD)	1.24%	-0.36%	10.32%	414.77%
San Jose-Sunnyvale-Santa Clara, CA	5.62%	2.08%	39.69%	481.75%
Seattle-Bellevue-Kent, WA (MSAD)	6.08%	1.44%	47.75%	527.68%
St. Louis, MO-IL	6.91%	1.78%	51.18%	267.49%
Stockton, CA	1.99%	0.87%	46.00%	256.86%
Syracuse, NY	10.07%	3.46%	75.07%	210.77%
Tacoma-Lakewood, WA (MSAD)	4.22%	2.47%	53.24%	493.00%
Tampa-St. Petersburg-Clearwater, FL	-0.46%	-0.15%	76.14%	517.98%
Tucson, AZ	-0.85%	-0.52%	64.08%	396.05%
Tulsa, OK	5.26%	3.22%	57.28%	282.43%
Urban Honolulu, HI	18.75%	9.89%	51.74%	304.52%
Virginia Beach-Norfolk-Newport News, VA-NC	7.39%	2.89%	57.50%	307.11%
Warren-Troy-Farmington Hills, MI (MSAD)	4.37%	0.46%	50.19%	252.47%
Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)	3.50%	-0.33%	37.21%	322.89%
West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)	1.75%	0.19%	83.20%	509.75%
Wichita, KS	-0.10%	-2.22%	54.62%	247.92%
Wilmington, DE-MD-NJ (MSAD)	5.56%	0.47%	55.90%	225.42%
Winston-Salem, NC	9.17%	3.10%	75.53%	259.67%
Worcester, MA-CT	5.03%	0.91%	60.50%	291.09%

Note: Data files for metro areas including Purchase-Only, All-Transactions and Expanded-Data indexes are available at <https://www.fhfa.gov/data/hpi/datasets?tab=quarterly-data>.

For more information on different house price index types that are published, see FHFA HPI FAQ #5 at <https://www.fhfa.gov/faqs/hpi>.

For composition of metropolitan statistical areas and divisions see FHFA HPI FAQs #7 and #8 or <https://www.whitehouse.gov/wp-content/uploads/2020/03/Bulletin-20-01.pdf>.

Source: FHFA

Top 20 Metropolitan Areas Ranked by Annual Appreciation

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)

Period ended 2024Q4

Metropolitan Statistical Area or Division	National Ranking*	1-Yr	Qtr	5-Yr	Since 1991Q1
Urban Honolulu, HI	1	18.75%	9.89%	51.74%	304.52%
Anaheim-Santa Ana-Irvine, CA (MSAD)	2	12.19%	3.06%	58.83%	427.86%
Newark, NJ-PA (MSAD)	3	12.16%	4.93%	65.63%	330.64%
Lake County-Kenosha County, IL-WI (MSAD)	4	11.12%	3.80%	59.22%	199.51%
Rochester, NY	5	10.80%	3.86%	74.05%	206.14%
Syracuse, NY	6	10.07%	3.46%	75.07%	210.77%
Buffalo-Cheektowaga, NY	7	9.51%	3.59%	65.32%	262.48%
Hartford-East Hartford-Middletown, CT	8	9.38%	2.70%	70.52%	168.58%
Winston-Salem, NC	9	9.17%	3.10%	75.53%	259.67%
Louisville/Jefferson County, KY-IN	10	8.20%	1.89%	52.52%	309.85%
New Haven-Milford, CT	11	8.14%	2.80%	72.24%	198.57%
Las Vegas-Henderson-Paradise, NV	12	7.86%	3.95%	61.72%	310.13%
New York-Jersey City-White Plains, NY-NJ (MSAD)	13	7.84%	1.99%	50.99%	336.43%
Nassau County-Suffolk County, NY (MSAD)	14	7.74%	1.55%	52.75%	383.17%
Chicago-Naperville-Evanston, IL (MSAD)	15	7.58%	1.38%	48.60%	225.53%
Virginia Beach-Norfolk-Newport News, VA-NC	16	7.39%	2.89%	57.50%	307.11%
Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)	17	7.29%	6.20%	81.49%	531.99%
Camden, NJ (MSAD)	18	7.25%	2.31%	81.23%	256.39%
Providence-Warwick, RI-MA	19	7.20%	1.88%	67.14%	323.73%
Philadelphia, PA (MSAD)	20	7.15%	2.80%	43.06%	315.86%

Note: Data files for metro areas including Purchase-Only, All-Transactions and Expanded-Data indexes are available at <https://www.fhfa.gov/data/hpi/datasets?tab=quarterly-data>.

