

FHFA

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

2020Q4 & DECEMBER 2020



February 23, 2021

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FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
February 23, 2021

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U.S. House Prices Rise 10.8 Percent over the Last Year; Up 3.8 Percent in the Fourth Quarter

Washington, D.C. – U.S. house prices rose **10.8 percent** from the fourth quarter of 2019 to the fourth quarter of 2020 according to the Federal Housing Finance Agency House Price Index (FHFA HPI®). House prices were up **3.8 percent** compared to the third quarter of 2020. FHFA’s seasonally adjusted monthly index for December was up **1.1 percent** from November.

“House prices nationwide recorded the largest annual and quarterly increase in the history of the FHFA HPI,” said Dr. Lynn Fisher, Deputy Director of FHFA’s Division of Research and Statistics. “Low mortgage rates, pent up demand from homebuyers, and a limited housing supply propelled every region of the country to experience faster growth in 2020 compared to a year ago despite the pandemic. In particular, house prices in western states and cities saw the highest rates of growth, where annual gains often rose above 10 percent.”

View highlights video featuring Dr. Lynn Fisher at <https://youtu.be/kF8KSDAstbE>.

Significant Findings

- House prices have risen for 38 consecutive quarters, or since September 2011.
- House prices rose in all 50 states and the District of Columbia between the fourth quarters of 2019 and 2020. The top five areas in annual appreciation were: 1) **Idaho** 21.1 percent; 2) **Montana** 15.5 percent; 3) **Utah** 15.4 percent; 4) **Arizona** 14.1 percent; and 5) **Connecticut** 14.1 percent. Idaho has been the leading state for the last 9 quarters. The areas showing the lowest annual appreciation were: 1) **District of Columbia** 1.5 percent; 2) **Louisiana** 5.9 percent; 3) **Hawaii** 6.1 percent; 4) **North Dakota** 6.7 percent; and 5) **Illinois** 7.7 percent.
- House prices rose in all 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 23.4 percent. Prices were weakest in **San Francisco-San Mateo-Redwood City, CA (MSAD)**, where they increased by 2.4 percent.
- Of the nine census divisions, the **Mountain** division experienced the strongest four-quarter appreciation, posting a 13.3 percent gain between the fourth quarters of 2019 and 2020 and a 4.6 percent increase in the fourth quarter of 2020. The Mountain division has been the leading region for 13 consecutive quarters. Annual house price appreciation was weakest in the **West South Central** division, where prices rose by 8.6 percent between the fourth quarters of 2019 and 2020.

- Trends in the Top 100 Metropolitan Statistical Areas are available through 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.

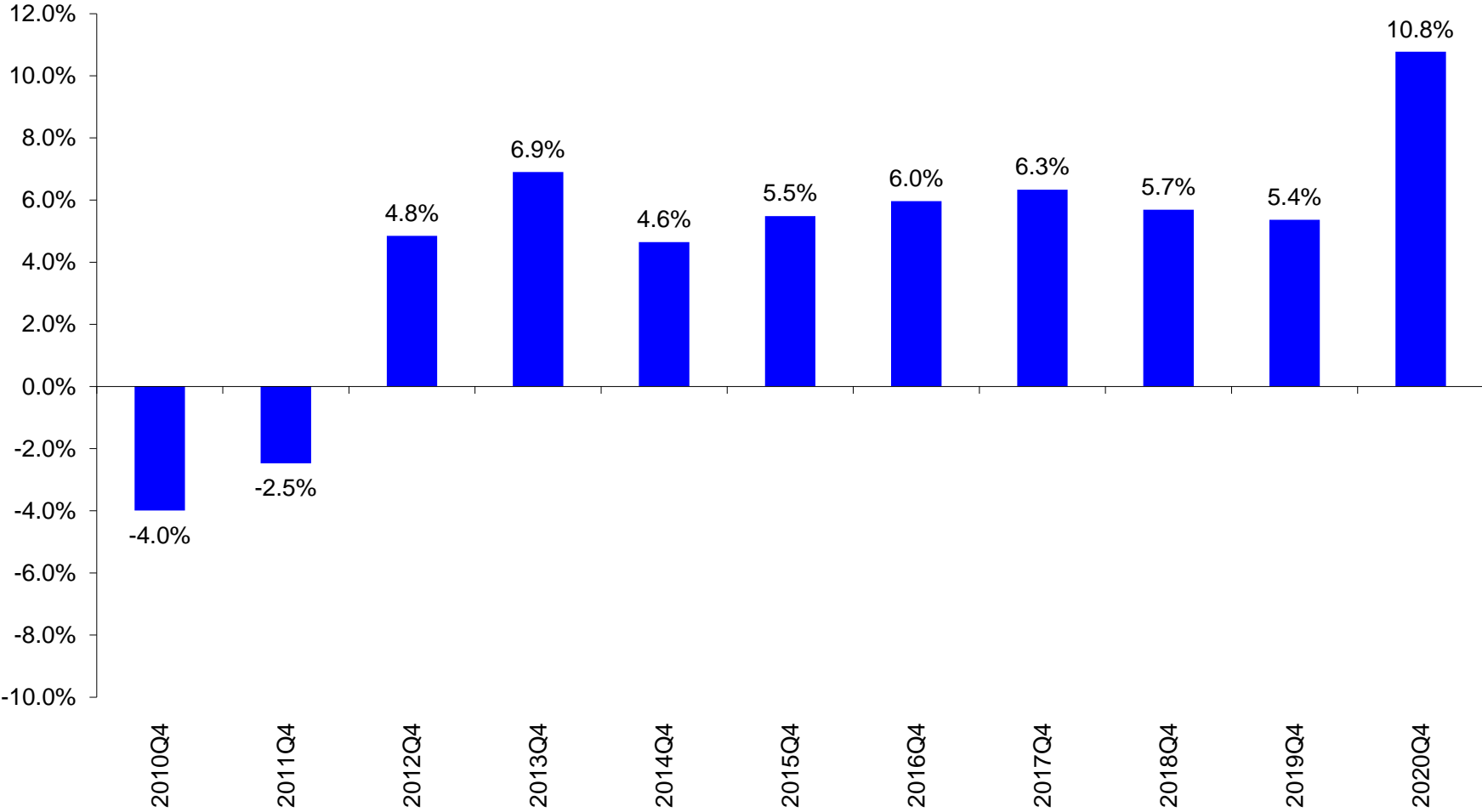
Note

- The U.S. Patent and Trademark Office approved two new federally registered trademarks: "FHFA House Price Index®" and "FHFA HPI®." The trademarks help FHFA protect its branding, usage, and intellectual property. Users should include the trademark symbol when possible.
- The next monthly HPI report (including data through January 2021) will be released March 30, 2021 and the next quarterly HPI report (including data for the first quarter of 2021 and monthly data for March) will be released May 25, 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 \$6.7 trillion in funding for the U.S. mortgage markets and financial institutions.

