

FHFA

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

2021Q1 & MARCH 2021



May 25, 2021

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FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
May 25, 2021

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U.S. House Prices Rise 12.6 Percent over the Last Year; Up 3.5 Percent in the First Quarter

Washington, D.C. – U.S. house prices rose **12.6 percent** from the first quarter of 2020 to the first quarter of 2021 according to the Federal Housing Finance Agency House Price Index (FHFA HPI®). House prices were up **3.5 percent** compared to the fourth quarter of 2020. FHFA’s seasonally adjusted monthly index for March was up **1.4 percent** from February.

“House price growth over the prior year clocked in at more than twice the rate of growth observed in the first quarter of 2020, just before the effects of the pandemic were felt in housing markets,” said Dr. Lynn Fisher, Deputy Director of FHFA’s Division of Research and Statistics. “In March, rates of appreciation continued to climb, exceeding 15 percent over the year in the Pacific, Mountain and New England census divisions.”

View highlights video featuring Dr. Lynn Fisher at <https://go.usa.gov/xHuY5>.

Significant Findings

- House prices have risen for 39 consecutive quarters, or since September 2011.
- House prices rose in all 50 states and the District of Columbia between the first quarters of 2020 and 2021. The top five states with the highest annual appreciation were: 1) **Idaho** 23.7 percent; 2) **Utah** 19.2 percent; 3) **Arizona** 17.4 percent; 4) **New Hampshire** 16.2 percent; and 5) **Connecticut** 15.9 percent. The states showing the lowest annual appreciation were: 1) **Hawaii** 4.7 percent; 2) **Louisiana** 6.8 percent; 3) **Wyoming** 6.9 percent; 4) **North Dakota** 7.5 percent; and 5) **Mississippi** 8.1 percent.
- House prices rose in 99 of the top 100 largest metropolitan areas in the U.S. over the last four quarters. Annual price increases were greatest in **Boise City, ID**, where prices increased by 28.2 percent. Prices were weakest in **Urban Honolulu, HI**, where they decreased by 0.7 percent.
- Of the nine census divisions, the **Mountain** division experienced the strongest four-quarter appreciation, posting a 15.7 percent gain between the first quarters of 2020 and 2021 and a 4.8 percent increase in the first quarter of 2021. The **Mountain** division has led in annual growth for 14 quarters. Annual house price appreciation was weakest in the **West South Central** division, where prices rose by 11.1 percent between the first quarters of 2020 and 2021.
- Trends in the Top 100 Metropolitan Statistical Areas are available in our interactive dashboard: <https://www.fhfa.gov/DataTools/Tools/Pages/FHFA-HPI-Top-100-Metro-Area-Rankings.aspx>. The first tab displays rankings while the second tab offers charts.

The FHFA HPI is the nation's only collection of public, freely-available house price indexes that measure changes in single-family home values based on data from all 50 states and over 400 American cities that extend back to the mid-1970s. The FHFA HPI incorporates tens of millions of home sales and offers insights about house price fluctuations 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 on a quarterly and monthly basis. The flagship FHFA HPI uses seasonally adjusted, purchase-only data from Fannie Mae and Freddie Mac. Additional indexes use other data including refinances, FHA mortgages, 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 U.S. are included on the following pages.

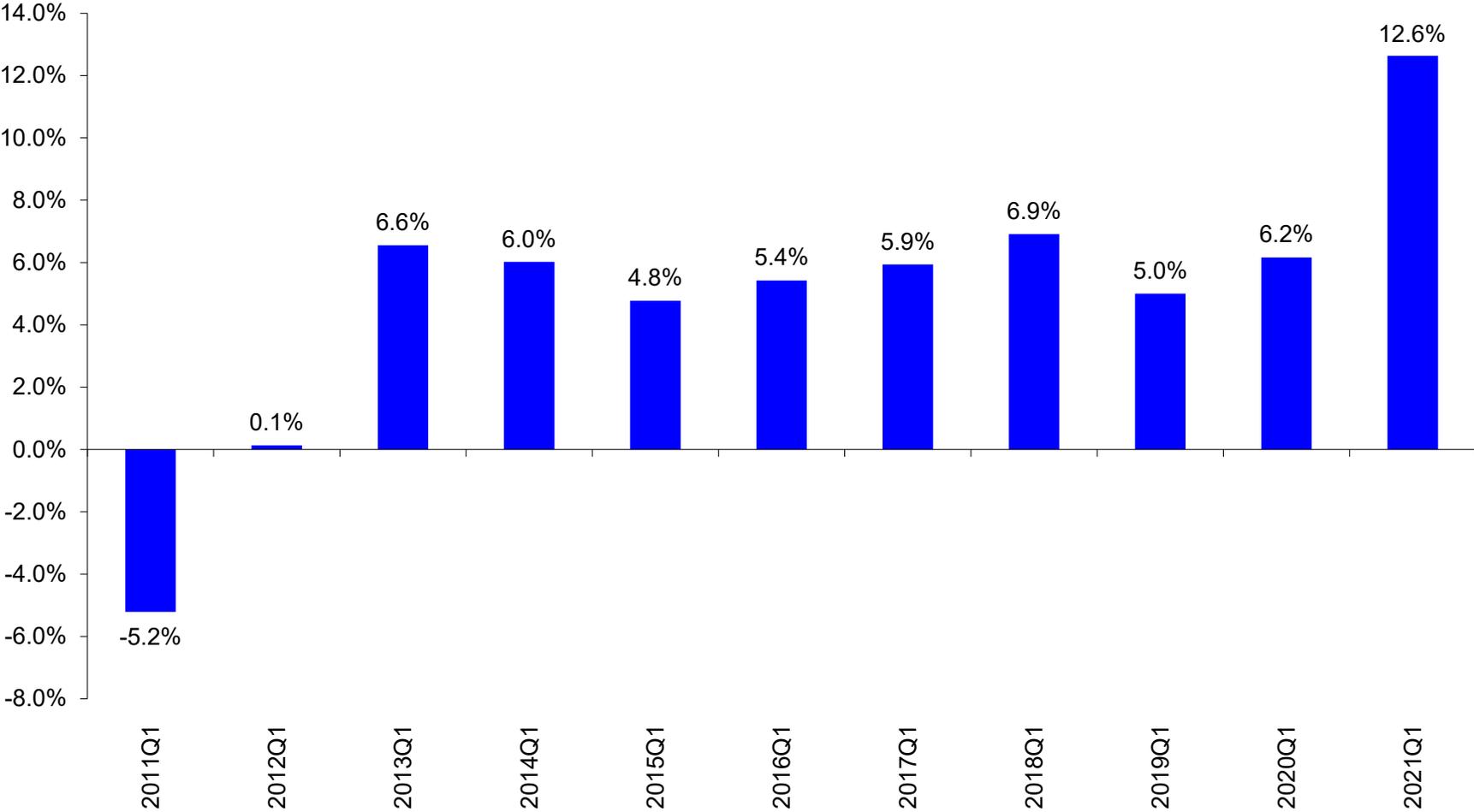
Note

- The next monthly HPI report (including data through April 2021) will be released June 29, 2021 and the next quarterly HPI report (including data for the second quarter of 2021 and monthly data for June) will be released August 31, 2021.
- Release dates for 2021 are posted at <https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index.aspx#ReleaseDates>.
- Follow @FHFA on Twitter, 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 \$6.9 trillion in funding for the U.S. mortgage markets and financial institutions.