For more information on different house price index types that are published, see FHFA HPI FAQ #5 at <https://www.fhfa.gov/faqs/hpi>.

For composition of metropolitan statistical areas and divisions see FHFA HPI FAQs #7 and #8 or <https://www.whitehouse.gov/wp-content/uploads/2020/03/Bulletin-20-01.pdf>.

Source: FHFA

Bottom 20 Metropolitan Areas Ranked by Annual Appreciation

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)

Period ended 2024Q4

Metropolitan Statistical Area or Division	National Ranking*	1-Yr	Qtr	5-Yr	Since 1991Q1
Cape Coral-Fort Myers, FL	100	-6.25%	-1.47%	68.31%	360.14%
North Port-Sarasota-Bradenton, FL	99	-4.31%	0.12%	71.66%	469.09%
Austin-Round Rock-Georgetown, TX	98	-2.33%	-0.82%	41.99%	606.94%
Tucson, AZ	97	-0.85%	-0.52%	64.08%	396.05%
New Orleans-Metairie, LA	96	-0.84%	1.08%	24.34%	296.65%
Oakland-Berkeley-Livermore, CA (MSAD)	95	-0.75%	0.44%	28.76%	370.28%
Tampa-St. Petersburg-Clearwater, FL	94	-0.46%	-0.15%	76.14%	517.98%
Wichita, KS	93	-0.10%	-2.22%	54.62%	247.92%
Colorado Springs, CO	92	0.38%	-1.07%	43.73%	464.79%
Oklahoma City, OK	91	0.97%	-0.37%	45.98%	292.88%
Phoenix-Mesa-Chandler, AZ	90	1.12%	1.19%	66.65%	527.56%
Indianapolis-Carmel-Anderson, IN	89	1.19%	0.78%	55.82%	259.86%
Denver-Aurora-Lakewood, CO	88	1.20%	1.56%	41.71%	640.43%
San Francisco-San Mateo-Redwood City, CA (MSAD)	87	1.24%	-0.36%	10.32%	414.77%
Memphis, TN-MS-AR	86	1.60%	0.85%	46.08%	221.40%
San Antonio-New Braunfels, TX	85	1.71%	6.19%	47.72%	372.17%
Sacramento-Roseville-Folsom, CA	84	1.72%	0.72%	39.89%	264.62%
West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)	83	1.75%	0.19%	83.20%	509.75%
Oxnard-Thousand Oaks-Ventura, CA	82	1.87%	-0.82%	44.84%	317.75%
Stockton, CA	81	1.99%	0.87%	46.00%	256.86%

Note: Data files for metro areas including Purchase-Only, All-Transactions and Expanded-Data indexes are available at <https://www.fhfa.gov/data/hpi/datasets?tab=quarterly-data>.

For more information on different house price index types that are published, see FHFA HPI FAQ #5 at <https://www.fhfa.gov/faqs/hpi>.

For composition of metropolitan statistical areas and divisions see FHFA HPI FAQs #7 and #8 or <https://www.whitehouse.gov/wp-content/uploads/2020/03/Bulletin-20-01.pdf>.

