

FHFA
House Price Index (HPI)
Monthly Report

DATA THROUGH JANUARY 2026



Released on March 31, 2026

FHFA HPI report contents

	Page
Monthly press release	1
Tabulating trends in house prices	
Monthly price changes and index values	3
Visualizing trends in house prices	
Time series of national house price index	5
Bar charts of twelve-month price changes for census divisions	6
Technical note	
Coverage of Expanded-Data Indexes Broadens from 50 to 410 Metro Areas	8
Further background information	
Overview of available datasets	22
FHFA HPI release dates for 2026	23
Appendix	
Table of national house price index	25
Table of twelve-month price changes for census divisions	34

Tabulating trends

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:										
Dec 25 - Jan 26	0.1%	0.2%	0.5%	0.4%	-0.7%	-0.1%	1.7%	0.5%	0.3%	-0.4%
Nov 25 - Dec 25	0.3%	-0.1%	0.7%	0.3%	-0.4%	0.8%	-0.2%	0.3%	0.8%	0.3%
<i>(Previous Estimate)</i>	<i>0.1%</i>	<i>0.0%</i>	<i>0.4%</i>	<i>0.3%</i>	<i>-1.0%</i>	<i>0.5%</i>	<i>-0.1%</i>	<i>0.1%</i>	<i>1.1%</i>	<i>0.2%</i>
Oct 25 - Nov 25	0.6%	0.9%	0.5%	0.7%	1.0%	0.4%	0.8%	0.6%	0.0%	0.6%
<i>(Previous Estimate)</i>	<i>0.7%</i>	<i>0.8%</i>	<i>0.8%</i>	<i>0.6%</i>	<i>1.2%</i>	<i>0.6%</i>	<i>0.8%</i>	<i>0.4%</i>	<i>-0.1%</i>	<i>0.7%</i>
Sep 25 - Oct 25	0.4%	0.1%	0.3%	0.4%	1.4%	0.4%	-0.5%	0.8%	0.4%	0.3%
<i>(Previous Estimate)</i>	<i>0.4%</i>	<i>0.0%</i>	<i>0.3%</i>	<i>0.4%</i>	<i>1.3%</i>	<i>0.4%</i>	<i>-0.4%</i>	<i>0.7%</i>	<i>0.3%</i>	<i>0.4%</i>
Aug 25 - Sep 25	-0.1%	0.3%	-0.7%	0.6%	-1.4%	0.6%	0.7%	-0.4%	0.1%	-0.3%
<i>(Previous Estimate)</i>	<i>-0.1%</i>	<i>0.3%</i>	<i>-0.6%</i>	<i>0.6%</i>	<i>-1.4%</i>	<i>0.6%</i>	<i>0.6%</i>	<i>-0.4%</i>	<i>0.1%</i>	<i>-0.3%</i>
Jul 25 - Aug 25	0.5%	-0.7%	0.5%	0.3%	0.0%	0.8%	0.6%	0.7%	1.6%	0.6%
<i>(Previous Estimate)</i>	<i>0.4%</i>	<i>-0.7%</i>	<i>0.6%</i>	<i>0.3%</i>	<i>0.0%</i>	<i>0.8%</i>	<i>0.6%</i>	<i>0.7%</i>	<i>1.4%</i>	<i>0.5%</i>
12-Month Change:										
Jan 25 - Jan 26	1.6%	-0.5%	0.1%	3.8%	-0.8%	4.4%	3.5%	3.4%	4.3%	0.0%

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

Purchase-Only FHFA HPI[®] (Seasonally Adjusted, January 1991 = 100)

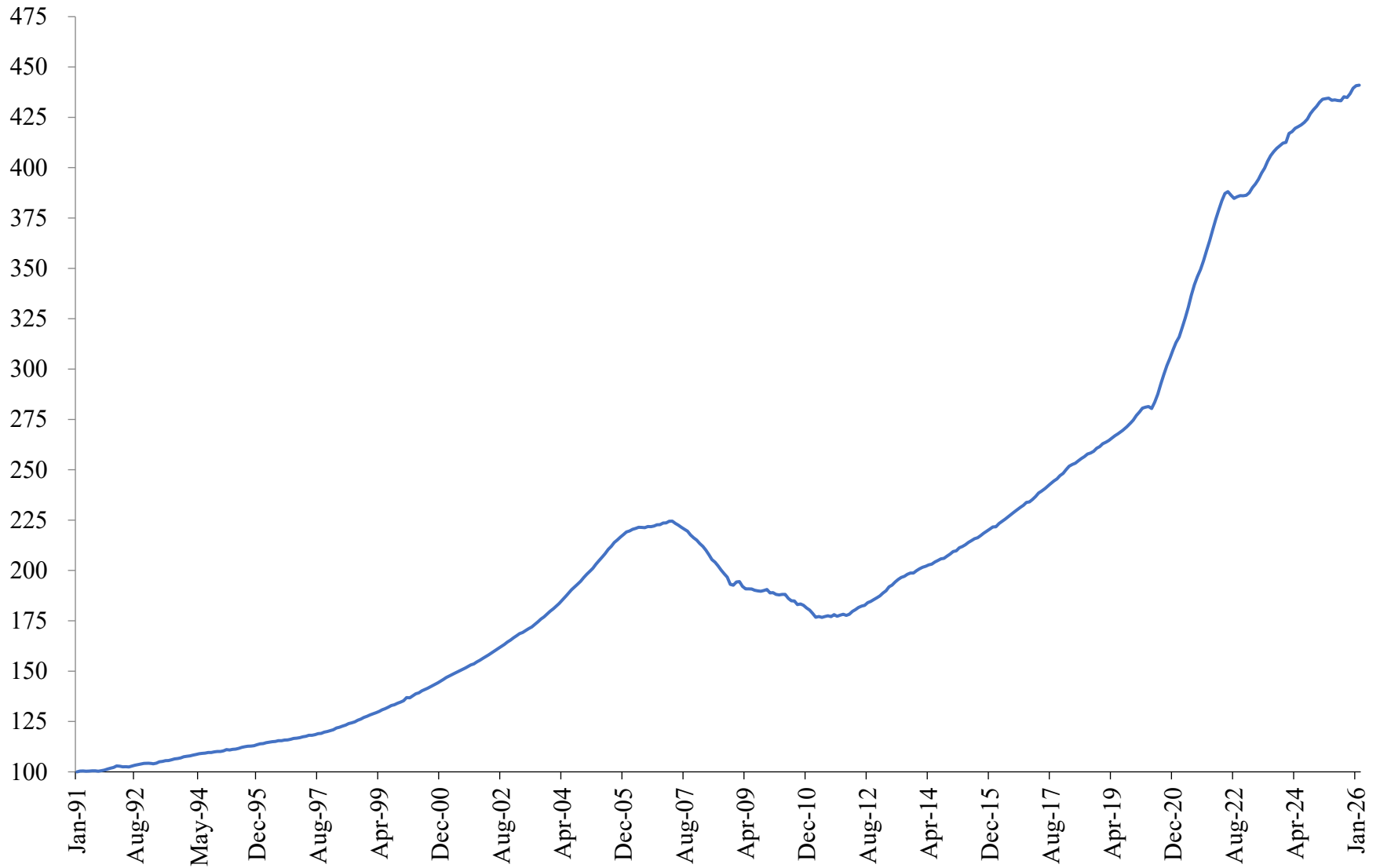
	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
January-26	441.0	469.5	612.1	427.4	422.8	378.6	420.9	448.9	410.5	464.4
December-25	440.7	468.6	609.1	425.7	425.9	378.8	414.1	446.7	409.1	466.3
November-25	439.4	469.1	605.1	424.5	427.6	376.0	414.8	445.3	405.7	464.7
October-25	436.7	465.0	601.9	421.7	423.2	374.6	411.5	442.5	405.7	461.8
September-25	434.9	464.4	599.8	420.2	417.5	373.0	413.5	439.0	404.1	460.4
August-25	435.2	462.9	603.8	417.7	423.4	370.6	410.7	440.7	403.9	461.9
July-25	433.2	466.1	600.6	416.3	423.4	367.6	408.1	437.6	397.7	459.1
June-25	433.3	465.0	600.7	416.2	423.2	366.2	409.9	437.0	401.4	459.4
May-25	433.7	465.7	603.9	413.9	422.8	365.7	412.4	439.8	397.4	462.1
April-25	433.4	466.4	599.2	412.9	422.0	365.9	411.4	434.8	400.5	462.5
March-25	434.6	467.8	605.5	412.4	425.9	364.5	408.6	438.0	396.9	466.6
February-25	434.3	471.0	608.2	412.8	426.0	364.9	404.5	438.3	394.3	464.6
January-25	433.9	472.0	611.4	412.0	426.1	362.7	406.6	434.0	393.7	464.3
December-24	432.5	470.3	612.3	409.9	422.8	359.4	405.7	432.8	391.1	466.0
November-24	430.4	468.5	604.4	409.7	422.5	358.1	403.1	430.0	387.6	463.9
October-24	428.7	464.7	600.1	406.6	423.7	357.1	405.9	426.4	385.4	461.4
September-24	426.8	466.7	604.3	405.9	419.7	353.6	402.9	425.1	383.3	458.1
August-24	424.1	465.2	595.9	403.5	418.8	352.5	400.8	419.6	378.8	454.9

