
FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
Oct. 22, 2009

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U.S. Monthly House Price Index Estimates 0.3 Percent Price Decline from July to August

WASHINGTON, DC – U.S. home prices fell **0.3** percent on a seasonally-adjusted basis from July to August, according to the Federal Housing Finance Agency's monthly House Price Index. The previously reported 0.3 percent increase in July was unrevised. For the 12 months ending in August, U.S. prices fell **3.6** percent. The U.S. index is **10.7** percent below its April 2007 peak.

The FHFA monthly index is calculated using purchase prices of houses backing mortgages that have been sold to or guaranteed by Fannie Mae or Freddie Mac. For the nine Census Divisions, seasonally-adjusted monthly price changes from July to August ranged from -1.6 percent in the South Atlantic Central Division to + 1.2 percent in the Pacific Division.

Monthly index values and appreciation rate estimates are provided in the table and graph on the following pages. As with FHFA's quarterly HPI, the estimates are revised as new data become available. Quarterly HPI reports include updated monthly data presented in the same format as the attached table. Click [here](#) for complete historical data.

For detailed information concerning the monthly HPI, please see the [HPI Frequently Asked Questions \(FAQ\)](#). The next release of monthly and quarterly index data will be on Nov. 24, 2009 and will include monthly data for September and quarterly data for the third quarter of 2009.

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The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 12 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.

States in Each Census Division

Pacific Census Division:	Hawaii, Alaska, Washington, Oregon, California
Mountain Census Division:	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

Table 1: 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
Jul 09 - Aug 09	-0.3%	1.2%	0.8%	0.2%	0.0%	-0.6%	0.4%	-1.1%	-0.6%	-1.6%
Jun 09 - Jul 09 <i>(Previous Estimate)</i>	0.3% 0.3%	0.9% 1.6%	0.0% 0.3%	0.1% 0.3%	-0.6% -0.2%	-0.1% -0.3%	-1.1% -0.9%	-0.1% -0.1%	0.9% 1.0%	1.2% 0.6%
May 09 - Jun 09 <i>(Previous Estimate)</i>	0.2% 0.1%	0.6% 0.7%	-0.9% -1.0%	-0.2% -0.3%	1.4% 1.1%	-0.3% -0.2%	2.6% 2.3%	0.4% 0.3%	-0.8% -1.1%	-0.1% -0.2%
Apr 09 - May 09 <i>(Previous Estimate)</i>	0.6% 0.6%	1.5% 1.6%	-0.2% -0.3%	0.4% 0.4%	0.3% 0.4%	1.1% 1.2%	0.0% 0.3%	-1.8% -1.7%	0.1% 0.1%	1.1% 1.1%
Mar 09 - Apr 09 <i>(Previous Estimate)</i>	-0.5% -0.4%	-0.8% -0.8%	0.6% 0.7%	0.7% 0.8%	-1.0% -0.9%	-0.7% -0.7%	-0.4% -0.5%	0.3% 0.2%	-0.7% -0.6%	-0.6% -0.6%
Feb 09 - Mar 09 <i>(Previous Estimate)</i>	-1.3% -1.4%	-1.8% -1.8%	-3.0% -3.0%	-1.9% -1.9%	0.5% 0.4%	-1.4% -1.5%	-1.1% -1.0%	-2.6% -2.4%	-0.4% -0.5%	-1.6% -1.5%
12-Month Change: Aug 08 - Aug 09	-3.6%	-6.5%	-7.8%	-1.0%	0.4%	-3.4%	-0.7%	-3.4%	-2.8%	-5.5%