Source: FHFA

Monthly Table

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

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
1-Month Change: Nov 24 - Dec 24	0.4%	0.2%	1.4%	-0.1%	-0.1%	0.7%	0.5%	0.5%	0.8%	0.3%
Oct 24 - Nov 24	0.4%	0.7%	0.8%	0.6%	-0.2%	0.0%	-0.5%	0.7%	0.5%	1.0%
<i>(Previous Estimate)</i>	<i>0.3%</i>	<i>0.4%</i>	<i>0.7%</i>	<i>0.9%</i>	<i>-0.4%</i>	<i>0.0%</i>	<i>-0.6%</i>	<i>0.9%</i>	<i>0.2%</i>	<i>0.5%</i>
Sep 24 - Oct 24	0.5%	-0.2%	-0.5%	0.0%	1.0%	1.0%	0.3%	0.3%	0.5%	0.8%
<i>(Previous Estimate)</i>	<i>0.5%</i>	<i>-0.3%</i>	<i>-0.7%</i>	<i>-0.1%</i>	<i>1.1%</i>	<i>1.0%</i>	<i>0.2%</i>	<i>0.3%</i>	<i>0.6%</i>	<i>0.8%</i>
Aug 24 - Sep 24	0.7%	0.5%	1.5%	0.8%	0.2%	0.2%	1.0%	1.6%	1.3%	0.6%
<i>(Previous Estimate)</i>	<i>0.7%</i>	<i>0.5%</i>	<i>1.5%</i>	<i>0.8%</i>	<i>0.1%</i>	<i>0.2%</i>	<i>0.8%</i>	<i>1.5%</i>	<i>1.3%</i>	<i>0.6%</i>
Jul 24 - Aug 24	0.4%	0.2%	0.6%	1.1%	0.6%	0.3%	0.8%	0.2%	0.4%	0.3%
<i>(Previous Estimate)</i>	<i>0.4%</i>	<i>0.2%</i>	<i>0.5%</i>	<i>1.0%</i>	<i>0.5%</i>	<i>0.3%</i>	<i>0.9%</i>	<i>0.2%</i>	<i>0.5%</i>	<i>0.3%</i>
Jun 24 - Jul 24	0.3%	0.6%	0.5%	0.4%	-0.2%	1.1%	-0.2%	1.0%	0.4%	-0.5%
<i>(Previous Estimate)</i>	<i>0.3%</i>	<i>0.6%</i>	<i>0.5%</i>	<i>0.4%</i>	<i>-0.2%</i>	<i>1.1%</i>	<i>-0.2%</i>	<i>0.9%</i>	<i>0.4%</i>	<i>-0.4%</i>
12-Month Change: Dec 23 - Dec 24	4.7%	2.8%	4.8%	5.4%	2.0%	6.5%	4.1%	7.8%	7.2%	4.3%

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

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal, 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
December-24	436.1	472.9	618.8	412.0	424.9	362.7	409.2	435.8	393.6	471.8
November-24	434.3	472.1	610.0	412.2	425.5	360.1	407.3	433.6	390.5	470.5
October-24	432.3	468.8	605.1	409.6	426.2	360.0	409.3	430.5	388.5	465.8
September-24	430.3	469.6	608.3	409.5	421.9	356.4	408.0	429.3	386.5	462.1
August-24	427.3	467.3	599.1	406.4	421.1	355.7	404.1	422.7	381.3	459.4
July-24	425.4	466.5	595.7	402.1	418.8	354.6	400.8	421.9	379.6	458.0
June-24	424.3	463.6	593.1	400.5	419.7	350.9	401.5	417.6	378.2	460.2
May-24	423.9	464.2	597.3	401.1	420.1	349.4	397.3	418.3	378.4	458.8
April-24	423.6	465.1	595.3	402.7	420.1	347.8	400.3	416.9	377.1	458.5
March-24	421.9	463.0	595.3	399.3	420.3	346.6	394.1	414.3	377.4	455.9
February-24	421.6	467.4	593.7	400.1	420.0	345.0	393.5	418.6	373.8	455.2
January-24	416.1	458.8	593.8	396.3	418.1	340.5	389.7	404.4	365.3	449.2
December-23	416.5	460.0	590.2	391.0	416.4	340.5	393.2	404.4	367.0	452.4
November-23	415.5	459.1	589.9	392.3	416.5	339.9	390.9	403.3	365.7	449.8
October-23	413.4	456.6	584.5	390.9	415.7	337.4	387.7	404.6	363.2	448.0
September-23	411.4	454.4	584.8	388.0	416.3	334.5	385.1	402.8	360.2	446.1
August-23	408.8	453.0	580.6	387.9	412.0	332.9	383.0	397.7	359.9	441.2
July-23	405.6	449.4	576.0	385.3	410.1	328.5	381.4	393.5	354.5	439.8

