

FHFA

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

DATA THROUGH JULY 2024



Released on September 24, 2024

FHFA HPI report contents

| | Page |
|---|----------|
| Monthly press release | 1 |
| Tabulating trends in house prices | |
| Monthly price changes and index values | 3 |
| Visualizing trends in house prices | |
| Time series of national house price index | 5 |
| Bar charts of twelve-month price changes for census divisions | 6 |
| Further background information | |
| Overview of available datasets | 8 |
| FHFA HPI release dates for 2024 | 9 |
| FHFA HPI release dates for 2025 | 10 |
| Appendix | |
| Table of national house price index | 12 |
| Table of twelve-month price changes for census divisions | 22 |

FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
September 24, 2024

Contact: MediaInquiries@FHFA.GOV

FHFA House Price Index Up 0.1 Percent in July; Up 4.5 Percent from Last Year

Washington, D.C. – U.S. house prices rose **0.1 percent** in July, according to the Federal Housing Finance Agency (FHFA) seasonally adjusted monthly House Price Index (HPI[®]). House prices rose **4.5 percent** from July 2023 to July 2024. The previously reported 0.1 percent price decrease in June was revised upward to 0.0 percent.

For the nine census divisions, seasonally adjusted monthly price changes from June 2024 to July 2024 ranged from **-0.7 percent** in the South Atlantic division to **+0.9 percent** in the East North Central and New England divisions. The 12-month changes were all positive, ranging from **+1.6 percent** in the West South Central division to **+7.5 percent** in the East North Central division.

“For the third consecutive month U.S. house prices showed little movement,” said Dr. Anju Vajja, Deputy Director for FHFA’s Division of Research and Statistics. “Gradually declining mortgage rates and relatively flat house prices may improve housing affordability.”

The FHFA HPI is a comprehensive collection of publicly available house price indexes that measure changes in single-family home values based on data that extend back to the mid-1970s from all 50 states and over 400 American cities. It incorporates tens of millions of home sales and offers insights about house price changes 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 quarterly and monthly. The flagship FHFA HPI uses seasonally adjusted, purchase-only data from Fannie Mae and Freddie Mac. Additional indexes use other data, including refinances, Federal Housing Administration 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>.

The next HPI report will be released October 29, 2024, and will include monthly data through August 2024.

The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac, and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$8.4 trillion in funding for the U.S. mortgage markets and financial institutions. Additional information is available at www.FHFA.gov, on Twitter [@FHFA](https://twitter.com/FHFA), YouTube, Facebook, and LinkedIn.

