
FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

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FHFA House Price Index Up 0.5 Percent in January

Washington, D.C. – U.S. house prices rose in January, up **0.5 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.4 percent increase in December was revised upward to reflect a 0.5 percent increase.

The FHFA monthly HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. From January 2015 to January 2016, house prices were up **6.0 percent**.

For the nine census divisions, seasonally adjusted monthly price changes from December 2015 to January 2016 ranged from **-1.0 percent** in the Middle Atlantic division to **+1.7 percent** in the South Atlantic division. The 12-month changes were all positive, ranging from **+1.7 percent** in the Middle Atlantic division to **+8.9 percent** in the South Atlantic division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical data are available on the [Downloadable HPI Data page](#).

For detailed information on the monthly HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released April 21, 2016 and will include monthly data through February 2016.

FHFA has published HPI release dates for 2016, which can be found on the [HPI Release dates page](#).

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The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide nearly \$5.7 trillion in funding for the U.S. mortgage markets and financial institutions.

States in Each Census Division

Pacific:	Hawaii, Alaska, Washington, Oregon, California
Mountain:	Montana, Idaho, Wyoming, Nevada, Utah, Colorado, Arizona, New Mexico
West North Central:	North Dakota, South Dakota, Minnesota, Nebraska, Iowa, Kansas, Missouri
West South Central:	Oklahoma, Arkansas, Texas, Louisiana
East North Central	Michigan, Wisconsin, Illinois, Indiana, Ohio
East South Central:	Kentucky, Tennessee, Mississippi, Alabama
New England:	Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut
Middle Atlantic:	New York, New Jersey, Pennsylvania
South Atlantic:	Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida

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

(Purchase-Only Index, Seasonally Adjusted)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
Dec 15 - Jan 16	0.5%	0.0%	0.8%	1.2%	0.3%	0.4%	0.1%	0.8%	-1.0%	1.7%
Nov 15 - Dec 15	0.5%	0.4%	-1.6%	0.4%	0.1%	0.8%	1.5%	1.1%	0.4%	0.7%
<i>(Previous Estimate)</i>	<i>0.4%</i>	<i>0.3%</i>	<i>-1.6%</i>	<i>0.3%</i>	<i>0.2%</i>	<i>0.6%</i>	<i>1.9%</i>	<i>1.0%</i>	<i>0.8%</i>	<i>0.5%</i>
Oct 15 - Nov 15	0.5%	1.6%	1.8%	0.5%	0.0%	0.1%	0.4%	0.1%	0.1%	0.3%
<i>(Previous Estimate)</i>	<i>0.6%</i>	<i>1.5%</i>	<i>2.0%</i>	<i>0.5%</i>	<i>0.1%</i>	<i>0.3%</i>	<i>0.4%</i>	<i>0.2%</i>	<i>-0.1%</i>	<i>0.4%</i>
Sep 15 - Oct 15	0.5%	0.3%	0.7%	0.5%	0.6%	0.6%	0.4%	-0.7%	-0.1%	0.9%
<i>(Previous Estimate)</i>	<i>0.5%</i>	<i>0.3%</i>	<i>0.7%</i>	<i>0.5%</i>	<i>0.6%</i>	<i>0.5%</i>	<i>0.5%</i>	<i>-0.7%</i>	<i>0.0%</i>	<i>0.8%</i>
Aug 15 - Sep 15	0.7%	1.3%	0.7%	0.0%	0.7%	1.2%	0.4%	1.4%	0.6%	0.4%
<i>(Previous Estimate)</i>	<i>0.7%</i>	<i>1.2%</i>	<i>0.7%</i>	<i>0.0%</i>	<i>0.7%</i>	<i>1.1%</i>	<i>0.3%</i>	<i>1.4%</i>	<i>0.6%</i>	<i>0.4%</i>
Jul 15 - Aug 15	0.3%	0.5%	0.3%	1.1%	0.3%	-0.4%	0.2%	0.1%	-0.1%	0.6%
<i>(Previous Estimate)</i>	<i>0.3%</i>	<i>0.5%</i>	<i>0.2%</i>	<i>1.1%</i>	<i>0.3%</i>	<i>-0.3%</i>	<i>0.3%</i>	<i>0.1%</i>	<i>-0.1%</i>	<i>0.6%</i>
12-Month Change:										
Jan 15 - Jan 16	6.0%	7.4%	7.0%	6.2%	5.1%	5.1%	4.6%	4.6%	1.7%	8.9%