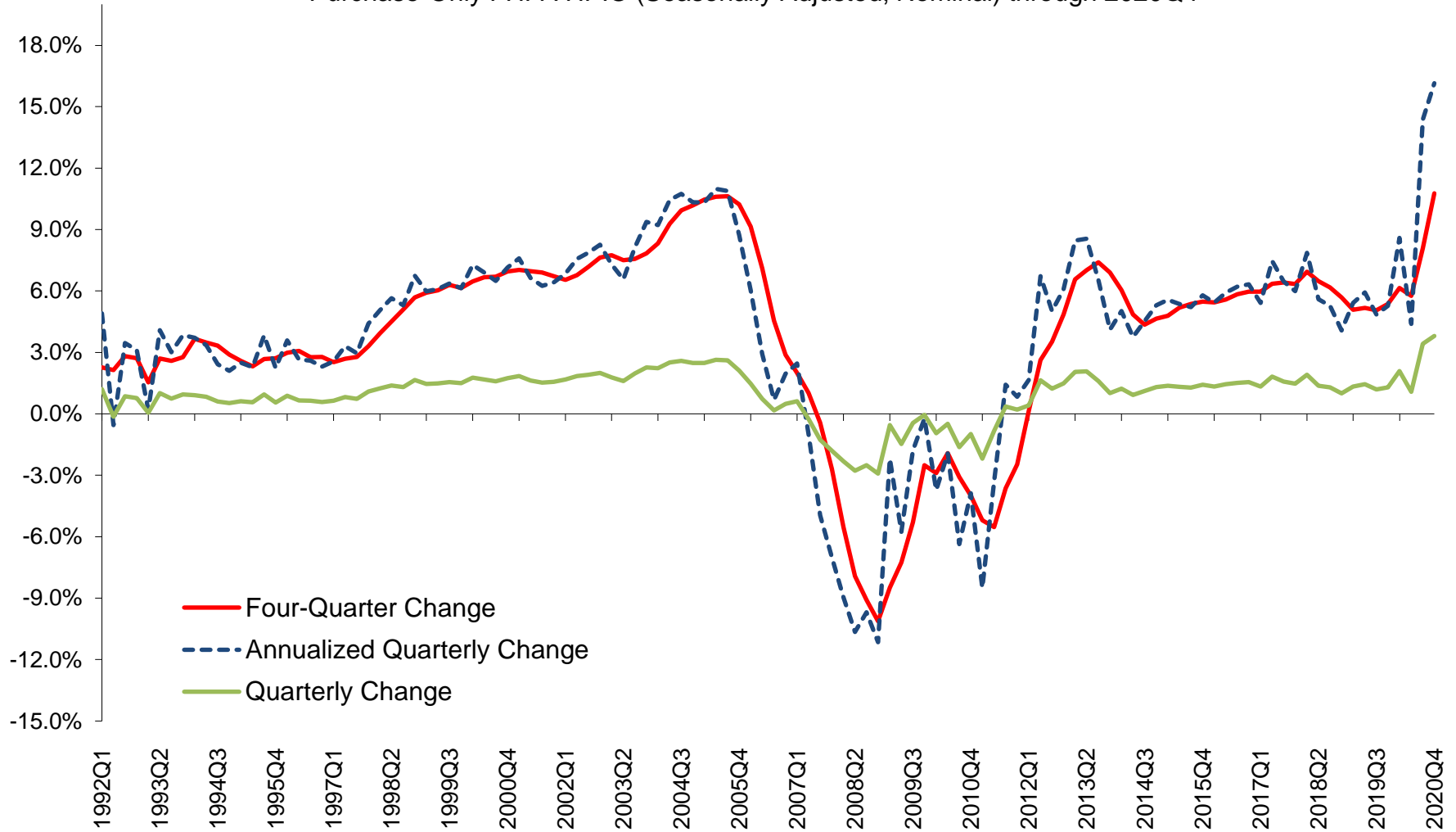
Quarterly Figures

House Price Appreciation Over Previous Four Quarters for U.S.
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal) through 2020Q4



Source: FHFA

House Price Appreciation in the U.S. since 1991
 Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal) through 2020Q4

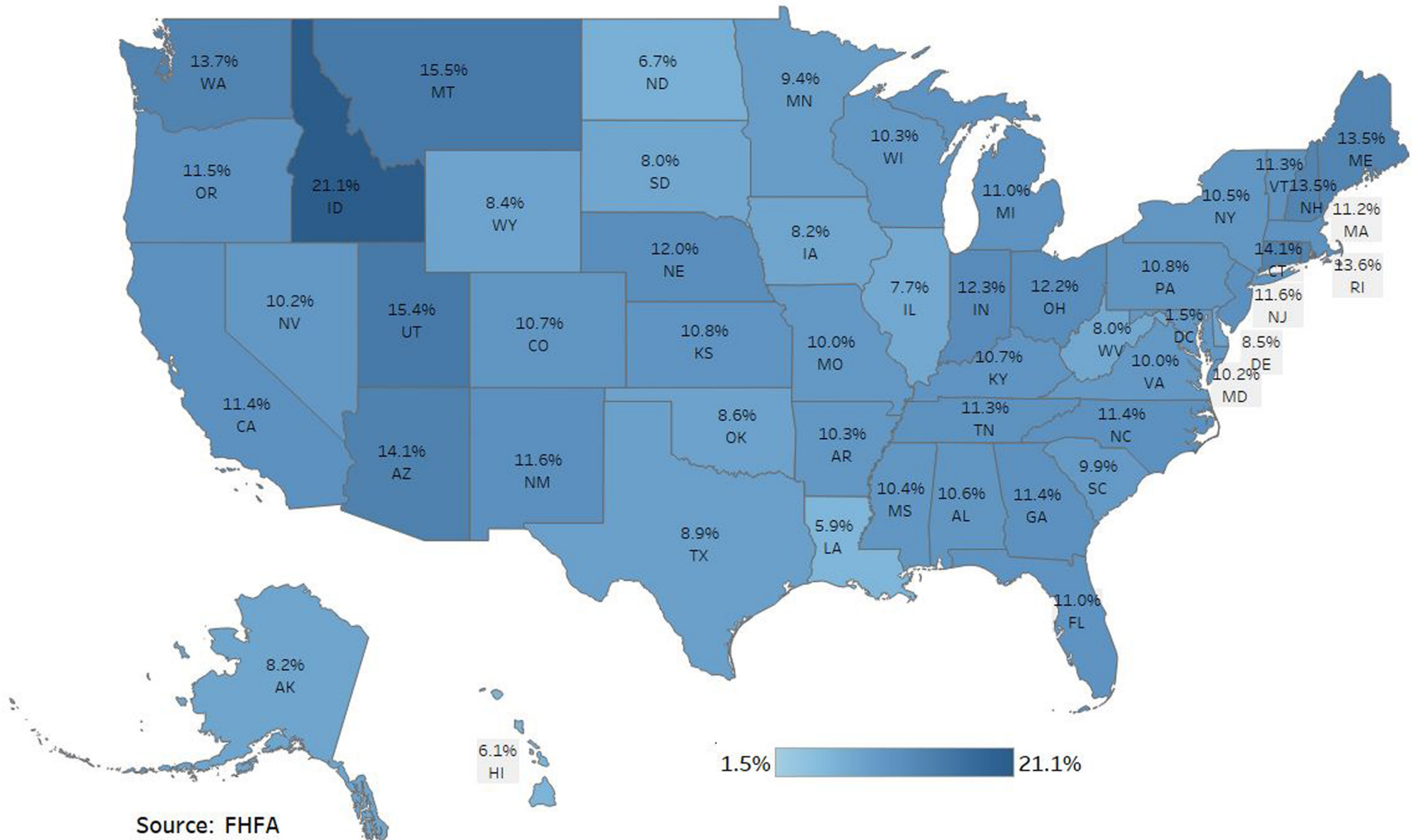


Source: FHFA

Four-Quarter Price Change by State

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

U.S. Four-Quarter Appreciation = 10.8% (2019Q4-2020Q4)

