

Technical Note

Transitioning to the New OMB 2018 Metropolitan Area Definitions

FHFA produces house price indexes (HPIs) on a quarterly basis for a variety of metropolitan areas.¹ For several years, the metropolitan areas have followed definitions from the Office of Management and Budget (OMB) provided in a February 2013 announcement (and revised in July 2015, August 2017, and April 2018). However, OMB released a new set of delineations in September 2018 to reflect results from American Community Survey and Census Bureau population estimates for 2015.² Because FHFA has adopted the new OMB definitions, its set of metropolitan areas will change with this release and be reflected in this and future HPI reports.

This Technical Note addresses several questions related to the OMB announcement and offers detailed summary information about the changes. The new OMB definitions set forth names and numerical codes that identify metropolitan areas. The geographic delineations classify urbanized areas by population size and include surrounding areas that are integrated either socially or economically to the core urban area. Typically, the urbanized areas are counties that are combined to form a larger metropolitan area.³

Metropolitan areas tend to grow over time as populations increase and expand into nearby areas. To track such demographic movements, the Census Bureau conducts a comprehensive census every 10 years, ongoing surveys based on statistical sampling every year in between, and a substantial release of survey data and population estimates every five years. OMB relies on the decennial census to make major changes to metropolitan names and numerical codes used to identify the areas. The surveys are used for minor, periodic adjustments. Any such modification—whether major or minor—can have considerable impact on agencies, companies, homeowners, investors, or researchers that rely on the definitions. As a result, there is a delay between the census or surveys and releases of new definitions while the data are reconciled.

How will the new definitions affect the number of metropolitan areas?

The metropolitan area HPIs will follow the new OMB delineations. HPI users may be affected in several ways because changes have been made to codes, names, and the counties that comprise the metropolitan areas.⁴ For example, the “all-transactions” indexes represented 403 metropolitan

¹ For the purposes of FHFA HPIs, “metropolitan areas” may be used synonymously to refer to Metropolitan Statistical Areas or Metropolitan Divisions (where Metropolitan Statistical Areas are large enough to be divided). No methodological changes are made to the repeat-sales methodology used to calculate the FHFA HPIs.

² The announcement is provided at <https://www.whitehouse.gov/wp-content/uploads/2018/09/Bulletin-18-04.pdf>. The last major announcement for delineation files was in February 2013 to reflect results from the 2010 decennial census. OMB has indicated that it intends to issue major announcements every five years to coincide with the decennial census or the American Community Survey and Census Bureau population estimates, as appropriate. Minor announcements may be made on an unscheduled and less frequent basis.

³ Not all counties are affiliated, but the definitions cover over 90 percent of the U.S. population. Where a county is not the primary local government, the definitions may rely on places like cities, towns, boroughs, or parishes.

⁴ FHFA focuses on changes in CBSA codes (where “CBSA” stands for “Core-Based Statistical Areas”) and metropolitan names. Name changes occur where population shifts revise the central or outlying status of one or more counties, alter the principal city, or update the spelling of an already existing county. All of the new official names are used in this report.

areas previously but will cover 404 metropolitan areas now. The other types of HPIs, the “purchase-only” and “expanded-data” indexes, did not change in their total number of places that are tracked. All three indexes experienced changes in numerical codes and metropolitan names. Table 1 provides an overview of how each of the indexes have been affected. Few numerical code changes occurred and, when they did, they also involved a name change. Depending on the index, between 10 to 20 percent of the metropolitan areas experienced name changes. Generally speaking, though, the majority of the metropolitan areas stayed either exactly the same or changed so minimally that their numerical code remained the same.⁵

What kind of changes were experienced?

A breakdown of metropolitan area changes is shown in Table 2. A small number of prior metropolitan areas have been removed (red highlights) or new areas have been added (green highlights). The majority of changes are modifications to names (yellow highlights). The table is structured to show old definitions that FHFA had been utilizing, the new definitions, changes to codes and names, and what type of HPI is affected with each change.⁶

The handful of new metropolitan areas are due to restructuring of existing places, and the changes are usually obvious because the first principal city has remained the same in the name. However, two less obvious changes might be helpful to note. First, one metropolitan area had included two adjacent counties, Dutchess County and Putnam County, that have been split into an existing metropolitan area (New York-Jersey City-White Plains, NY-NJ) and a new metropolitan area (Poughkeepsie-Newburgh-Middletown, NY). Second, Frederick County and Montgomery County used to form Silver Spring-Frederick-Rockville, MD (MSAD) but they have been reclassified in code and name as Frederick-Gaithersburg-Rockville, MD (MSAD).⁷

Is a list available to show all the new CBSA codes and metropolitan names?

The full set of metropolitan areas is presented in Table 3. Highlighted cells denote the same kind of classification as used in Table 2, except the table does not show metropolitan areas that were removed. An Excel file with all three tables is posted in the “Additional Data” section on the HPI Downloadable Data page, or at <https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index-Datasets.aspx>. Further information about metropolitan areas can be found in the Frequently Asked Questions at <https://www.fhfa.gov/Media/PublicAffairs/Pages/House-Price-Index-Frequently-Asked-Questions.aspx>. Comments, questions, and suggestions should be addressed to hpihelpdesk@fhfa.gov.

⁵ We only classify “changes” as when a new numerical code is assigned or a name is altered for a metropolitan area. Names may change when metropolitan areas add counties or existing counties transition from outlying to central status. However, FHFA identifies metropolitan areas with their numerical codes and, as such, is concerned mainly with the numerical alterations.

