

FHFA

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

DATA THRU FEBRUARY 2020



Released on April 22, 2020

FHFA HPI report contents

	Page
Monthly press release	1
Visualizing trends in house prices	
Bar charts of twelve-month price changes for census divisions	3
Time series of national house price index	4
Time series of national price change relative to the peak	5
Tabulating trends in house prices	
Monthly price changes and index values	7
Further background information	
Overview of available datasets	9
FHFA HPI release dates for 2020	10

FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
April 22, 2020

Contact: Raffi Williams Raffi.Williams@FHFA.gov
Cynthia Adcock Cynthia.Adcock@FHFA.gov

FHFA House Price Index Up 0.7 Percent in February; Up 5.7 Percent from Last Year

Washington, D.C. – U.S. house prices rose in February, up **0.7 percent** from the previous month, according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). House prices rose **5.7 percent** from February 2019 to February 2020. The previously reported 0.3 percent increase for January 2020 was revised upward to 0.5 percent.

For the nine census divisions, seasonally adjusted monthly house price changes from January 2020 to February 2020 were all positive, ranging from **0.3 percent** in the West South Central division to **+1.2 percent** in the Middle Atlantic division. The 12-month changes were all positive, ranging from **+4.2 percent** in the West South Central division to **+8.1 percent** in the Mountain division.

“U.S. house prices posted a strong increase in February,” according to Dr. Lynn Fisher, Deputy Director of the Division of Research and Statistics at FHFA. “The growth in home prices coincides with other data showing robust housing market activity in early 2020 preceding the current crisis. House prices had positive monthly gains in every census division. Transactions still do not reflect much, if any, influence from the COVID-19 outbreak as of February.”

FHFA produces the nation’s only public, freely available house price indexes (HPIs) that measure changes in single-family house prices based on data that cover all 50 states and over 400 American cities and extend back to the mid-1970s. The HPIs are built on tens of millions of home sales and offer insights about house price fluctuations at the national, census division, state, metro area, county, ZIP code, and census tract levels. The FHFA HPIs use a fully transparent methodology based upon a weighted, repeat-sales statistical technique to analyze transaction data from Fannie Mae and Freddie Mac. FHFA releases data and reports on a quarterly and monthly basis. The flagship FHFA HPI uses seasonally adjusted, purchase-only data, unless otherwise noted. Additional indexes are based on other data including refinances, FHA mortgages, and real property records. All the indexes can be downloaded from the FHFA website.

Monthly index values and appreciation rate estimates for recent periods are provided in the tables and graphs on the following pages. Downloadable data and HPI release dates for all of 2020 are available here: <https://www.fhfa.gov/HPI>.