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

(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

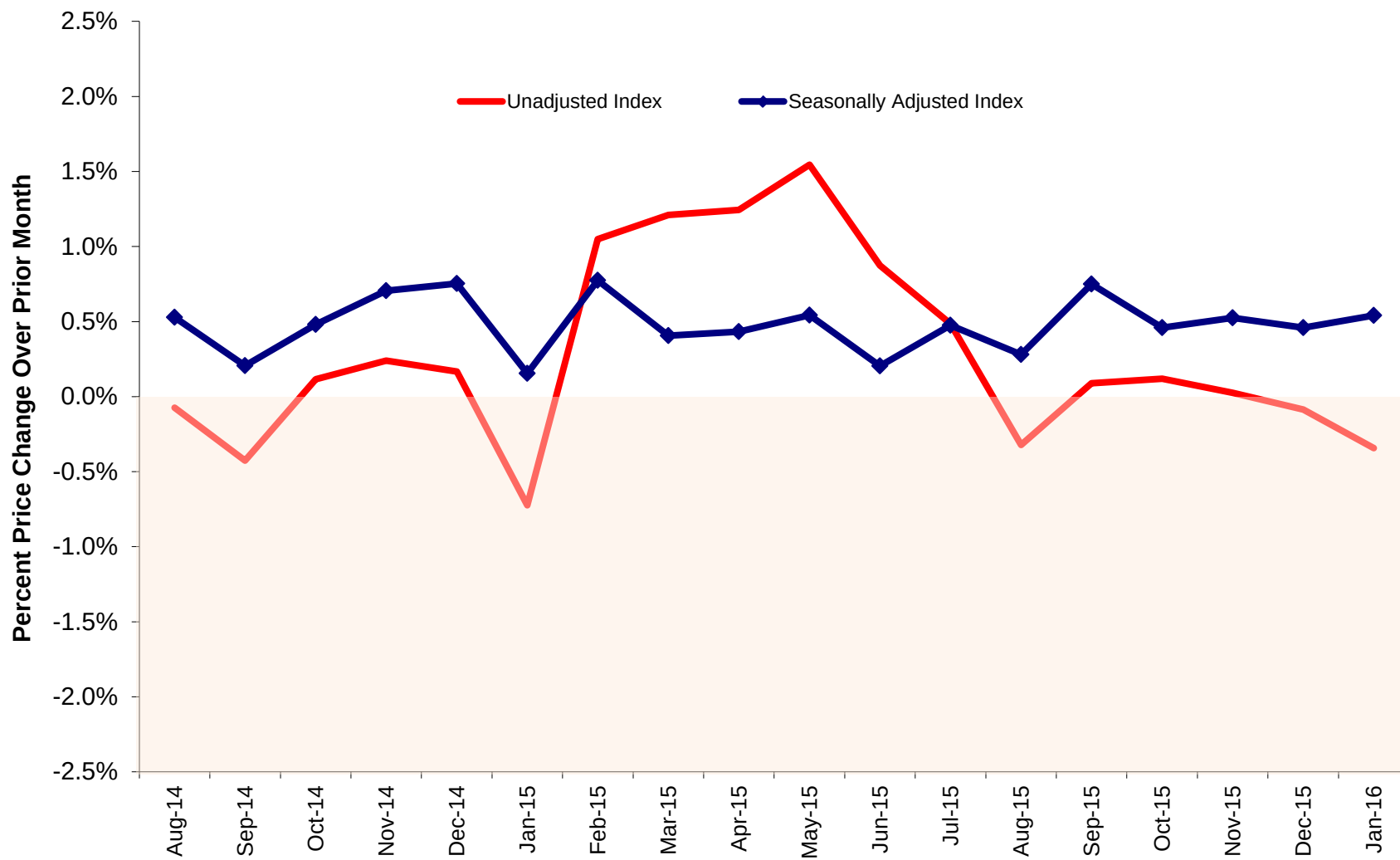
	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
January-16	230.7	257.3	292.1	233.8	244.5	193.2	214.7	225.8	211.8	234.8
December-15	229.5	257.2	289.7	231.0	243.7	192.6	214.5	224.0	214.0	230.8
November-15	228.5	256.2	294.3	230.2	243.3	191.0	211.2	221.7	213.2	229.1
October-15	227.3	252.3	289.1	229.1	243.2	190.7	210.3	221.5	212.9	228.4
September-15	226.2	251.5	287.2	227.9	241.8	189.6	209.5	223.2	213.1	226.5
August-15	224.5	248.3	285.1	227.9	240.1	187.4	208.7	220.0	211.9	225.5
July-15	223.9	247.1	284.4	225.5	239.4	188.1	208.2	219.7	212.2	224.1
June-15	222.8	245.7	280.3	223.5	238.2	188.3	207.1	221.9	210.1	223.2
May-15	222.4	245.3	280.2	224.4	237.5	187.7	207.4	218.0	209.8	222.9
April-15	221.2	244.3	277.9	224.3	235.2	185.8	208.7	218.4	209.7	220.9
March-15	220.2	241.8	276.6	221.9	233.4	186.6	207.1	218.1	210.0	219.8
February-15	219.3	241.0	275.9	220.8	233.1	185.8	204.5	219.0	207.7	219.5
January-15	217.7	239.6	272.9	220.1	232.5	183.8	205.3	215.8	208.2	215.6
December-14	217.3	238.2	270.7	220.1	230.8	184.3	201.6	216.0	209.3	216.8
November-14	215.7	235.1	267.7	218.6	229.2	182.5	203.8	214.2	207.1	215.6
October-14	214.2	233.3	265.6	218.3	227.0	182.6	200.5	215.2	206.2	212.6
September-14	213.2	232.2	263.7	216.9	226.9	181.0	200.2	214.2	206.5	211.1
August-14	212.7	231.2	263.5	216.7	226.1	181.3	199.9	213.8	206.5	210.0