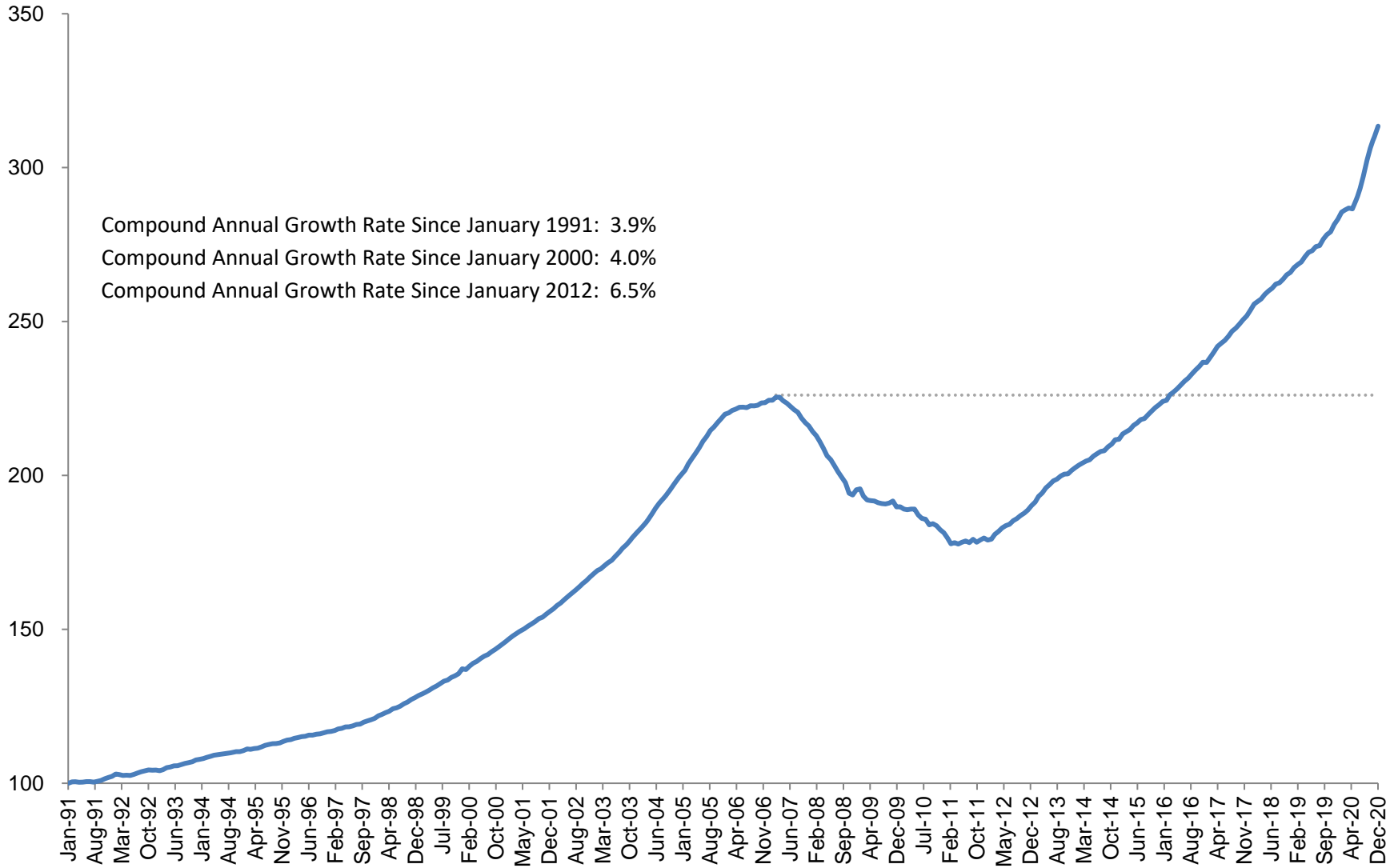


Source: FHFA

Monthly Figures

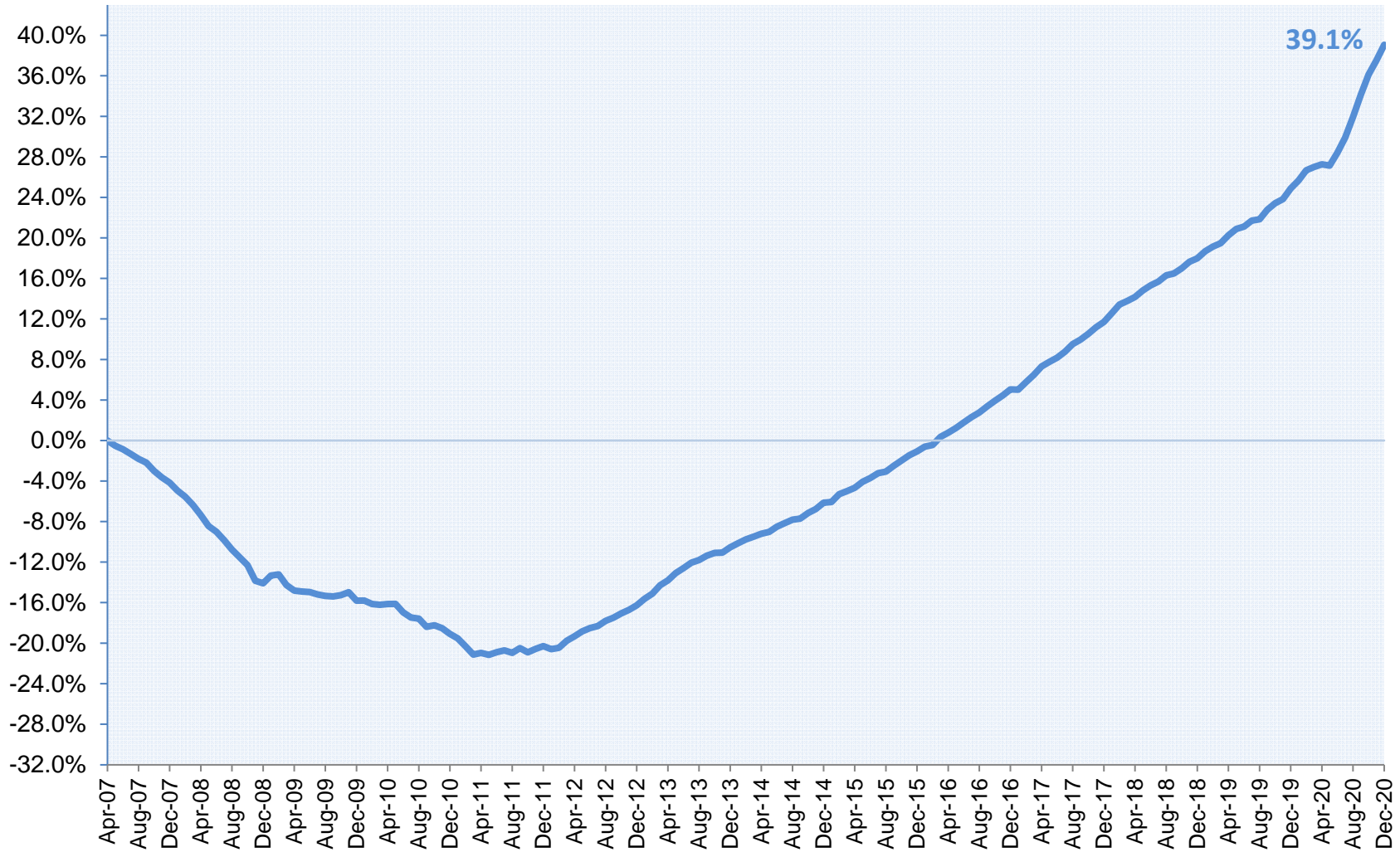
Monthly House Price Index for U.S. from January 1991 - Present