⁶ Metropolitan areas are omitted if they did not experience any change to their code or name.

⁷ Several highly technical punctuation changes have happened. Three metropolitan names used to have two hyphens but one place no longer has hyphens. Sacramento--Roseville--Arden-Arcade, CA is Sacramento-Roseville-Folsom, CA. Quotes and parentheses have also been removed in one name. Honolulu (‘Urban Honolulu’), HI is only referred to as Urban Honolulu, HI. Finally, note that Coeur d’Alene, ID still contains the single quote.

Table 1: Changes to Metropolitan Statistical Areas (MSAs) covered by the FHFA HPIs

Type of change	Type of HPI		
	All-Transactions	Purchase-Only	Expanded-Data
Prior number of CBSA codes	403	100	50
Removed CBSA codes	5	3	1
Added CBSA codes	6	3	1
Total new number of CBSA codes	404	100	50
Prior number of Metropolitan names	403	100	50
Removed Metropolitan names	5	3	1
Added Metropolitan names	6	3	1
Modifications of remaining Metropolitan names	43	19	11
Total new number of Metropolitan names	404	100	50

Notes: "CBSA" stands for "Core-Based Statistical Area" and is a geographic area defined by the Office of Management and Budget (OMB). CBSAs can include both Metropolitan Statistical Areas and Micropolitan Statistical Areas. FHFA, though, only releases HPIs for Metropolitan Statistical Areas, which are commonly referred to as "MSAs". Certain MSAs are further divided into Metropolitan Divisions and, in those cases, FHFA produces HPIs for each Division rather than the MSA as a whole.

Source: FHFA's calculations are based on comparisons of existing MSAs where HPIs are produced and new delineations as outlined in OMB Bulletin No. 18-04 released on September 14, 2018 and available for download at <https://www.whitehouse.gov/wp-content/uploads/2018/09/Bulletin-18-04.pdf>.

Table 2. Showing changes in Metropolitan Statistical Areas (MSAs) covered by the FHFA HPIs

Old definitions (used previously by FHFA)		New definitions (after new delineations were announced)		Comparing changes		Type of HPI that is affected		
CBSA	Metropolitan name	CBSA	Metropolitan name	CBSA?	Name?	All-Transactions	Purchase-Only	Expanded-Data
10540	Albany, OR	10540	Albany-Lebanon, OR		Modified	Yes		
11500	Anniston-Oxford-Jacksonville, AL	11500	Anniston-Oxford, AL		Modified	Yes		
12060	Atlanta-Sandy Springs-Roswell, GA	12060	Atlanta-Sandy Springs-Alpharetta, GA		Modified	Yes	Yes	Yes
12420	Austin-Round Rock, TX	12420	Austin-Round Rock-Georgetown, TX		Modified	Yes	Yes	Yes
13460	Bend-Redmond, OR	13460	Bend, OR		Modified	Yes		
13980	Blacksburg-Christiansburg-Radford, VA	13980	Blacksburg-Christiansburg, VA		Modified	Yes		
14740	Bremerton-Silverdale, WA	14740	Bremerton-Silverdale-Port Orchard, WA		Modified	Yes		
15380	Buffalo-Cheektowaga-Niagara Falls, NY	15380	Buffalo-Cheektowaga, NY		Modified	Yes	Yes	
16974	Chicago-Naperville-Arlington Heights, IL (MSAD)			Removed	Removed	Yes	Yes	Yes
		16984	Chicago-Naperville-Evanston, IL (MSAD)	New	New	Yes	Yes	Yes
19380	Dayton, OH			Removed	Removed	Yes	Yes	
		19430	Dayton-Kettering, OH	New	New	Yes	Yes	
20524	Dutchess County-Putnam County, NY (MSAD)			Removed	Removed	Yes		
21660	Eugene, OR	21660	Eugene-Springfield, OR		Modified	Yes		
22220	Fayetteville-Springdale-Rogers, AR-MO	22220	Fayetteville-Springdale-Rogers, AR		Modified	Yes		
22744	Fort Lauderdale-Pompano Beach-Deerfield Beach, FL (MSAD)	22744	Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)		Modified	Yes	Yes	Yes
23104	Fort Worth-Arlington, TX (MSAD)	23104	Fort Worth-Arlington-Grapevine, TX (MSAD)		Modified	Yes	Yes	Yes
		23224	Frederick-Gaithersburg-Rockville, MD (MSAD)	New	New	Yes	Yes	
24340	Grand Rapids-Wyoming, MI	24340	Grand Rapids-Kentwood, MI		Modified	Yes	Yes	
24860	Greenville-Anderson-Mauldin, SC	24860	Greenville-Anderson, SC		Modified	Yes	Yes	
25060	Gulfport-Biloxi-Pascagoula, MS	25060	Gulfport-Biloxi, MS		Modified	Yes		
25540	Hartford-West Hartford-East Hartford, CT	25540	Hartford-East Hartford-Middletown, CT		Modified	Yes	Yes	
25940	Hilton Head Island-Bluffton-Beaufort, SC	25940	Hilton Head Island-Bluffton, SC		Modified	Yes		
28700	Kingsport-Bristol-Bristol, TN-VA	28700	Kingsport-Bristol, TN-VA		Modified	Yes		
31420	Macon, GA	31420	Macon-Bibb County, GA		Modified	Yes		
31860	Mankato-North Mankato, MN	31860	Mankato, MN		Modified	Yes		
33340	Milwaukee-Waukesha-West Allis, WI	33340	Milwaukee-Waukesha, WI		Modified	Yes	Yes	Yes
34940	Naples-Immokalee-Marco Island, FL	34940	Naples-Marco Island, FL		Modified	Yes		
		35154	New Brunswick-Lakewood, NJ (MSAD)	New	New	Yes		
35660	Niles-Benton Harbor, MI	35660	Niles, MI		Modified	Yes		
36084	Oakland-Hayward-Berkeley, CA (MSAD)	36084	Oakland-Berkeley-Livermore, CA (MSAD)		Modified	Yes	Yes	Yes
36500	Olympia-Tumwater, WA	36500	Olympia-Lacey-Tumwater, WA		Modified	Yes		
38060	Phoenix-Mesa-Scottsdale, AZ	38060	Phoenix-Mesa-Chandler, AZ		Modified	Yes	Yes	Yes
		39100	Poughkeepsie-Newburgh-Middletown, NY	New	New	Yes		
39140	Prescott, AZ			Removed	Removed	Yes		
		39150	Prescott Valley-Prescott, AZ	New	New	Yes		
39580	Raleigh, NC	39580	Raleigh-Cary, NC		Modified	Yes	Yes	
40900	Sacramento--Roseville--Arden-Arcade, CA	40900	Sacramento-Roseville-Folsom, CA		Modified	Yes	Yes	Yes
41740	San Diego-Carlsbad, CA	41740	San Diego-Chula Vista-Carlsbad, CA		Modified	Yes	Yes	Yes
41884	San Francisco-Redwood City-South San Francisco, CA (MSAD)	41884	San Francisco-San Mateo-Redwood City, CA (MSAD)		Modified	Yes	Yes	Yes
42020	San Luis Obispo-Paso Robles-Arroyo Grande, CA	42020	San Luis Obispo-Paso Robles, CA		Modified	Yes		
42220	Santa Rosa, CA	42220	Santa Rosa-Petaluma, CA		Modified	Yes		
42540	Scranton--Wilkes-Barre--Hazleton, PA	42540	Scranton--Wilkes-Barre, PA		Modified	Yes		
42644	Seattle-Bellevue-Everett, WA (MSAD)	42644	Seattle-Bellevue-Kent, WA (MSAD)		Modified	Yes	Yes	Yes
42700	Sebring, FL	42700	Sebring-Avon Park, FL		Modified	Yes		