Tabulating trends

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 |
|---|--------------|--------------|--------------|--------------------|--------------------|--------------------|--------------------|--------------|-----------------|----------------|
| 1-Month Change: Jun 24 - Jul 24 | 0.1% | 0.6% | 0.6% | 0.2% | -0.6% | 0.9% | -0.1% | 0.9% | 0.2% | -0.7% |
| May 24 - Jun 24 | 0.0% | -0.3% | -0.6% | -0.2% | 0.0% | 0.2% | 0.8% | -0.2% | -0.2% | 0.2% |
| <i>(Previous Estimate)</i> | <i>-0.1%</i> | <i>-0.3%</i> | <i>-0.7%</i> | <i>-0.2%</i> | <i>-0.2%</i> | <i>-0.2%</i> | <i>0.7%</i> | <i>-0.5%</i> | <i>-0.1%</i> | <i>0.3%</i> |
| Apr 24 - May 24 | 0.0% | -0.1% | 0.2% | -0.3% | -0.1% | 0.5% | -0.5% | 0.0% | 0.2% | 0.1% |
| <i>(Previous Estimate)</i> | <i>0.0%</i> | <i>-0.2%</i> | <i>0.1%</i> | <i>-0.4%</i> | <i>-0.1%</i> | <i>0.5%</i> | <i>-0.3%</i> | <i>0.0%</i> | <i>0.1%</i> | <i>0.1%</i> |
| Mar 24 - Apr 24 | 0.3% | 0.2% | 0.0% | 0.7% | -0.3% | 0.3% | 1.4% | 0.7% | -0.1% | 0.6% |
| <i>(Previous Estimate)</i> | <i>0.3%</i> | <i>0.3%</i> | <i>0.0%</i> | <i>0.7%</i> | <i>-0.3%</i> | <i>0.3%</i> | <i>1.4%</i> | <i>0.7%</i> | <i>-0.1%</i> | <i>0.6%</i> |
| Feb 24 - Mar 24 | 0.1% | -0.9% | -0.1% | 0.0% | 0.4% | 0.6% | -0.3% | -0.8% | 0.9% | 0.1% |
| <i>(Previous Estimate)</i> | <i>0.1%</i> | <i>-1.0%</i> | <i>-0.1%</i> | <i>0.0%</i> | <i>0.3%</i> | <i>0.6%</i> | <i>-0.2%</i> | <i>-0.7%</i> | <i>1.0%</i> | <i>0.2%</i> |
| Jan 24 - Feb 24 | 1.3% | 1.8% | 0.4% | 1.0% | 0.2% | 1.2% | 1.5% | 3.4% | 2.3% | 1.2% |
| <i>(Previous Estimate)</i> | <i>1.3%</i> | <i>1.9%</i> | <i>0.4%</i> | <i>1.1%</i> | <i>0.2%</i> | <i>1.2%</i> | <i>1.3%</i> | <i>3.2%</i> | <i>2.2%</i> | <i>1.3%</i> |
| 12-Month Change: Jul 23 - Jul 24 | 4.5% | 3.4% | 3.3% | 4.0% | 1.6% | 7.5% | 4.9% | 7.1% | 6.7% | 3.6% |

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

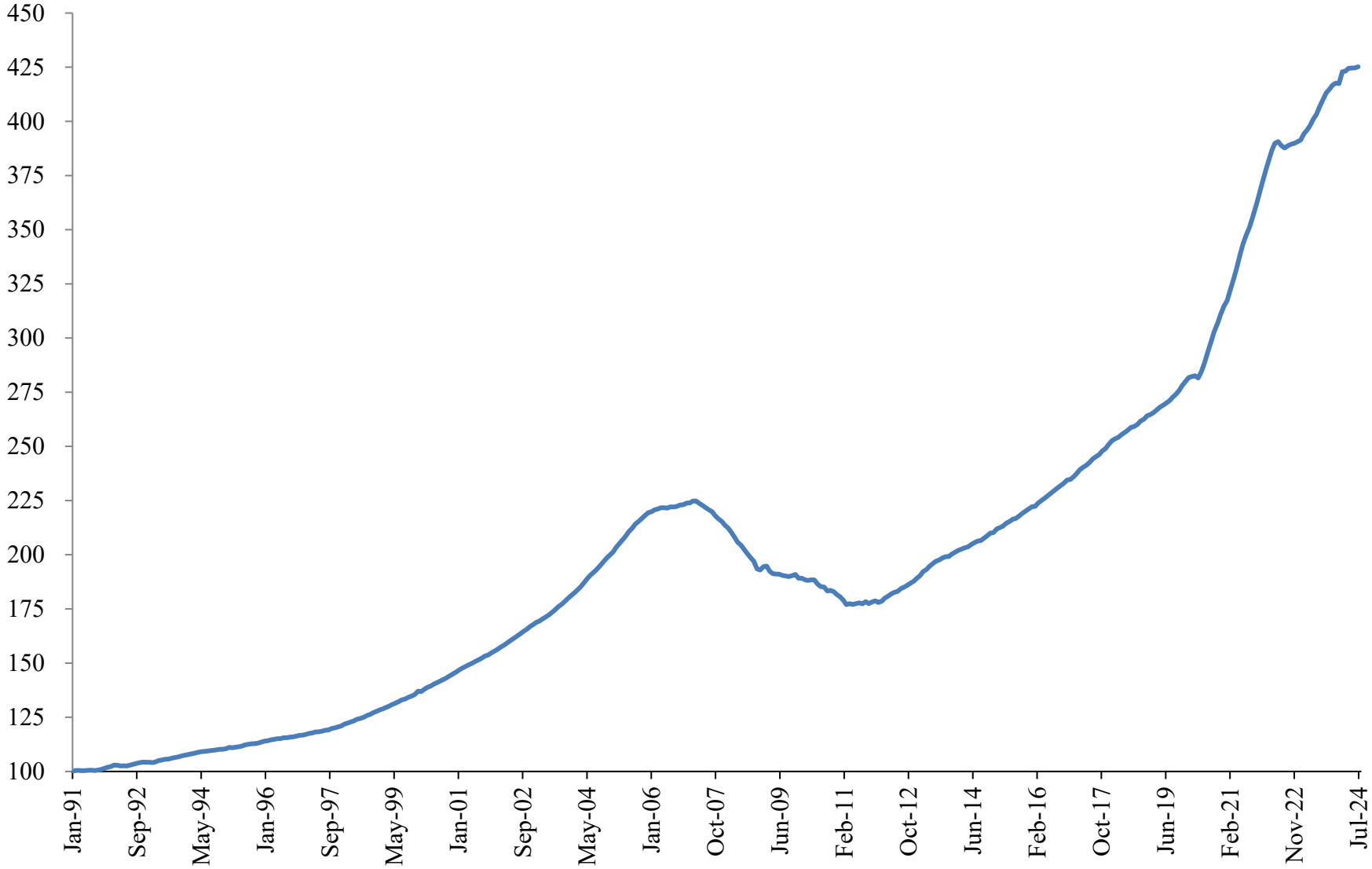
Purchase-Only FHFA HPI[®] (Seasonally Adjusted, Nominal, January 1991 = 100)