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



Source: FHFA

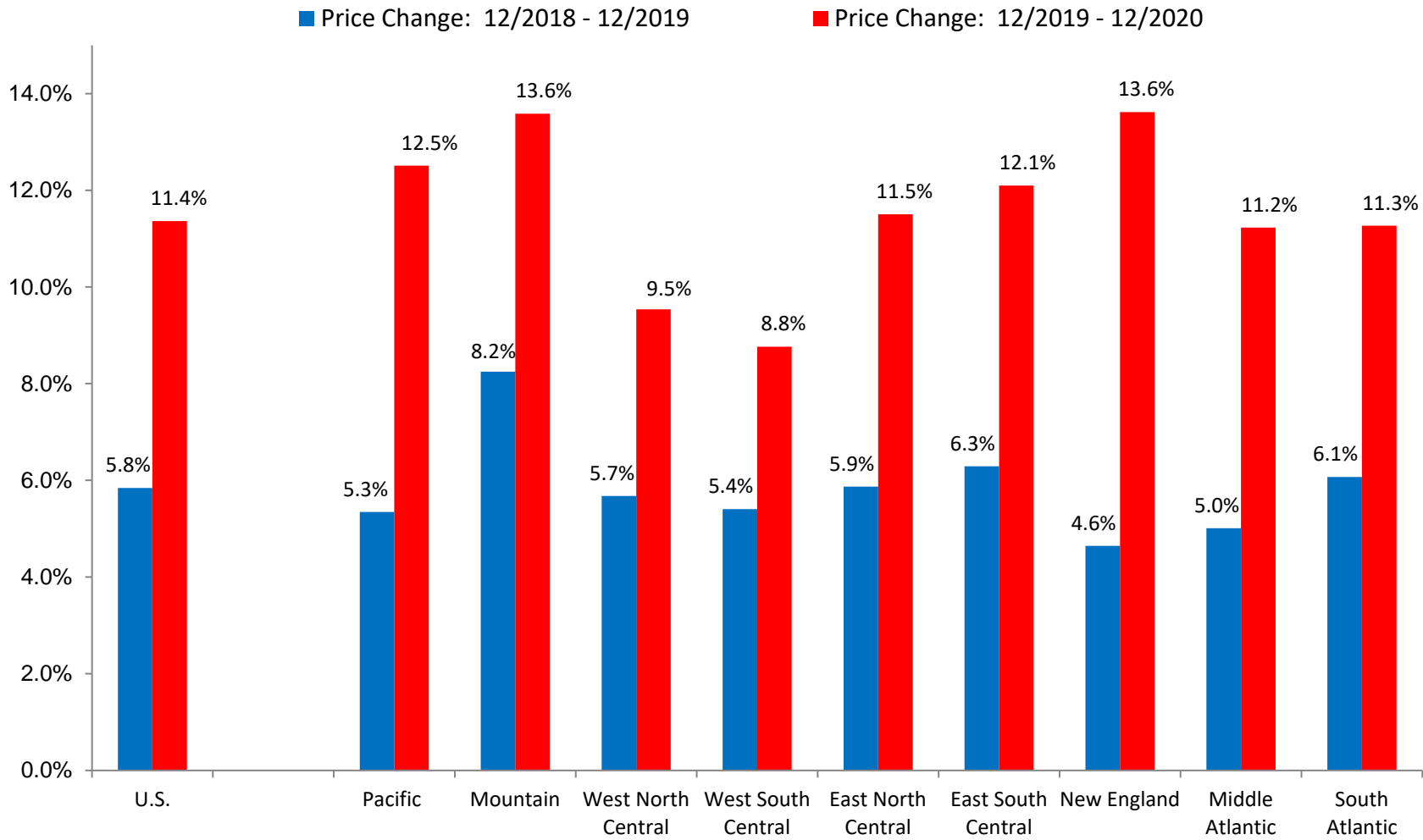
Cumulative Seasonally Adjusted Price Change Relative to the April 2007 Peak for the U.S.
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)



Source: FHFA

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

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 - 2020Q4

Quarter	House Price Quarterly Appreciation	House Price Quarterly Appreciation Annualized	House Price Appreciation From Same Quarter One Year Earlier
2020Q4	3.81%	15.25%	10.77%
2020Q3	3.41%	13.65%	8.08%
2020Q2	1.08%	4.32%	5.76%
2020Q1	2.08%	8.32%	6.15%
2019Q4	1.29%	5.17%	5.36%
2019Q3	1.19%	4.76%	5.06%
2019Q2	1.45%	5.80%	5.17%
2019Q1	1.33%	5.30%	5.08%
2018Q4	1.00%	4.01%	5.69%
2018Q3	1.29%	5.18%	6.17%
2018Q2	1.37%	5.48%	6.47%
2018Q1	1.91%	7.63%	6.94%
2017Q4	1.47%	5.86%	6.33%
2017Q3	1.58%	6.32%	6.42%
2017Q2	1.82%	7.27%	6.35%
2017Q1	1.33%	5.31%	5.96%
2016Q4	1.54%	6.18%	5.97%
2016Q3	1.52%	6.06%	5.83%
2016Q2	1.45%	5.79%	5.58%
2016Q1	1.33%	5.32%	5.45%
2015Q4	1.42%	5.67%	5.48%
2015Q3	1.28%	5.11%	5.36%
2015Q2	1.31%	5.26%	5.19%
2015Q1	1.36%	5.46%	4.78%
2014Q4	1.30%	5.20%	4.65%
2014Q3	1.11%	4.44%	4.35%
2014Q2	0.92%	3.70%	4.85%
2014Q1	1.23%	4.93%	6.04%
2013Q4	1.01%	4.05%	6.90%
2013Q3	1.59%	6.38%	7.40%
2013Q2	2.07%	8.30%	7.02%
2013Q1	2.05%	8.21%	6.56%
2012Q4	1.49%	5.95%	4.85%
2012Q3	1.23%	4.93%	3.53%
2012Q2	1.64%	6.55%	2.63%
2012Q1	0.41%	1.64%	0.13%
2011Q4	0.21%	0.83%	-2.47%
2011Q3	0.35%	1.41%	-3.63%
2011Q2	-0.84%	-3.35%	-5.54%
2011Q1	-2.20%	-8.78%	-5.20%
2010Q4	-0.99%	-3.94%	-3.99%
2010Q3	-1.63%	-6.52%	-3.09%
2010Q2	-0.49%	-1.95%	-1.93%
2010Q1	-0.95%	-3.78%	-2.90%
2009Q4	-0.06%	-0.23%	-2.51%
2009Q3	-0.45%	-1.80%	-5.30%