Old definitions (used previously by FHFA)		New definitions (after new delineations were announced)		Comparing changes		Type of HPI that is affected		
CBSA	Metropolitan name	CBSA	Metropolitan name	CBSA?	Name?	All-Transactions	Purchase-Only	Expanded-Data
43524	Silver Spring-Frederick-Rockville, MD (MSAD)			Removed	Removed	Yes	Yes	
44420	Staunton-Waynesboro, VA	44420	Staunton, VA		Modified	Yes		
44700	Stockton-Lodi, CA	44700	Stockton, CA		Modified	Yes	Yes	
45940	Trenton, NJ	45940	Trenton-Princeton, NJ		Modified	Yes		
46520	Honolulu ('Urban Honolulu'), HI	46520	Urban Honolulu, HI		Modified	Yes	Yes	
46700	Vallejo-Fairfield, CA	46700	Vallejo, CA		Modified	Yes		
47300	Visalia-Porterville, CA	47300	Visalia, CA		Modified	Yes		
48140	Wausau, WI	48140	Wausau-Weston, WI		Modified	Yes		
48424	West Palm Beach-Boca Raton-Delray Beach, FL (MSAD)	48424	West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)		Modified	Yes	Yes	

Notes: "Old definitions" show what FHFA had been using prior to its 2018Q4 HPI report and the "New definitions" denote what will be used going forward (beginning February 2019). Highlighted cells indicate changes.

Source: FHFA's calculations are based on comparisons of existing MSAs where HPIs are produced and new delineations as outlined in OMB Bulletin No. 18-04 released on September 14, 2018 and available for download at <https://www.whitehouse.gov/wp-content/uploads/2018/09/Bulletin-18-04.pdf>.

Table 3. Listing all Metropolitan Statistical Areas (MSAs) covered by the FHFA HPIs