Note: A listing of the states that comprise each Census Division is included in the index release materials.

Source: FHFA

Seasonally Adjusted and Unadjusted Monthly Appreciation Rates

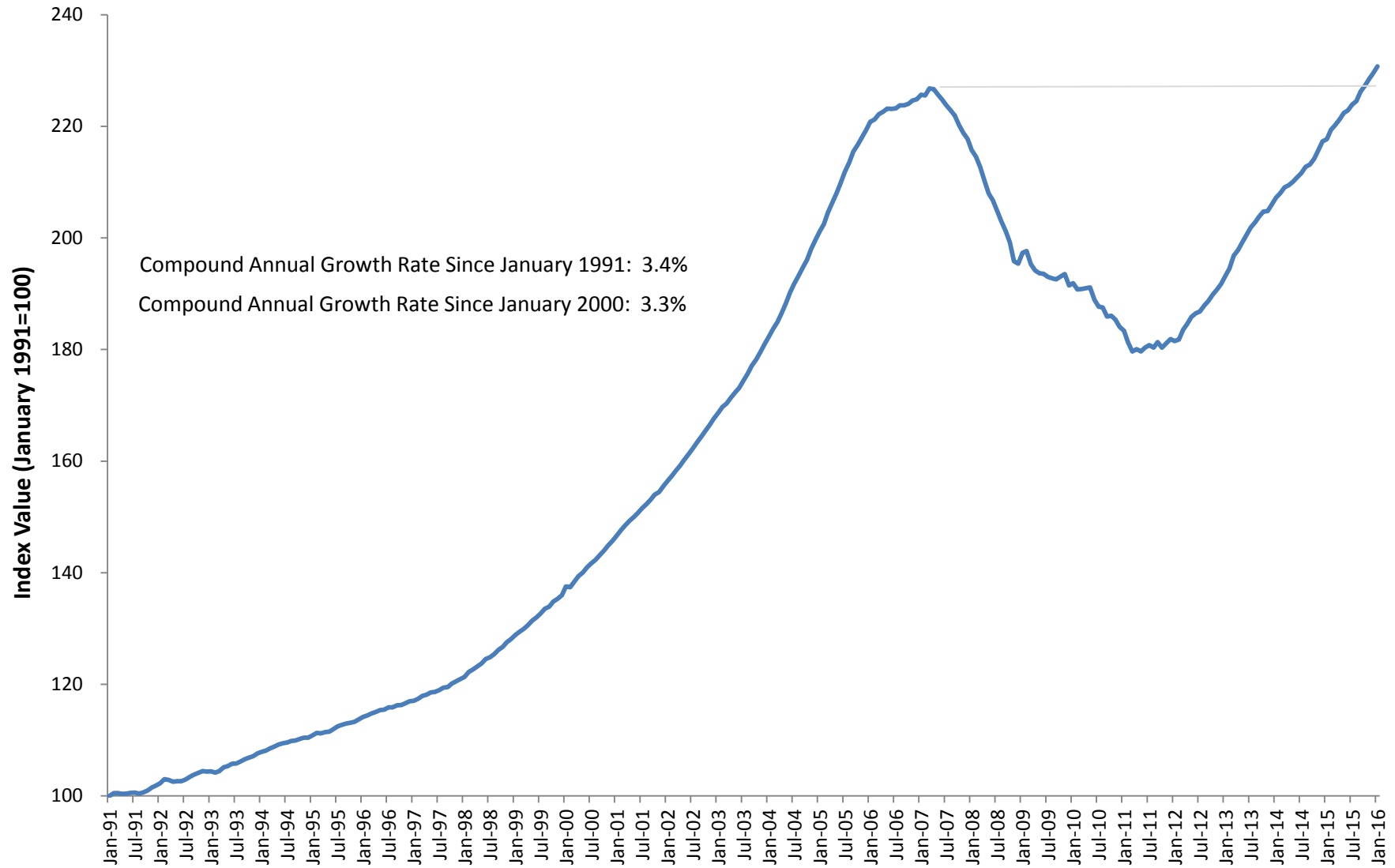
Purchase-Only Index for U.S.