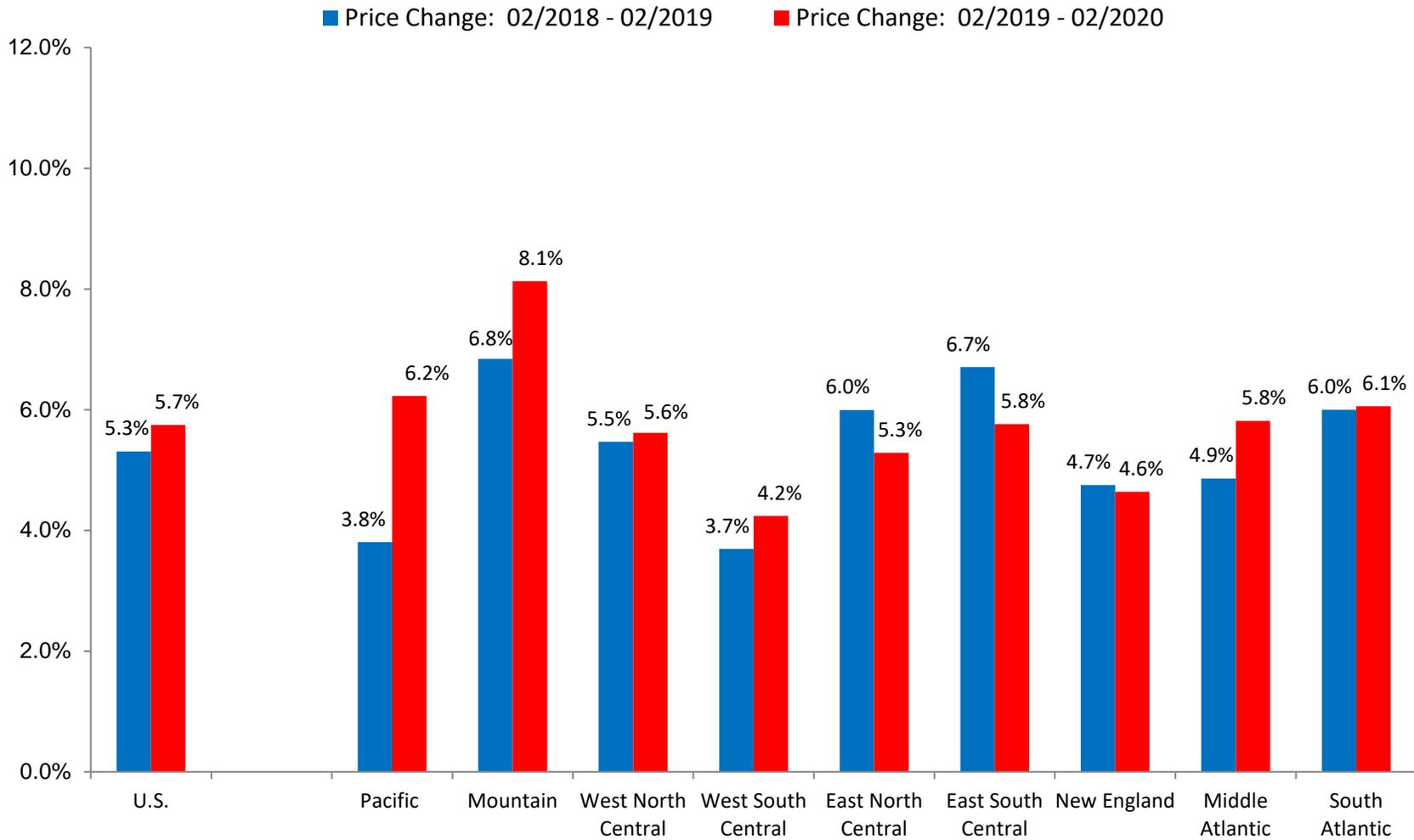
The next HPI report will be released May 26, 2020 with data for the first quarter of 2020 and monthly data through March 2020.

The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$6.3 trillion in funding for the U.S. mortgage markets and financial institutions.