Number	All-Transactions HPI		Purchase-Only HPI		Expanded-Data HPI	
	CBSA	Metropolitan name	CBSA	Metropolitan name	CBSA	Metropolitan name
1	10180	Abilene, TX	10420	Akron, OH	11244	Anaheim-Santa Ana-Irvine, CA (MSAD)
2	10420	Akron, OH	10580	Albany-Schenectady-Troy, NY	12060	Atlanta-Sandy Springs-Alpharetta, GA
3	10500	Albany, GA	10740	Albuquerque, NM	12420	Austin-Round Rock-Georgetown, TX
4	10540	Albany-Lebanon, OR	10900	Allentown-Bethlehem-Easton, PA-NJ	12580	Baltimore-Columbia-Towson, MD
5	10580	Albany-Schenectady-Troy, NY	11244	Anaheim-Santa Ana-Irvine, CA (MSAD)	14454	Boston, MA (MSAD)
6	10740	Albuquerque, NM	12060	Atlanta-Sandy Springs-Alpharetta, GA	15764	Cambridge-Newton-Framingham, MA (MSAD)
7	10780	Alexandria, LA	12420	Austin-Round Rock-Georgetown, TX	16740	Charlotte-Concord-Gastonia, NC-SC
8	10900	Allentown-Bethlehem-Easton, PA-NJ	12540	Bakersfield, CA	16984	Chicago-Naperville-Evanston, IL (MSAD)
9	11020	Altoona, PA	12580	Baltimore-Columbia-Towson, MD	17140	Cincinnati, OH-KY-IN
10	11100	Amarillo, TX	12940	Baton Rouge, LA	17460	Cleveland-Elyria, OH
11	11180	Ames, IA	13820	Birmingham-Hoover, AL	18140	Columbus, OH
12	11244	Anaheim-Santa Ana-Irvine, CA (MSAD)	14260	Boise City, ID	19124	Dallas-Plano-Irving, TX (MSAD)
13	11260	Anchorage, AK	14454	Boston, MA (MSAD)	19740	Denver-Aurora-Lakewood, CO
14	11460	Ann Arbor, MI	14860	Bridgeport-Stamford-Norwalk, CT	19804	Detroit-Dearborn-Livonia, MI (MSAD)
15	11500	Anniston-Oxford, AL	15380	Buffalo-Cheektowaga, NY	22744	Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)
16	11540	Appleton, WI	15764	Cambridge-Newton-Framingham, MA (MSAD)	23104	Fort Worth-Arlington-Grapevine, TX (MSAD)
17	11700	Asheville, NC	15804	Camden, NJ (MSAD)	26420	Houston-The Woodlands-Sugar Land, TX
18	12020	Athens-Clarke County, GA	15980	Cape Coral-Fort Myers, FL	26900	Indianapolis-Carmel-Anderson, IN
19	12060	Atlanta-Sandy Springs-Alpharetta, GA	16700	Charleston-North Charleston, SC	27260	Jacksonville, FL
20	12100	Atlantic City-Hammonton, NJ	16740	Charlotte-Concord-Gastonia, NC-SC	28140	Kansas City, MO-KS
21	12220	Auburn-Opelika, AL	16984	Chicago-Naperville-Evanston, IL (MSAD)	29820	Las Vegas-Henderson-Paradise, NV
22	12260	Augusta-Richmond County, GA-SC	17140	Cincinnati, OH-KY-IN	31084	Los Angeles-Long Beach-Glendale, CA (MSAD)
23	12420	Austin-Round Rock-Georgetown, TX	17460	Cleveland-Elyria, OH	33124	Miami-Miami Beach-Kendall, FL (MSAD)
24	12540	Bakersfield, CA	17820	Colorado Springs, CO	33340	Milwaukee-Waukesha, WI
25	12580	Baltimore-Columbia-Towson, MD	17900	Columbia, SC	33460	Minneapolis-St. Paul-Bloomington, MN-WI
26	12620	Bangor, ME	18140	Columbus, OH	33874	Montgomery County-Bucks County-Chester County, PA (MSAD)
27	12700	Barnstable Town, MA	19124	Dallas-Plano-Irving, TX (MSAD)	34980	Nashville-Davidson--Murfreesboro--Franklin, TN
28	12940	Baton Rouge, LA	19430	Dayton-Kettering, OH	35004	Nassau County-Suffolk County, NY (MSAD)
29	12980	Battle Creek, MI	19740	Denver-Aurora-Lakewood, CO	35084	Newark, NJ-PA (MSAD)
30	13020	Bay City, MI	19804	Detroit-Dearborn-Livonia, MI (MSAD)	35614	New York-Jersey City-White Plains, NY-NJ (MSAD)
31	13140	Beaumont-Port Arthur, TX	20994	Elgin, IL (MSAD)	36084	Oakland-Berkeley-Livermore, CA (MSAD)
32	13220	Beckley, WV	21340	El Paso, TX	36740	Orlando-Kissimmee-Sanford, FL
33	13380	Bellingham, WA	22744	Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)	37964	Philadelphia, PA (MSAD)
34	13460	Bend, OR	23104	Fort Worth-Arlington-Grapevine, TX (MSAD)	38060	Phoenix-Mesa-Chandler, AZ
35	13740	Billings, MT	23224	Frederick-Gaithersburg-Rockville, MD (MSAD)	38300	Pittsburgh, PA
36	13780	Binghamton, NY	23420	Fresno, CA	38900	Portland-Vancouver-Hillsboro, OR-WA
37	13820	Birmingham-Hoover, AL	23844	Gary, IN (MSAD)	39300	Providence-Warwick, RI-MA
38	13900	Bismarck, ND	24340	Grand Rapids-Kentwood, MI	40140	Riverside-San Bernardino-Ontario, CA
39	13980	Blacksburg-Christiansburg, VA	24660	Greensboro-High Point, NC	40900	Sacramento-Roseville-Folsom, CA
40	14010	Bloomington, IL	24860	Greenville-Anderson, SC	41180	St. Louis, MO-IL
41	14020	Bloomington, IN	25540	Hartford-East Hartford-Middletown, CT	41700	San Antonio-New Braunfels, TX
42	14100	Bloomsburg-Berwick, PA	26420	Houston-The Woodlands-Sugar Land, TX	41740	San Diego-Chula Vista-Carlsbad, CA
43	14260	Boise City, ID	26900	Indianapolis-Carmel-Anderson, IN	41884	San Francisco-San Mateo-Redwood City, CA (MSAD)
44	14454	Boston, MA (MSAD)	27260	Jacksonville, FL	41940	San Jose-Sunnyvale-Santa Clara, CA
45	14500	Boulder, CO	28140	Kansas City, MO-KS	42644	Seattle-Bellevue-Kent, WA (MSAD)
46	14540	Bowling Green, KY	28940	Knoxville, TN	45300	Tampa-St. Petersburg-Clearwater, FL
47	14740	Bremerton-Silverdale-Port Orchard, WA	29404	Lake County-Kenosha County, IL-WI (MSAD)	47260	Virginia Beach-Norfolk-Newport News, VA-NC
48	14860	Bridgeport-Stamford-Norwalk, CT	29820	Las Vegas-Henderson-Paradise, NV	47664	Warren-Troy-Farmington Hills, MI (MSAD)
49	15180	Brownsville-Harlingen, TX	30780	Little Rock-North Little Rock-Conway, AR	47894	Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)
50	15260	Brunswick, GA	31084	Los Angeles-Long Beach-Glendale, CA (MSAD)	48424	West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)