Source: FHFA

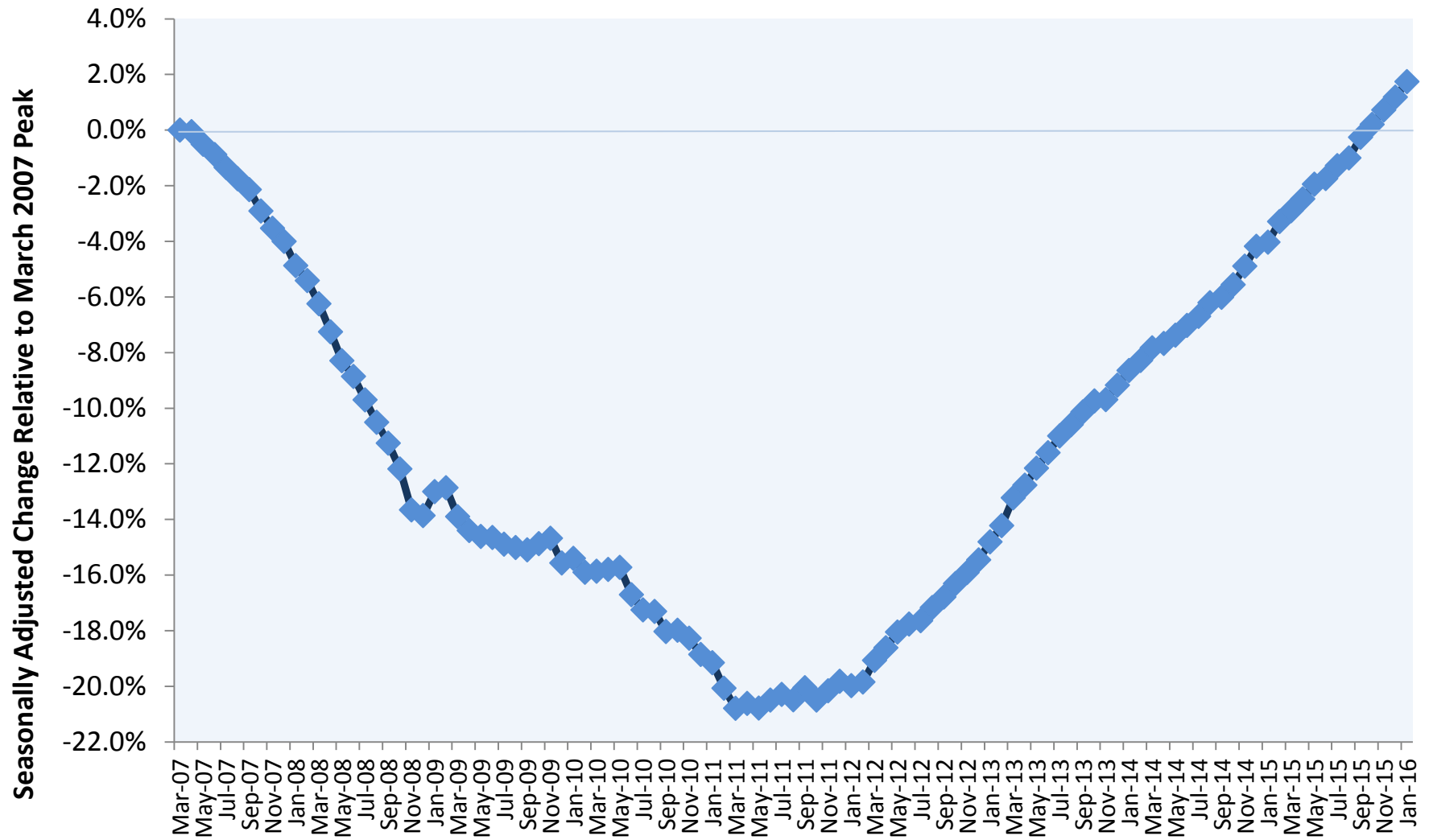
Monthly House Price Index for U.S.