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

1991Q2 - 2020Q4

Quarter	House Price Quarterly Appreciation	House Price Quarterly Appreciation Annualized	House Price Appreciation From Same Quarter One Year Earlier
2009Q2	-1.47%	-5.89%	-7.26%
2009Q1	-0.55%	-2.21%	-8.49%
2008Q4	-2.91%	-11.64%	-10.12%
2008Q3	-2.52%	-10.07%	-9.09%
2008Q2	-2.78%	-11.11%	-7.92%
2008Q1	-2.32%	-9.29%	-5.53%
2007Q4	-1.80%	-7.20%	-2.70%
2007Q3	-1.26%	-5.05%	-0.43%
2007Q2	-0.25%	-1.02%	1.01%
2007Q1	0.61%	2.44%	2.00%
2006Q4	0.49%	1.94%	2.88%
2006Q3	0.17%	0.67%	4.55%
2006Q2	0.72%	2.89%	7.10%
2006Q1	1.48%	5.90%	9.14%
2005Q4	2.11%	8.46%	10.23%
2005Q3	2.62%	10.47%	10.63%
2005Q2	2.64%	10.56%	10.60%
2005Q1	2.49%	9.94%	10.46%
2004Q4	2.49%	9.96%	10.18%
2004Q3	2.58%	10.34%	9.94%
2004Q2	2.51%	10.06%	9.29%
2004Q1	2.23%	8.92%	8.32%
2003Q4	2.26%	9.06%	7.84%
2003Q3	1.97%	7.90%	7.56%
2003Q2	1.60%	6.42%	7.50%
2003Q1	1.78%	7.10%	7.75%
2002Q4	2.00%	8.01%	7.64%
2002Q3	1.91%	7.65%	7.18%
2002Q2	1.84%	7.36%	6.77%
2002Q1	1.67%	6.68%	6.54%
2001Q4	1.57%	6.27%	6.72%
2001Q3	1.53%	6.11%	6.90%
2001Q2	1.62%	6.48%	6.96%
2001Q1	1.85%	7.39%	7.03%
2000Q4	1.74%	6.96%	6.95%
2000Q3	1.59%	6.34%	6.70%
2000Q2	1.68%	6.73%	6.66%
2000Q1	1.77%	7.08%	6.46%
1999Q4	1.50%	5.99%	6.14%
1999Q3	1.55%	6.22%	6.30%
1999Q2	1.49%	5.96%	6.03%
1999Q1	1.46%	5.85%	5.92%
1998Q4	1.65%	6.58%	5.69%
1998Q3	1.30%	5.20%	5.10%
1998Q2	1.38%	5.54%	4.51%
1998Q1	1.24%	4.96%	3.93%

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

1991Q2 - 2020Q4

Quarter	House Price Quarterly Appreciation	House Price Quarterly Appreciation Annualized	House Price Appreciation From Same Quarter One Year Earlier
1997Q4	1.08%	4.33%	3.30%
1997Q3	0.73%	2.93%	2.78%
1997Q2	0.81%	3.26%	2.69%
1997Q1	0.63%	2.54%	2.53%
1996Q4	0.57%	2.28%	2.78%
1996Q3	0.64%	2.57%	2.77%
1996Q2	0.66%	2.63%	3.08%
1996Q1	0.88%	3.54%	2.98%
1995Q4	0.56%	2.22%	2.71%
1995Q3	0.94%	3.78%	2.67%
1995Q2	0.57%	2.26%	2.32%
1995Q1	0.62%	2.47%	2.59%
1994Q4	0.52%	2.09%	2.89%
1994Q3	0.60%	2.39%	3.33%
1994Q2	0.83%	3.32%	3.48%
1994Q1	0.91%	3.66%	3.66%
1993Q4	0.95%	3.78%	2.77%
1993Q3	0.75%	2.98%	2.59%
1993Q2	1.01%	4.02%	2.70%
1993Q1	0.05%	0.20%	1.54%
1992Q4	0.77%	3.07%	2.71%
1992Q3	0.85%	3.41%	2.81%
1992Q2	-0.14%	-0.55%	2.14%
1992Q1	1.20%	4.82%	
1991Q4	0.87%	3.48%	
1991Q3	0.19%	0.77%	
1991Q2	-0.02%	-0.06%	

Source: FHFA

FHFA HPI by Census Division

Percent Change in House Prices

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

Period ended 2020Q4

Division	Division Ranking*	1-Yr**	Qtr	5-Yr	Since 1991Q1
USA		10.77%	3.81%	38.99%	205.12%
Mountain	1	13.27%	4.63%	53.38%	329.00%
New England	2	12.59%	4.58%	35.71%	184.62%
Pacific	3	11.61%	4.63%	44.35%	257.58%
East South Central	4	10.86%	3.33%	37.43%	178.46%
Middle Atlantic	5	10.86%	4.05%	32.82%	174.67%
South Atlantic	6	10.67%	3.85%	41.14%	208.87%
East North Central	7	10.67%	3.53%	37.88%	153.01%
West North Central	8	9.66%	3.11%	34.60%	198.77%
West South Central	9	8.57%	2.96%	32.80%	213.07%