Number	All-Transactions HPI		Purchase-Only HPI		Expanded-Data HPI	
	CBSA	Metropolitan name	CBSA	Metropolitan name	CBSA	Metropolitan name
51	15380	Buffalo-Cheektowaga, NY	31140	Louisville/Jefferson County, KY-IN		
52	15500	Burlington, NC	32820	Memphis, TN-MS-AR		
53	15540	Burlington-South Burlington, VT	33124	Miami-Miami Beach-Kendall, FL (MSAD)		
54	15680	California-Lexington Park, MD	33340	Milwaukee-Waukesha, WI		
55	15764	Cambridge-Newton-Framingham, MA (MSAD)	33460	Minneapolis-St. Paul-Bloomington, MN-WI		
56	15804	Camden, NJ (MSAD)	33874	Montgomery County-Bucks County-Chester County, PA (MSAD)		
57	15940	Canton-Massillon, OH	34980	Nashville-Davidson--Murfreesboro--Franklin, TN		
58	15980	Cape Coral-Fort Myers, FL	35004	Nassau County-Suffolk County, NY (MSAD)		
59	16020	Cape Girardeau, MO-IL	35084	Newark, NJ-PA (MSAD)		
60	16060	Carbondale-Marion, IL	35300	New Haven-Milford, CT		
61	16180	Carson City, NV	35380	New Orleans-Metairie, LA		
62	16220	Casper, WY	35614	New York-Jersey City-White Plains, NY-NJ (MSAD)		
63	16300	Cedar Rapids, IA	35840	North Port-Sarasota-Bradenton, FL		
64	16540	Chambersburg-Waynesboro, PA	36084	Oakland-Berkeley-Livermore, CA (MSAD)		
65	16580	Champaign-Urbana, IL	36420	Oklahoma City, OK		
66	16620	Charleston, WV	36540	Omaha-Council Bluffs, NE-IA		
67	16700	Charleston-North Charleston, SC	36740	Orlando-Kissimmee-Sanford, FL		
68	16740	Charlotte-Concord-Gastonia, NC-SC	37100	Oxnard-Thousand Oaks-Ventura, CA		
69	16820	Charlottesville, VA	37964	Philadelphia, PA (MSAD)		
70	16860	Chattanooga, TN-GA	38060	Phoenix-Mesa-Chandler, AZ		
71	16940	Cheyenne, WY	38300	Pittsburgh, PA		
72	16984	Chicago-Naperville-Evanston, IL (MSAD)	38900	Portland-Vancouver-Hillsboro, OR-WA		
73	17020	Chico, CA	39300	Providence-Warwick, RI-MA		
74	17140	Cincinnati, OH-KY-IN	39580	Raleigh-Cary, NC		
75	17300	Clarksville, TN-KY	40060	Richmond, VA		
76	17420	Cleveland, TN	40140	Riverside-San Bernardino-Ontario, CA		
77	17460	Cleveland-Elyria, OH	40380	Rochester, NY		
78	17660	Coeur d'Alene, ID	40900	Sacramento-Roseville-Folsom, CA		
79	17780	College Station-Bryan, TX	41180	St. Louis, MO-IL		
80	17820	Colorado Springs, CO	41620	Salt Lake City, UT		
81	17860	Columbia, MO	41700	San Antonio-New Braunfels, TX		
82	17900	Columbia, SC	41740	San Diego-Chula Vista-Carlsbad, CA		
83	17980	Columbus, GA-AL	41884	San Francisco-San Mateo-Redwood City, CA (MSAD)		
84	18020	Columbus, IN	41940	San Jose-Sunnyvale-Santa Clara, CA		
85	18140	Columbus, OH	42644	Seattle-Bellevue-Kent, WA (MSAD)		
86	18580	Corpus Christi, TX	44700	Stockton, CA		
87	18700	Corvallis, OR	45060	Syracuse, NY		
88	18880	Crestview-Fort Walton Beach-Destin, FL	45104	Tacoma-Lakewood, WA (MSAD)		
89	19060	Cumberland, MD-WV	45300	Tampa-St. Petersburg-Clearwater, FL		
90	19124	Dallas-Plano-Irving, TX (MSAD)	46060	Tucson, AZ		
91	19140	Dalton, GA	46140	Tulsa, OK		
92	19180	Danville, IL	46520	Urban Honolulu, HI		
93	19300	Daphne-Fairhope-Foley, AL	47260	Virginia Beach-Norfolk-Newport News, VA-NC		
94	19340	Davenport-Moline-Rock Island, IA-IL	47664	Warren-Troy-Farmington Hills, MI (MSAD)		
95	19430	Dayton-Kettering, OH	47894	Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)		
96	19460	Decatur, AL	48424	West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)		
97	19500	Decatur, IL	48620	Wichita, KS		
98	19660	Deltona-Daytona Beach-Ormond Beach, FL	48864	Wilmington, DE-MD-NJ (MSAD)		
99	19740	Denver-Aurora-Lakewood, CO	49180	Winston-Salem, NC		
100	19780	Des Moines-West Des Moines, IA	49340	Worcester, MA-CT		