Source: FHFA

Visualizing trends

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

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

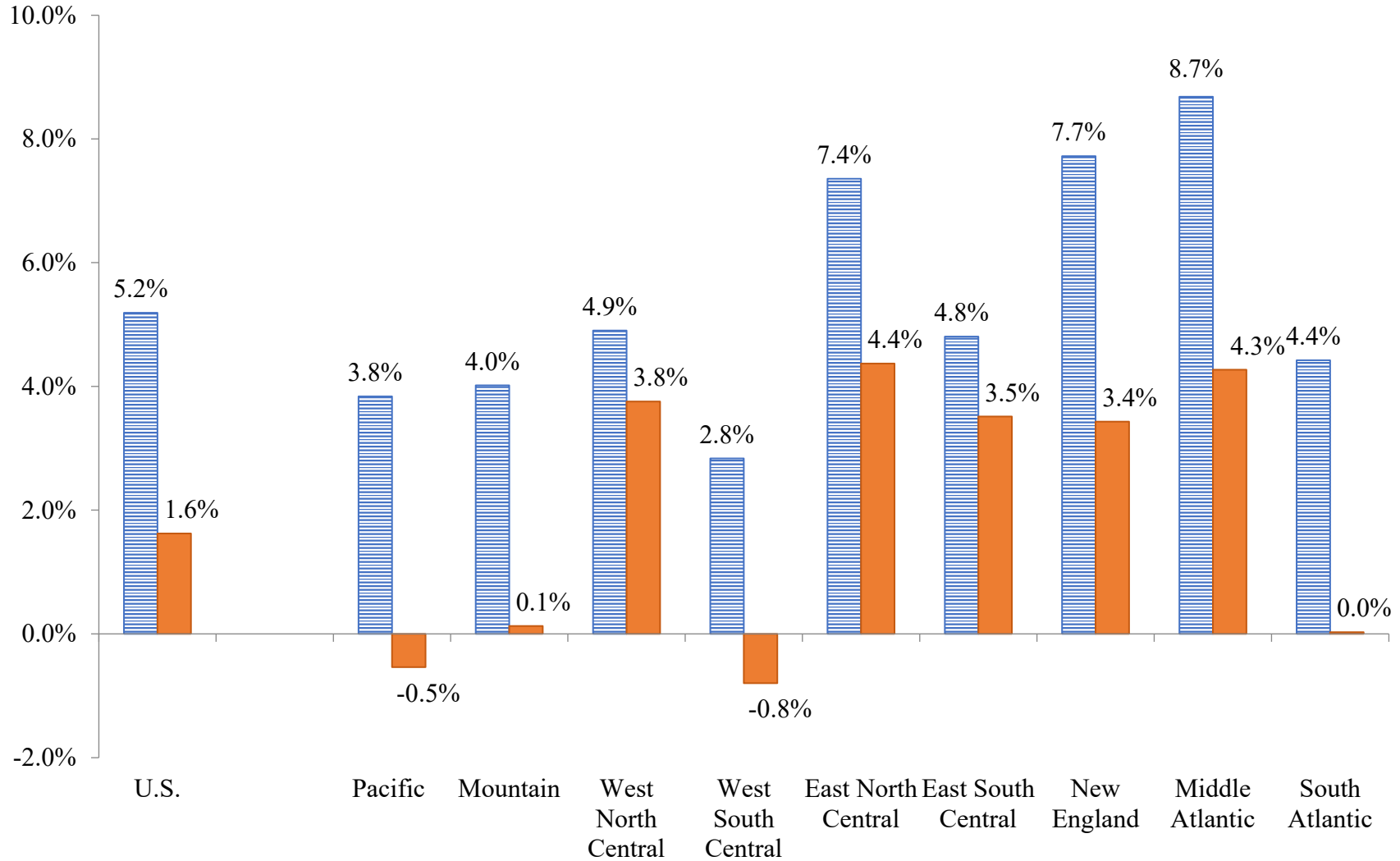


Source: FHFA

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

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

■ Price Change: 01/2024 - 01/2025 ■ Price Change: 01/2025 - 01/2026



Source: FHFA

Technical note

Technical Note

Coverage of Expanded-Data Indexes Broadens from 50 to 410 Metro Areas

Starting with the release of the 2026Q1 FHFA House Price Index[®] (HPI) report, U.S. Federal Housing (Federal Housing Finance Agency or FHFA) will begin publishing quarterly Expanded-Data house price indexes for 410 metropolitan areas,¹ up from 50. This increased coverage underscores FHFA's continued commitment to providing the public with comprehensive and granular information on housing market trends.

Expanded-Data house price indexes now include additional Metropolitan Statistical Areas (MSAs) and Metropolitan Divisions (MSADs). These additions are made possible by the 2023 update to data sourced from county recorder offices that improved both geographical and historical coverages.² Previously, the Expanded-Data HPI was published only for the 50 largest metropolitan areas based on Census Population Estimates, limited historically by inadequate sample sizes for metro areas with smaller populations. Coalescing sales records from various sources, the combined sample captures a comprehensive set of arms-length sales of single-family homes taking place across the United States, regardless of how the purchases were funded. Figure 1 compares two maps: the previous coverage (50 metro areas) on the top and the updated coverage (410 metro areas) on the bottom. The updated list accounts for all but one³ of the metropolitan areas in the United States and spans 1,185 counties (or county-equivalents) across all 50 states and the District of Columbia. There is no methodological difference between the new set of estimates and those previously released.

This change in coverage only affects the Expanded-Data indexes. The two other metropolitan area indexes—Purchase-Only indexes for 100 metro areas and All-Transactions indexes for 410 areas—will see no change in coverage. Note that the All-Transactions indexes and Expanded-Data indexes now cover the same set of 410 metropolitan areas. The list of metro areas released for each index can be found in Table 1.

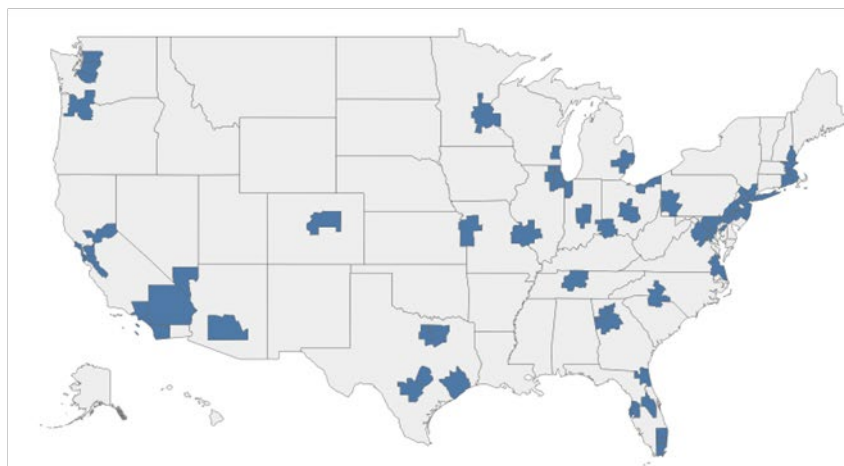
¹ Indexes for all 410 areas through 2025Q3 are available for download at https://www.fhfa.gov/document/2026m01_hpi_technical_note_expanded_indexes.xlsx.

² For more information on the county recorder data source update, see <https://www.fhfa.gov/sites/default/files/2024-01/Source-Update-for-County-Recorder-Data-FHFA-HPI-Impact.pdf>.

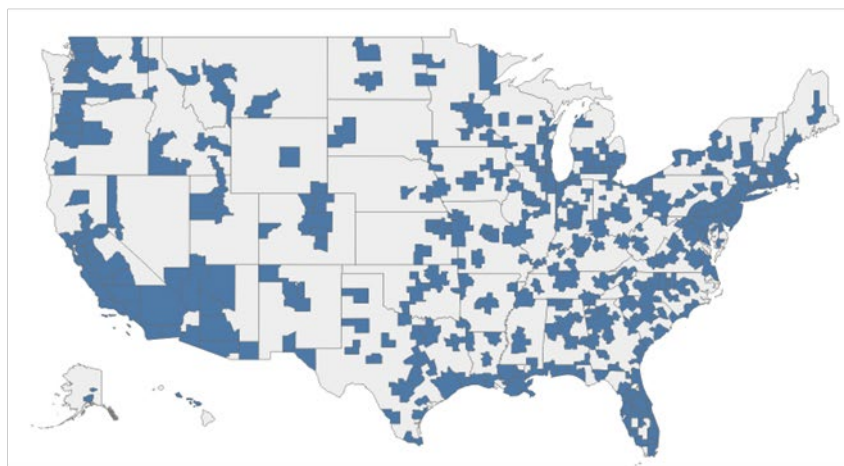
³ Eagle Pass, TX is a newly recognized MSA by the 2023 OMB definition but is excluded from FHFA HPI list due to very limited sample size. It is also the least populated MSA as of 2023 Census Population Estimates. 13 MSAs containing Metropolitan Divisions recognized by OMB are covered by 37 MSAD-level indexes, along with the remaining 373 MSAs. For MSA and MSAD definitions, please see OMB Bulletin 23-01 (<https://www.whitehouse.gov/wp-content/uploads/2023/07/OMB-Bulletin-23-01.pdf>).

Figure 1. Map of Metropolitan Areas Covered by Expanded-Data Indexes:
Previous vs. New

Previous – 50 Metro Areas



New – 410 Metro Areas



(Note: Alaska and Hawaii are not to scale)

While Expanded-Data HPI offers a more comprehensive view into many housing markets by drawing from samples that are sufficiently large and free of refinance appraisals, its use still merits caution in some cases. Each additional data source it incorporates comes with an extra exposure to potential irregularities that can confound estimation for reasons not directly related to housing markets. For instance, a data delay in one source can distort the combined sample. Such distortion can potentially manifest itself as divergence in time-series behaviors across index types, so users are advised to weigh each option carefully when faced with unusual contrasts in index movements. It is important to understand the differences between all FHFA HPI indexes before choosing a particular index to track and analyze house price trends. More discussions on various indexes can be found in the “Overview of available data sets” section of the accompanying report and on the Frequently Asked Questions webpage: <https://www.fhfa.gov/faqs/hpi>.

How Metro-level estimates of Expanded-Data HPI compare to All-Transaction HPI

Focusing on the Expanded-Data and All-Transactions indexes that share availability for all 410 metro areas, our examination of metro-level estimates revealed that: 1) House price trends in most metro areas track similarly, irrespective of index type; and 2) cases with major time-series divergences were defined by segregated episodes rather than a unifying pattern. In particular, we see synchronicity in the five years following the first quarter of 2020 when the Covid-19 pandemic and subsequent economic stimulus caused a structural shift in the housing market. Cumulative house price appreciations during this period averaged 58.8 percent in the Expanded-Data indexes and 58.6 percent in the All-Transactions indexes, with 373 out of 410 areas showing no more than a 10-percentage point difference between the two types.