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 2020Q4

State	Rank*	1-Yr**	Qtr	5-Yr	Since 1991Q1
Idaho (ID)	1	21.08%	7.94%	82.52%	353.82%
Montana (MT)	2	15.50%	5.20%	42.62%	383.60%
Utah (UT)	3	15.39%	5.57%	61.40%	414.95%
Arizona (AZ)	4	14.11%	4.66%	54.71%	295.50%
Connecticut (CT)	5	14.10%	5.61%	23.07%	100.88%
Washington (WA)	6	13.70%	4.43%	62.16%	345.42%
Rhode Island (RI)	7	13.59%	5.23%	44.49%	180.07%
Maine (ME)	8	13.53%	4.54%	43.26%	204.55%
New Hampshire (NH)	9	13.50%	4.55%	42.20%	204.03%
Indiana (IN)	10	12.34%	4.22%	44.05%	152.97%
Ohio (OH)	11	12.21%	3.93%	41.61%	141.26%
Nebraska (NE)	12	11.99%	3.62%	38.23%	207.82%
New Mexico (NM)	13	11.62%	3.23%	34.29%	186.19%
New Jersey (NJ)	14	11.57%	4.42%	29.48%	177.91%
Oregon (OR)	15	11.54%	4.13%	47.37%	399.70%
California (CA)	16	11.39%	4.87%	41.28%	227.56%
North Carolina (NC)	17	11.38%	4.45%	43.12%	187.87%
Georgia (GA)	18	11.35%	3.96%	46.22%	186.24%
Tennessee (TN)	19	11.30%	3.20%	47.43%	215.28%
Vermont (VT)	20	11.29%	4.71%	29.35%	174.36%
Massachusetts (MA)	21	11.16%	3.87%	38.69%	235.63%
Florida (FL)	22	11.01%	4.03%	49.69%	262.75%
Michigan (MI)	23	10.99%	3.56%	43.96%	168.30%
Pennsylvania (PA)	24	10.78%	3.56%	32.96%	163.02%
USA		10.77%	3.81%	38.99%	205.12%
Kansas (KS)	25	10.76%	2.90%	35.91%	185.16%

*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 2020Q4

State	Rank*	1-Yr**	Qtr	5-Yr	Since 1991Q1
Kentucky (KY)	26	10.74%	3.48%	34.80%	178.38%
Colorado (CO)	27	10.67%	4.23%	51.39%	437.25%
Alabama (AL)	28	10.65%	3.31%	35.60%	160.32%
New York (NY)	29	10.53%	4.30%	34.54%	182.93%
Mississippi (MS)	30	10.39%	3.43%	23.33%	134.38%
Wisconsin (WI)	31	10.26%	3.58%	40.08%	206.60%
Arkansas (AR)	32	10.26%	3.79%	28.00%	151.50%
Maryland (MD)	33	10.20%	3.85%	27.74%	182.84%
Nevada (NV)	34	10.17%	3.24%	55.90%	202.38%
Virginia (VA)	35	10.01%	3.59%	31.62%	199.10%
Missouri (MO)	36	9.97%	2.81%	38.02%	178.79%
South Carolina (SC)	37	9.86%	2.47%	39.27%	185.35%
Minnesota (MN)	38	9.38%	3.13%	37.32%	231.46%
Texas (TX)	39	8.85%	3.09%	37.66%	228.88%
Oklahoma (OK)	40	8.59%	2.93%	25.00%	174.61%
Delaware (DE)	41	8.49%	4.12%	26.56%	137.98%
Wyoming (WY)	42	8.44%	3.02%	23.18%	293.71%
Iowa (IA)	43	8.17%	3.73%	25.59%	174.45%
Alaska (AK)	44	8.17%	2.93%	16.35%	187.48%
South Dakota (SD)	45	7.96%	3.07%	32.86%	241.32%
West Virginia (WV)	46	7.95%	3.39%	15.25%	139.02%
Illinois (IL)	47	7.68%	2.57%	22.84%	123.30%
North Dakota (ND)	48	6.69%	2.22%	14.14%	241.46%
Hawaii (HI)	49	6.14%	2.32%	27.51%	183.27%
Louisiana (LA)	50	5.86%	1.71%	19.11%	204.14%
District of Columbia (DC)	51	1.48%	-1.84%	28.87%	488.22%

*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 2020Q4

Metropolitan Statistical Area or Division	1-Yr	Qtr	5-Yr	Since 1991Q1
Akron, OH	13.13%	4.49%	36.66%	128.50%
Albany-Schenectady-Troy, NY	14.55%	6.58%	28.53%	126.64%
Albuquerque, NM	13.45%	4.25%	34.79%	181.87%
Allentown-Bethlehem-Easton, PA-NJ	12.06%	4.28%	34.29%	119.21%
Anaheim-Santa Ana-Irvine, CA (MSAD)	7.49%	2.66%	30.74%	255.26%
Atlanta-Sandy Springs-Alpharetta, GA	11.13%	3.90%	49.10%	201.88%
Austin-Round Rock-Georgetown, TX	13.79%	4.37%	49.38%	461.39%
Bakersfield, CA	11.29%	3.43%	32.05%	132.12%
Baltimore-Columbia-Towson, MD	10.14%	3.86%	23.66%	186.62%
Baton Rouge, LA	7.37%	3.22%	21.50%	195.52%
Birmingham-Hoover, AL	11.77%	3.30%	41.09%	194.86%
Boise City, ID	23.42%	8.92%	100.72%	441.91%
Boston, MA (MSAD)	12.41%	4.32%	40.68%	269.91%
Bridgeport-Stamford-Norwalk, CT	14.14%	6.12%	21.88%	135.65%
Buffalo-Cheektowaga, NY	13.32%	5.58%	45.59%	152.70%
Cambridge-Newton-Framingham, MA (MSAD)	11.05%	3.30%	39.86%	264.34%
Camden, NJ (MSAD)	14.73%	5.92%	28.66%	125.99%
Cape Coral-Fort Myers, FL	11.96%	3.99%	36.64%	205.79%
Charleston-North Charleston, SC	12.87%	3.13%	43.16%	328.15%
Charlotte-Concord-Gastonia, NC-SC	13.64%	3.52%	53.13%	213.82%
Chicago-Naperville-Evanston, IL (MSAD)	8.61%	3.24%	27.20%	141.80%
Cincinnati, OH-KY-IN	11.10%	3.07%	42.43%	153.59%
Cleveland-Elyria, OH	14.19%	4.32%	41.68%	120.65%
Colorado Springs, CO	13.56%	5.11%	63.30%	347.21%
Columbia, SC	10.19%	1.94%	35.19%	144.42%
Columbus, OH	12.27%	3.42%	49.80%	192.46%
Dallas-Plano-Irving, TX (MSAD)	8.38%	2.81%	41.18%	224.05%
Dayton-Kettering, OH	11.17%	3.51%	42.67%	109.00%
Denver-Aurora-Lakewood, CO	10.11%	3.53%	50.52%	483.95%
Detroit-Dearborn-Livonia, MI (MSAD)	12.74%	4.13%	46.32%	146.87%
El Paso, TX	13.20%	3.36%	26.20%	131.18%
Elgin, IL (MSAD)	9.75%	3.94%	27.43%	99.48%
Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)	11.67%	4.30%	42.87%	290.68%
Fort Worth-Arlington-Grapevine, TX (MSAD)	7.48%	2.29%	45.68%	209.53%
Frederick-Gaithersburg-Rockville, MD (MSAD)	10.60%	4.83%	28.99%	203.12%
Fresno, CA	11.99%	4.25%	39.99%	173.51%
Gary, IN (MSAD)	13.56%	5.25%	38.85%	154.11%
Grand Rapids-Kentwood, MI	11.62%	3.04%	53.95%	201.01%