Purchase-Only, Seasonally Adjusted Index, January 1991 - Present



Source: FHFA

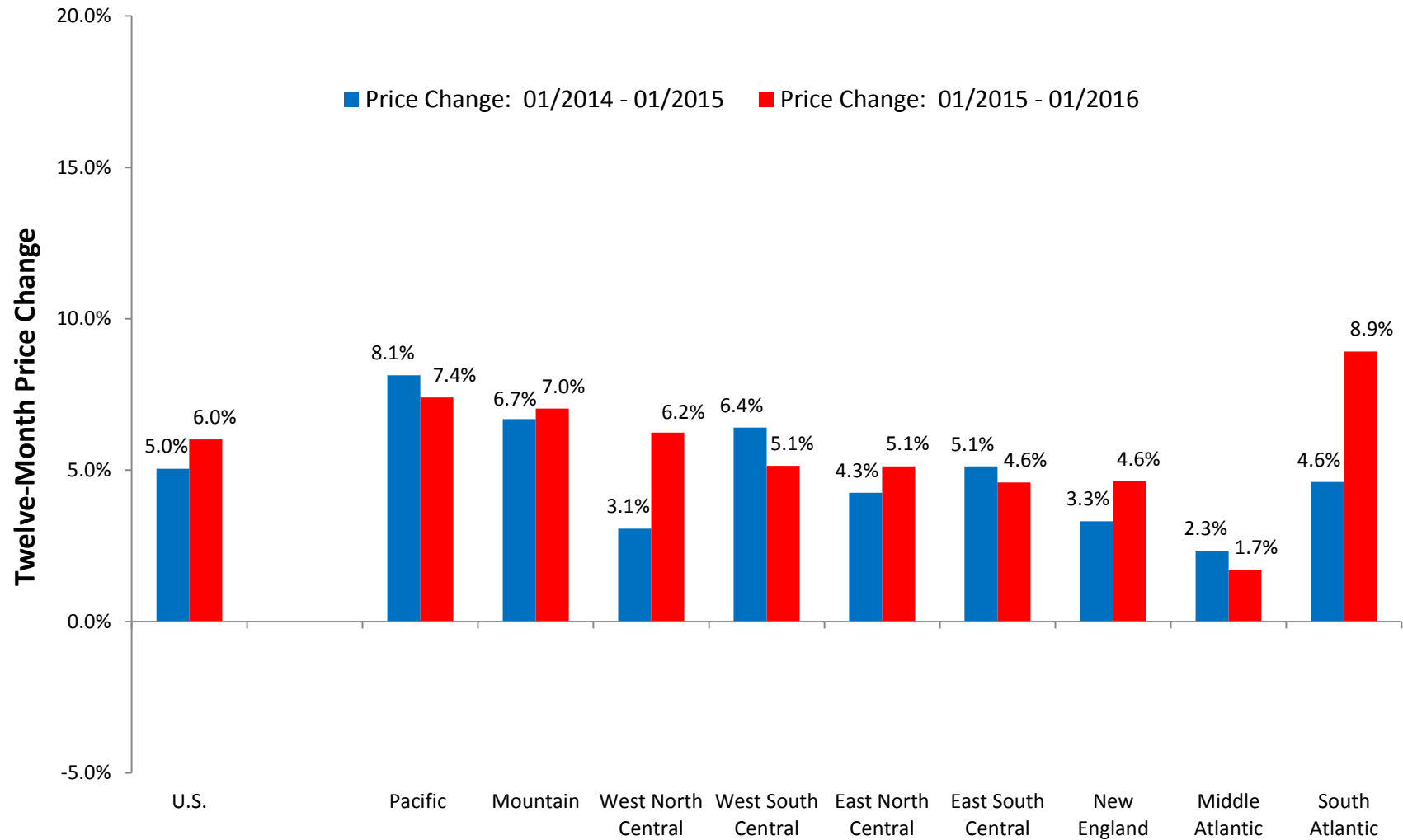
Cumulative Seasonally Adjusted Price Change Relative to the March 2007 Peak for the U.S.
Purchase-Only, Seasonally Adjusted Index



Source: FHFA

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

Purchase-Only Index



Source: FHFA