| | U.S. | Pacific | Mountain | West North Central | West South Central | East North Central | East South Central | New England | Middle Atlantic | South Atlantic |
|--------------|-------|---------|----------|--------------------|--------------------|--------------------|--------------------|-------------|-----------------|----------------|
| July-24 | 425.2 | 466.4 | 596.6 | 401.6 | 418.1 | 354.5 | 401.1 | 422.3 | 379.3 | 457.4 |
| June-24 | 424.7 | 463.6 | 593.3 | 400.9 | 420.5 | 351.3 | 401.3 | 418.7 | 378.4 | 460.6 |
| May-24 | 424.6 | 464.8 | 597.1 | 401.9 | 420.4 | 350.4 | 398.2 | 419.8 | 379.1 | 459.7 |
| April-24 | 424.5 | 465.5 | 596.0 | 403.2 | 420.9 | 348.7 | 400.1 | 419.6 | 378.5 | 459.4 |
| March-24 | 423.1 | 464.3 | 596.0 | 400.5 | 422.0 | 347.8 | 394.5 | 416.7 | 379.0 | 456.8 |
| February-24 | 422.9 | 468.7 | 596.3 | 400.6 | 420.5 | 345.9 | 395.9 | 420.2 | 375.4 | 456.1 |
| January-24 | 417.4 | 460.1 | 594.1 | 396.6 | 419.7 | 341.7 | 390.2 | 406.3 | 367.1 | 450.7 |
| December-23 | 417.7 | 460.8 | 592.9 | 391.1 | 417.1 | 341.6 | 394.6 | 404.8 | 368.4 | 454.1 |
| November-23 | 416.7 | 460.3 | 590.5 | 393.8 | 418.4 | 340.4 | 391.9 | 403.9 | 366.6 | 451.8 |
| October-23 | 414.7 | 457.7 | 586.4 | 391.6 | 416.5 | 338.8 | 389.8 | 406.9 | 365.1 | 449.1 |
| September-23 | 413.1 | 455.8 | 587.1 | 390.0 | 417.3 | 336.1 | 386.3 | 405.7 | 361.5 | 448.4 |
| August-23 | 410.0 | 455.7 | 581.6 | 388.9 | 412.9 | 333.8 | 384.4 | 398.6 | 360.5 | 442.2 |
| July-23 | 406.8 | 450.9 | 577.4 | 386.0 | 411.6 | 329.7 | 382.3 | 394.4 | 355.3 | 441.4 |
| June-23 | 403.3 | 449.3 | 572.8 | 383.7 | 408.2 | 326.5 | 378.7 | 393.2 | 351.5 | 435.9 |
| May-23 | 401.0 | 446.9 | 566.7 | 380.8 | 409.4 | 326.0 | 378.6 | 384.1 | 347.5 | 432.7 |
| April-23 | 398.1 | 439.4 | 565.8 | 378.0 | 407.6 | 322.4 | 375.9 | 384.7 | 347.6 | 429.4 |
| March-23 | 395.8 | 438.0 | 562.4 | 376.0 | 407.1 | 319.9 | 377.3 | 379.0 | 341.9 | 427.6 |
| February-23 | 394.3 | 437.2 | 570.3 | 374.2 | 406.2 | 316.3 | 376.6 | 376.4 | 339.5 | 425.2 |