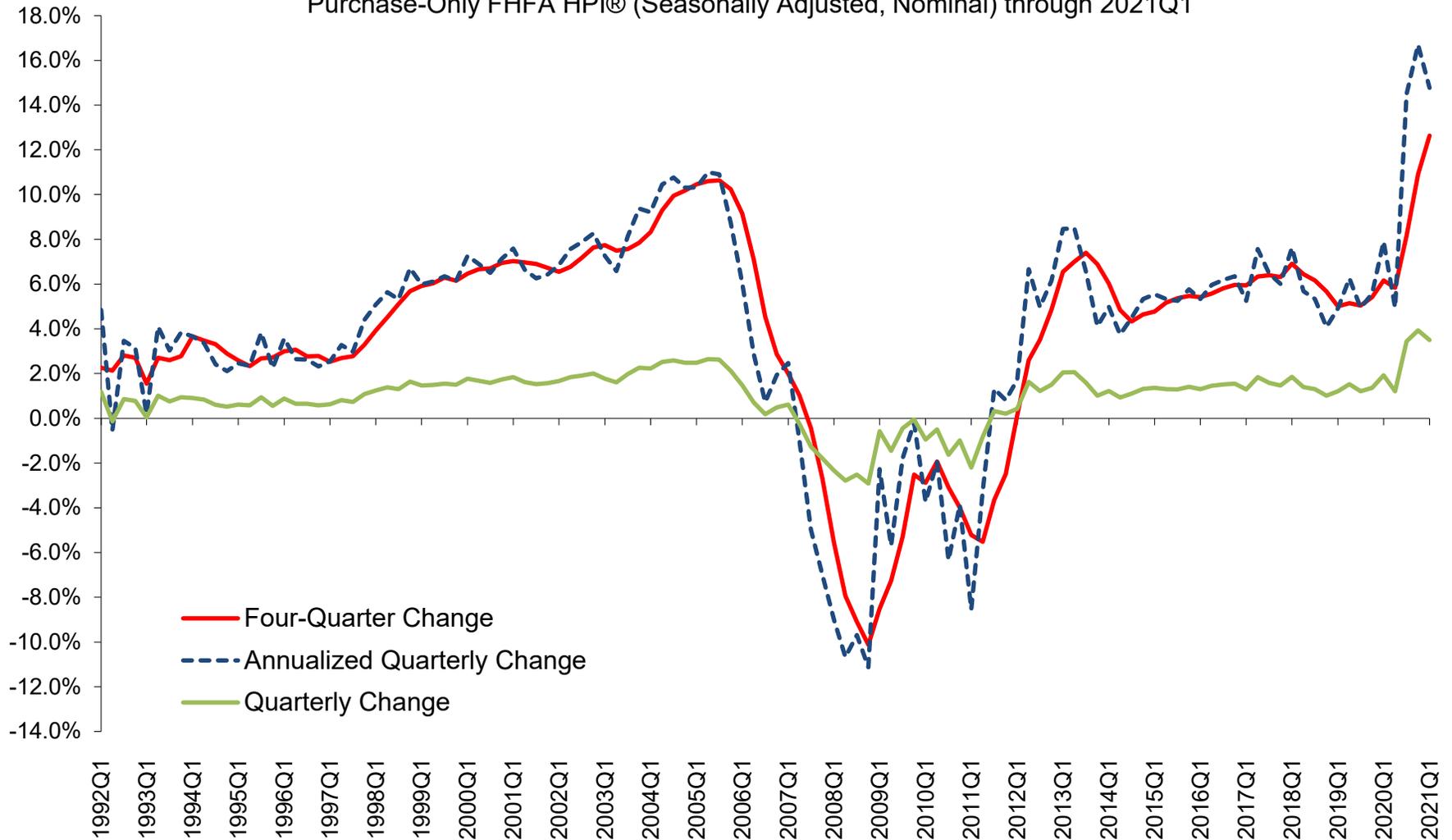
Quarterly Figures

House Price Appreciation Over Previous Four Quarters for U.S.
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal) through 2021Q1



Source: FHFA

House Price Appreciation in the U.S. since 1991
 Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal) through 2021Q1

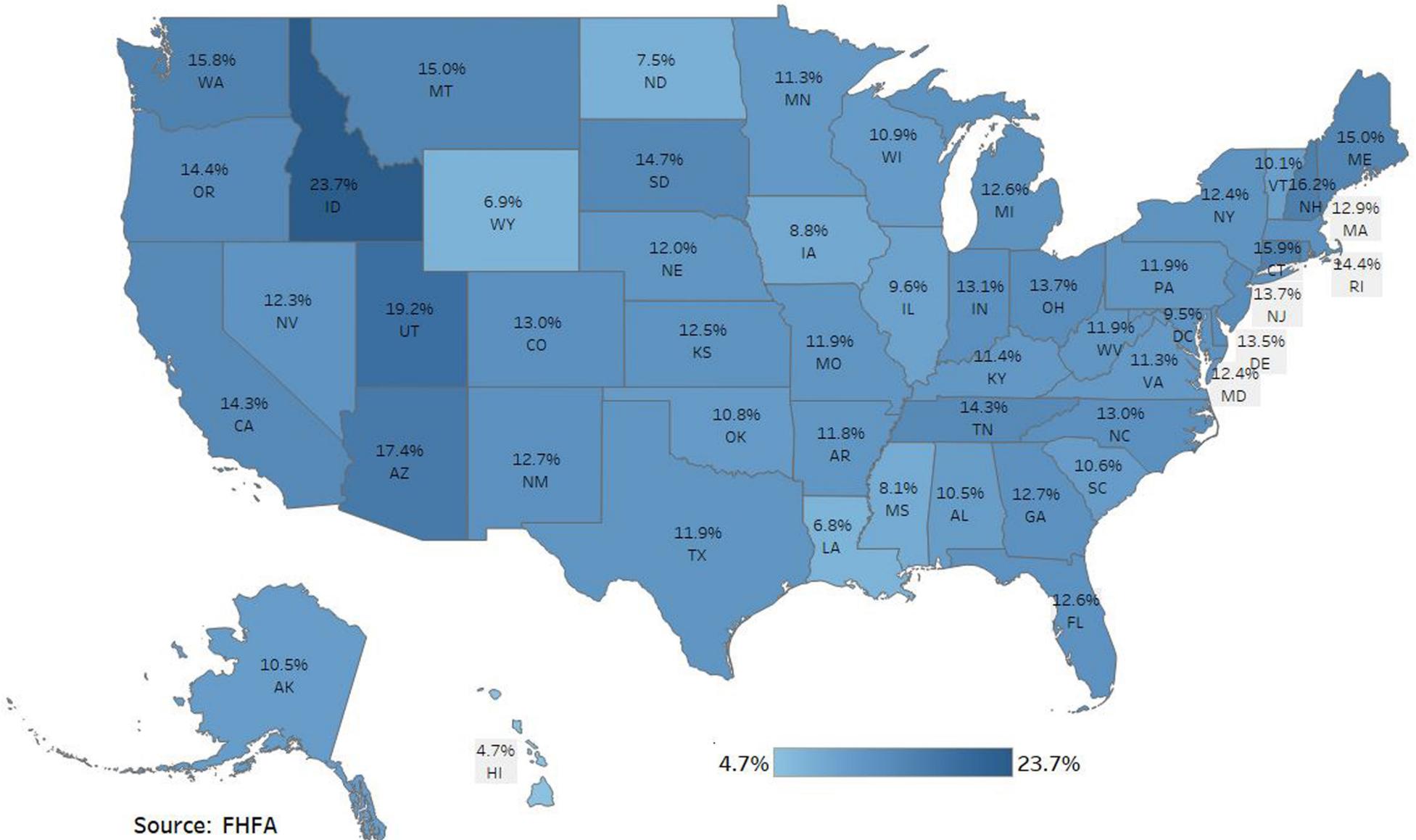


Source: FHFA

Four-Quarter Price Change by State

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

U.S. Four-Quarter Appreciation = 12.6% (2020Q1-2021Q1)