Figure 2. Cumulative House Price Appreciations in 410 Metro Areas:
All-Transactions vs. Expanded-Data Index
(2020Q1 through 2025Q3, log scale)

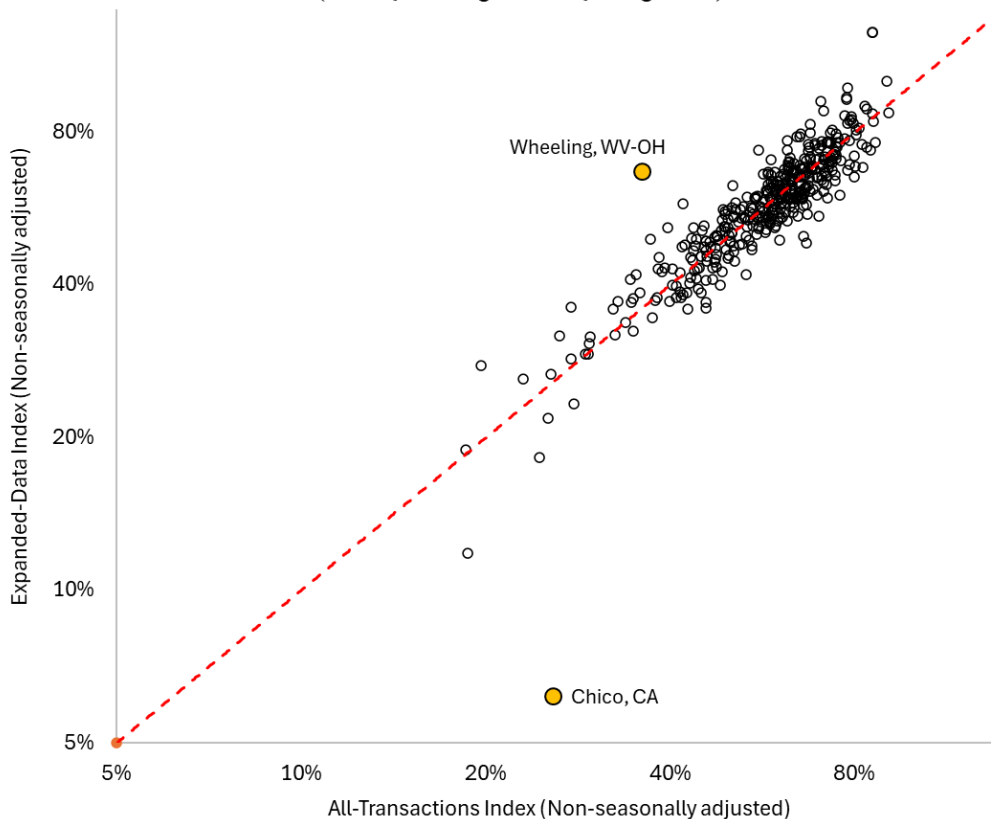


Figure 2 plots house price appreciation rates for all 410 metro areas, with horizontal axis positions based on the All-Transactions index and vertical axis positions determined by the Expanded-Data index. For example, Wheeling, WV-OH, annotated as the upper orange dot, was one area where the Expanded-Data index showed significantly higher price appreciation (67.0%)

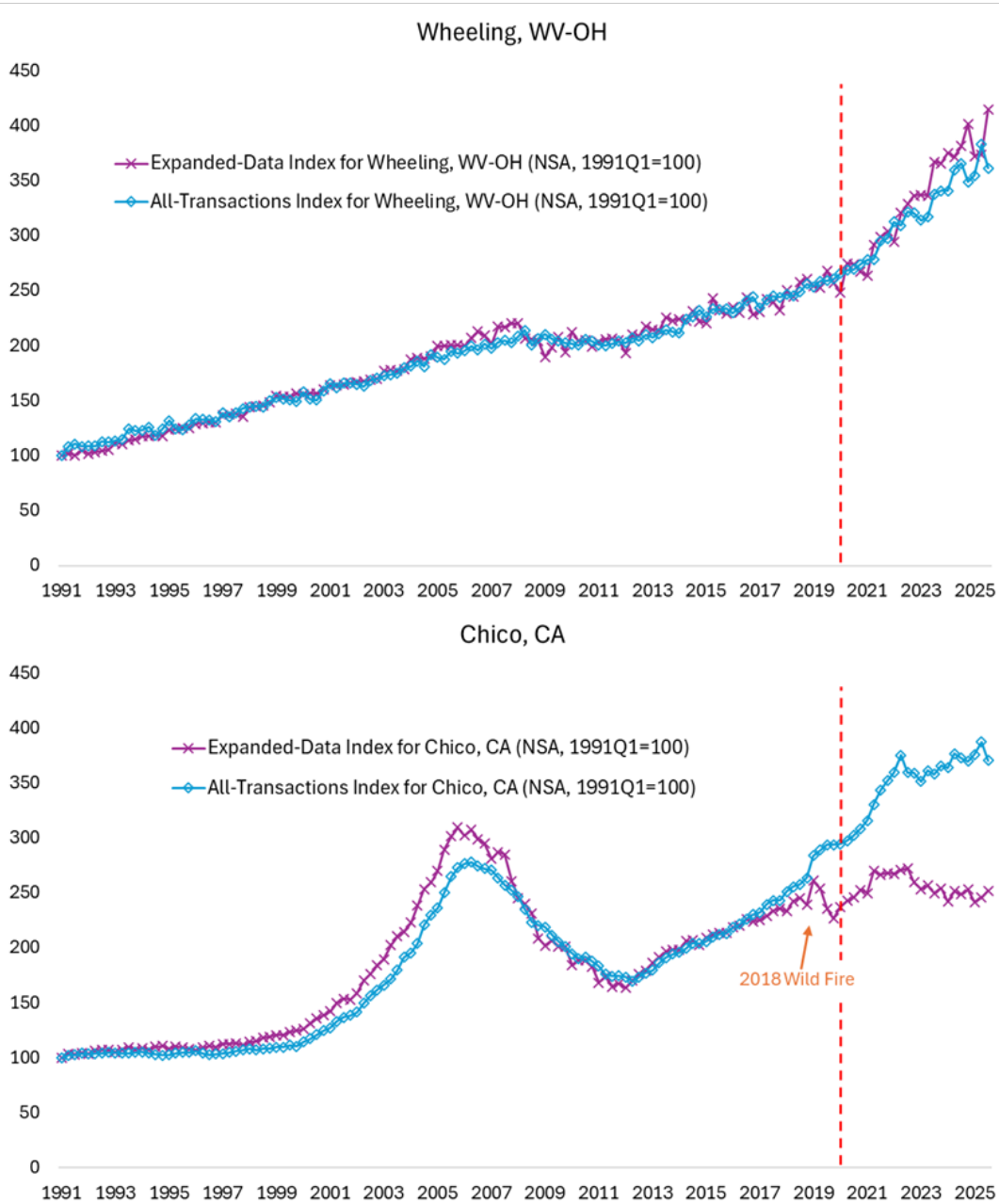
compared to the All-Transactions index (36.0%). On the contrary, Chico, CA at the bottom shows much slower growth of the Expanded-Data index (6.2%) compared to the All-Transactions index (25.8%) for the same period. Overall, in most areas the two indexes aligned well, as illustrated by the consolidation of dots around the red dashed 45-degree line.

Larger discrepancies observed between the two indexes are attributable to a variety of causes. Many cases simply result from small sample sizes that make index estimates more susceptible to idiosyncratic spikes caused by inclusion (or exclusion) of a few outliers. For example, as highlighted in Figure 2, Wheeling, WV-OH is a demonstrative example of smaller-sample areas where the difference between two individually volatile time-series also fluctuates in a similarly volatile manner. The relative standard errors for Wheeling, WV-OH averaged 3.3 percent for the Expanded-Data index and 5.6 percent for the All-Transactions index during the five-year period, significantly higher than the respective medians of 1.8 percent and 1.4 percent over all 410 areas.⁴ The top chart in Figure 3 shows the two indexes trending similarly for that metro area despite sizable deviations on a quarter-to-quarter basis. Growing volatility in both series is likely due to the recent volume compression in home sales and refinances.

On the other hand, the bottom chart in Figure 3 shows a sharp, qualitative divergence between All-Transactions and Expanded-Data indexes for Chico, CA, starting from the fourth quarter of 2018. This is likely linked to the Camp Fire in 2018 that caused catastrophic property damage concentrated in Paradise, CA within the MSA boundary of Chico, CA. The disaster constricted originations of both purchase and refinance mortgages in the affected area, which in turn drove a significant shift in the geographical composition of the All-Transactions sample. Conversely, the Expanded-Data index is confounded by non-qualified mortgages or cash sales of properties directly affected by the fire, captured in county recorder data. Treating a price decline tied to the disaster as if it were from a repeat sale of the same property can skew the index downwards since the quality of the structure will have degraded significantly from when the house was previously sold.

⁴ Expanded-Data (and Purchase-Only) indexes employ a base period of 1991Q1, whereas All-Transactions indexes are based to 1995Q1. For the purposes of this exercise, Expanded-Data standard errors were derived from estimations rebased to 1995Q1. This is necessary because the underlying coefficient levels in the repeat-transactions model are all relative to the chosen base period. For more technical discussions, see HPI Technical Description at <https://www.fhfa.gov/research/papers/house-price-indexes-hpi-technical-description>. Relative standard errors for all quarters through 2025Q3 are reported in the supplemental data file at https://www.fhfa.gov/document/2026m01_hpi_technical_note_expanded_indexes.xlsx.

Figure 3. All-Transactions and Expanded-Data Index Series in Wheeler, WV-OH and Chico, CA



It should be noted that while Chico, CA is a uniquely conspicuous case, similar patterns of event-driven divergence may be present elsewhere albeit in less apparent ways. Natural disasters or intense local economic distress can cause indexes to behave differently due to underlying sample designs.

Further Background

This broadened release of Expanded-Data indexes for metropolitan areas is a part of FHFA's effort to make available to the public information on U.S. housing markets based on data that it regularly collects as a part of its statutorily mandated duties (12 U.S.C. §4542). The All-Transactions indexes were the first FHFA HPIs to be released at the metro level, started in 2000 by FHFA's predecessor, the Office of Federal Housing Enterprise Oversight. All-Transaction indexes have since been published for almost all metropolitan areas including Metropolitan Divisions. The regular release of Purchase-Only indexes for metropolitan areas began in 2009 for the 25 largest metro areas and then gradually widened to cover 100 areas, as GSE mortgage volume grew in broad segments of U.S. housing markets.⁵ Expanded-Data indexes for metro areas began in 2012 for 25 areas,⁶ expanding to 50 areas in 2018.

Developmental FHFA HPI indexes based on structure type (i.e., manufactured housing), alternative designs (i.e., Distress-Free indexes) and finer geographical granularities (such as county- and ZIP-level annual indexes) have continued to be added for public use, all of which are available at <https://www.fhfa.gov/HPI>. Questions and comments on this update or generally on Expanded-Data HPI can be submitted in e-mail to HPIQuestions@fhfa.gov. Answers to frequently asked questions on various aspects of the FHFA HPI are accessible online at <https://www.fhfa.gov/faqs/hpi>.

⁵ Currently, as of 2025Q4, the statistics in HPI Quarterly Report for all geographic levels is based on seasonally-adjusted versions of Purchase-Only indexes.

⁶ For more information, see the Highlights article in https://www.fhfa.gov/sites/default/files/2023-03/2012q3_hpifocus_n508.pdf.