Source: FHFA

Visualizing trends

Monthly House Price Index for U.S. from January 1991 - Present
Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)

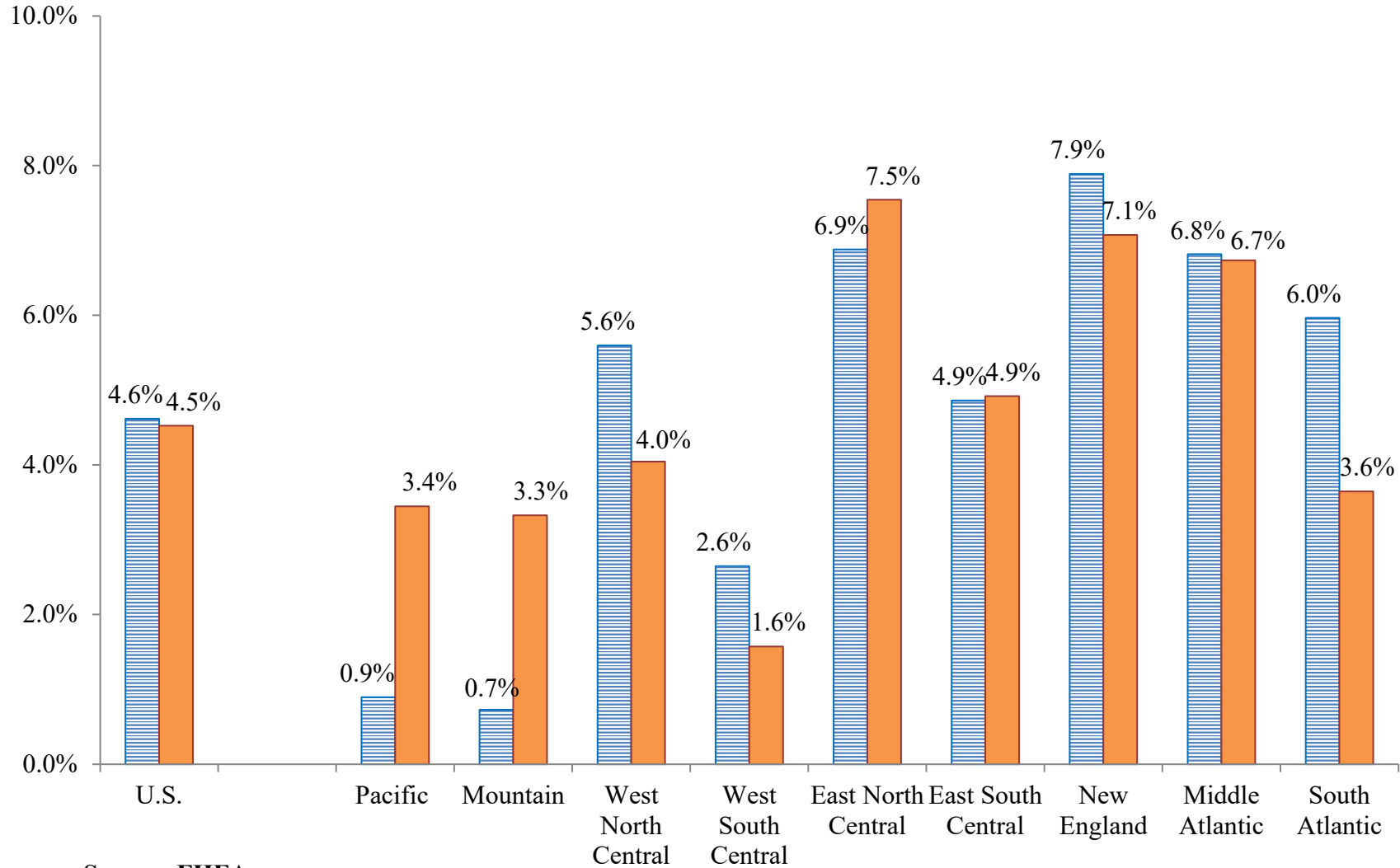


Source: FHFA

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

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

■ Price Change: 07/2022 - 07/2023 ■ Price Change: 07/2023 - 07/2024



Source: FHFA

Further background information

Overview of 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. While FHFA produces the HPI by statutory mandate (12 U.S.C. 4542), it began in 1995 with predecessor agency, the Office of Federal Housing Enterprise Oversight. The initial reports only contained information about regional and national house price movements. But 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 with information extending back to the mid-1970s.

FHFA constructs several indexes for different market geographies and periods. The entire suite is often referenced as the “FHFA HPI” to reflect that we create all indexes in the same technical manner. The flagship FHFA HPI is the Purchase-Only Index, which uses seasonally adjusted, purchase-only data. This index is the most common choice for press releases, news stories, and social media. FHFA created additional indexes to address questions about house price changes in other market segments such as refinances, Federal Housing Administration (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: Adds appraisal values from refinance mortgages to the Purchase-Only HPI data sample
- “Expanded-Data” HPI: Adds sales price information sourced from county recorder offices and FHA-backed mortgages to the Purchase-Only HPI data sample. We use this index to adjust the conforming loan limits, which establishes the dollar amount of loans that Fannie Mae and Freddie Mac can acquire.
- “Distress-Free” HPI: Removes sales of bank-owned properties and short sales from the Purchase-Only dataset