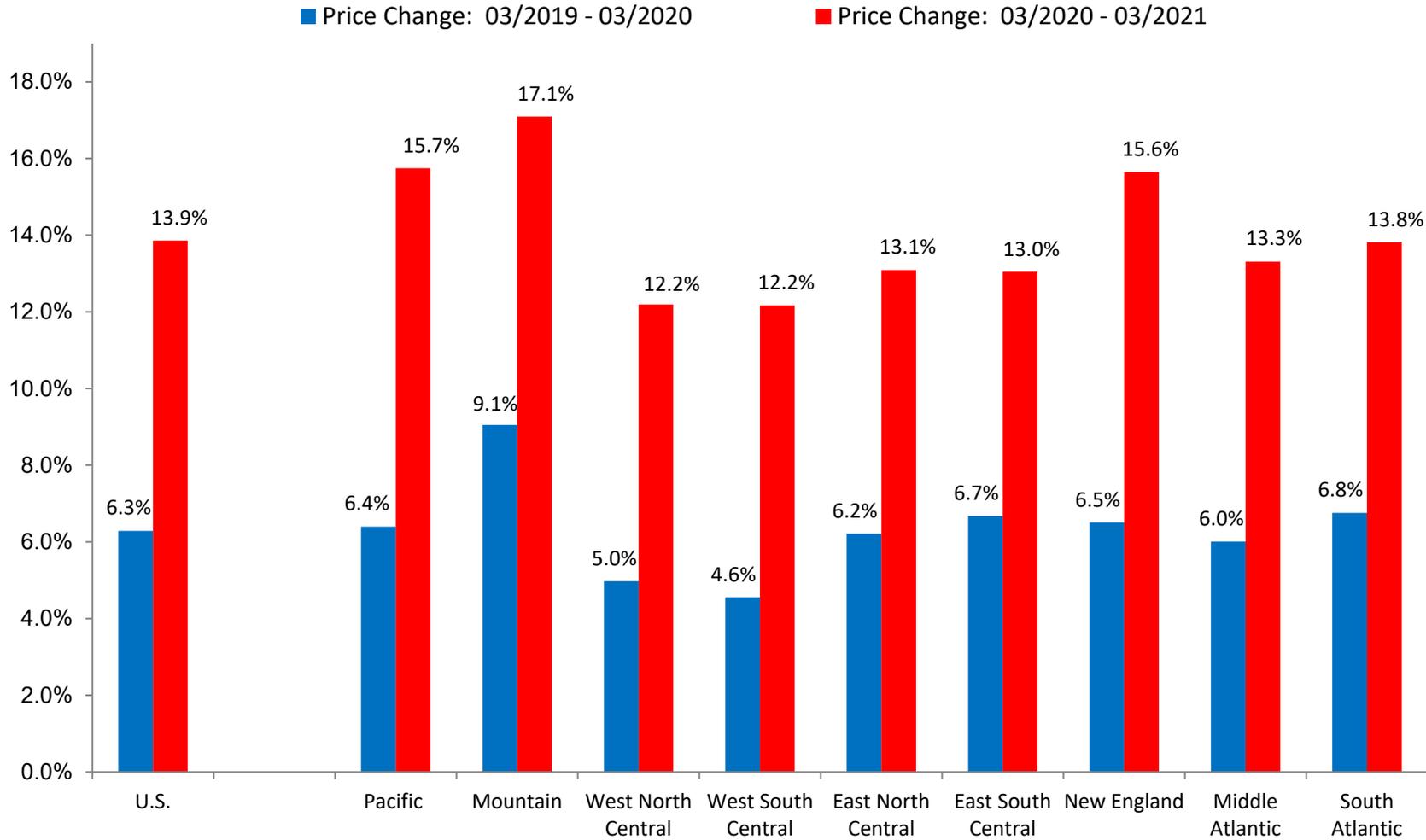


Source: FHFA

Monthly Figures

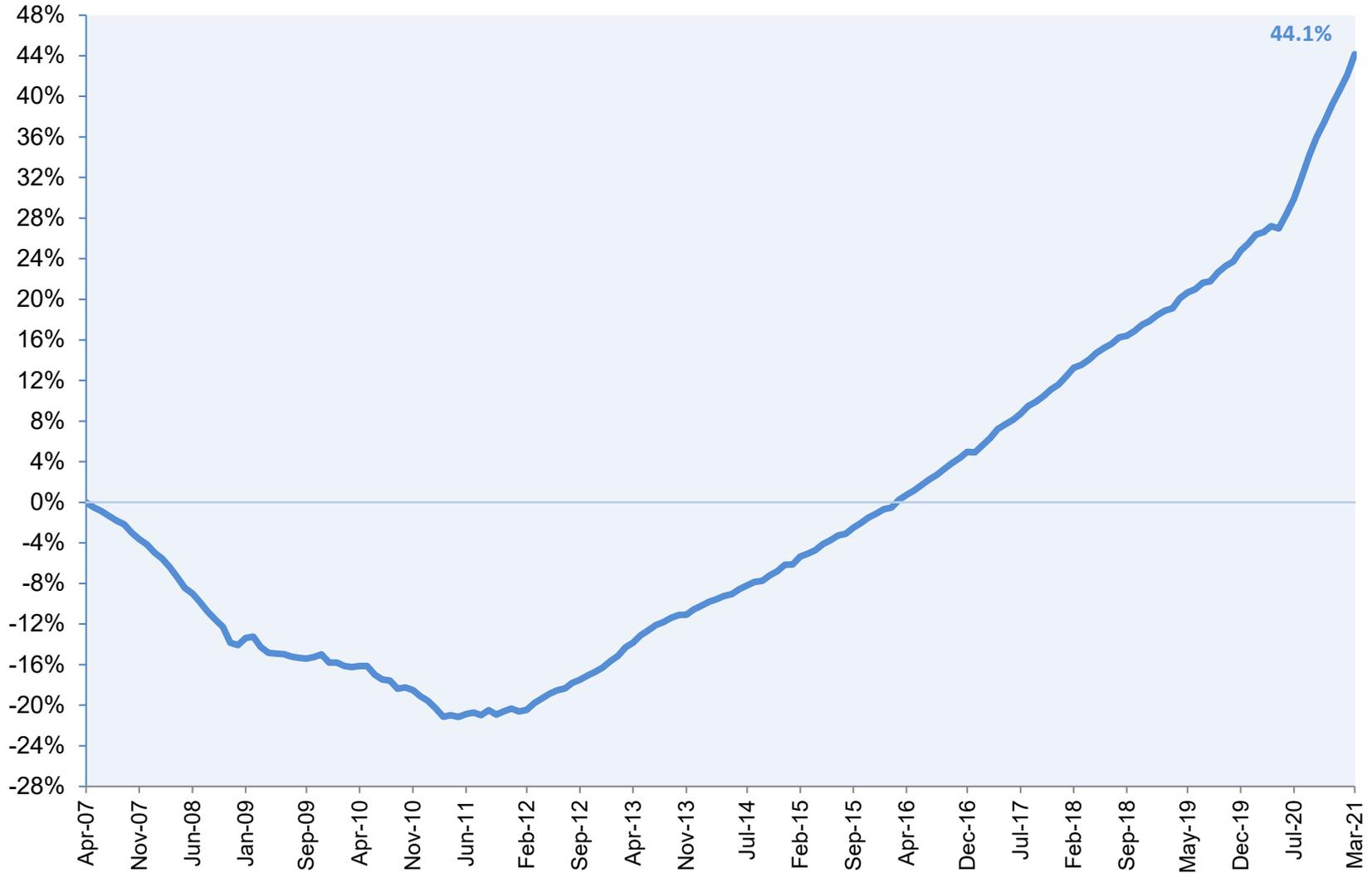
Twelve-Month Price Changes – Prior Year vs. Most Recent Year