Overview of FHFA HPI

The FHFA House Price Index® (FHFA HPI®) is a broad economic measure of the movement of single-family house prices in the United States. While FHFA produces the HPI by statutory mandate (12 U.S.C. 4542), it began in 1995 with predecessor agency, the Office of Federal Housing Enterprise Oversight. The initial reports only contained information about regional and national house price movements. But sample coverage has expanded with better access to new data sources and technological improvements for processing such information. Today, indexes cover all 50 states and over 400 American cities with information extending back to the mid-1970s.

FHFA constructs several indexes for different market geographies and periods. The entire suite is often referenced as the “FHFA HPI” to reflect that we create all indexes in the same technical manner. The flagship FHFA HPI is the Purchase-Only Index, which uses seasonally adjusted, purchase-only data. This index is the most common choice for press releases, news stories, and social media. FHFA created additional indexes to address questions about house price changes in other market segments such as refinances, Federal Housing Administration (FHA) mortgages, or the entire single-family property market. Data constraints preclude the production of some kinds of indexes in certain geographic areas, but multiple index types (flavors) are generally available. Quarterly reports usually contain index flavors such as:

- “Purchase-Only” HPI: Tracks changes in transaction prices for conforming, conventional mortgages that are purchased or securitized
- “All-Transactions” HPI: Adds appraisal values from refinance mortgages to the Purchase-Only HPI data sample
- “Expanded-Data” HPI: Adds sales price information sourced from county recorder offices and FHA-backed mortgages to the Purchase-Only HPI data sample. We use this index to adjust the conforming loan limits, which establishes the dollar amount of loans that Fannie Mae and Freddie Mac can acquire.
- “Distress-Free” HPI: Removes sales of bank-owned properties and short sales from the Purchase-Only dataset
- “Annual” HPI. Uses the All-Transactions data but constructs indexes on a yearly basis to provide data for very small geographic areas like counties, ZIP codes, and census tracts
- “Manufactured Housing” HPI. We use data on conventional mortgages for single-family detached manufactured homes acquired by the Enterprises. Personal property loans are removed from the dataset. This index should be considered developmental.

The summary table below details the frequency and geography of the available indexes.

	National	Census Division	States	MSAs or Cities	ZIP3, Non-metro	ZIP Codes	Counties	Census Tracts
Monthly	✓	✓						
Quarterly	✓	✓	✓	✓	✓			
Annual	✓	✓	✓	✓	✓	✓	✓	✓

FHFA builds the HPI suite on tens of millions of home sales and offers insights about house price fluctuations at various geographic levels. For more information, see the [HPI Frequently Asked Questions](#).

FHFA HPI Release Dates for 2025

Public FHFA HPI® releases occur at 9AM ET and include a press release, tables, figures, and associated data.

Date	Release Type	Latest Included Data
Tuesday, January 28	Monthly Index	November 2024
Tuesday, February 25	Quarterly Index (with Monthly Tables)	December 2024 and 2024Q4
Tuesday, March 25	Monthly Index	January 2025
Tuesday, April 29	Monthly Index	February 2025
Tuesday, May 27	Quarterly Index (with Monthly Tables)	March 2025 and 2025Q1
Tuesday, June 24	Monthly Index	April 2025
Tuesday, July 29	Monthly Index	May 2025
Tuesday, August 26	Quarterly Index (with Monthly Tables)	June 2025 and 2025Q2
Tuesday, September 30	Monthly Index	July 2025
Tuesday, October 28	Monthly Index	August 2025
Tuesday, November 25	Quarterly Index (with Monthly Tables)	September 2025 and 2025Q3
Tuesday, December 30	Monthly Index	October 2025