- “Annual” HPI. Uses the All-Transactions data but constructs indexes 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 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

FHFA builds the HPI suite 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](#).

FHFA HPI Release Dates for 2024

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 30 | Monthly Index | November 2023 |
| Tuesday, February 27 | Quarterly Index (with Monthly Tables) | December 2023 and 2023Q4 |
| Tuesday, March 26 | Monthly Index | January 2024 |
| Tuesday, April 30 | Monthly Index | February 2024 |
| Tuesday, May 28 | Quarterly Index (with Monthly Tables) | March 2024 and 2024Q1 |
| Tuesday, June 25 | Monthly Index | April 2024 |
| Tuesday, July 30 | Monthly Index | May 2024 |
| Tuesday, August 27 | Quarterly Index (with Monthly Tables) | June 2024 and 2024Q2 |
| Tuesday, September 24 | Monthly Index | July 2024 |
| Tuesday, October 29 | Monthly Index | August 2024 |
| Tuesday, November 26 | Quarterly Index (with Monthly Tables) | September 2024 and 2024Q3 |
| Tuesday, December 31 | Monthly Index | October 2024 |

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

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

FHFA HPI Release Dates for 2025

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 28 | Monthly Index | November 2024 |
| Tuesday, February 25 | Quarterly Index (with Monthly Tables) | December 2024 and 2024Q4 |
| Tuesday, March 25 | Monthly Index | January 2025 |
| Tuesday, April 29 | Monthly Index | February 2025 |
| Tuesday, May 27 | Quarterly Index (with Monthly Tables) | March 2025 and 2025Q1 |
| Tuesday, June 24 | Monthly Index | April 2025 |
| Tuesday, July 29 | Monthly Index | May 2025 |
| Tuesday, August 26 | Quarterly Index (with Monthly Tables) | June 2025 and 2025Q2 |
| Tuesday, September 30 | Monthly Index | July 2025 |
| Tuesday, October 28 | Monthly Index | August 2025 |
| Tuesday, November 25 | Quarterly Index (with Monthly Tables) | September 2025 and 2025Q3 |
| Tuesday, December 30 | Monthly Index | October 2025 |