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
August-09	199.6	190.1	241.1	209.0	198.3	178.2	195.8	209.4	210.4	203.1
July-09	200.1	187.9	239.2	208.6	198.4	179.2	195.0	211.7	211.6	206.4
June-09	199.5	186.3	239.2	208.3	199.6	179.4	197.1	211.9	209.7	203.9
May-09	199.1	185.1	241.4	208.7	197.0	179.9	192.2	211.0	211.3	204.1
April-09	197.9	182.3	241.9	207.8	196.3	177.9	192.1	214.8	211.1	201.8
March-09	198.8	183.8	240.4	206.3	198.3	179.2	193.0	214.1	212.5	203.0
February-09	201.5	187.2	247.9	210.2	197.3	181.7	195.1	219.7	213.2	206.3
January-09	201.0	183.2	249.4	208.1	195.1	183.9	195.0	215.6	212.3	208.4
December-08	199.1	187.0	250.4	208.0	196.5	179.0	193.9	213.6	211.7	200.6
November-08	199.6	189.4	251.3	204.3	194.4	177.8	193.1	212.6	214.5	204.1
October-08	203.4	194.4	256.2	209.8	198.1	181.2	196.4	215.7	215.3	208.3
September-08	205.1	198.9	258.1	209.9	198.4	182.3	196.9	215.6	218.1	210.5
August-08	207.0	203.3	261.6	211.0	197.5	184.5	197.1	216.8	216.5	214.8
July-08	208.9	208.5	266.0	211.9	198.6	184.9	198.6	216.6	217.6	217.2
June-08	210.5	213.1	267.8	213.4	199.4	185.7	198.9	219.1	218.5	218.6
May-08	211.5	217.6	268.9	212.2	197.8	186.9	200.0	218.7	220.5	219.5
April-08	212.8	221.2	270.6	213.1	198.9	186.7	199.8	220.2	218.5	223.2
March-08	214.5	226.3	272.8	213.9	197.7	188.9	199.5	224.0	221.1	224.4

* - A listing of the states that comprise each Census Division is included in the house price index release materials.