All data are freely available for download from the FHFA HPI website at

<https://www.fhfa.gov/data/hpi>

Appendix

**Monthly House Price Index for U.S.
from January 1991 - Present**

Purchase-Only FHFA HPI®
(Seasonally Adjusted, Nominal)

Date	Index
1/1/1991	100.00
2/1/1991	100.45
3/1/1991	100.48
4/1/1991	100.33
5/1/1991	100.38
6/1/1991	100.51
7/1/1991	100.54
8/1/1991	100.38
9/1/1991	100.61
10/1/1991	100.91
11/1/1991	101.41
12/1/1991	101.89
1/1/1992	102.24
2/1/1992	102.97
3/1/1992	102.81
4/1/1992	102.56
5/1/1992	102.57
6/1/1992	102.51
7/1/1992	102.86
8/1/1992	103.32
9/1/1992	103.71
10/1/1992	104.03
11/1/1992	104.27
12/1/1992	104.21
1/1/1993	104.25
2/1/1993	104.07
3/1/1993	104.38
4/1/1993	105.02
5/1/1993	105.24
6/1/1993	105.61
7/1/1993	105.67
8/1/1993	106.06
9/1/1993	106.45
10/1/1993	106.65
11/1/1993	106.99
12/1/1993	107.52
1/1/1994	107.77
2/1/1994	108.00
3/1/1994	108.36

4/1/1994	108.68
5/1/1994	109.03
6/1/1994	109.22
7/1/1994	109.35
8/1/1994	109.61
9/1/1994	109.69
10/1/1994	109.96
11/1/1994	110.18
12/1/1994	110.18
1/1/1995	110.49
2/1/1995	111.11
3/1/1995	110.92
4/1/1995	111.20
5/1/1995	111.35
6/1/1995	111.73
7/1/1995	112.25
8/1/1995	112.54
9/1/1995	112.77
10/1/1995	112.82
11/1/1995	113.06
12/1/1995	113.53
1/1/1996	113.96
2/1/1996	114.12
3/1/1996	114.54
4/1/1996	114.80
5/1/1996	115.05
6/1/1996	115.15
7/1/1996	115.55
8/1/1996	115.56
9/1/1996	115.86
10/1/1996	115.96
11/1/1996	116.27
12/1/1996	116.64
1/1/1997	116.79
2/1/1997	117.08
3/1/1997	117.54
4/1/1997	117.76
5/1/1997	118.19
6/1/1997	118.25
7/1/1997	118.55
8/1/1997	118.99
9/1/1997	119.15
10/1/1997	119.77
11/1/1997	120.15
12/1/1997	120.54

1/1/1998	121.00
2/1/1998	121.86
3/1/1998	122.27
4/1/1998	122.82
5/1/1998	123.30
6/1/1998	124.08
7/1/1998	124.41
8/1/1998	124.93
9/1/1998	125.72
10/1/1998	126.26
11/1/1998	127.09
12/1/1998	127.66
1/1/1999	128.37
2/1/1999	128.91
3/1/1999	129.48
4/1/1999	130.11
5/1/1999	130.88
6/1/1999	131.48
7/1/1999	132.22
8/1/1999	133.01
9/1/1999	133.39
10/1/1999	134.19
11/1/1999	134.75
12/1/1999	135.42
1/1/2000	137.00
2/1/2000	136.83
3/1/2000	137.88
4/1/2000	138.82
5/1/2000	139.39
6/1/2000	140.34
7/1/2000	141.09
8/1/2000	141.63
9/1/2000	142.48
10/1/2000	143.28
11/1/2000	144.15
12/1/2000	145.00
1/1/2001	145.93
2/1/2001	146.94
3/1/2001	147.72
4/1/2001	148.59
5/1/2001	149.23
6/1/2001	149.95
7/1/2001	150.79
8/1/2001	151.52
9/1/2001	152.30