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



Source: FHFA

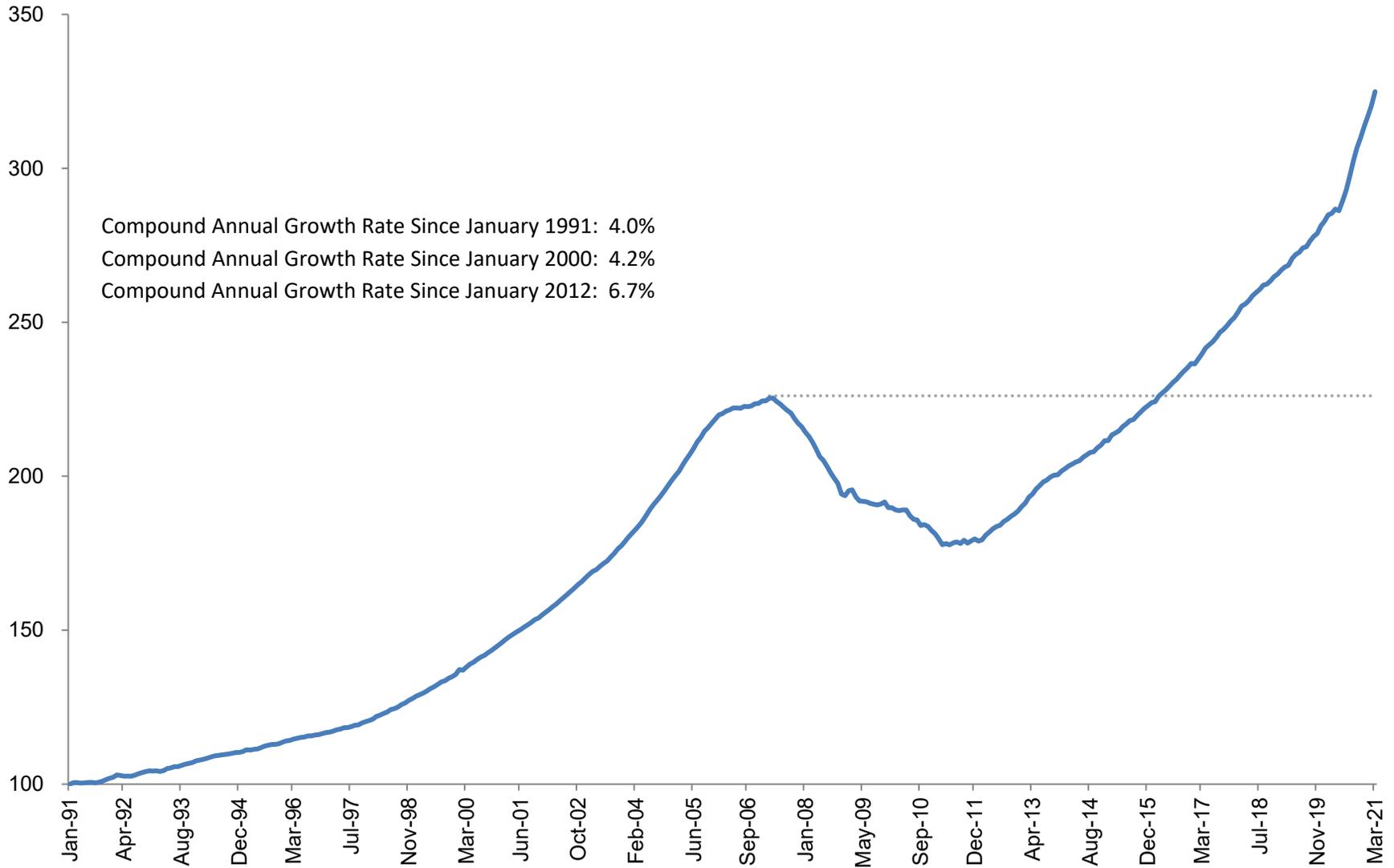
Cumulative Seasonally Adjusted Price Change Relative to the April 2007 Peak for the U.S.
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)



Source: FHFA

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

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



Source: FHFA

Quarterly Tables

FHFA HPI for U.S.
Percent Change in House Prices
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)

1991Q2 - 2021Q1

Quarter	House Price Quarterly Appreciation	House Price Quarterly Appreciation Annualized	House Price Appreciation From Same Quarter One Year Earlier
2021Q1	3.50%	14.02%	12.63%
2020Q4	3.94%	15.75%	10.91%
2020Q3	3.44%	13.77%	8.16%
2020Q2	1.21%	4.86%	5.83%
2020Q1	1.92%	7.67%	6.16%
2019Q4	1.37%	5.46%	5.42%
2019Q3	1.21%	4.84%	5.04%
2019Q2	1.53%	6.11%	5.14%
2019Q1	1.21%	4.82%	5.00%
2018Q4	1.01%	4.02%	5.67%
2018Q3	1.31%	5.23%	6.16%
2018Q2	1.39%	5.57%	6.44%
2018Q1	1.85%	7.42%	6.91%
2017Q4	1.47%	5.88%	6.32%
2017Q3	1.58%	6.31%	6.40%
2017Q2	1.84%	7.35%	6.33%
2017Q1	1.29%	5.15%	5.94%
2016Q4	1.55%	6.20%	5.96%
2016Q3	1.51%	6.05%	5.81%
2016Q2	1.46%	5.84%	5.58%
2016Q1	1.31%	5.23%	5.42%
2015Q4	1.41%	5.64%	5.47%
2015Q3	1.29%	5.15%	5.36%
2015Q2	1.31%	5.23%	5.17%
2015Q1	1.36%	5.43%	4.78%
2014Q4	1.31%	5.23%	4.64%
2014Q3	1.10%	4.42%	4.33%
2014Q2	0.92%	3.70%	4.84%
2014Q1	1.22%	4.89%	6.02%
2013Q4	1.01%	4.05%	6.89%
2013Q3	1.60%	6.40%	7.41%
2013Q2	2.06%	8.23%	7.00%
2013Q1	2.05%	8.21%	6.55%
2012Q4	1.50%	6.01%	4.86%
2012Q3	1.22%	4.88%	3.51%
2012Q2	1.63%	6.51%	2.60%
2012Q1	0.43%	1.71%	0.13%
2011Q4	0.20%	0.81%	-2.50%
2011Q3	0.33%	1.31%	-3.65%
2011Q2	-0.82%	-3.28%	-5.52%
2011Q1	-2.21%	-8.83%	-5.21%
2010Q4	-0.98%	-3.93%	-3.99%
2010Q3	-1.62%	-6.50%	-3.09%
2010Q2	-0.49%	-1.97%	-1.93%
2010Q1	-0.95%	-3.79%	-2.88%
2009Q4	-0.05%	-0.20%	-2.51%

FHFA HPI for U.S.
Percent Change in House Prices
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)