Figure 1: Seasonally-Adjusted and Unadjusted Monthly Appreciation Rates

Purchase-Only Index--USA

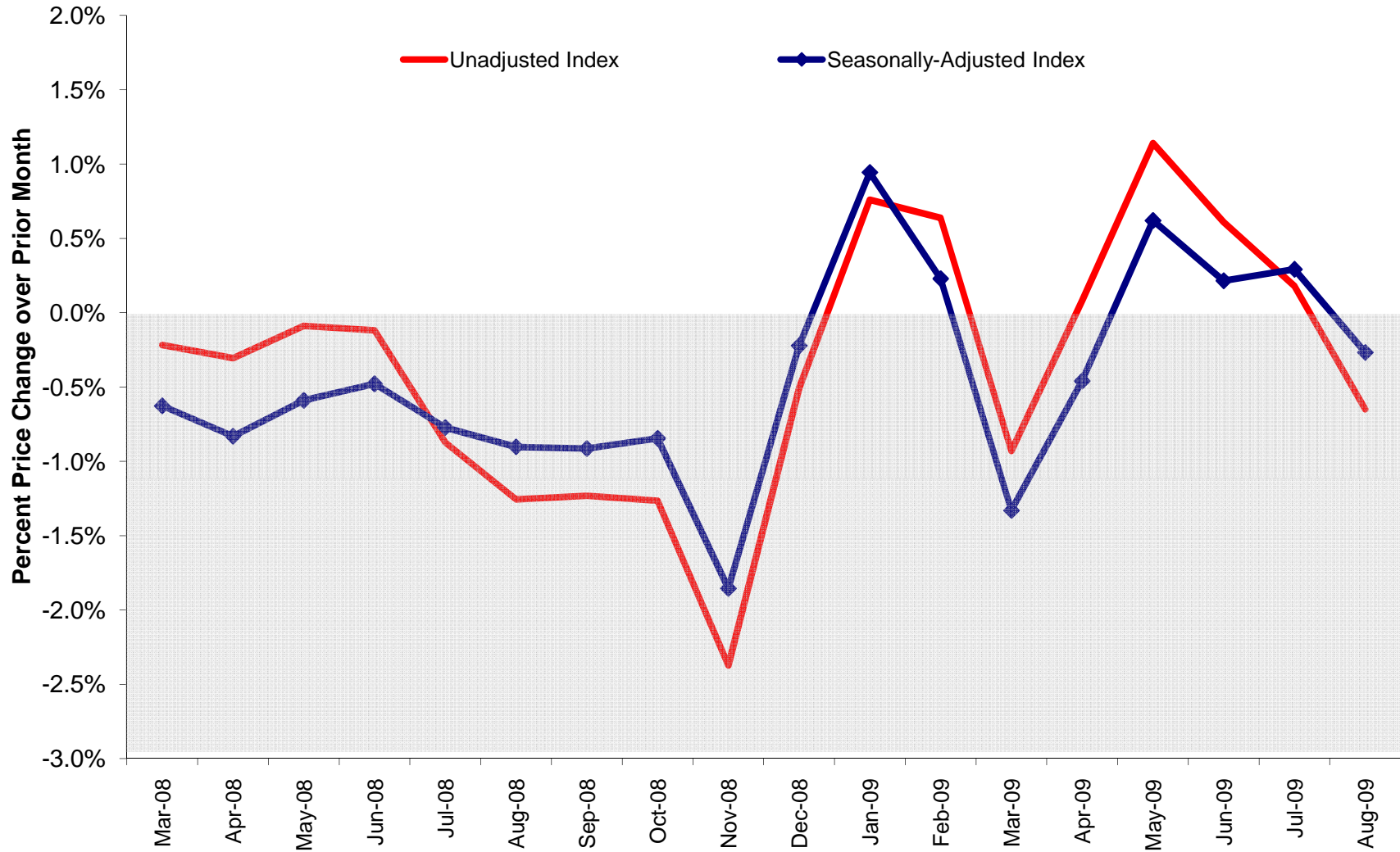
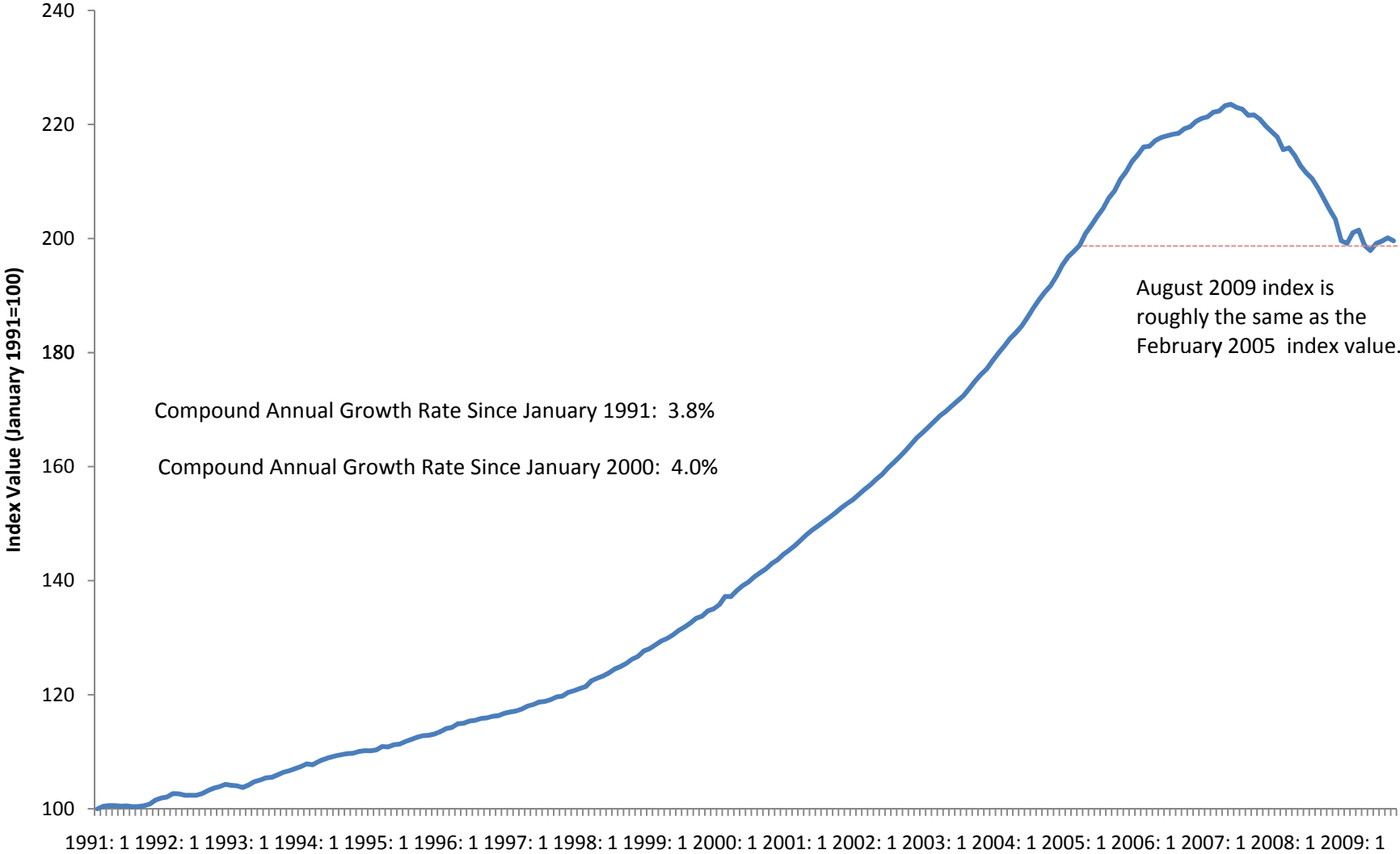