Table 1. Showing changes in metropolitan areas covered by the FHFA HPIs

CBSA ¹	Metropolitan name	Included in the old list / new list? ²				Population rank ³
		All-Transactions	Purchase-Only	Expanded-Data	Distress-Free	
10180	Abilene, TX	Yes / Yes	No / No	No / Yes	No / No	269
10420	Akron, OH	Yes / Yes	No / No	No / Yes	No / No	107
10500	Albany, GA	Yes / Yes	No / No	No / Yes	No / No	318
10540	Albany, OR	Yes / Yes	No / No	No / Yes	No / No	335
10580	Albany-Schenectady-Troy, NY	Yes / Yes	Yes / Yes	No / Yes	No / No	81
10740	Albuquerque, NM	Yes / Yes	Yes / Yes	No / Yes	No / No	78
10780	Alexandria, LA	Yes / Yes	No / No	No / Yes	No / No	314
10900	Allentown-Bethlehem-Easton, PA-NJ	Yes / Yes	Yes / Yes	No / Yes	No / No	84
11020	Altoona, PA	Yes / Yes	No / No	No / Yes	No / No	356
11100	Amarillo, TX	Yes / Yes	No / No	No / Yes	No / No	207
11180	Ames, IA	Yes / Yes	No / No	No / Yes	No / No	347
11200	Amherst Town-Northampton, MA	Yes / Yes	No / No	No / Yes	No / No	291
11244	Anaheim-Santa Ana-Irvine, CA (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	12
11260	Anchorage, AK	Yes / Yes	No / No	No / Yes	No / No	160
11460	Ann Arbor, MI	Yes / Yes	No / No	No / Yes	No / No	176
11500	Anniston-Oxford, AL	Yes / Yes	No / No	No / Yes	No / No	360
11540	Appleton, WI	Yes / Yes	No / No	No / Yes	No / No	220
11694	Arlington-Alexandria-Reston, VA-WV (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	11
11700	Asheville, NC	Yes / Yes	No / No	No / Yes	No / No	154
12020	Athens-Clarke County, GA	Yes / Yes	No / No	No / Yes	No / No	237
12054	Atlanta-Sandy Springs-Roswell, GA (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	7
12100	Atlantic City-Hammonton, NJ	Yes / Yes	No / No	No / Yes	No / No	174
12220	Auburn-Opelika, AL	Yes / Yes	No / No	No / Yes	No / No	255
12260	Augusta-Richmond County, GA-SC	Yes / Yes	No / No	No / Yes	No / No	114
12420	Austin-Round Rock-San Marcos, TX	Yes / Yes	Yes / Yes	Yes / Yes	No / No	26
12540	Bakersfield-Delano, CA	Yes / Yes	Yes / Yes	No / Yes	No / No	79
12580	Baltimore-Columbia-Towson, MD	Yes / Yes	Yes / Yes	Yes / Yes	No / No	15
12620	Bangor, ME	Yes / Yes	No / No	No / Yes	No / No	303
12700	Barnstable Town, MA	Yes / Yes	No / No	No / Yes	No / No	229
12940	Baton Rouge, LA	Yes / Yes	Yes / Yes	No / Yes	No / No	83
12980	Battle Creek, MI	Yes / Yes	No / No	No / Yes	No / No	332
13020	Bay City, MI	Yes / Yes	No / No	No / Yes	No / No	382
13140	Beaumont-Port Arthur, TX	Yes / Yes	No / No	No / Yes	No / No	163
13220	Beckley, WV	Yes / Yes	No / No	No / Yes	No / No	371
13380	Bellingham, WA	Yes / Yes	No / No	No / Yes	No / No	228
13460	Bend, OR	Yes / Yes	No / No	No / Yes	No / No	215
13740	Billings, MT	Yes / Yes	No / No	No / Yes	No / No	260
13780	Binghamton, NY	Yes / Yes	No / No	No / Yes	No / No	222
13820	Birmingham, AL	Yes / Yes	Yes / Yes	No / Yes	No / No	62
13900	Bismarck, ND	Yes / Yes	No / No	No / Yes	No / No	329
13980	Blacksburg-Christiansburg-Radford, VA	Yes / Yes	No / No	No / Yes	No / No	270
14010	Bloomington, IL	Yes / Yes	No / No	No / Yes	No / No	279
14020	Bloomington, IN	Yes / Yes	No / No	No / Yes	No / No	292
14260	Boise City, ID	Yes / Yes	Yes / Yes	No / Yes	No / No	92
14454	Boston, MA (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	42
14500	Boulder, CO	Yes / Yes	No / No	No / Yes	No / No	185
14540	Bowling Green, KY	Yes / Yes	No / No	No / Yes	No / No	262
14580	Bozeman, MT	Yes / Yes	No / No	No / Yes	No / No	345
14740	Bremerton-Silverdale-Port Orchard, WA	Yes / Yes	No / No	No / Yes	No / No	204
14860	Bridgeport-Stamford-Danbury, CT	Yes / Yes	Yes / Yes	No / Yes	No / No	75
15180	Brownsville-Harlingen, TX	Yes / Yes	No / No	No / Yes	No / No	150
15260	Brunswick-St. Simons, GA	Yes / Yes	No / No	No / Yes	No / No	361
15380	Buffalo-Cheektowaga, NY	Yes / Yes	Yes / Yes	No / Yes	No / No	65
15500	Burlington, NC	Yes / Yes	No / No	No / Yes	No / No	273
15540	Burlington-South Burlington, VT	Yes / Yes	No / No	No / Yes	No / No	232
15764	Cambridge-Newton-Framingham, MA (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	27
15804	Camden, NJ (MSAD)	Yes / Yes	Yes / Yes	No / Yes	No / No	60
15940	Canton-Massillon, OH	Yes / Yes	No / No	No / Yes	No / No	161
15980	Cape Coral-Fort Myers, FL	Yes / Yes	Yes / Yes	No / Yes	No / No	90
16020	Cape Girardeau, MO-IL	Yes / Yes	No / No	No / Yes	No / No	391
16180	Carson City, NV	Yes / Yes	No / No	No / Yes	No / No	410
16220	Casper, WY	Yes / Yes	No / No	No / Yes	No / No	404
16300	Cedar Rapids, IA	Yes / Yes	No / No	No / Yes	No / No	205
16540	Chambersburg, PA	Yes / Yes	No / No	No / Yes	No / No	297

CBSA ¹	Metropolitan name	Included in the old list / new list? ²				Population rank ³
		All-Transactions	Purchase-Only	Expanded-Data	Distress-Free	
16580	Champaign-Urbana, IL	Yes / Yes	No / No	No / Yes	No / No	225
16620	Charleston, WV	Yes / Yes	No / No	No / Yes	No / No	252
16700	Charleston-North Charleston, SC	Yes / Yes	Yes / Yes	No / Yes	No / No	88
16740	Charlotte-Concord-Gastonia, NC-SC	Yes / Yes	Yes / Yes	Yes / Yes	No / No	17
16820	Charlottesville, VA	Yes / Yes	No / No	No / Yes	No / No	235
16860	Chattanooga, TN-GA	Yes / Yes	No / No	No / Yes	No / No	121
16940	Cheyenne, WY	Yes / Yes	No / No	No / Yes	No / No	384
16984	Chicago-Naperville-Schaumburg, IL (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	4
17020	Chico, CA	Yes / Yes	No / No	No / Yes	No / No	247
17140	Cincinnati, OH-KY-IN	Yes / Yes	Yes / Yes	Yes / Yes	No / No	32
17300	Clarksville, TN-KY	Yes / Yes	No / No	No / Yes	No / No	182
17410	Cleveland, OH	Yes / Yes	Yes / Yes	Yes / Yes	No / No	37
17420	Cleveland, TN	Yes / Yes	No / No	No / Yes	No / No	339
17660	Coeur d'Alene, ID	Yes / Yes	No / No	No / Yes	No / No	264
17780	College Station-Bryan, TX	Yes / Yes	No / No	No / Yes	No / No	201
17820	Colorado Springs, CO	Yes / Yes	Yes / Yes	No / Yes	No / No	97
17860	Columbia, MO	Yes / Yes	No / No	No / Yes	No / No	241
17900	Columbia, SC	Yes / Yes	Yes / Yes	No / Yes	No / No	87
17980	Columbus, GA-AL	Yes / Yes	No / No	No / Yes	No / No	187
18020	Columbus, IN	Yes / Yes	No / No	No / Yes	No / No	401
18140	Columbus, OH	Yes / Yes	Yes / Yes	Yes / Yes	No / No	36
18580	Corpus Christi, TX	Yes / Yes	No / No	No / Yes	No / No	144
18700	Corvallis, OR	Yes / Yes	No / No	No / Yes	No / No	392
18880	Crestview-Fort Walton Beach-Destin, FL	Yes / Yes	No / No	No / Yes	No / No	193
19124	Dallas-Plano-Irving, TX (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	5
19140	Dalton, GA	Yes / Yes	No / No	No / Yes	No / No	320
19300	Daphne-Fairhope-Foley, AL	Yes / Yes	No / No	No / Yes	No / No	218
19340	Davenport-Moline-Rock Island, IA-IL	Yes / Yes	No / No	No / Yes	No / No	171
19430	Dayton-Kettering-Beavercreek, OH	Yes / Yes	Yes / Yes	No / Yes	No / No	94
19460	Decatur, AL	Yes / Yes	No / No	No / Yes	No / No	295
19500	Decatur, IL	Yes / Yes	No / No	No / Yes	No / No	386
19660	Deltona-Daytona Beach-Ormond Beach, FL	Yes / Yes	No / No	No / Yes	No / No	104
19740	Denver-Aurora-Centennial, CO	Yes / Yes	Yes / Yes	Yes / Yes	No / No	13
19780	Des Moines-West Des Moines, IA	Yes / Yes	Yes / Yes	No / Yes	No / No	101
19804	Detroit-Dearborn-Livonia, MI (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	47
20020	Dothan, AL	Yes / Yes	No / No	No / Yes	No / No	306
20100	Dover, DE	Yes / Yes	No / No	No / Yes	No / No	261
20220	Dubuque, IA	Yes / Yes	No / No	No / Yes	No / No	389
20260	Duluth, MN-WI	Yes / Yes	No / No	No / Yes	No / No	200
20500	Durham-Chapel Hill, NC	Yes / Yes	No / No	No / Yes	No / No	116
20580	Eagle Pass, TX	No / No	No / No	No / No	No / No	411
20740	Eau Claire, WI	Yes / Yes	No / No	No / Yes	No / No	277
20940	El Centro, CA	Yes / Yes	No / No	No / Yes	No / No	274
20994	Elgin, IL (MSAD)	Yes / Yes	Yes / Yes	No / Yes	No / No	99
21060	Elizabethtown, KY	Yes / Yes	No / No	No / Yes	No / No	340
21140	Elkhart-Goshen, IN	Yes / Yes	No / No	No / Yes	No / No	248
21300	Elmira, NY	Yes / Yes	No / No	No / Yes	No / No	403
21340	El Paso, TX	Yes / Yes	Yes / Yes	No / Yes	No / No	85
21420	Enid, OK	Yes / Yes	No / No	No / Yes	No / No	408
21500	Erie, PA	Yes / Yes	No / No	No / Yes	No / No	210
21660	Eugene-Springfield, OR	Yes / Yes	No / No	No / Yes	No / No	170
21780	Evansville, IN	Yes / Yes	No / No	No / Yes	No / No	208
21794	Everett, WA (MSAD)	Yes / Yes	Yes / Yes	No / Yes	No / No	89
21820	Fairbanks-College, AK	Yes / Yes	No / No	No / Yes	No / No	394
22020	Fargo, ND-MN	Yes / Yes	No / No	No / Yes	No / No	212
22140	Farmington, NM	Yes / Yes	No / No	No / Yes	No / No	352
22180	Fayetteville, NC	Yes / Yes	No / No	No / Yes	No / No	165
22220	Fayetteville-Springdale-Rogers, AR	Yes / Yes	No / No	No / Yes	No / No	120
22380	Flagstaff, AZ	Yes / Yes	No / No	No / Yes	No / No	321
22420	Flint, MI	Yes / Yes	No / No	No / Yes	No / No	159
22500	Florence, SC	Yes / Yes	No / No	No / Yes	No / No	257
22520	Florence-Muscle Shoals, AL	Yes / Yes	No / No	No / Yes	No / No	304
22540	Fond du Lac, WI	Yes / Yes	No / No	No / Yes	No / No	378
22660	Fort Collins-Loveland, CO	Yes / Yes	No / No	No / Yes	No / No	172
22744	Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	43
22900	Fort Smith, AR-OK	Yes / Yes	No / No	No / Yes	No / No	230