1991Q2 - 2021Q1

Quarter	House Price Quarterly Appreciation	House Price Quarterly Appreciation Annualized	House Price Appreciation From Same Quarter One Year Earlier
2009Q3	-0.45%	-1.81%	-5.30%
2009Q2	-1.45%	-5.82%	-7.26%
2009Q1	-0.57%	-2.30%	-8.51%
2008Q4	-2.90%	-11.61%	-10.12%
2008Q3	-2.52%	-10.06%	-9.10%
2008Q2	-2.78%	-11.12%	-7.93%
2008Q1	-2.33%	-9.31%	-5.54%
2007Q4	-1.80%	-7.19%	-2.70%
2007Q3	-1.27%	-5.07%	-0.44%
2007Q2	-0.25%	-1.01%	1.02%
2007Q1	0.61%	2.45%	1.99%
2006Q4	0.48%	1.92%	2.87%
2006Q3	0.18%	0.71%	4.54%
2006Q2	0.71%	2.84%	7.09%
2006Q1	1.48%	5.90%	9.15%
2005Q4	2.12%	8.46%	10.24%
2005Q3	2.62%	10.49%	10.63%
2005Q2	2.64%	10.57%	10.60%
2005Q1	2.48%	9.94%	10.46%
2004Q4	2.48%	9.93%	10.18%
2004Q3	2.59%	10.35%	9.94%
2004Q2	2.51%	10.06%	9.29%
2004Q1	2.23%	8.90%	8.32%
2003Q4	2.27%	9.06%	7.84%
2003Q3	1.98%	7.91%	7.56%
2003Q2	1.61%	6.43%	7.50%
2003Q1	1.77%	7.07%	7.74%
2002Q4	2.00%	8.02%	7.64%
2002Q3	1.91%	7.65%	7.18%
2002Q2	1.84%	7.36%	6.78%
2002Q1	1.67%	6.68%	6.54%
2001Q4	1.57%	6.28%	6.73%
2001Q3	1.53%	6.12%	6.90%
2001Q2	1.62%	6.48%	6.96%
2001Q1	1.84%	7.38%	7.03%
2000Q4	1.74%	6.95%	6.95%
2000Q3	1.59%	6.35%	6.70%
2000Q2	1.68%	6.73%	6.66%
2000Q1	1.77%	7.07%	6.47%
1999Q4	1.50%	6.00%	6.15%
1999Q3	1.55%	6.20%	6.29%
1999Q2	1.50%	5.98%	6.03%
1999Q1	1.46%	5.86%	5.91%
1998Q4	1.64%	6.55%	5.69%
1998Q3	1.30%	5.21%	5.11%
1998Q2	1.38%	5.52%	4.52%

FHFA HPI for U.S.
Percent Change in House Prices
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)

1991Q2 - 2021Q1

Quarter	House Price Quarterly Appreciation	House Price Quarterly Appreciation Annualized	House Price Appreciation From Same Quarter One Year Earlier
1998Q1	1.25%	4.99%	3.93%
1997Q4	1.08%	4.32%	3.29%
1997Q3	0.73%	2.94%	2.78%
1997Q2	0.81%	3.24%	2.69%
1997Q1	0.63%	2.52%	2.53%
1996Q4	0.58%	2.30%	2.79%
1996Q3	0.65%	2.59%	2.77%
1996Q2	0.65%	2.62%	3.07%
1996Q1	0.88%	3.52%	2.99%
1995Q4	0.56%	2.23%	2.71%
1995Q3	0.94%	3.77%	2.68%
1995Q2	0.58%	2.32%	2.33%
1995Q1	0.61%	2.43%	2.58%
1994Q4	0.52%	2.09%	2.89%
1994Q3	0.60%	2.39%	3.32%
1994Q2	0.83%	3.32%	3.47%
1994Q1	0.90%	3.62%	3.66%
1993Q4	0.95%	3.78%	2.77%
1993Q3	0.75%	3.00%	2.60%
1993Q2	1.01%	4.03%	2.71%
1993Q1	0.04%	0.18%	1.54%
1992Q4	0.77%	3.10%	2.70%
1992Q3	0.85%	3.42%	2.81%
1992Q2	-0.14%	-0.54%	2.14%
1992Q1	1.19%	4.75%	
1991Q4	0.88%	3.50%	
1991Q3	0.20%	0.78%	
1991Q2	-0.01%	-0.04%	

Source: FHFA

FHFA HPI by Census Division Percent Change in House Prices

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

Period ended 2021Q1

Division	Division Ranking*	1-Yr**	Qtr	5-Yr	Since 1991Q1
USA		12.63%	3.50%	42.20%	216.12%
Mountain	1	15.65%	4.79%	58.27%	350.31%
Pacific	2	14.26%	4.36%	48.13%	273.28%
New England	3	14.18%	3.66%	39.82%	195.46%
Middle Atlantic	4	12.48%	3.08%	36.01%	183.31%
South Atlantic	5	12.33%	3.45%	44.12%	219.96%
East North Central	6	12.07%	3.08%	40.80%	160.92%
East South Central	7	11.68%	3.00%	40.07%	186.77%
West North Central	8	11.34%	2.95%	36.73%	208.02%
West South Central	9	11.14%	3.31%	35.85%	224.00%

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 2021Q1

State	Rank*	1-Yr**	Qtr	5-Yr	Since 1991Q1
Idaho (ID)	1	23.66%	5.85%	91.79%	381.28%
Utah (UT)	2	19.21%	6.57%	69.50%	450.46%
Arizona (AZ)	3	17.40%	5.24%	60.34%	316.42%
New Hampshire (NH)	4	16.21%	4.14%	48.43%	217.30%
Connecticut (CT)	5	15.92%	4.20%	28.35%	109.27%
Washington (WA)	6	15.83%	4.55%	66.07%	365.96%
Maine (ME)	7	15.02%	3.60%	46.28%	217.18%
Montana (MT)	8	14.96%	4.29%	47.69%	406.16%
South Dakota (SD)	9	14.69%	5.32%	37.54%	261.20%
Rhode Island (RI)	10	14.43%	3.76%	48.58%	190.37%
Oregon (OR)	11	14.39%	4.38%	49.89%	422.24%
Tennessee (TN)	12	14.32%	4.56%	51.88%	230.38%
California (CA)	13	14.31%	4.45%	45.22%	242.16%
New Jersey (NJ)	14	13.72%	3.45%	33.41%	187.39%
Ohio (OH)	15	13.66%	3.19%	44.79%	148.83%
Delaware (DE)	16	13.53%	4.96%	32.52%	151.01%
Indiana (IN)	17	13.10%	3.30%	47.49%	161.44%
North Carolina (NC)	18	13.03%	3.55%	46.79%	198.29%
Colorado (CO)	19	13.00%	4.13%	54.22%	460.36%
Massachusetts (MA)	20	12.90%	3.43%	41.77%	247.72%
Georgia (GA)	21	12.71%	3.24%	49.30%	196.19%
New Mexico (NM)	22	12.70%	4.07%	39.32%	198.47%
Michigan (MI)	23	12.64%	3.44%	47.32%	177.71%
USA		12.63%	3.50%	42.20%	216.12%
Florida (FL)	24	12.61%	3.68%	52.14%	276.57%
Kansas (KS)	25	12.45%	2.85%	36.97%	193.67%