FHFA HPI by Metropolitan Statistical Area

Percent Change in House Prices

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

Period ended 2020Q4

Metropolitan Statistical Area or Division	1-Yr	Qtr	5-Yr	Since 1991Q1
Greensboro-High Point, NC	10.41%	5.01%	41.70%	124.91%
Greenville-Anderson, SC	11.55%	4.57%	46.91%	212.30%
Hartford-East Hartford-Middletown, CT	13.25%	5.43%	20.74%	78.74%
Houston-The Woodlands-Sugar Land, TX	6.90%	3.51%	23.14%	235.57%
Indianapolis-Carmel-Anderson, IN	12.69%	3.71%	50.33%	162.28%
Jacksonville, FL	7.82%	2.21%	48.36%	253.09%
Kansas City, MO-KS	10.29%	2.13%	47.98%	203.33%
Knoxville, TN	12.30%	3.42%	44.38%	201.08%
Lake County-Kenosha County, IL-WI (MSAD)	7.80%	2.98%	27.85%	105.55%
Las Vegas-Henderson-Paradise, NV	8.05%	3.23%	58.64%	175.37%
Little Rock-North Little Rock-Conway, AR	9.82%	3.87%	22.55%	141.01%
Los Angeles-Long Beach-Glendale, CA (MSAD)	11.74%	4.75%	42.71%	249.57%
Louisville/Jefferson County, KY-IN	10.58%	4.39%	37.24%	201.84%
Memphis, TN-MS-AR	9.61%	1.26%	41.94%	141.80%
Miami-Miami Beach-Kendall, FL (MSAD)	10.02%	4.41%	46.44%	370.84%
Milwaukee-Waukesha, WI	10.75%	3.07%	38.98%	203.61%
Minneapolis-St. Paul-Bloomington, MN-WI	9.83%	3.00%	39.54%	240.17%
Montgomery County-Bucks County-Chester County, PA (MSAD)	11.78%	5.36%	31.79%	162.77%
Nashville-Davidson--Murfreesboro--Franklin, TN	10.77%	2.77%	51.72%	304.42%
Nassau County-Suffolk County, NY (MSAD)	10.00%	4.94%	37.60%	254.68%
New Haven-Milford, CT	13.78%	3.43%	24.81%	98.16%
New Orleans-Metairie, LA	6.80%	1.63%	25.91%	246.23%
New York-Jersey City-White Plains, NY-NJ (MSAD)	7.95%	3.36%	27.04%	219.40%
Newark, NJ-PA (MSAD)	12.49%	5.47%	28.87%	196.72%
North Port-Sarasota-Bradenton, FL	12.24%	4.48%	45.37%	275.05%
Oakland-Berkeley-Livermore, CA (MSAD)	11.57%	3.51%	42.12%	308.28%
Oklahoma City, OK	7.70%	2.14%	24.16%	194.33%
Omaha-Council Bluffs, NE-IA	12.23%	3.29%	41.43%	203.14%
Orlando-Kissimmee-Sanford, FL	7.32%	3.81%	45.59%	223.11%
Oxnard-Thousand Oaks-Ventura, CA	11.02%	4.45%	32.90%	221.15%
Philadelphia, PA (MSAD)	9.28%	1.55%	39.54%	225.79%
Phoenix-Mesa-Chandler, AZ	14.79%	4.37%	55.56%	333.84%
Pittsburgh, PA	9.67%	1.88%	33.13%	189.71%
Portland-Vancouver-Hillsboro, OR-WA	10.03%	3.04%	43.66%	422.08%
Providence-Warwick, RI-MA	13.27%	5.20%	43.37%	189.74%
Raleigh-Cary, NC	10.32%	3.75%	42.78%	212.59%
Richmond, VA	9.43%	3.43%	36.78%	205.25%
Riverside-San Bernardino-Ontario, CA	13.80%	6.17%	45.87%	195.38%

FHFA HPI by Metropolitan Statistical Area

Percent Change in House Prices

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

Period ended 2020Q4

Metropolitan Statistical Area or Division	1-Yr	Qtr	5-Yr	Since 1991Q1
Rochester, NY	12.20%	3.06%	34.65%	97.36%
Sacramento-Roseville-Folsom, CA	11.38%	4.63%	43.98%	190.85%
Salt Lake City, UT	15.86%	6.47%	62.61%	482.64%
San Antonio-New Braunfels, TX	8.67%	4.03%	37.71%	252.67%
San Diego-Chula Vista-Carlsbad, CA	13.85%	6.32%	42.97%	285.02%
San Francisco-San Mateo-Redwood City, CA (MSAD)	2.35%	-0.43%	30.64%	386.75%
San Jose-Sunnyvale-Santa Clara, CA	10.90%	3.87%	38.77%	363.00%
Seattle-Bellevue-Kent, WA (MSAD)	13.97%	4.91%	58.43%	387.59%
St. Louis, MO-IL	8.92%	2.71%	32.89%	168.67%
Stockton, CA	10.79%	5.38%	45.27%	169.82%
Syracuse, NY	11.80%	4.24%	33.42%	100.92%
Tacoma-Lakewood, WA (MSAD)	16.27%	5.64%	74.03%	352.76%
Tampa-St. Petersburg-Clearwater, FL	13.22%	4.45%	61.66%	300.60%
Tucson, AZ	11.66%	2.51%	49.05%	238.46%
Tulsa, OK	8.53%	2.98%	31.39%	168.96%
Urban Honolulu, HI	2.87%	2.01%	18.64%	179.69%
Virginia Beach-Norfolk-Newport News, VA-NC	10.89%	4.27%	25.56%	188.49%
Warren-Troy-Farmington Hills, MI (MSAD)	10.85%	3.73%	41.40%	164.56%
Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)	9.50%	2.43%	30.07%	244.05%
West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)	12.13%	5.98%	45.47%	278.42%
Wichita, KS	10.50%	0.16%	34.25%	150.24%
Wilmington, DE-MD-NJ (MSAD)	8.42%	2.81%	26.29%	128.50%
Winston-Salem, NC	12.20%	4.52%	37.23%	133.36%
Worcester, MA-CT	14.30%	6.92%	40.95%	179.76%

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 2020Q4

Metropolitan Statistical Area or Division	National Ranking*	1-Yr	Qtr	5-Yr	Since 1991Q1
Boise City, ID	1	23.42%	8.92%	100.72%	441.91%
Tacoma-Lakewood, WA (MSAD)	2	16.27%	5.64%	74.03%	352.76%
Salt Lake City, UT	3	15.86%	6.47%	62.61%	482.64%
Phoenix-Mesa-Chandler, AZ	4	14.79%	4.37%	55.56%	333.84%
Camden, NJ (MSAD)	5	14.73%	5.92%	28.66%	125.99%
Albany-Schenectady-Troy, NY	6	14.55%	6.58%	28.53%	126.64%
Worcester, MA-CT	7	14.30%	6.92%	40.95%	179.76%
Cleveland-Elyria, OH	8	14.19%	4.32%	41.68%	120.65%
Bridgeport-Stamford-Norwalk, CT	9	14.14%	6.12%	21.88%	135.65%
Seattle-Bellevue-Kent, WA (MSAD)	10	13.97%	4.91%	58.43%	387.59%
San Diego-Chula Vista-Carlsbad, CA	11	13.85%	6.32%	42.97%	285.02%
Riverside-San Bernardino-Ontario, CA	12	13.80%	6.17%	45.87%	195.38%
Austin-Round Rock-Georgetown, TX	13	13.79%	4.37%	49.38%	461.39%
New Haven-Milford, CT	14	13.78%	3.43%	24.81%	98.16%
Charlotte-Concord-Gastonia, NC-SC	15	13.64%	3.52%	53.13%	213.82%
Gary, IN (MSAD)	16	13.56%	5.25%	38.85%	154.11%
Colorado Springs, CO	17	13.56%	5.11%	63.30%	347.21%
Albuquerque, NM	18	13.45%	4.25%	34.79%	181.87%
Buffalo-Cheektowaga, NY	19	13.32%	5.58%	45.59%	152.70%
Providence-Warwick, RI-MA	20	13.27%	5.20%	43.37%	189.74%