Figure 2: Monthly House Price Index for USA
Purchase-Only, Seasonally-Adjusted Index, January 1991 - Present



**Figure 3: Cumulative Seasonally-Adjusted Price Change Relative to Peak
USA**

(Purchase-Only, Seasonally-Adjusted Peak was April 2007)

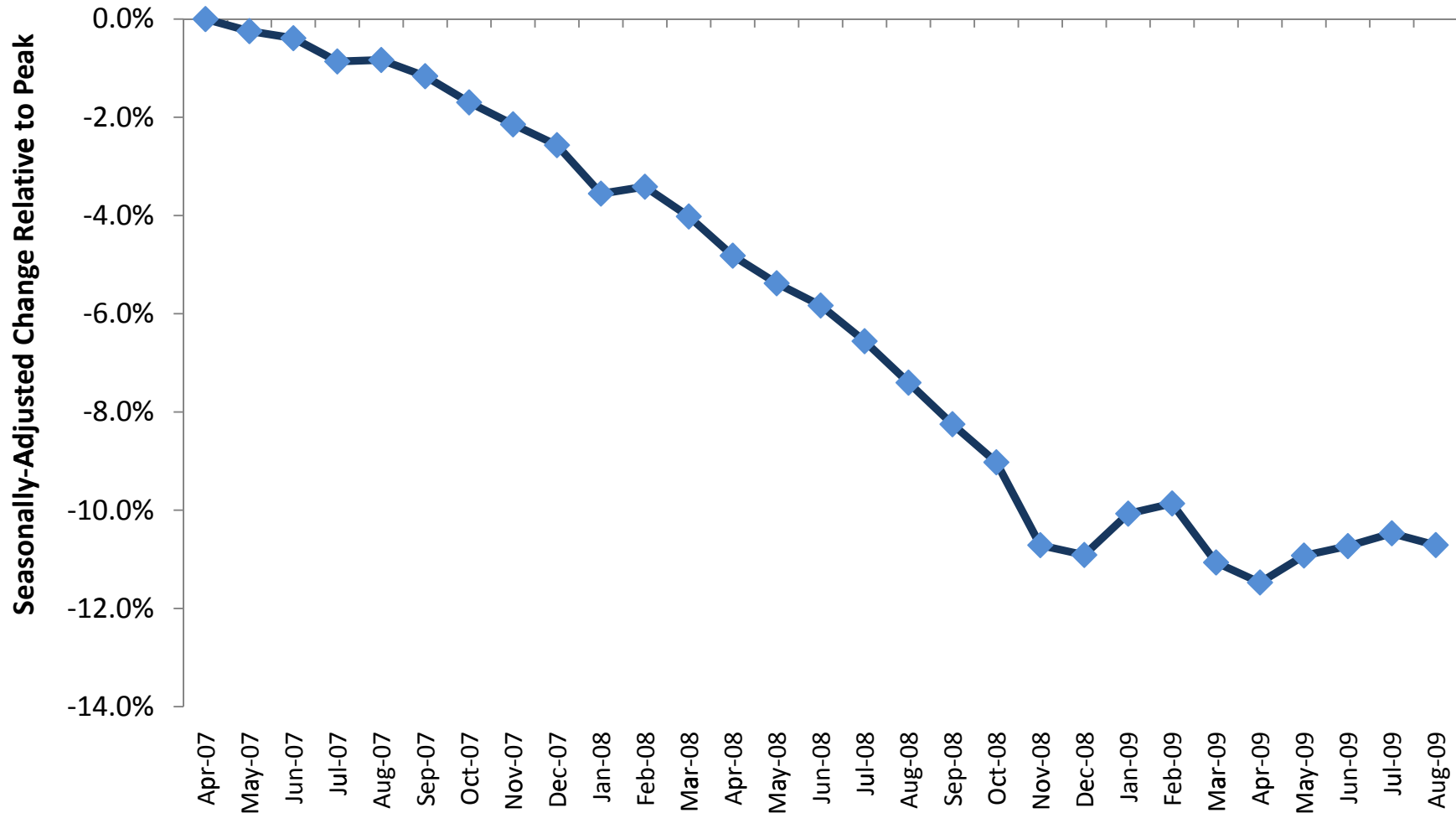


Figure 4: Twelve-Month Price Changes--Most Recent Year vs. Prior Year