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

<https://www.fhfa.gov/data/hpi>

Appendix

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

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

| Date | Index |
|-----------|--------|
| 1/1/1991 | 100.00 |
| 2/1/1991 | 100.45 |
| 3/1/1991 | 100.48 |
| 4/1/1991 | 100.33 |
| 5/1/1991 | 100.38 |
| 6/1/1991 | 100.50 |
| 7/1/1991 | 100.54 |
| 8/1/1991 | 100.37 |
| 9/1/1991 | 100.61 |
| 10/1/1991 | 100.91 |
| 11/1/1991 | 101.41 |
| 12/1/1991 | 101.89 |
| 1/1/1992 | 102.23 |
| 2/1/1992 | 102.97 |
| 3/1/1992 | 102.81 |
| 4/1/1992 | 102.56 |
| 5/1/1992 | 102.58 |
| 6/1/1992 | 102.51 |
| 7/1/1992 | 102.86 |
| 8/1/1992 | 103.32 |
| 9/1/1992 | 103.71 |
| 10/1/1992 | 104.03 |
| 11/1/1992 | 104.28 |
| 12/1/1992 | 104.21 |
| 1/1/1993 | 104.25 |
| 2/1/1993 | 104.07 |
| 3/1/1993 | 104.38 |
| 4/1/1993 | 105.02 |
| 5/1/1993 | 105.24 |
| 6/1/1993 | 105.61 |
| 7/1/1993 | 105.67 |
| 8/1/1993 | 106.05 |
| 9/1/1993 | 106.45 |
| 10/1/1993 | 106.65 |
| 11/1/1993 | 106.98 |
| 12/1/1993 | 107.51 |
| 1/1/1994 | 107.77 |
| 2/1/1994 | 108.01 |
| 3/1/1994 | 108.36 |

| | |
|-----------|--------|
| 4/1/1994 | 108.69 |
| 5/1/1994 | 109.04 |
| 6/1/1994 | 109.23 |
| 7/1/1994 | 109.35 |
| 8/1/1994 | 109.61 |
| 9/1/1994 | 109.69 |
| 10/1/1994 | 109.96 |
| 11/1/1994 | 110.19 |
| 12/1/1994 | 110.19 |
| 1/1/1995 | 110.49 |
| 2/1/1995 | 111.11 |
| 3/1/1995 | 110.93 |
| 4/1/1995 | 111.20 |
| 5/1/1995 | 111.35 |
| 6/1/1995 | 111.73 |
| 7/1/1995 | 112.25 |
| 8/1/1995 | 112.54 |
| 9/1/1995 | 112.78 |
| 10/1/1995 | 112.83 |
| 11/1/1995 | 113.06 |
| 12/1/1995 | 113.54 |
| 1/1/1996 | 113.96 |
| 2/1/1996 | 114.13 |
| 3/1/1996 | 114.54 |
| 4/1/1996 | 114.80 |
| 5/1/1996 | 115.06 |
| 6/1/1996 | 115.16 |
| 7/1/1996 | 115.56 |
| 8/1/1996 | 115.56 |
| 9/1/1996 | 115.86 |
| 10/1/1996 | 115.97 |
| 11/1/1996 | 116.28 |
| 12/1/1996 | 116.64 |
| 1/1/1997 | 116.78 |
| 2/1/1997 | 117.09 |
| 3/1/1997 | 117.55 |
| 4/1/1997 | 117.76 |
| 5/1/1997 | 118.20 |
| 6/1/1997 | 118.25 |
| 7/1/1997 | 118.55 |
| 8/1/1997 | 119.00 |
| 9/1/1997 | 119.15 |
| 10/1/1997 | 119.77 |
| 11/1/1997 | 120.16 |
| 12/1/1997 | 120.55 |