*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 2021Q1

State	Rank*	1-Yr**	Qtr	5-Yr	Since 1991Q1
New York (NY)	26	12.37%	3.10%	37.78%	192.35%
Maryland (MD)	27	12.35%	3.58%	29.30%	193.45%
Nevada (NV)	28	12.28%	3.95%	57.68%	214.77%
Nebraska (NE)	29	12.02%	3.18%	42.99%	218.16%
Texas (TX)	30	11.93%	3.74%	40.92%	242.11%
Missouri (MO)	31	11.92%	3.35%	39.41%	188.46%
West Virginia (WV)	32	11.91%	2.72%	20.95%	146.09%
Pennsylvania (PA)	33	11.86%	2.84%	35.65%	170.36%
Arkansas (AR)	34	11.80%	2.49%	30.48%	157.24%
Kentucky (KY)	35	11.45%	2.08%	36.86%	184.58%
Minnesota (MN)	36	11.31%	3.06%	39.83%	241.94%
Virginia (VA)	37	11.28%	3.28%	34.93%	209.47%
Wisconsin (WI)	38	10.91%	2.43%	41.55%	214.22%
Oklahoma (OK)	39	10.77%	2.91%	29.84%	183.08%
South Carolina (SC)	40	10.64%	2.97%	41.08%	193.63%
Alabama (AL)	41	10.54%	2.45%	37.68%	166.74%
Alaska (AK)	42	10.50%	2.56%	20.52%	195.57%
Vermont (VT)	43	10.11%	2.30%	33.94%	180.60%
Illinois (IL)	44	9.64%	2.79%	25.51%	129.86%
District of Columbia (DC)	45	9.50%	6.20%	41.15%	520.18%
Iowa (IA)	46	8.76%	1.77%	27.42%	179.70%
Mississippi (MS)	47	8.12%	1.76%	24.10%	136.62%
North Dakota (ND)	48	7.45%	0.96%	15.43%	245.24%
Wyoming (WY)	49	6.92%	1.78%	26.07%	302.18%
Louisiana (LA)	50	6.84%	1.92%	19.92%	209.99%
Hawaii (HI)	51	4.65%	1.88%	30.17%	187.78%

*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 2021Q1

Metropolitan Statistical Area or Division	1-Yr	Qtr	5-Yr	Since 1991Q1
Akron, OH	13.02%	2.77%	41.81%	134.53%
Albany-Schenectady-Troy, NY	12.20%	0.58%	26.11%	127.71%
Albuquerque, NM	13.12%	3.31%	38.94%	191.90%
Allentown-Bethlehem-Easton, PA-NJ	15.05%	5.40%	39.41%	131.59%
Anaheim-Santa Ana-Irvine, CA (MSAD)	12.44%	4.93%	35.09%	273.82%
Atlanta-Sandy Springs-Alpharetta, GA	12.59%	2.99%	51.32%	211.10%
Austin-Round Rock-Georgetown, TX	22.73%	8.20%	59.87%	516.74%
Bakersfield, CA	12.30%	3.43%	36.49%	141.15%
Baltimore-Columbia-Towson, MD	10.19%	2.00%	25.35%	191.83%
Baton Rouge, LA	6.43%	-0.77%	17.90%	195.06%
Birmingham-Hoover, AL	10.49%	0.64%	38.90%	196.04%
Boise City, ID	28.20%	7.65%	112.37%	481.26%
Boston, MA (MSAD)	12.90%	3.85%	41.43%	285.33%
Bridgeport-Stamford-Norwalk, CT	17.05%	5.52%	30.35%	149.70%
Buffalo-Cheektowaga, NY	15.80%	4.15%	48.76%	163.37%
Cambridge-Newton-Framingham, MA (MSAD)	14.76%	4.17%	43.40%	281.36%
Camden, NJ (MSAD)	16.17%	3.91%	37.95%	135.43%
Cape Coral-Fort Myers, FL	13.73%	4.28%	40.42%	218.20%
Charleston-North Charleston, SC	10.09%	1.30%	46.53%	332.83%
Charlotte-Concord-Gastonia, NC-SC	14.81%	3.99%	54.92%	227.02%
Chicago-Naperville-Evanston, IL (MSAD)	9.61%	2.32%	28.71%	146.96%
Cincinnati, OH-KY-IN	14.58%	4.03%	48.14%	164.17%
Cleveland-Elyria, OH	13.31%	1.99%	43.16%	123.72%
Colorado Springs, CO	15.58%	3.63%	67.41%	363.95%
Columbia, SC	9.10%	1.48%	30.66%	146.28%
Columbus, OH	13.23%	4.24%	53.31%	205.13%
Dallas-Plano-Irving, TX (MSAD)	11.82%	3.76%	42.75%	237.48%
Dayton-Kettering, OH	15.61%	4.29%	52.56%	117.89%
Denver-Aurora-Lakewood, CO	13.41%	4.12%	53.51%	509.89%
Detroit-Dearborn-Livonia, MI (MSAD)	13.18%	4.48%	48.25%	158.49%
El Paso, TX	18.03%	6.44%	38.80%	146.75%
Elgin, IL (MSAD)	10.70%	1.80%	30.42%	103.78%
Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)	10.60%	3.61%	45.30%	304.10%
Fort Worth-Arlington-Grapevine, TX (MSAD)	11.67%	2.98%	49.15%	220.22%
Frederick-Gaithersburg-Rockville, MD (MSAD)	14.77%	3.92%	31.34%	216.44%
Fresno, CA	13.64%	5.09%	44.56%	187.23%
Gary, IN (MSAD)	13.79%	3.63%	43.12%	165.51%
Grand Rapids-Kentwood, MI	17.22%	6.02%	64.99%	220.44%

FHFA HPI by Metropolitan Statistical Area Percent Change in House Prices

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

Period ended 2021Q1

Metropolitan Statistical Area or Division	1-Yr	Qtr	5-Yr	Since 1991Q1
Greensboro-High Point, NC	12.46%	3.96%	41.12%	134.24%
Greenville-Anderson, SC	10.86%	1.46%	48.87%	217.51%
Hartford-East Hartford-Middletown, CT	15.60%	3.39%	23.78%	84.82%
Houston-The Woodlands-Sugar Land, TX	9.45%	2.97%	27.99%	245.58%
Indianapolis-Carmel-Anderson, IN	14.23%	4.61%	55.71%	174.28%
Jacksonville, FL	12.38%	5.44%	51.45%	274.27%
Kansas City, MO-KS	15.19%	5.45%	53.41%	220.74%
Knoxville, TN	17.77%	5.89%	53.26%	221.28%
Lake County-Kenosha County, IL-WI (MSAD)	9.90%	2.58%	25.79%	112.58%
Las Vegas-Henderson-Paradise, NV	10.78%	3.84%	58.50%	185.86%
Little Rock-North Little Rock-Conway, AR	7.06%	0.87%	22.71%	141.53%
Los Angeles-Long Beach-Glendale, CA (MSAD)	12.91%	3.32%	44.78%	260.39%
Louisville/Jefferson County, KY-IN	10.68%	1.57%	38.55%	206.29%
Memphis, TN-MS-AR	11.95%	3.56%	45.94%	151.12%
Miami-Miami Beach-Kendall, FL (MSAD)	12.17%	3.85%	47.66%	390.41%
Milwaukee-Waukesha, WI	13.06%	3.69%	42.95%	215.27%
Minneapolis-St. Paul-Bloomington, MN-WI	11.64%	3.11%	41.99%	250.66%
Montgomery County-Bucks County-Chester County, PA (MSAD)	12.99%	2.47%	34.57%	169.34%
Nashville-Davidson--Murfreesboro--Franklin, TN	14.57%	4.48%	55.92%	324.44%
Nassau County-Suffolk County, NY (MSAD)	11.59%	3.20%	39.46%	266.30%
New Haven-Milford, CT	15.64%	3.45%	29.67%	104.92%
New Orleans-Metairie, LA	7.91%	2.79%	26.73%	255.87%
New York-Jersey City-White Plains, NY-NJ (MSAD)	9.73%	2.67%	31.95%	228.74%
Newark, NJ-PA (MSAD)	12.80%	2.12%	29.54%	202.77%
North Port-Sarasota-Bradenton, FL	16.05%	4.52%	48.09%	292.76%
Oakland-Berkeley-Livermore, CA (MSAD)	14.68%	5.33%	48.10%	331.67%
Oklahoma City, OK	10.00%	1.28%	29.80%	199.16%
Omaha-Council Bluffs, NE-IA	12.05%	2.87%	45.12%	212.45%
Orlando-Kissimmee-Sanford, FL	9.92%	3.19%	52.16%	234.25%
Oxnard-Thousand Oaks-Ventura, CA	10.15%	3.10%	35.78%	231.59%
Philadelphia, PA (MSAD)	7.86%	1.20%	38.76%	228.96%
Phoenix-Mesa-Chandler, AZ	18.45%	5.86%	62.37%	360.20%
Pittsburgh, PA	13.24%	3.70%	37.50%	201.57%
Portland-Vancouver-Hillsboro, OR-WA	13.17%	4.11%	44.33%	444.49%
Providence-Warwick, RI-MA	14.87%	4.09%	47.85%	201.84%
Raleigh-Cary, NC	13.30%	3.24%	45.89%	223.94%
Richmond, VA	13.39%	4.20%	44.47%	219.53%
Riverside-San Bernardino-Ontario, CA	16.64%	4.81%	50.07%	210.39%