10/1/2001	153.25
11/1/2001	153.72
12/1/2001	154.70
1/1/2002	155.55
2/1/2002	156.48
3/1/2002	157.48
4/1/2002	158.31
5/1/2002	159.38
6/1/2002	160.37
7/1/2002	161.40
8/1/2002	162.43
9/1/2002	163.42
10/1/2002	164.57
11/1/2002	165.52
12/1/2002	166.72
1/1/2003	167.75
2/1/2003	168.79
3/1/2003	169.34
4/1/2003	170.39
5/1/2003	171.31
6/1/2003	172.10
7/1/2003	173.38
8/1/2003	174.66
9/1/2003	176.07
10/1/2003	177.10
11/1/2003	178.50
12/1/2003	179.97
1/1/2004	181.13
2/1/2004	182.51
3/1/2004	183.85
4/1/2004	185.37
5/1/2004	187.11
6/1/2004	189.03
7/1/2004	190.57
8/1/2004	191.95
9/1/2004	193.45
10/1/2004	194.90
11/1/2004	196.67
12/1/2004	198.41
1/1/2005	199.82
2/1/2005	201.28
3/1/2005	203.31
4/1/2005	205.12
5/1/2005	206.80
6/1/2005	208.56

7/1/2005	210.67
8/1/2005	212.17
9/1/2005	214.14
10/1/2005	215.33
11/1/2005	216.74
12/1/2005	218.01
1/1/2006	219.38
2/1/2006	219.80
3/1/2006	220.68
4/1/2006	221.11
5/1/2006	221.62
6/1/2006	221.61
7/1/2006	221.49
8/1/2006	222.07
9/1/2006	222.01
10/1/2006	222.26
11/1/2006	222.93
12/1/2006	223.01
1/1/2007	223.82
2/1/2007	223.82
3/1/2007	224.73
4/1/2007	224.77
5/1/2007	223.64
6/1/2007	222.76
7/1/2007	221.68
8/1/2007	220.68
9/1/2007	219.79
10/1/2007	217.93
11/1/2007	216.47
12/1/2007	215.36
1/1/2008	213.54
2/1/2008	212.19
3/1/2008	210.36
4/1/2008	208.02
5/1/2008	205.72
6/1/2008	204.39
7/1/2008	202.47
8/1/2008	200.42
9/1/2008	198.56
10/1/2008	196.90
11/1/2008	193.44
12/1/2008	192.89
1/1/2009	194.41
2/1/2009	194.69
3/1/2009	192.36

4/1/2009	191.17
5/1/2009	191.05
6/1/2009	190.98
7/1/2009	190.39
8/1/2009	190.09
9/1/2009	189.87
10/1/2009	190.29
11/1/2009	190.90
12/1/2009	189.10
1/1/2010	189.09
2/1/2010	188.33
3/1/2010	188.09
4/1/2010	188.38
5/1/2010	188.34
6/1/2010	186.35
7/1/2010	185.20
8/1/2010	185.03
9/1/2010	183.23
10/1/2010	183.51
11/1/2010	182.93
12/1/2010	181.57
1/1/2011	180.47
2/1/2011	178.89
3/1/2011	176.95
4/1/2011	177.39
5/1/2011	176.98
6/1/2011	177.39
7/1/2011	177.74
8/1/2011	177.28
9/1/2011	178.29
10/1/2011	177.38
11/1/2011	178.14
12/1/2011	178.62
1/1/2012	177.93
2/1/2012	178.45
3/1/2012	179.91
4/1/2012	180.83
5/1/2012	181.87
6/1/2012	182.61
7/1/2012	183.00
8/1/2012	184.27
9/1/2012	184.96
10/1/2012	185.85
11/1/2012	186.75
12/1/2012	187.67