All-Transactions HPI			Purchase-Only HPI		Expanded-Data HPI	
Number	CBSA	Metropolitan name	CBSA	Metropolitan name	CBSA	Metropolitan name
101	19804	Detroit-Dearborn-Livonia, MI (MSAD)				
102	20020	Dothan, AL				
103	20100	Dover, DE				
104	20220	Dubuque, IA				
105	20260	Duluth, MN-WI				
106	20500	Durham-Chapel Hill, NC				
107	20700	East Stroudsburg, PA				
108	20740	Eau Claire, WI				
109	20940	El Centro, CA				
110	20994	Elgin, IL (MSAD)				
111	21060	Elizabethtown-Fort Knox, KY				
112	21140	Elkhart-Goshen, IN				
113	21300	Elmira, NY				
114	21340	El Paso, TX				
115	21420	Enid, OK				
116	21500	Erie, PA				
117	21660	Eugene-Springfield, OR				
118	21780	Evansville, IN-KY				
119	21820	Fairbanks, AK				
120	22020	Fargo, ND-MN				
121	22140	Farmington, NM				
122	22180	Fayetteville, NC				
123	22220	Fayetteville-Springdale-Rogers, AR				
124	22380	Flagstaff, AZ				
125	22420	Flint, MI				
126	22500	Florence, SC				
127	22520	Florence-Muscle Shoals, AL				
128	22540	Fond du Lac, WI				
129	22660	Fort Collins, CO				
130	22744	Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)				
131	22900	Fort Smith, AR-OK				
132	23060	Fort Wayne, IN				
133	23104	Fort Worth-Arlington-Grapevine, TX (MSAD)				
134	23224	Frederick-Gaithersburg-Rockville, MD (MSAD)				
135	23420	Fresno, CA				
136	23460	Gadsden, AL				
137	23540	Gainesville, FL				
138	23580	Gainesville, GA				
139	23844	Gary, IN (MSAD)				
140	23900	Gettysburg, PA				
141	24020	Glens Falls, NY				
142	24140	Goldensboro, NC				
143	24220	Grand Forks, ND-MN				
144	24260	Grand Island, NE				
145	24300	Grand Junction, CO				
146	24340	Grand Rapids-Kentwood, MI				
147	24420	Grants Pass, OR				
148	24500	Great Falls, MT				
149	24540	Greeley, CO				
150	24580	Green Bay, WI				

All-Transactions HPI		
Number	CBSA	Metropolitan name
151	24660	Greensboro-High Point, NC
152	24780	Greenville, NC
153	24860	Greenville-Anderson, SC
154	25060	Gulfport-Biloxi, MS
155	25180	Hagerstown-Martinsburg, MD-WV
156	25220	Hammond, LA
157	25260	Hanford-Corcoran, CA
158	25420	Harrisburg-Carlisle, PA
159	25500	Harrisonburg, VA
160	25540	Hartford-East Hartford-Middletown, CT
161	25620	Hattiesburg, MS
162	25860	Hickory-Lenoir-Morganton, NC
163	25940	Hilton Head Island-Bluffton, SC
164	25980	Hinesville, GA
165	26140	Homosassa Springs, FL
166	26300	Hot Springs, AR
167	26380	Houma-Thibodaux, LA
168	26420	Houston-The Woodlands-Sugar Land, TX
169	26580	Huntington-Ashland, WV-KY-OH
170	26620	Huntsville, AL
171	26820	Idaho Falls, ID
172	26900	Indianapolis-Carmel-Anderson, IN
173	26980	Iowa City, IA
174	27060	Ithaca, NY
175	27100	Jackson, MI
176	27140	Jackson, MS
177	27180	Jackson, TN
178	27260	Jacksonville, FL
179	27340	Jacksonville, NC
180	27500	Janesville-Beloit, WI
181	27620	Jefferson City, MO
182	27740	Johnson City, TN
183	27780	Johnstown, PA
184	27860	Jonesboro, AR
185	27900	Joplin, MO
186	27980	Kahului-Wailuku-Lahaina, HI
187	28020	Kalamazoo-Portage, MI
188	28100	Kankakee, IL
189	28140	Kansas City, MO-KS
190	28420	Kennewick-Richland, WA
191	28660	Killeen-Temple, TX
192	28700	Kingsport-Bristol, TN-VA
193	28740	Kingston, NY
194	28940	Knoxville, TN
195	29020	Kokomo, IN
196	29100	La Crosse-Onalaska, WI-MN
197	29180	Lafayette, LA
198	29200	Lafayette-West Lafayette, IN
199	29340	Lake Charles, LA
200	29404	Lake County-Kenosha County, IL-WI (MSAD)