Visualizing trends

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

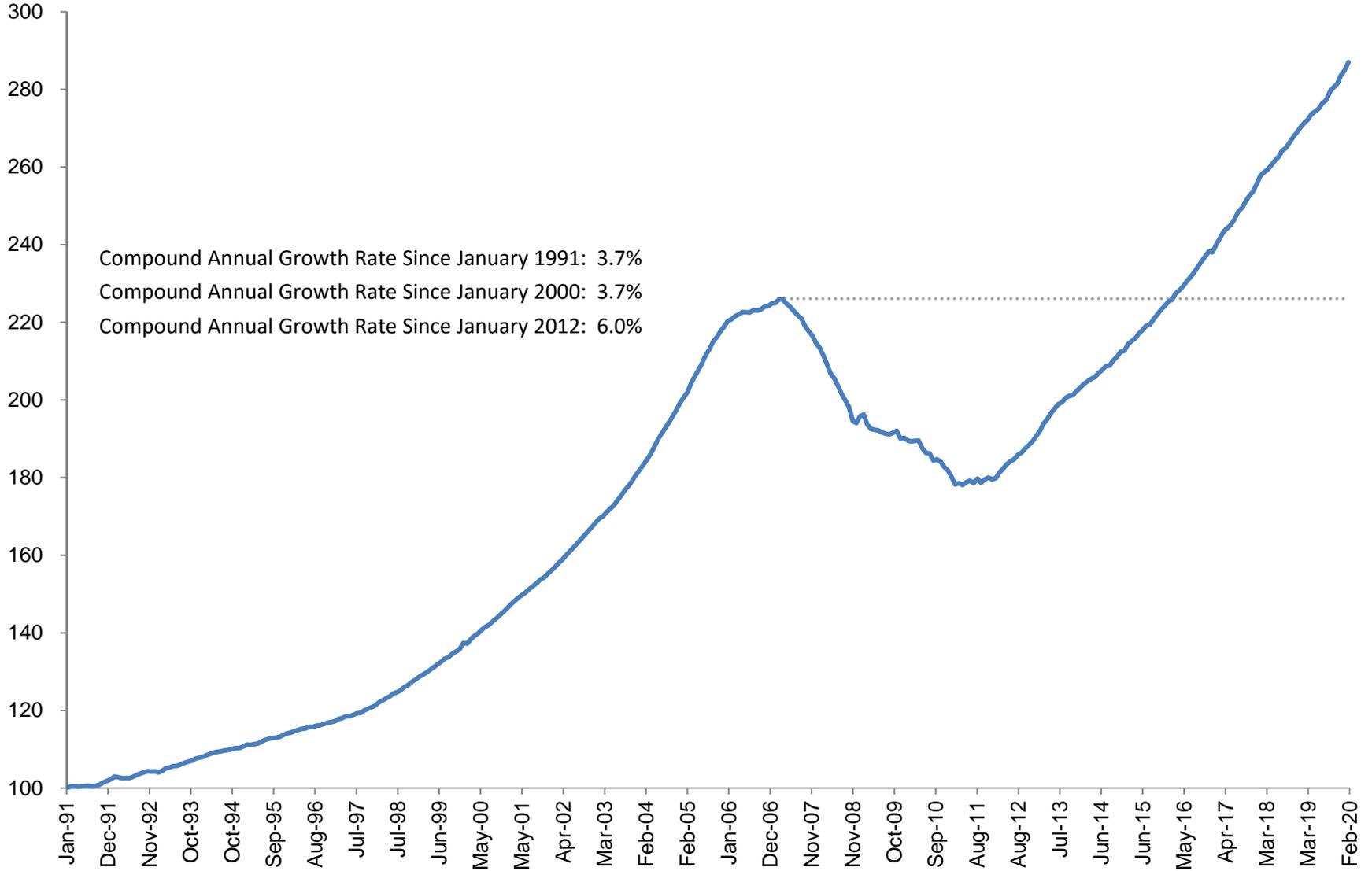
Purchase-Only Index (Seasonally Adjusted)



Source: FHFA

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

Purchase-Only Index (Seasonally Adjusted)



Source: FHFA

**Cumulative Seasonally Adjusted Price Change Relative to the April 2007 Peak for the U.S.
Purchase-Only Index (Seasonally Adjusted)**