CBSA ¹	Metropolitan name	Included in the old list / new list? ²				Population rank ³
		All-Transactions	Purchase-Only	Expanded-Data	Distress-Free	
23060	Fort Wayne, IN	Yes / Yes	No / No	No / Yes	No / No	140
23104	Fort Worth-Arlington-Grapevine, TX (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	22
23224	Frederick-Gaithersburg-Bethesda, MD (MSAD)	Yes / Yes	Yes / Yes	No / Yes	No / No	57
23420	Fresno, CA	Yes / Yes	Yes / Yes	No / Yes	No / No	63
23460	Gadsden, AL	Yes / Yes	No / No	No / Yes	No / No	380
23540	Gainesville, FL	Yes / Yes	No / No	No / Yes	No / No	180
23580	Gainesville, GA	Yes / Yes	No / No	No / Yes	No / No	240
23900	Gettysburg, PA	Yes / Yes	No / No	No / Yes	No / No	374
24020	Glens Falls, NY	Yes / Yes	No / No	No / Yes	No / No	346
24140	Goldsboro, NC	Yes / Yes	No / No	No / Yes	No / No	357
24220	Grand Forks, ND-MN	Yes / Yes	No / No	No / Yes	No / No	381
24260	Grand Island, NE	Yes / Yes	No / No	No / Yes	No / No	405
24300	Grand Junction, CO	Yes / Yes	No / No	No / Yes	No / No	293
24340	Grand Rapids-Wyoming-Kentwood, MI	Yes / Yes	Yes / Yes	No / Yes	No / No	64
24420	Grants Pass, OR	Yes / Yes	No / No	No / Yes	No / No	398
24500	Great Falls, MT	Yes / Yes	No / No	No / Yes	No / No	399
24540	Greeley, CO	Yes / Yes	No / No	No / Yes	No / No	179
24580	Green Bay, WI	Yes / Yes	No / No	No / Yes	No / No	184
24660	Greensboro-High Point, NC	Yes / Yes	Yes / Yes	No / Yes	No / No	96
24780	Greenville, NC	Yes / Yes	No / No	No / Yes	No / No	276
24860	Greenville-Anderson-Greer, SC	Yes / Yes	Yes / Yes	No / Yes	No / No	72
25060	Gulfport-Biloxi, MS	Yes / Yes	No / No	No / Yes	No / No	153
25180	Hagerstown-Martinsburg, MD-WV	Yes / Yes	No / No	No / Yes	No / No	191
25220	Hammond, LA	Yes / Yes	No / No	No / Yes	No / No	326
25260	Hanford-Corcoran, CA	Yes / Yes	No / No	No / Yes	No / No	307
25420	Harrisburg-Carlisle, PA	Yes / Yes	No / No	No / Yes	No / No	117
25500	Harrisonburg, VA	Yes / Yes	No / No	No / Yes	No / No	327
25540	Hartford-West Hartford-East Hartford, CT	Yes / Yes	Yes / Yes	No / Yes	No / No	66
25620	Hattiesburg, MS	Yes / Yes	No / No	No / Yes	No / No	302
25740	Helena, MT	Yes / Yes	No / No	No / Yes	No / No	393
25860	Hickory-Lenoir-Morganton, NC	Yes / Yes	No / No	No / Yes	No / No	173
25940	Hilton Head Island-Bluffton-Port Royal, SC	Yes / Yes	No / No	No / Yes	No / No	226
25980	Hinesville, GA	Yes / Yes	No / No	No / Yes	No / No	396
26140	Homosassa Springs, FL	Yes / Yes	No / No	No / Yes	No / No	287
26300	Hot Springs, AR	Yes / Yes	No / No	No / Yes	No / No	388
26380	Houma-Bayou Cane-Thibodaux, LA	Yes / Yes	No / No	No / Yes	No / No	258
26420	Houston-Pasadena-The Woodlands, TX	Yes / Yes	Yes / Yes	Yes / Yes	No / No	3
26580	Huntington-Ashland, WV-KY-OH	Yes / Yes	No / No	No / Yes	No / No	175
26620	Huntsville, AL	Yes / Yes	No / No	No / Yes	No / No	130
26820	Idaho Falls, ID	Yes / Yes	No / No	No / Yes	No / No	284
26900	Indianapolis-Carmel-Greenwood, IN	Yes / Yes	Yes / Yes	Yes / Yes	No / No	38
26980	Iowa City, IA	Yes / Yes	No / No	No / Yes	No / No	272
27060	Ithaca, NY	Yes / Yes	No / No	No / Yes	No / No	379
27100	Jackson, MI	Yes / Yes	No / No	No / Yes	No / No	294
27140	Jackson, MS	Yes / Yes	No / No	No / Yes	No / No	115
27180	Jackson, TN	Yes / Yes	No / No	No / Yes	No / No	268
27260	Jacksonville, FL	Yes / Yes	Yes / Yes	Yes / Yes	No / No	48
27340	Jacksonville, NC	Yes / Yes	No / No	No / Yes	No / No	243
27500	Janesville-Beloit, WI	Yes / Yes	No / No	No / Yes	No / No	289
27620	Jefferson City, MO	Yes / Yes	No / No	No / Yes	No / No	312
27740	Johnson City, TN	Yes / Yes	No / No	No / Yes	No / No	245
27780	Johnstown, PA	Yes / Yes	No / No	No / Yes	No / No	337
27860	Jonesboro, AR	Yes / Yes	No / No	No / Yes	No / No	328
27900	Joplin, MO-KS	Yes / Yes	No / No	No / Yes	No / No	251
27980	Kahului-Wailuku, HI	Yes / Yes	No / No	No / Yes	No / No	290
28020	Kalamazoo-Portage, MI	Yes / Yes	No / No	No / Yes	No / No	213
28100	Kankakee, IL	Yes / Yes	No / No	No / Yes	No / No	375
28140	Kansas City, MO-KS	Yes / Yes	Yes / Yes	Yes / Yes	No / No	34
28420	Kennewick-Richland, WA	Yes / Yes	No / No	No / Yes	No / No	189
28450	Kenosha, WI	Yes / Yes	No / No	No / Yes	No / No	286
28660	Killeen-Temple, TX	Yes / Yes	No / No	No / Yes	No / No	132
28700	Kingsport-Bristol, TN-VA	Yes / Yes	No / No	No / Yes	No / No	190
28740	Kingston, NY	Yes / Yes	No / No	No / Yes	No / No	266
28880	Kiryas Joel-Poughkeepsie-Newburgh, NY	Yes / Yes	No / No	No / Yes	No / No	106
28940	Knoxville, TN	Yes / Yes	Yes / Yes	No / Yes	No / No	76
29020	Kokomo, IN	Yes / Yes	No / No	No / Yes	No / No	402