| | |
|-----------|--------|
| 1/1/1998 | 121.00 |
| 2/1/1998 | 121.87 |
| 3/1/1998 | 122.27 |
| 4/1/1998 | 122.82 |
| 5/1/1998 | 123.30 |
| 6/1/1998 | 124.09 |
| 7/1/1998 | 124.42 |
| 8/1/1998 | 124.94 |
| 9/1/1998 | 125.73 |
| 10/1/1998 | 126.26 |
| 11/1/1998 | 127.09 |
| 12/1/1998 | 127.67 |
| 1/1/1999 | 128.38 |
| 2/1/1999 | 128.92 |
| 3/1/1999 | 129.49 |
| 4/1/1999 | 130.12 |
| 5/1/1999 | 130.88 |
| 6/1/1999 | 131.49 |
| 7/1/1999 | 132.22 |
| 8/1/1999 | 133.02 |
| 9/1/1999 | 133.40 |
| 10/1/1999 | 134.20 |
| 11/1/1999 | 134.76 |
| 12/1/1999 | 135.43 |
| 1/1/2000 | 137.00 |
| 2/1/2000 | 136.84 |
| 3/1/2000 | 137.89 |
| 4/1/2000 | 138.83 |
| 5/1/2000 | 139.40 |
| 6/1/2000 | 140.36 |
| 7/1/2000 | 141.10 |
| 8/1/2000 | 141.64 |
| 9/1/2000 | 142.49 |
| 10/1/2000 | 143.29 |
| 11/1/2000 | 144.17 |
| 12/1/2000 | 145.02 |
| 1/1/2001 | 145.94 |
| 2/1/2001 | 146.95 |
| 3/1/2001 | 147.73 |
| 4/1/2001 | 148.60 |
| 5/1/2001 | 149.25 |
| 6/1/2001 | 149.98 |
| 7/1/2001 | 150.81 |
| 8/1/2001 | 151.53 |
| 9/1/2001 | 152.31 |

| | |
|-----------|--------|
| 10/1/2001 | 153.26 |
| 11/1/2001 | 153.74 |
| 12/1/2001 | 154.72 |
| 1/1/2002 | 155.57 |
| 2/1/2002 | 156.50 |
| 3/1/2002 | 157.49 |
| 4/1/2002 | 158.33 |
| 5/1/2002 | 159.39 |
| 6/1/2002 | 160.40 |
| 7/1/2002 | 161.42 |
| 8/1/2002 | 162.45 |
| 9/1/2002 | 163.45 |
| 10/1/2002 | 164.58 |
| 11/1/2002 | 165.54 |
| 12/1/2002 | 166.74 |
| 1/1/2003 | 167.76 |
| 2/1/2003 | 168.82 |
| 3/1/2003 | 169.36 |
| 4/1/2003 | 170.42 |
| 5/1/2003 | 171.33 |
| 6/1/2003 | 172.14 |
| 7/1/2003 | 173.41 |
| 8/1/2003 | 174.69 |
| 9/1/2003 | 176.10 |
| 10/1/2003 | 177.13 |
| 11/1/2003 | 178.52 |
| 12/1/2003 | 180.00 |
| 1/1/2004 | 181.15 |
| 2/1/2004 | 182.54 |
| 3/1/2004 | 183.87 |
| 4/1/2004 | 185.40 |
| 5/1/2004 | 187.14 |
| 6/1/2004 | 189.07 |
| 7/1/2004 | 190.60 |
| 8/1/2004 | 191.98 |
| 9/1/2004 | 193.48 |
| 10/1/2004 | 194.94 |
| 11/1/2004 | 196.71 |
| 12/1/2004 | 198.45 |
| 1/1/2005 | 199.85 |
| 2/1/2005 | 201.31 |
| 3/1/2005 | 203.35 |
| 4/1/2005 | 205.16 |
| 5/1/2005 | 206.84 |
| 6/1/2005 | 208.61 |