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 2020Q4

Metropolitan Statistical Area or Division	National Ranking*	1-Yr	Qtr	5-Yr	Since 1991Q1
San Francisco-San Mateo-Redwood City, CA (MSAD)	100	2.35%	-0.43%	30.64%	386.75%
Urban Honolulu, HI	99	2.87%	2.01%	18.64%	179.69%
New Orleans-Metairie, LA	98	6.80%	1.63%	25.91%	246.23%
Houston-The Woodlands-Sugar Land, TX	97	6.90%	3.51%	23.14%	235.57%
Orlando-Kissimmee-Sanford, FL	96	7.32%	3.81%	45.59%	223.11%
Baton Rouge, LA	95	7.37%	3.22%	21.50%	195.52%
Fort Worth-Arlington-Grapevine, TX (MSAD)	94	7.48%	2.29%	45.68%	209.53%
Anaheim-Santa Ana-Irvine, CA (MSAD)	93	7.49%	2.66%	30.74%	255.26%
Oklahoma City, OK	92	7.70%	2.14%	24.16%	194.33%
Lake County-Kenosha County, IL-WI (MSAD)	91	7.80%	2.98%	27.85%	105.55%
Jacksonville, FL	90	7.82%	2.21%	48.36%	253.09%
New York-Jersey City-White Plains, NY-NJ (MSAD)	89	7.95%	3.36%	27.04%	219.40%
Las Vegas-Henderson-Paradise, NV	88	8.05%	3.23%	58.64%	175.37%
Dallas-Plano-Irving, TX (MSAD)	87	8.38%	2.81%	41.18%	224.05%
Wilmington, DE-MD-NJ (MSAD)	86	8.42%	2.81%	26.29%	128.50%
Tulsa, OK	85	8.53%	2.98%	31.39%	168.96%
Chicago-Naperville-Evanston, IL (MSAD)	84	8.61%	3.24%	27.20%	141.80%
San Antonio-New Braunfels, TX	83	8.67%	4.03%	37.71%	252.67%
St. Louis, MO-IL	82	8.92%	2.71%	32.89%	168.67%
Philadelphia, PA (MSAD)	81	9.28%	1.55%	39.54%	225.79%

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
Nov 20 - Dec 20	1.1%	1.1%	1.4%	0.8%	1.3%	1.4%	1.7%	0.9%	1.0%	0.8%
Oct 20 - Nov 20 <i>(Previous Estimate)</i>	1.0% 1.0%	1.6% 1.6%	1.3% 1.3%	0.4% 0.4%	0.3% 0.3%	1.0% 1.1%	1.2% 1.2%	1.4% 1.2%	0.8% 0.4%	1.2% 1.2%
Sep 20 - Oct 20 <i>(Previous Estimate)</i>	1.5% 1.5%	1.7% 1.7%	1.7% 1.6%	0.8% 0.8%	1.3% 1.3%	1.5% 1.5%	0.7% 0.8%	2.1% 2.1%	1.6% 1.7%	1.7% 1.6%
Aug 20 - Sep 20 <i>(Previous Estimate)</i>	1.7% 1.7%	1.8% 1.9%	2.0% 2.0%	2.0% 2.0%	0.8% 0.9%	1.5% 1.5%	2.0% 2.0%	2.0% 2.1%	2.2% 2.1%	1.5% 1.6%
Jul 20 - Aug 20 <i>(Previous Estimate)</i>	1.6% 1.6%	1.6% 1.7%	1.7% 1.8%	1.6% 1.6%	1.7% 1.8%	1.2% 1.3%	1.2% 1.3%	1.7% 1.8%	1.7% 1.9%	1.6% 1.6%
Jun 20 - Jul 20 <i>(Previous Estimate)</i>	1.1% 1.2%	1.0% 1.1%	1.4% 1.4%	0.8% 0.9%	0.6% 0.7%	1.5% 1.5%	1.1% 1.1%	2.3% 2.1%	1.5% 1.4%	0.9% 0.9%
12-Month Change: Dec 19 - Dec 20	11.4%	12.5%	13.6%	9.5%	8.8%	11.5%	12.1%	13.6%	11.2%	11.3%

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

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

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
December-20	313.5	366.9	441.8	305.6	318.6	260.2	289.5	300.0	278.1	318.5
November-20	310.0	362.8	435.6	303.3	314.6	256.7	284.5	297.4	275.4	316.0
October-20	306.8	356.9	429.9	302.0	313.6	254.0	281.2	293.2	273.3	312.2
September-20	302.3	351.0	422.9	299.5	309.7	250.2	279.1	287.2	269.1	307.1
August-20	297.4	344.7	414.8	293.8	307.2	246.4	273.7	281.4	263.2	302.5
July-20	292.8	339.2	407.7	289.1	302.1	243.4	270.4	276.8	258.8	297.6
June-20	289.5	335.6	402.2	286.7	300.2	239.9	267.3	270.6	255.1	294.9
May-20	286.6	331.0	396.4	284.5	296.7	237.8	264.1	267.5	254.3	292.2
April-20	286.9	333.3	397.9	283.9	297.5	238.4	264.4	269.9	254.2	290.5
March-20	286.3	332.3	398.7	282.1	295.2	237.3	263.1	271.8	254.2	291.1
February-20	285.5	331.2	395.4	282.8	294.1	236.7	262.9	267.8	253.5	291.6
January-20	283.3	328.9	390.8	279.8	293.4	234.4	259.7	266.6	251.7	289.2
December-19	281.5	326.1	388.9	279.0	292.9	233.4	258.2	264.1	250.0	286.3
November-19	279.1	324.3	382.5	276.3	289.6	232.7	254.4	263.3	248.1	283.7
October-19	278.2	322.8	382.1	275.3	289.2	230.0	255.7	261.3	247.6	283.7
September-19	276.8	320.4	379.6	274.8	287.9	229.5	255.0	260.1	245.2	282.0
August-19	274.6	319.1	377.3	272.8	286.4	228.5	250.6	260.0	244.1	277.9
July-19	274.4	318.9	377.3	271.8	286.4	227.6	251.5	257.9	244.0	277.9

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>