Purchase-Only HPI	
CBSA	Metropolitan name

Expanded-Data HPI	
CBSA	Metropolitan name

All-Transactions HPI		
Number	CBSA	Metropolitan name
201	29420	Lake Havasu City-Kingman, AZ
202	29460	Lakeland-Winter Haven, FL
203	29540	Lancaster, PA
204	29620	Lansing-East Lansing, MI
205	29700	Laredo, TX
206	29740	Las Cruces, NM
207	29820	Las Vegas-Henderson-Paradise, NV
208	29940	Lawrence, KS
209	30020	Lawton, OK
210	30140	Lebanon, PA
211	30300	Lewiston, ID-WA
212	30340	Lewiston-Auburn, ME
213	30460	Lexington-Fayette, KY
214	30620	Lima, OH
215	30700	Lincoln, NE
216	30780	Little Rock-North Little Rock-Conway, AR
217	30860	Logan, UT-ID
218	30980	Longview, TX
219	31020	Longview, WA
220	31084	Los Angeles-Long Beach-Glendale, CA (MSAD)
221	31140	Louisville/Jefferson County, KY-IN
222	31180	Lubbock, TX
223	31340	Lynchburg, VA
224	31420	Macon-Bibb County, GA
225	31460	Madera, CA
226	31540	Madison, WI
227	31700	Manchester-Nashua, NH
228	31740	Manhattan, KS
229	31860	Mankato, MN
230	31900	Mansfield, OH
231	32580	McAllen-Edinburg-Mission, TX
232	32780	Medford, OR
233	32820	Memphis, TN-MS-AR
234	32900	Merced, CA
235	33124	Miami-Miami Beach-Kendall, FL (MSAD)
236	33140	Michigan City-La Porte, IN
237	33220	Midland, MI
238	33260	Midland, TX
239	33340	Milwaukee-Waukesha, WI
240	33460	Minneapolis-St. Paul-Bloomington, MN-WI
241	33540	Missoula, MT
242	33660	Mobile, AL
243	33700	Modesto, CA
244	33740	Monroe, LA
245	33780	Monroe, MI
246	33860	Montgomery, AL
247	33874	Montgomery County-Bucks County-Chester County, PA (MSAD)
248	34060	Morgantown, WV
249	34100	Morristown, TN
250	34580	Mount Vernon-Anacortes, WA

Purchase-Only HPI	
CBSA	Metropolitan name

Expanded-Data HPI	
CBSA	Metropolitan name

All-Transactions HPI		
Number	CBSA	Metropolitan name
251	34620	Muncie, IN
252	34740	Muskegon, MI
253	34820	Myrtle Beach-Conway-North Myrtle Beach, SC-NC
254	34900	Napa, CA
255	34940	Naples-Marco Island, FL
256	34980	Nashville-Davidson--Murfreesboro--Franklin, TN
257	35004	Nassau County-Suffolk County, NY (MSAD)
258	35084	Newark, NJ-PA (MSAD)
259	35100	New Bern, NC
260	35154	New Brunswick-Lakewood, NJ (MSAD)
261	35300	New Haven-Milford, CT
262	35380	New Orleans-Metairie, LA
263	35614	New York-Jersey City-White Plains, NY-NJ (MSAD)
264	35660	Niles, MI
265	35840	North Port-Sarasota-Bradenton, FL
266	35980	Norwich-New London, CT
267	36084	Oakland-Berkeley-Livermore, CA (MSAD)
268	36100	Ocala, FL
269	36140	Ocean City, NJ
270	36220	Odessa, TX
271	36260	Ogden-Clearfield, UT
272	36420	Oklahoma City, OK
273	36500	Olympia-Lacey-Tumwater, WA
274	36540	Omaha-Council Bluffs, NE-IA
275	36740	Orlando-Kissimmee-Sanford, FL
276	36780	Oshkosh-Neenah, WI
277	36980	Owensboro, KY
278	37100	Oxnard-Thousand Oaks-Ventura, CA
279	37340	Palm Bay-Melbourne-Titusville, FL
280	37460	Panama City, FL
281	37620	Parkersburg-Vienna, WV
282	37860	Pensacola-Ferry Pass-Brent, FL
283	37900	Peoria, IL
284	37964	Philadelphia, PA (MSAD)
285	38060	Phoenix-Mesa-Chandler, AZ
286	38220	Pine Bluff, AR
287	38300	Pittsburgh, PA
288	38340	Pittsfield, MA
289	38540	Pocatello, ID
290	38860	Portland-South Portland, ME
291	38900	Portland-Vancouver-Hillsboro, OR-WA
292	38940	Port St. Lucie, FL
293	39100	Poughkeepsie-Newburgh-Middletown, NY
294	39150	Prescott Valley-Prescott, AZ
295	39300	Providence-Warwick, RI-MA
296	39340	Provo-Orem, UT
297	39380	Pueblo, CO
298	39460	Punta Gorda, FL
299	39540	Racine, WI
300	39580	Raleigh-Cary, NC