Source: FHFA

Tabulating trends

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
Jan 20 - Feb 20	0.7%	0.8%	1.0%	0.9%	0.3%	1.0%	0.7%	0.4%	1.2%	0.4%
Dec 19 - Jan 20 <i>(Previous Estimate)</i>	0.5% 0.3%	0.8% 0.5%	0.3% -0.2%	0.3% -0.1%	-0.4% 0.0%	0.5% 0.3%	0.7% 0.2%	0.5% 0.4%	0.7% 0.6%	0.7% 0.7%
Nov 19 - Dec 19 <i>(Previous Estimate)</i>	0.8% 0.7%	0.6% 0.6%	1.3% 1.3%	0.9% 0.8%	1.4% 1.2%	-0.1% 0.0%	1.1% 0.9%	0.8% 0.8%	0.3% 0.4%	0.9% 1.0%
Oct 19 - Nov 19 <i>(Previous Estimate)</i>	0.3% 0.3%	0.5% 0.4%	0.0% 0.0%	0.1% 0.1%	0.0% 0.0%	1.2% 1.1%	-0.4% -0.4%	0.2% 0.2%	0.4% 0.4%	0.2% 0.2%
Sep 19 - Oct 19 <i>(Previous Estimate)</i>	0.4% 0.4%	0.8% 0.9%	0.5% 0.5%	-0.1% -0.1%	0.4% 0.4%	-0.2% -0.2%	0.8% 0.7%	0.3% 0.3%	0.8% 0.8%	0.4% 0.3%
Aug 19 - Sep 19 <i>(Previous Estimate)</i>	0.8% 0.8%	0.3% 0.3%	0.9% 0.9%	1.0% 1.0%	0.4% 0.3%	0.5% 0.6%	1.6% 1.8%	0.0% 0.1%	0.5% 0.6%	1.5% 1.5%
12-Month Change: Feb 19 - Feb 20	5.7%	6.2%	8.1%	5.6%	4.2%	5.3%	5.8%	4.6%	5.8%	6.1%

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
February-20	287.0	333.0	395.9	283.7	296.0	237.6	263.9	268.0	256.0	293.4
January-20	284.9	330.5	391.9	281.1	295.1	235.2	262.0	266.8	253.1	292.1
December-19	283.6	328.0	390.6	280.3	296.3	234.1	260.3	265.5	251.2	289.9
November-19	281.5	326.0	385.6	277.8	292.3	234.3	257.4	263.3	250.3	287.2
October-19	280.5	324.5	385.4	277.6	292.3	231.5	258.4	262.8	249.3	286.8
September-19	279.4	321.9	383.4	278.0	291.2	231.9	256.4	262.1	247.3	285.6
August-19	277.2	320.9	380.0	275.1	290.1	230.7	252.3	262.0	246.0	281.3
July-19	276.5	320.5	379.5	273.0	289.4	229.3	253.5	259.5	245.0	281.3
June-19	275.1	318.4	374.9	272.3	288.7	228.1	252.7	257.6	243.9	280.1
May-19	274.3	317.9	374.1	271.3	286.2	227.7	249.9	257.8	244.4	279.9
April-19	273.7	316.3	374.7	270.8	286.2	226.6	251.7	257.7	243.2	278.8
March-19	272.2	314.7	369.0	271.2	285.4	225.7	248.5	255.4	242.5	277.2
February-19	271.4	313.5	366.1	268.6	284.0	225.7	249.5	256.1	241.9	276.6
January-19	270.3	312.8	367.6	267.3	283.4	224.4	246.1	254.7	242.6	274.3
December-18	268.9	311.8	362.2	266.7	281.3	222.5	246.0	254.6	241.0	274.0
November-18	267.7	309.9	362.7	265.2	281.7	221.1	245.7	253.5	239.6	271.9
October-18	266.3	309.5	360.3	265.6	279.0	221.6	243.3	252.9	236.6	269.5
September-18	264.9	306.9	359.8	262.4	277.4	219.9	241.7	250.5	236.3	269.6

Further background information

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 2020

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

Date	Release Type	Latest Included Data
Wednesday, January 22	Monthly Index	November 2019
Tuesday, February 25	Quarterly Index (with Monthly Tables)	Dec. 2019 and 2019Q4
Wednesday, March 25	Monthly Index	January 2020
Wednesday, April 22	Monthly Index	February 2020
Tuesday, May 26	Quarterly Index (with Monthly Tables)	March 2020 and 2020Q1
Wednesday, June 24	Monthly Index	April 2020
Wednesday, July 22	Monthly Index	May 2020
Tuesday, August 25	Quarterly Index (with Monthly Tables)	June 2020 and 2020Q2
Wednesday, September 23	Monthly Index	July 2020
Wednesday, October 27	Monthly Index	August 2020
Tuesday, November 24	Quarterly Index (with Monthly Tables)	Sept. 2020 and 2020Q3
Wednesday, December 23	Monthly Index	October 2020

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

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