CBSA ¹	Metropolitan name	Included in the old list / new list? ²				Population rank ³
		All-Transactions	Purchase-Only	Expanded-Data	Distress-Free	
29100	La Crosse-Onalaska, WI-MN	Yes / Yes	No / No	No / Yes	No / No	280
29180	Lafayette, LA	Yes / Yes	No / No	No / Yes	No / No	155
29200	Lafayette-West Lafayette, IN	Yes / Yes	No / No	No / Yes	No / No	233
29340	Lake Charles, LA	Yes / Yes	No / No	No / Yes	No / No	223
29404	Lake County, IL (MSAD)	Yes / Yes	No / No	No / Yes	No / No	105
29414	Lake County-Porter County-Jasper County, IN (MSAD)	Yes / Yes	No / No	No / Yes	No / No	103
29420	Lake Havasu City-Kingman, AZ	Yes / Yes	No / No	No / Yes	No / No	236
29460	Lakeland-Winter Haven, FL	Yes / Yes	Yes / Yes	No / Yes	No / No	93
29484	Lakewood-New Brunswick, NJ (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	24
29540	Lancaster, PA	Yes / Yes	No / No	No / Yes	No / No	126
29620	Lansing-East Lansing, MI	Yes / Yes	No / No	No / Yes	No / No	136
29700	Laredo, TX	Yes / Yes	No / No	No / Yes	No / No	209
29740	Las Cruces, NM	Yes / Yes	No / No	No / Yes	No / No	234
29820	Las Vegas-Henderson-North Las Vegas, NV	Yes / Yes	Yes / Yes	Yes / Yes	No / No	31
29940	Lawrence, KS	Yes / Yes	No / No	No / Yes	No / No	355
30020	Lawton, OK	Yes / Yes	No / No	No / Yes	No / No	342
30140	Lebanon, PA	Yes / Yes	No / No	No / Yes	No / No	323
30300	Lewiston, ID-WA	Yes / Yes	No / No	No / Yes	No / No	407
30340	Lewiston-Auburn, ME	Yes / Yes	No / No	No / Yes	No / No	364
30460	Lexington-Fayette, KY	Yes / Yes	No / No	No / Yes	No / No	131
30500	Lexington Park, MD	Yes / Yes	No / No	No / Yes	No / No	246
30620	Lima, OH	Yes / Yes	No / No	No / Yes	No / No	385
30700	Lincoln, NE	Yes / Yes	No / No	No / Yes	No / No	181
30780	Little Rock-North Little Rock-Conway, AR	Yes / Yes	Yes / Yes	No / Yes	No / No	98
30860	Logan, UT-ID	Yes / Yes	No / No	No / Yes	No / No	296
30980	Longview, TX	Yes / Yes	No / No	No / Yes	No / No	196
31020	Longview-Kelso, WA	Yes / Yes	No / No	No / Yes	No / No	366
31084	Los Angeles-Long Beach-Glendale, CA (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	2
31140	Louisville/Jefferson County, KY-IN	Yes / Yes	Yes / Yes	No / Yes	No / No	56
31180	Lubbock, TX	Yes / Yes	No / No	No / Yes	No / No	178
31340	Lynchburg, VA	Yes / Yes	No / No	No / Yes	No / No	211
31420	Macon-Bibb County, GA	Yes / Yes	No / No	No / Yes	No / No	224
31540	Madison, WI	Yes / Yes	No / No	No / Yes	No / No	109
31700	Manchester-Nashua, NH	Yes / Yes	No / No	No / Yes	No / No	149
31740	Manhattan, KS	Yes / Yes	No / No	No / Yes	No / No	334
31860	Mankato, MN	Yes / Yes	No / No	No / Yes	No / No	376
31900	Mansfield, OH	Yes / Yes	No / No	No / Yes	No / No	348
31924	Marietta, GA (MSAD)	Yes / Yes	Yes / Yes	No / Yes	Yes / Yes	55
32580	McAllen-Edinburg-Mission, TX	Yes / Yes	No / No	No / Yes	No / No	82
32780	Medford, OR	Yes / Yes	No / No	No / Yes	No / No	239
32820	Memphis, TN-MS-AR	Yes / Yes	Yes / Yes	No / Yes	No / No	59
32900	Merced, CA	Yes / Yes	No / No	No / Yes	No / No	197
33124	Miami-Miami Beach-Kendall, FL (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	21
33140	Michigan City-La Porte, IN	Yes / Yes	No / No	No / Yes	No / No	370
33220	Midland, MI	Yes / Yes	No / No	No / Yes	No / No	400
33260	Midland, TX	Yes / Yes	No / No	No / Yes	No / No	267
33340	Milwaukee-Waukesha, WI	Yes / Yes	Yes / Yes	Yes / Yes	No / No	50
33460	Minneapolis-St. Paul-Bloomington, MN-WI	Yes / Yes	Yes / Yes	Yes / Yes	No / No	9
33500	Minot, ND	Yes / Yes	No / No	No / Yes	No / No	406
33540	Missoula, MT	Yes / Yes	No / No	No / Yes	No / No	343
33660	Mobile, AL	Yes / Yes	No / No	No / Yes	No / No	156
33700	Modesto, CA	Yes / Yes	No / No	No / Yes	No / No	127
33740	Monroe, LA	Yes / Yes	No / No	No / Yes	No / No	238
33780	Monroe, MI	Yes / Yes	No / No	No / Yes	No / No	305
33860	Montgomery, AL	Yes / Yes	No / No	No / Yes	No / No	166
33874	Montgomery County-Bucks County-Chester County, PA (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	41
34060	Morgantown, WV	Yes / Yes	No / No	No / Yes	No / No	324
34100	Morristown, TN	Yes / Yes	No / No	No / Yes	No / No	351
34580	Mount Vernon-Anacortes, WA	Yes / Yes	No / No	No / Yes	No / No	336
34620	Muncie, IN	Yes / Yes	No / No	No / Yes	No / No	369
34740	Muskegon-Norton Shores, MI	Yes / Yes	No / No	No / Yes	No / No	275
34820	Myrtle Beach-Conway-North Myrtle Beach, SC	Yes / Yes	No / No	No / Yes	No / No	162
34900	Napa, CA	Yes / Yes	No / No	No / Yes	No / No	333
34940	Naples-Marco Island, FL	Yes / Yes	No / No	No / Yes	No / No	158
34980	Nashville-Davidson--Murfreesboro--Franklin, TN	Yes / Yes	Yes / Yes	Yes / Yes	No / No	40
35004	Nassau County-Suffolk County, NY (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	14

CBSA ¹	Metropolitan name	Included in the old list / new list? ²				Population rank ³
		All-Transactions	Purchase-Only	Expanded-Data	Distress-Free	
35084	Newark, NJ (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	35
35300	New Haven, CT	Yes / Yes	No / No	No / Yes	No / No	123
35380	New Orleans-Metairie, LA	Yes / Yes	Yes / Yes	No / Yes	No / No	73
35614	New York-Jersey City-White Plains, NY-NJ (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	1
35660	Niles, MI	Yes / Yes	No / No	No / Yes	No / No	309
35840	North Port-Bradenton-Sarasota, FL	Yes / Yes	Yes / Yes	No / Yes	No / No	80
35980	Norwich-New London-Willimantic, CT	Yes / Yes	No / No	No / Yes	No / No	202
36084	Oakland-Fremont-Berkeley, CA (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	19
36100	Ocala, FL	Yes / Yes	No / No	No / Yes	No / No	157
36220	Odessa, TX	Yes / Yes	No / No	No / Yes	No / No	288
36260	Ogden, UT	Yes / Yes	No / No	No / Yes	No / No	110
36420	Oklahoma City, OK	Yes / Yes	Yes / Yes	No / Yes	No / No	54
36500	Olympia-Lacey-Tumwater, WA	Yes / Yes	No / No	No / Yes	No / No	195
36540	Omaha, NE-IA	Yes / Yes	Yes / Yes	No / Yes	No / No	71
36740	Orlando-Kissimmee-Sanford, FL	Yes / Yes	Yes / Yes	Yes / Yes	No / No	16
36780	Oshkosh-Neenah, WI	Yes / Yes	No / No	No / Yes	No / No	278
36980	Owensboro, KY	Yes / Yes	No / No	No / Yes	No / No	368
37100	Oxnard-Thousand Oaks-Ventura, CA	Yes / Yes	Yes / Yes	No / Yes	No / No	91
37140	Paducah, KY-IL	Yes / Yes	No / No	No / Yes	No / No	383
37340	Palm Bay-Melbourne-Titusville, FL	Yes / Yes	No / No	No / Yes	No / No	113
37460	Panama City-Panama City Beach, FL	Yes / Yes	No / No	No / Yes	No / No	242
37620	Parkersburg-Vienna, WV	Yes / Yes	No / No	No / Yes	No / No	397
37860	Pensacola-Ferry Pass-Brent, FL	Yes / Yes	No / No	No / Yes	No / No	129
37900	Peoria, IL	Yes / Yes	No / No	No / Yes	No / No	177
37964	Philadelphia, PA (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	39
38060	Phoenix-Mesa-Chandler, AZ	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	6
38240	Pinehurst-Southern Pines, NC	Yes / Yes	No / No	No / Yes	No / No	373
38300	Pittsburgh, PA	Yes / Yes	Yes / Yes	Yes / Yes	No / No	28
38340	Pittsfield, MA	Yes / Yes	No / No	No / Yes	No / No	344
38540	Pocatello, ID	Yes / Yes	No / No	No / Yes	No / No	395
38860	Portland-South Portland, ME	Yes / Yes	No / No	No / Yes	No / No	124
38900	Portland-Vancouver-Hillsboro, OR-WA	Yes / Yes	Yes / Yes	Yes / Yes	No / No	25
38940	Port St. Lucie, FL	Yes / Yes	No / No	No / Yes	No / No	128
39150	Prescott Valley-Prescott, AZ	Yes / Yes	No / No	No / Yes	No / No	219
39300	Providence-Warwick, RI-MA	Yes / Yes	Yes / Yes	Yes / Yes	No / No	49
39340	Provo-Orem-Lehi, UT	Yes / Yes	Yes / Yes	No / Yes	No / No	102
39380	Pueblo, CO	Yes / Yes	No / No	No / Yes	No / No	282
39460	Punta Gorda, FL	Yes / Yes	No / No	No / Yes	No / No	249
39540	Racine-Mount Pleasant, WI	Yes / Yes	No / No	No / Yes	No / No	259
39580	Raleigh-Cary, NC	Yes / Yes	Yes / Yes	No / Yes	No / No	53
39660	Rapid City, SD	Yes / Yes	No / No	No / Yes	No / No	300
39740	Reading, PA	Yes / Yes	No / No	No / Yes	No / No	147
39820	Redding, CA	Yes / Yes	No / No	No / Yes	No / No	271
39900	Reno, NV	Yes / Yes	No / No	No / Yes	No / No	125
40060	Richmond, VA	Yes / Yes	Yes / Yes	No / Yes	No / No	58
40140	Riverside-San Bernardino-Ontario, CA	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	8
40220	Roanoke, VA	Yes / Yes	No / No	No / Yes	No / No	188
40340	Rochester, MN	Yes / Yes	No / No	No / Yes	No / No	231
40380	Rochester, NY	Yes / Yes	Yes / Yes	No / Yes	No / No	68
40420	Rockford, IL	Yes / Yes	No / No	No / Yes	No / No	183
40484	Rockingham County-Strafford County, NH (MSAD)	Yes / Yes	No / No	No / Yes	No / No	142
40580	Rocky Mount, NC	Yes / Yes	No / No	No / Yes	No / No	319
40660	Rome, GA	Yes / Yes	No / No	No / Yes	No / No	387
40900	Sacramento-Roseville-Folsom, CA	Yes / Yes	Yes / Yes	Yes / Yes	No / No	29
40980	Saginaw, MI	Yes / Yes	No / No	No / Yes	No / No	263
41060	St. Cloud, MN	Yes / Yes	No / No	No / Yes	No / No	253
41100	St. George, UT	Yes / Yes	No / No	No / Yes	No / No	254
41140	St. Joseph, MO-KS	Yes / Yes	No / No	No / Yes	No / No	358
41180	St. Louis, MO-IL	Yes / Yes	Yes / Yes	Yes / Yes	No / No	18
41304	St. Petersburg-Clearwater-Largo, FL (MSAD)	Yes / Yes	Yes / Yes	No / Yes	Yes / Yes	74
41420	Salem, OR	Yes / Yes	No / No	No / Yes	No / No	146
41500	Salinas, CA	Yes / Yes	No / No	No / Yes	No / No	148
41540	Salisbury, MD	Yes / Yes	No / No	No / Yes	No / No	338
41620	Salt Lake City-Murray, UT	Yes / Yes	Yes / Yes	No / Yes	No / No	61
41660	San Angelo, TX	Yes / Yes	No / No	No / Yes	No / No	354
41700	San Antonio-New Braunfels, TX	Yes / Yes	Yes / Yes	Yes / Yes	No / No	20