FHFA HPI by Metropolitan Statistical Area Percent Change in House Prices

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

Period ended 2021Q1

Metropolitan Statistical Area or Division	1-Yr	Qtr	5-Yr	Since 1991Q1
Rochester, NY	13.49%	2.90%	36.87%	103.02%
Sacramento-Roseville-Folsom, CA	15.48%	5.48%	50.69%	207.36%
Salt Lake City, UT	18.45%	5.70%	68.93%	515.55%
San Antonio-New Braunfels, TX	10.75%	3.44%	41.54%	266.91%
San Diego-Chula Vista-Carlsbad, CA	16.83%	4.68%	44.58%	302.65%
San Francisco-San Mateo-Redwood City, CA (MSAD)	6.45%	3.34%	31.62%	404.64%
San Jose-Sunnyvale-Santa Clara, CA	9.59%	3.01%	44.40%	376.06%
Seattle-Bellevue-Kent, WA (MSAD)	14.58%	3.71%	59.26%	405.06%
St. Louis, MO-IL	9.13%	1.74%	32.72%	173.49%
Stockton, CA	17.88%	7.18%	51.75%	190.49%
Syracuse, NY	10.90%	1.47%	32.90%	104.77%
Tacoma-Lakewood, WA (MSAD)	21.58%	7.61%	90.07%	387.39%
Tampa-St. Petersburg-Clearwater, FL	15.19%	3.83%	63.07%	316.79%
Tucson, AZ	16.13%	4.99%	55.79%	257.02%
Tulsa, OK	12.37%	4.71%	37.68%	182.23%
Urban Honolulu, HI	-0.65%	-0.06%	20.28%	180.41%
Virginia Beach-Norfolk-Newport News, VA-NC	10.52%	3.54%	32.12%	199.97%
Warren-Troy-Farmington Hills, MI (MSAD)	12.09%	3.12%	44.46%	172.79%
Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)	10.60%	3.91%	32.67%	257.53%
West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)	14.37%	4.22%	50.46%	293.58%
Wichita, KS	16.07%	5.86%	38.29%	163.93%
Wilmington, DE-MD-NJ (MSAD)	14.39%	6.70%	33.81%	144.23%
Winston-Salem, NC	11.46%	1.36%	39.55%	136.15%
Worcester, MA-CT	16.35%	4.13%	45.75%	191.43%

Note: Index values can be downloaded at <https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#gpo>.

Source: FHFA

Top 20 Metropolitan Areas Ranked by Annual Appreciation

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

Period ended 2021Q1

Metropolitan Statistical Area or Division	National Ranking*	1-Yr	Qtr	5-Yr	Since 1991Q1
Boise City, ID	1	28.20%	7.65%	112.37%	481.26%
Austin-Round Rock-Georgetown, TX	2	22.73%	8.20%	59.87%	516.74%
Tacoma-Lakewood, WA (MSAD)	3	21.58%	7.61%	90.07%	387.39%
Salt Lake City, UT	4	18.45%	5.70%	68.93%	515.55%
Phoenix-Mesa-Chandler, AZ	5	18.45%	5.86%	62.37%	360.20%
El Paso, TX	6	18.03%	6.44%	38.80%	146.75%
Stockton, CA	7	17.88%	7.18%	51.75%	190.49%
Knoxville, TN	8	17.77%	5.89%	53.26%	221.28%
Grand Rapids-Kentwood, MI	9	17.22%	6.02%	64.99%	220.44%
Bridgeport-Stamford-Norwalk, CT	10	17.05%	5.52%	30.35%	149.70%
San Diego-Chula Vista-Carlsbad, CA	11	16.83%	4.68%	44.58%	302.65%
Riverside-San Bernardino-Ontario, CA	12	16.64%	4.81%	50.07%	210.39%
Worcester, MA-CT	13	16.35%	4.13%	45.75%	191.43%
Camden, NJ (MSAD)	14	16.17%	3.91%	37.95%	135.43%
Tucson, AZ	15	16.13%	4.99%	55.79%	257.02%
Wichita, KS	16	16.07%	5.86%	38.29%	163.93%
North Port-Sarasota-Bradenton, FL	17	16.05%	4.52%	48.09%	292.76%
Buffalo-Cheektowaga, NY	18	15.80%	4.15%	48.76%	163.37%
New Haven-Milford, CT	19	15.64%	3.45%	29.67%	104.92%
Dayton-Kettering, OH	20	15.61%	4.29%	52.56%	117.89%

Note: Purchase-Only indexes, which omit appraisal values, are available for the 100 largest metro areas at

<https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#gpo>.

Note: All-Transactions indexes, which include appraisal values, are available for the select metro areas at

<https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#gat>.

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

Source: FHFA

Bottom 20 Metropolitan Areas Ranked by Annual Appreciation

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

Period ended 2021Q1

Metropolitan Statistical Area or Division	National Ranking*	1-Yr	Qtr	5-Yr	Since 1991Q1
Urban Honolulu, HI	100	-0.65%	-0.06%	20.28%	180.41%
Baton Rouge, LA	99	6.43%	-0.77%	17.90%	195.06%
San Francisco-San Mateo-Redwood City, CA (MSAD)	98	6.45%	3.34%	31.62%	404.64%
Little Rock-North Little Rock-Conway, AR	97	7.06%	0.87%	22.71%	141.53%
Philadelphia, PA (MSAD)	96	7.86%	1.20%	38.76%	228.96%
New Orleans-Metairie, LA	95	7.91%	2.79%	26.73%	255.87%
Columbia, SC	94	9.10%	1.48%	30.66%	146.28%
St. Louis, MO-IL	93	9.13%	1.74%	32.72%	173.49%
Houston-The Woodlands-Sugar Land, TX	92	9.45%	2.97%	27.99%	245.58%
San Jose-Sunnyvale-Santa Clara, CA	91	9.59%	3.01%	44.40%	376.06%
Chicago-Naperville-Evanston, IL (MSAD)	90	9.61%	2.32%	28.71%	146.96%
New York-Jersey City-White Plains, NY-NJ (MSAD)	89	9.73%	2.67%	31.95%	228.74%
Lake County-Kenosha County, IL-WI (MSAD)	88	9.90%	2.58%	25.79%	112.58%
Orlando-Kissimmee-Sanford, FL	87	9.92%	3.19%	52.16%	234.25%
Oklahoma City, OK	86	10.00%	1.28%	29.80%	199.16%
Charleston-North Charleston, SC	85	10.09%	1.30%	46.53%	332.83%
Oxnard-Thousand Oaks-Ventura, CA	84	10.15%	3.10%	35.78%	231.59%
Baltimore-Columbia-Towson, MD	83	10.19%	2.00%	25.35%	191.83%
Birmingham-Hoover, AL	82	10.49%	0.64%	38.90%	196.04%
Virginia Beach-Norfolk-Newport News, VA-NC	81	10.52%	3.54%	32.12%	199.97%

Note: Purchase-Only indexes, which omit appraisal values, are available for the 100 largest metro areas at

<https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#gpo>.