Purchase-Only HPI	
CBSA	Metropolitan name

Expanded-Data HPI	
CBSA	Metropolitan name

All-Transactions HPI		
Number	CBSA	Metropolitan name
301	39660	Rapid City, SD
302	39740	Reading, PA
303	39820	Redding, CA
304	39900	Reno, NV
305	40060	Richmond, VA
306	40140	Riverside-San Bernardino-Ontario, CA
307	40220	Roanoke, VA
308	40340	Rochester, MN
309	40380	Rochester, NY
310	40420	Rockford, IL
311	40484	Rockingham County-Strafford County, NH (MSAD)
312	40580	Rocky Mount, NC
313	40660	Rome, GA
314	40900	Sacramento-Roseville-Folsom, CA
315	40980	Saginaw, MI
316	41060	St. Cloud, MN
317	41100	St. George, UT
318	41140	St. Joseph, MO-KS
319	41180	St. Louis, MO-IL
320	41420	Salem, OR
321	41500	Salinas, CA
322	41540	Salisbury, MD-DE
323	41620	Salt Lake City, UT
324	41660	San Angelo, TX
325	41700	San Antonio-New Braunfels, TX
326	41740	San Diego-Chula Vista-Carlsbad, CA
327	41884	San Francisco-San Mateo-Redwood City, CA (MSAD)
328	41940	San Jose-Sunnyvale-Santa Clara, CA
329	42020	San Luis Obispo-Paso Robles, CA
330	42034	San Rafael, CA (MSAD)
331	42100	Santa Cruz-Watsonville, CA
332	42140	Santa Fe, NM
333	42200	Santa Maria-Santa Barbara, CA
334	42220	Santa Rosa-Petaluma, CA
335	42340	Savannah, GA
336	42540	Scranton--Wilkes-Barre, PA
337	42644	Seattle-Bellevue-Kent, WA (MSAD)
338	42680	Sebastian-Vero Beach, FL
339	42700	Sebring-Avon Park, FL
340	43100	Sheboygan, WI
341	43300	Sherman-Denison, TX
342	43340	Shreveport-Bossier City, LA
343	43420	Sierra Vista-Douglas, AZ
344	43580	Sioux City, IA-NE-SD
345	43620	Sioux Falls, SD
346	43780	South Bend-Mishawaka, IN-MI
347	43900	Spartanburg, SC
348	44060	Spokane-Spokane Valley, WA
349	44100	Springfield, IL
350	44140	Springfield, MA

Purchase-Only HPI	
CBSA	Metropolitan name

Expanded-Data HPI	
CBSA	Metropolitan name

All-Transactions HPI			Purchase-Only HPI		Expanded-Data HPI	
Number	CBSA	Metropolitan name	CBSA	Metropolitan name	CBSA	Metropolitan name
351	44180	Springfield, MO				
352	44220	Springfield, OH				
353	44300	State College, PA				
354	44420	Staunton, VA				
355	44700	Stockton, CA				
356	44940	Sumter, SC				
357	45060	Syracuse, NY				
358	45104	Tacoma-Lakewood, WA (MSAD)				
359	45220	Tallahassee, FL				
360	45300	Tampa-St. Petersburg-Clearwater, FL				
361	45460	Terre Haute, IN				
362	45500	Texarkana, TX-AR				
363	45540	The Villages, FL				
364	45780	Toledo, OH				
365	45820	Topeka, KS				
366	45940	Trenton-Princeton, NJ				
367	46060	Tucson, AZ				
368	46140	Tulsa, OK				
369	46220	Tuscaloosa, AL				
370	46300	Twin Falls, ID				
371	46340	Tyler, TX				
372	46520	Urban Honolulu, HI				
373	46540	Utica-Rome, NY				
374	46660	Valdosta, GA				
375	46700	Vallejo, CA				
376	47020	Victoria, TX				
377	47220	Vineland-Bridgeton, NJ				
378	47260	Virginia Beach-Norfolk-Newport News, VA-NC				
379	47300	Visalia, CA				
380	47380	Waco, TX				
381	47460	Walla Walla, WA				
382	47580	Warner Robins, GA				
383	47664	Warren-Troy-Farmington Hills, MI (MSAD)				
384	47894	Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)				
385	47940	Waterloo-Cedar Falls, IA				
386	48060	Watertown-Fort Drum, NY				
387	48140	Wausau-Weston, WI				
388	48260	Weirton-Steubenville, WV-OH				
389	48300	Wenatchee, WA				
390	48424	West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)				
391	48540	Wheeling, WV-OH				
392	48620	Wichita, KS				
393	48660	Wichita Falls, TX				
394	48700	Williamsport, PA				
395	48864	Wilmington, DE-MD-NJ (MSAD)				
396	48900	Wilmington, NC				
397	49020	Winchester, VA-WV				
398	49180	Winston-Salem, NC				
399	49340	Worcester, MA-CT				
400	49420	Yakima, WA				
401	49620	York-Hanover, PA				
402	49660	Youngstown-Warren-Boardman, OH-PA				
403	49700	Yuba City, CA				
404	49740	Yuma, AZ				

Notes: This is the complete list showing what MSAs are included in each type of FHFA's HPIs going forward (beginning February 2019). Highlighted cells indicate changes. The color scheme follows Table 2 where yellow denotes modifications to Metropolitan names and green indicates an added MSA that had changes in both the CBSA code and Metropolitan name. Red is not used because it denotes removed MSAs, which are not listed.

Source: FHFA's calculations are based on comparisons of existing MSAs where HPIs are produced and new delineations as outlined in OMB Bulletin No. 18-04 released on September 14, 2018 and available for download at <https://www.whitehouse.gov/wp-content/uploads/2018/09/Bulletin-18-04.pdf>.