CBSA ¹	Metropolitan name	Included in the old list / new list? ²				Population rank ³
		All-Transactions	Purchase-Only	Expanded-Data	Distress-Free	
41740	San Diego-Chula Vista-Carlsbad, CA	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	10
41780	Sandusky, OH	Yes / Yes	No / No	No / Yes	No / No	363
41884	San Francisco-San Mateo-Redwood City, CA (MSAD)	Yes / Yes	Yes / Yes	No / Yes	Yes / Yes	51
41940	San Jose-Sunnyvale-Santa Clara, CA	Yes / Yes	Yes / Yes	Yes / Yes	No / No	44
42020	San Luis Obispo-Paso Robles, CA	Yes / Yes	No / No	No / Yes	No / No	199
42034	San Rafael, CA (MSAD)	Yes / Yes	No / No	No / Yes	No / No	217
42100	Santa Cruz-Watsonville, CA	Yes / Yes	No / No	No / Yes	No / No	214
42140	Santa Fe, NM	Yes / Yes	No / No	No / Yes	No / No	301
42200	Santa Maria-Santa Barbara, CA	Yes / Yes	No / No	No / Yes	No / No	145
42220	Santa Rosa-Petaluma, CA	Yes / Yes	No / No	No / Yes	No / No	134
42340	Savannah, GA	Yes / Yes	No / No	No / Yes	No / No	152
42540	Scranton-Wilkes-Barre, PA	Yes / Yes	No / No	No / Yes	No / No	122
42644	Seattle-Bellevue-Kent, WA (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	33
42680	Sebastian-Vero Beach-West Vero Corridor, FL	Yes / Yes	No / No	No / Yes	No / No	281
42700	Sebring, FL	Yes / Yes	No / No	No / Yes	No / No	372
43100	Sheboygan, WI	Yes / Yes	No / No	No / Yes	No / No	359
43300	Sherman-Denison, TX	Yes / Yes	No / No	No / Yes	No / No	316
43340	Shreveport-Bossier City, LA	Yes / Yes	No / No	No / Yes	No / No	168
43420	Sierra Vista-Douglas, AZ	Yes / Yes	No / No	No / Yes	No / No	350
43580	Sioux City, IA-NE-SD	Yes / Yes	No / No	No / Yes	No / No	322
43620	Sioux Falls, SD-MN	Yes / Yes	No / No	No / Yes	No / No	194
43640	Slidell-Mandeville-Covington, LA	Yes / Yes	No / No	No / Yes	No / No	206
43780	South Bend-Mishawaka, IN-MI	Yes / Yes	No / No	No / Yes	No / No	186
43900	Spartanburg, SC	Yes / Yes	No / No	No / Yes	No / No	167
44060	Spokane-Spokane Valley, WA	Yes / Yes	No / No	No / Yes	No / No	118
44100	Springfield, IL	Yes / Yes	No / No	No / Yes	No / No	250
44140	Springfield, MA	Yes / Yes	No / No	No / Yes	No / No	139
44180	Springfield, MO	Yes / Yes	No / No	No / Yes	No / No	133
44220	Springfield, OH	Yes / Yes	No / No	No / Yes	No / No	331
44300	State College, PA	Yes / Yes	No / No	No / Yes	No / No	298
44420	Staunton-Stuarts Draft, VA	Yes / Yes	No / No	No / Yes	No / No	341
44700	Stockton-Lodi, CA	Yes / Yes	Yes / Yes	No / Yes	No / No	95
44940	Sumter, SC	Yes / Yes	No / No	No / Yes	No / No	377
45060	Syracuse, NY	Yes / Yes	No / No	No / Yes	No / No	111
45104	Tacoma-Lakewood, WA (MSAD)	Yes / Yes	Yes / Yes	No / Yes	No / No	77
45220	Tallahassee, FL	Yes / Yes	No / No	No / Yes	No / No	164
45294	Tampa, FL (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	30
45460	Terre Haute, IN	Yes / Yes	No / No	No / Yes	No / No	283
45500	Texarkana, TX-AR	Yes / Yes	No / No	No / Yes	No / No	317
45780	Toledo, OH	Yes / Yes	No / No	No / Yes	No / No	119
45820	Topeka, KS	Yes / Yes	No / No	No / Yes	No / No	227
45900	Traverse City, MI	Yes / Yes	No / No	No / Yes	No / No	299
45940	Trenton-Princeton, NJ	Yes / Yes	No / No	No / Yes	No / No	169
46060	Tucson, AZ	Yes / Yes	Yes / Yes	No / Yes	No / No	67
46140	Tulsa, OK	Yes / Yes	Yes / Yes	No / Yes	No / No	69
46220	Tuscaloosa, AL	Yes / Yes	No / No	No / Yes	No / No	203
46300	Twin Falls, ID	Yes / Yes	No / No	No / Yes	No / No	353
46340	Tyler, TX	Yes / Yes	No / No	No / Yes	No / No	221
46520	Urban Honolulu, HI	Yes / Yes	No / No	No / Yes	No / No	70
46540	Utica-Rome, NY	Yes / Yes	No / No	No / Yes	No / No	198
46660	Valdosta, GA	Yes / Yes	No / No	No / Yes	No / No	311
46700	Vallejo, CA	Yes / Yes	No / No	No / Yes	No / No	143
47020	Victoria, TX	Yes / Yes	No / No	No / Yes	No / No	390
47220	Vineland, NJ	Yes / Yes	No / No	No / Yes	No / No	308
47260	Virginia Beach-Chesapeake-Norfolk, VA-NC	Yes / Yes	Yes / Yes	Yes / Yes	No / No	46
47300	Visalia, CA	Yes / Yes	No / No	No / Yes	No / No	135
47380	Waco, TX	Yes / Yes	No / No	No / Yes	No / No	192
47460	Walla Walla, WA	Yes / Yes	No / No	No / Yes	No / No	409
47580	Warner Robins, GA	Yes / Yes	No / No	No / Yes	No / No	256
47664	Warren-Troy-Farmington Hills, MI (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	Yes / Yes	23
47764	Washington, DC-MD (MSAD)	Yes / Yes	Yes / Yes	Yes / Yes	No / No	45
47930	Waterbury-Shelton, CT	Yes / Yes	No / No	No / Yes	No / No	141
47940	Waterloo-Cedar Falls, IA	Yes / Yes	No / No	No / Yes	No / No	285
48060	Watertown-Fort Drum, NY	Yes / Yes	No / No	No / Yes	No / No	362
48140	Wausau, WI	Yes / Yes	No / No	No / Yes	No / No	325
48260	Weirton-Steubenville, WV-OH	Yes / Yes	No / No	No / Yes	No / No	365

CBSA ¹	Metropolitan name	Included in the old list / new list? ²				Population rank ³
		All-Transactions	Purchase-Only	Expanded-Data	Distress-Free	
48300	Wenatchee-East Wenatchee, WA	Yes / Yes	No / No	No / Yes	No / No	349
48424	West Palm Beach-Boca Raton-Delray Beach, FL (MSAD)	Yes / Yes	Yes / Yes	No / Yes	No / No	52
48540	Wheeling, WV-OH	Yes / Yes	No / No	No / Yes	No / No	330
48620	Wichita, KS	Yes / Yes	No / No	No / Yes	No / No	112
48660	Wichita Falls, TX	Yes / Yes	No / No	No / Yes	No / No	313
48680	Wildwood-The Villages, FL	Yes / Yes	No / No	No / Yes	No / No	310
48700	Williamsport, PA	Yes / Yes	No / No	No / Yes	No / No	367
48864	Wilmington, DE-MD-NJ (MSAD)	Yes / Yes	Yes / Yes	No / Yes	No / No	100
48900	Wilmington, NC	Yes / Yes	No / No	No / Yes	No / No	137
49020	Winchester, VA-WV	Yes / Yes	No / No	No / Yes	No / No	315
49180	Winston-Salem, NC	Yes / Yes	No / No	No / Yes	No / No	108
49340	Worcester, MA	Yes / Yes	Yes / Yes	No / Yes	No / No	86
49420	Yakima, WA	Yes / Yes	No / No	No / Yes	No / No	216
49620	York-Hanover, PA	Yes / Yes	No / No	No / Yes	No / No	138
49660	Youngstown-Warren, OH	Yes / Yes	No / No	No / Yes	No / No	151
49700	Yuba City, CA	Yes / Yes	No / No	No / Yes	No / No	265
49740	Yuma, AZ	Yes / Yes	No / No	No / Yes	No / No	244

Note 1: For geographic delineations of each Core Based Statistical Area (CBSA) or Metropolitan Division (MSAD), please see OMB Bulletin 23-01 (<https://www.whitehouse.gov/wp-content/uploads/2023/07/OMB-Bulletin-23-01.pdf>).

Note 2: "Old list" shows what FHFA HPI release had included prior to its 2025Q4 HPI report and the "New list" denotes what will be released going forward (beginning February 2026). Highlighted cells indicate changes.

Note 3: Population ranks are determined based on Census Bureau's Population Estimates as of July 2023 (<https://www2.census.gov/programs-surveys/popest/datasets/2020-2023/metro/totals/cbsa-est2023-alldata.csv>). When the new CBSA-delineation is adopted (typically every five years), the list refreshes with new population estimates.

Further background information

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 2026

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 27	Monthly Index	November 2025
Tuesday, February 24	Quarterly Index (with Monthly Tables)	December 2025 and 2025Q4
Tuesday, March 31	Monthly Index	January 2026
Tuesday, April 28	Monthly Index	February 2026
Tuesday, May 26	Quarterly Index (with Monthly Tables)	March 2026 and 2026Q1
Tuesday, June 30	Monthly Index	April 2026
Tuesday, July 28	Monthly Index	May 2026
Tuesday, August 25	Quarterly Index (with Monthly Tables)	June 2026 and 2026Q2
Tuesday, September 29	Monthly Index	July 2026
Tuesday, October 27	Monthly Index	August 2026
Tuesday, November 24	Quarterly Index (with Monthly Tables)	September 2026 and 2026Q3
Tuesday, December 29	Monthly Index	October 2026

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	100.40
3/1/1991	100.46
4/1/1991	100.30
5/1/1991	100.35
6/1/1991	100.48
7/1/1991	100.50
8/1/1991	100.33
9/1/1991	100.59
10/1/1991	100.87
11/1/1991	101.35
12/1/1991	101.83
1/1/1992	102.20
2/1/1992	102.94
3/1/1992	102.78
4/1/1992	102.51
5/1/1992	102.54
6/1/1992	102.46
7/1/1992	102.83
8/1/1992	103.26
9/1/1992	103.66
10/1/1992	103.97
11/1/1992	104.24
12/1/1992	104.15
1/1/1993	104.22
2/1/1993	104.01
3/1/1993	104.32
4/1/1993	104.98
5/1/1993	105.20
6/1/1993	105.56
7/1/1993	105.62
8/1/1993	106.02
9/1/1993	106.40
10/1/1993	106.61
11/1/1993	106.95
12/1/1993	107.47
1/1/1994	107.74
2/1/1994	107.93
3/1/1994	108.31
4/1/1994	108.61
5/1/1994	108.99
6/1/1994	109.17