Note: All-Transactions indexes, which include appraisal values, are available for the select metro areas at

<https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx#gat>.

For composition of metropolitan statistical areas and divisions see FHFA HPI FAQs or <https://www.whitehouse.gov/wp-content/uploads/2018/09/Bulletin-18-04.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
Feb 21 - Mar 21	1.4%	1.7%	2.2%	0.8%	0.9%	1.3%	1.5%	1.9%	1.1%	1.7%
Jan 21 - Feb 21 <i>(Previous Estimate)</i>	1.1% 0.9%	1.6% 1.5%	1.6% 1.6%	1.2% 1.0%	1.6% 1.3%	0.9% 0.7%	1.0% 0.8%	1.1% 1.0%	0.3% 0.3%	0.7% 0.4%
Dec 20 - Jan 21 <i>(Previous Estimate)</i>	1.0% 1.0%	1.3% 1.2%	1.6% 1.4%	1.1% 1.0%	0.9% 0.9%	0.9% 0.9%	0.2% 0.3%	0.7% 0.8%	1.4% 1.4%	1.1% 1.1%
Nov 20 - Dec 20 <i>(Previous Estimate)</i>	1.2% 1.2%	1.2% 1.2%	1.4% 1.4%	0.9% 0.8%	1.3% 1.3%	1.3% 1.3%	1.4% 1.4%	1.0% 0.9%	1.2% 1.1%	1.0% 1.0%
Oct 20 - Nov 20 <i>(Previous Estimate)</i>	1.1% 1.1%	1.6% 1.6%	1.3% 1.4%	0.5% 0.5%	0.4% 0.4%	1.0% 1.0%	1.2% 1.2%	1.5% 1.4%	0.9% 1.0%	1.3% 1.3%
Sep 20 - Oct 20 <i>(Previous Estimate)</i>	1.4% 1.4%	1.6% 1.6%	1.5% 1.5%	0.9% 0.9%	1.2% 1.2%	1.5% 1.5%	0.8% 0.7%	1.7% 2.0%	1.5% 1.4%	1.6% 1.6%
12-Month Change:										
Mar 20 - Mar 21	13.9%	15.7%	17.1%	12.2%	12.2%	13.1%	13.0%	15.6%	13.3%	13.8%

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
March-21	324.9	383.8	465.4	315.6	330.0	268.0	296.4	311.4	286.6	330.5
February-21	320.3	377.2	455.6	313.0	327.1	264.6	292.0	305.6	283.5	324.8
January-21	316.9	371.4	448.6	309.4	321.9	262.2	289.0	302.4	282.6	322.5
December-20	313.6	366.7	441.6	306.1	319.1	259.8	288.4	300.3	278.7	319.1
November-20	309.9	362.3	435.6	303.5	315.1	256.5	284.3	297.4	275.5	316.0
October-20	306.6	356.6	429.9	301.9	313.8	254.0	280.9	293.0	273.0	311.9
September-20	302.3	351.1	423.4	299.1	309.9	250.2	278.8	288.0	269.0	306.9
August-20	297.4	345.1	415.2	293.6	307.1	246.5	274.0	281.6	263.6	302.2
July-20	292.8	339.5	408.4	289.2	302.0	243.2	270.3	276.8	259.1	297.6
June-20	289.4	335.9	402.7	286.4	300.1	239.6	266.9	270.7	255.1	294.9
May-20	286.2	330.8	397.5	283.9	296.2	237.6	264.1	267.9	253.5	291.5
April-20	286.7	333.2	398.2	283.7	297.5	238.0	264.4	270.7	254.4	290.1
March-20	285.4	331.6	397.5	281.3	294.2	236.9	262.2	269.3	252.9	290.4
February-20	284.9	329.9	394.7	281.9	293.2	236.2	262.3	268.4	253.1	290.9
January-20	282.8	328.2	391.0	278.8	292.8	234.1	260.1	266.8	250.9	288.8
December-19	281.3	325.6	388.9	279.2	293.4	232.9	258.3	264.4	249.9	285.6
November-19	278.9	323.6	382.6	276.1	289.6	232.3	254.4	263.2	247.9	283.5
October-19	277.9	322.4	382.0	275.2	289.1	229.9	255.3	261.5	247.1	283.0

Source: FHFA

An overview of the 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. The production of the FHFA HPI is statutorily mandated (12 U.S.C. 4542) but it began in 1995 with one of FHFA's predecessor agencies, the Office of the Federal Housing Enterprise Oversight (OFHEO). The initial reports contained information about regional and national house price movements. 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 while extending back to the mid-1970s.

FHFA constructs several indexes for different market geographies and periods. The entire suite of indexes is often referenced, in a general sense, as the “FHFA HPI” to reflect that all indexes are created in the same technical manner. The flagship FHFA HPI is the purchase-only index which uses seasonally adjusted, purchase-only data; the index is the most common choice for press releases, news stories, and social media. Additional indexes have been created to address questions about house price changes in other market segments like with refinances, 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: Appraisal values from refinance mortgages are added to the Purchase-Only HPI data sample.
- “Expanded-Data” HPI: Sales price information sourced from county recorder offices and from FHA-backed mortgages are added to the Purchase-Only HPI data sample. This index is used to adjust the conforming loan limits, which establish the dollar amount of loans that can be acquired by Fannie Mae and Freddie Mac
- “Distress-Free” HPI: Sales of bank-owned properties and short sales are removed from the Purchase-Only dataset prior to estimation of the index.
- “Annual” HPI. Uses the All-Transactions data but indexes are constructed on a yearly basis to provide data for very small geographic areas like counties, ZIP codes, and census tracts.

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	✓	✓	✓	✓	✓	✓	✓	✓

The FHFA HPI suite is built 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, available online at <https://www.fhfa.gov/Media/PublicAffairs/Pages/House-Price-Index-Frequently-Asked-Questions.aspx>.

FHFA HPI Release Dates for 2021

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 26	Monthly Index	November 2020
Tuesday, February 23	Quarterly Index (with Monthly Tables)	Dec. 2020 and 2020Q4
Tuesday, March 30	Monthly Index	January 2021
Tuesday, April 27	Monthly Index	February 2021
Tuesday, May 25	Quarterly Index (with Monthly Tables)	March 2021 and 2021Q1
Tuesday, June 29	Monthly Index	April 2021
Tuesday, July 27	Monthly Index	May 2021
Tuesday, August 31	Quarterly Index (with Monthly Tables)	June 2021 and 2021Q2
Tuesday, September 28	Monthly Index	July 2021
Tuesday, October 26	Monthly Index	August 2021
Tuesday, November 30	Quarterly Index (with Monthly Tables)	Sept. 2021 and 2021Q3
Tuesday, December 28	Monthly Index	October 2021

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

<https://www.fhfa.gov/HPI>