1/1/2013	189.05
2/1/2013	190.30
3/1/2013	192.15
4/1/2013	193.07
5/1/2013	194.62
6/1/2013	195.82
7/1/2013	196.89
8/1/2013	197.47
9/1/2013	198.44
10/1/2013	199.02
11/1/2013	199.07
12/1/2013	200.27
1/1/2014	201.12
2/1/2014	201.93
3/1/2014	202.49
4/1/2014	203.12
5/1/2014	203.56
6/1/2014	204.57
7/1/2014	205.40
8/1/2014	206.18
9/1/2014	206.41
10/1/2014	207.50
11/1/2014	208.60
12/1/2014	209.85
1/1/2015	210.17
2/1/2015	211.79
3/1/2015	212.37
4/1/2015	213.16
5/1/2015	214.41
6/1/2015	215.24
7/1/2015	216.21
8/1/2015	216.67
9/1/2015	217.75
10/1/2015	218.98
11/1/2015	220.00
12/1/2015	220.99
1/1/2016	222.06
2/1/2016	222.24
3/1/2016	223.81
4/1/2016	224.95
5/1/2016	225.93
6/1/2016	227.15
7/1/2016	228.33
8/1/2016	229.40
9/1/2016	230.70

10/1/2016	231.90
11/1/2016	232.95
12/1/2016	234.30
1/1/2017	234.61
2/1/2017	235.87
3/1/2017	237.23
4/1/2017	239.03
5/1/2017	240.16
6/1/2017	241.07
7/1/2017	242.34
8/1/2017	243.94
9/1/2017	245.05
10/1/2017	246.01
11/1/2017	247.74
12/1/2017	248.79
1/1/2018	250.75
2/1/2018	252.46
3/1/2018	253.24
4/1/2018	253.92
5/1/2018	255.15
6/1/2018	256.24
7/1/2018	257.23
8/1/2018	258.56
9/1/2018	258.96
10/1/2018	259.91
11/1/2018	261.50
12/1/2018	262.27
1/1/2019	263.79
2/1/2019	264.49
3/1/2019	265.28
4/1/2019	266.52
5/1/2019	267.73
6/1/2019	268.69
7/1/2019	269.72
8/1/2019	270.81
9/1/2019	272.42
10/1/2019	273.82
11/1/2019	275.52
12/1/2019	277.78
1/1/2020	279.57
2/1/2020	281.53
3/1/2020	281.91
4/1/2020	282.35
5/1/2020	281.33
6/1/2020	284.25

7/1/2020	288.32
8/1/2020	293.35
9/1/2020	298.17
10/1/2020	302.78
11/1/2020	306.43
12/1/2020	310.57
1/1/2021	314.23
2/1/2021	317.03
3/1/2021	321.59
4/1/2021	326.41
5/1/2021	331.79
6/1/2021	337.73
7/1/2021	342.85
8/1/2021	346.97
9/1/2021	350.63
10/1/2021	355.21
11/1/2021	360.33
12/1/2021	365.58
1/1/2022	370.87
2/1/2022	376.40
3/1/2022	380.82
4/1/2022	385.60
5/1/2022	389.06
6/1/2022	389.79
7/1/2022	388.08
8/1/2022	386.62
9/1/2022	387.70
10/1/2022	388.28
11/1/2022	388.77
12/1/2022	389.43
1/1/2023	390.07
2/1/2023	393.03
3/1/2023	394.91
4/1/2023	397.03
5/1/2023	400.03
6/1/2023	402.29
7/1/2023	405.55
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10/1/2023	413.37
11/1/2023	415.48
12/1/2023	416.45
1/1/2024	416.15
2/1/2024	421.65
3/1/2024	421.88

4/1/2024	423.64
5/1/2024	423.87
6/1/2024	424.28
7/1/2024	425.40
8/1/2024	427.27
9/1/2024	430.26
10/1/2024	432.32
11/1/2024	434.26
12/1/2024	436.10

Twelve-Month House Price Changes		
Purchase-Only FHFA HPI [®] (Seasonally Adjusted, Nominal)		
Region	Previous Twelve Months	Current Twelve Months
U.S.	6.9%	4.7%
Pacific	5.3%	2.8%
Mountain	5.4%	4.8%
West North Central	6.1%	5.4%
West South Central	3.5%	2.0%
East North Central	9.1%	6.5%
East South Central	6.2%	4.1%
New England	10.4%	7.8%
Middle Atlantic	9.3%	7.2%
South Atlantic	7.8%	4.3%

Source: FHFA