7/1/1994	109.30
8/1/1994	109.59
9/1/1994	109.64
10/1/1994	109.90
11/1/1994	110.11
12/1/1994	110.13
1/1/1995	110.43
2/1/1995	111.04
3/1/1995	110.87
4/1/1995	111.15
5/1/1995	111.30
6/1/1995	111.66
7/1/1995	112.18
8/1/1995	112.48
9/1/1995	112.70
10/1/1995	112.78
11/1/1995	113.00
12/1/1995	113.48
1/1/1996	113.89
2/1/1996	114.05
3/1/1996	114.47
4/1/1996	114.71
5/1/1996	114.96
6/1/1996	115.07
7/1/1996	115.47
8/1/1996	115.49
9/1/1996	115.78
10/1/1996	115.88
11/1/1996	116.19
12/1/1996	116.59
1/1/1997	116.72
2/1/1997	117.00
3/1/1997	117.44
4/1/1997	117.67
5/1/1997	118.13
6/1/1997	118.18
7/1/1997	118.48
8/1/1997	118.96
9/1/1997	119.11
10/1/1997	119.70
11/1/1997	120.06
12/1/1997	120.47
1/1/1998	120.93
2/1/1998	121.79
3/1/1998	122.18
4/1/1998	122.72
5/1/1998	123.23
6/1/1998	123.99

7/1/1998	124.34
8/1/1998	124.86
9/1/1998	125.66
10/1/1998	126.19
11/1/1998	127.02
12/1/1998	127.59
1/1/1999	128.29
2/1/1999	128.84
3/1/1999	129.39
4/1/1999	130.02
5/1/1999	130.80
6/1/1999	131.37
7/1/1999	132.12
8/1/1999	132.94
9/1/1999	133.33
10/1/1999	134.10
11/1/1999	134.65
12/1/1999	135.32
1/1/2000	136.89
2/1/2000	136.75
3/1/2000	137.77
4/1/2000	138.74
5/1/2000	139.28
6/1/2000	140.23
7/1/2000	140.97
8/1/2000	141.53
9/1/2000	142.38
10/1/2000	143.18
11/1/2000	144.06
12/1/2000	144.93
1/1/2001	145.86
2/1/2001	146.84
3/1/2001	147.61
4/1/2001	148.48
5/1/2001	149.10
6/1/2001	149.83
7/1/2001	150.67
8/1/2001	151.39
9/1/2001	152.21
10/1/2001	153.11
11/1/2001	153.62
12/1/2001	154.59
1/1/2002	155.44
2/1/2002	156.38
3/1/2002	157.34
4/1/2002	158.19
5/1/2002	159.25
6/1/2002	160.24

7/1/2002	161.28
8/1/2002	162.28
9/1/2002	163.27
10/1/2002	164.46
11/1/2002	165.38
12/1/2002	166.57
1/1/2003	167.58
2/1/2003	168.66
3/1/2003	169.21
4/1/2003	170.23
5/1/2003	171.16
6/1/2003	171.93
7/1/2003	173.25
8/1/2003	174.52
9/1/2003	175.89
10/1/2003	176.95
11/1/2003	178.35
12/1/2003	179.77
1/1/2004	180.94
2/1/2004	182.38
3/1/2004	183.65
4/1/2004	185.18
5/1/2004	186.93
6/1/2004	188.86
7/1/2004	190.41
8/1/2004	191.77
9/1/2004	193.25
10/1/2004	194.68
11/1/2004	196.49
12/1/2004	198.17
1/1/2005	199.56
2/1/2005	201.10
3/1/2005	203.10
4/1/2005	204.87
5/1/2005	206.56
6/1/2005	208.35
7/1/2005	210.43
8/1/2005	211.97
9/1/2005	213.88
10/1/2005	215.12
11/1/2005	216.58
12/1/2005	217.84
1/1/2006	219.13
2/1/2006	219.61
3/1/2006	220.46
4/1/2006	220.86
5/1/2006	221.43
6/1/2006	221.36

7/1/2006	221.26
8/1/2006	221.82
9/1/2006	221.77
10/1/2006	222.03
11/1/2006	222.71
12/1/2006	222.73
1/1/2007	223.54
2/1/2007	223.63
3/1/2007	224.44
4/1/2007	224.50
5/1/2007	223.37
6/1/2007	222.52
7/1/2007	221.40
8/1/2007	220.41
9/1/2007	219.48
10/1/2007	217.65
11/1/2007	216.18
12/1/2007	215.08
1/1/2008	213.36
2/1/2008	211.95
3/1/2008	210.08
4/1/2008	207.81
5/1/2008	205.42
6/1/2008	204.11
7/1/2008	202.25
8/1/2008	200.22
9/1/2008	198.37
10/1/2008	196.67
11/1/2008	193.10
12/1/2008	192.67
1/1/2009	194.27
2/1/2009	194.46
3/1/2009	192.09
4/1/2009	190.88
5/1/2009	190.84
6/1/2009	190.77
7/1/2009	190.18
8/1/2009	189.85
9/1/2009	189.64
10/1/2009	190.02
11/1/2009	190.56
12/1/2009	188.88
1/1/2010	189.00
2/1/2010	188.08
3/1/2010	187.83
4/1/2010	188.13
5/1/2010	188.09
6/1/2010	186.11

7/1/2010	184.95
8/1/2010	184.84
9/1/2010	183.07
10/1/2010	183.34
11/1/2010	182.65
12/1/2010	181.38
1/1/2011	180.30
2/1/2011	178.65
3/1/2011	176.75
4/1/2011	177.15
5/1/2011	176.71
6/1/2011	177.15
7/1/2011	177.49
8/1/2011	177.09
9/1/2011	178.07
10/1/2011	177.24
11/1/2011	177.80
12/1/2011	178.24
1/1/2012	177.67
2/1/2012	178.23
3/1/2012	179.67
4/1/2012	180.54
5/1/2012	181.64
6/1/2012	182.31
7/1/2012	182.65
8/1/2012	184.00
9/1/2012	184.62
10/1/2012	185.53
11/1/2012	186.44
12/1/2012	187.35
1/1/2013	188.82
2/1/2013	189.91
3/1/2013	191.88
4/1/2013	192.75
5/1/2013	194.27
6/1/2013	195.51
7/1/2013	196.52
8/1/2013	197.12
9/1/2013	198.10
10/1/2013	198.69
11/1/2013	198.72
12/1/2013	199.92
1/1/2014	200.85
2/1/2014	201.57
3/1/2014	202.10
4/1/2014	202.76
5/1/2014	203.14
6/1/2014	204.18

7/1/2014	204.97
8/1/2014	205.79
9/1/2014	206.02
10/1/2014	207.11
11/1/2014	208.17
12/1/2014	209.39
1/1/2015	209.78
2/1/2015	211.28
3/1/2015	211.91
4/1/2015	212.78
5/1/2015	213.92
6/1/2015	214.81
7/1/2015	215.75
8/1/2015	216.28
9/1/2015	217.31
10/1/2015	218.52
11/1/2015	219.52
12/1/2015	220.53
1/1/2016	221.62
2/1/2016	221.70
3/1/2016	223.29
4/1/2016	224.43
5/1/2016	225.45
6/1/2016	226.69
7/1/2016	227.83
8/1/2016	228.91
9/1/2016	230.22
10/1/2016	231.43
11/1/2016	232.34
12/1/2016	233.78
1/1/2017	234.05
2/1/2017	235.28
3/1/2017	236.70
4/1/2017	238.47
5/1/2017	239.61
6/1/2017	240.55
7/1/2017	241.76
8/1/2017	243.34
9/1/2017	244.45
10/1/2017	245.44
11/1/2017	247.07
12/1/2017	248.21
1/1/2018	250.07
2/1/2018	251.73
3/1/2018	252.62
4/1/2018	253.27
5/1/2018	254.47
6/1/2018	255.56

7/1/2018	256.58
8/1/2018	257.83
9/1/2018	258.30
10/1/2018	259.16
11/1/2018	260.68
12/1/2018	261.50
1/1/2019	262.95
2/1/2019	263.65
3/1/2019	264.53
4/1/2019	265.76
5/1/2019	266.94
6/1/2019	267.93
7/1/2019	268.99
8/1/2019	270.07
9/1/2019	271.61
10/1/2019	273.06
11/1/2019	274.66
12/1/2019	276.99
1/1/2020	278.67
2/1/2020	280.57
3/1/2020	281.11
4/1/2020	281.42
5/1/2020	280.39
6/1/2020	283.47
7/1/2020	287.52
8/1/2020	292.55
9/1/2020	297.24
10/1/2020	301.83
11/1/2020	305.44
12/1/2020	309.50
1/1/2021	313.18
2/1/2021	315.89
3/1/2021	320.52
4/1/2021	325.28
5/1/2021	330.67
6/1/2021	336.68
7/1/2021	341.78
8/1/2021	345.87
9/1/2021	349.40
10/1/2021	353.80
11/1/2021	358.75
12/1/2021	363.75
1/1/2022	369.14
2/1/2022	374.30
3/1/2022	378.98
4/1/2022	383.60
5/1/2022	387.16
6/1/2022	388.08

7/1/2022	386.27
8/1/2022	384.71
9/1/2022	385.56
10/1/2022	386.12
11/1/2022	386.07
12/1/2022	386.29
1/1/2023	387.53
2/1/2023	390.09
3/1/2023	391.92
4/1/2023	394.19
5/1/2023	397.35
6/1/2023	399.79
7/1/2023	403.21
8/1/2023	405.96
9/1/2023	408.01
10/1/2023	409.65
11/1/2023	410.89
12/1/2023	412.21
1/1/2024	412.54
2/1/2024	416.98
3/1/2024	417.88
4/1/2024	419.56
5/1/2024	420.36
6/1/2024	421.23
7/1/2024	422.46
8/1/2024	424.12
9/1/2024	426.80
10/1/2024	428.72
11/1/2024	430.39
12/1/2024	432.46
1/1/2025	433.95
2/1/2025	434.26
3/1/2025	434.55
4/1/2025	433.44
5/1/2025	433.68
6/1/2025	433.35
7/1/2025	433.22
8/1/2025	435.19
9/1/2025	434.87
10/1/2025	436.71
11/1/2025	439.43
12/1/2025	440.68
1/1/2026	440.99

Source: FHFA

Twelve-Month House Price Changes

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

Region	Previous Twelve Months	Current Twelve Months
U.S.	5.2%	1.6%
Pacific	3.8%	-0.5%
Mountain	4.0%	0.1%
West North Central	4.9%	3.8%
West South Central	2.8%	-0.8%
East North Central	7.4%	4.4%
East South Central	4.8%	3.5%
New England	7.7%	3.4%
Middle Atlantic	8.7%	4.3%
South Atlantic	4.4%	0.0%

Source: FHFA