| | |
|-----------|--------|
| 7/1/2005 | 210.71 |
| 8/1/2005 | 212.22 |
| 9/1/2005 | 214.18 |
| 10/1/2005 | 215.37 |
| 11/1/2005 | 216.77 |
| 12/1/2005 | 218.06 |
| 1/1/2006 | 219.43 |
| 2/1/2006 | 219.85 |
| 3/1/2006 | 220.72 |
| 4/1/2006 | 221.13 |
| 5/1/2006 | 221.67 |
| 6/1/2006 | 221.67 |
| 7/1/2006 | 221.53 |
| 8/1/2006 | 222.12 |
| 9/1/2006 | 222.06 |
| 10/1/2006 | 222.31 |
| 11/1/2006 | 222.99 |
| 12/1/2006 | 223.07 |
| 1/1/2007 | 223.86 |
| 2/1/2007 | 223.88 |
| 3/1/2007 | 224.77 |
| 4/1/2007 | 224.82 |
| 5/1/2007 | 223.69 |
| 6/1/2007 | 222.81 |
| 7/1/2007 | 221.74 |
| 8/1/2007 | 220.73 |
| 9/1/2007 | 219.84 |
| 10/1/2007 | 217.99 |
| 11/1/2007 | 216.54 |
| 12/1/2007 | 215.42 |
| 1/1/2008 | 213.62 |
| 2/1/2008 | 212.25 |
| 3/1/2008 | 210.41 |
| 4/1/2008 | 208.07 |
| 5/1/2008 | 205.77 |
| 6/1/2008 | 204.44 |
| 7/1/2008 | 202.53 |
| 8/1/2008 | 200.47 |
| 9/1/2008 | 198.64 |
| 10/1/2008 | 197.00 |
| 11/1/2008 | 193.49 |
| 12/1/2008 | 192.97 |
| 1/1/2009 | 194.49 |
| 2/1/2009 | 194.76 |
| 3/1/2009 | 192.42 |

| | |
|-----------|--------|
| 4/1/2009 | 191.24 |
| 5/1/2009 | 191.11 |
| 6/1/2009 | 191.05 |
| 7/1/2009 | 190.46 |
| 8/1/2009 | 190.17 |
| 9/1/2009 | 189.94 |
| 10/1/2009 | 190.33 |
| 11/1/2009 | 190.94 |
| 12/1/2009 | 189.18 |
| 1/1/2010 | 189.19 |
| 2/1/2010 | 188.40 |
| 3/1/2010 | 188.13 |
| 4/1/2010 | 188.44 |
| 5/1/2010 | 188.37 |
| 6/1/2010 | 186.42 |
| 7/1/2010 | 185.26 |
| 8/1/2010 | 185.08 |
| 9/1/2010 | 183.29 |
| 10/1/2010 | 183.57 |
| 11/1/2010 | 182.98 |
| 12/1/2010 | 181.63 |
| 1/1/2011 | 180.56 |
| 2/1/2011 | 178.96 |
| 3/1/2011 | 177.00 |
| 4/1/2011 | 177.44 |
| 5/1/2011 | 177.04 |
| 6/1/2011 | 177.46 |
| 7/1/2011 | 177.80 |
| 8/1/2011 | 177.35 |
| 9/1/2011 | 178.36 |
| 10/1/2011 | 177.44 |
| 11/1/2011 | 178.17 |
| 12/1/2011 | 178.70 |
| 1/1/2012 | 177.97 |
| 2/1/2012 | 178.52 |
| 3/1/2012 | 179.97 |
| 4/1/2012 | 180.89 |
| 5/1/2012 | 181.92 |
| 6/1/2012 | 182.69 |
| 7/1/2012 | 183.09 |
| 8/1/2012 | 184.37 |
| 9/1/2012 | 185.03 |
| 10/1/2012 | 185.93 |
| 11/1/2012 | 186.82 |
| 12/1/2012 | 187.76 |

| | |
|-----------|--------|
| 1/1/2013 | 189.13 |
| 2/1/2013 | 190.38 |
| 3/1/2013 | 192.23 |
| 4/1/2013 | 193.16 |
| 5/1/2013 | 194.70 |
| 6/1/2013 | 195.91 |
| 7/1/2013 | 197.00 |
| 8/1/2013 | 197.58 |
| 9/1/2013 | 198.54 |
| 10/1/2013 | 199.12 |
| 11/1/2013 | 199.16 |
| 12/1/2013 | 200.37 |
| 1/1/2014 | 201.20 |
| 2/1/2014 | 202.05 |
| 3/1/2014 | 202.58 |
| 4/1/2014 | 203.24 |
| 5/1/2014 | 203.65 |
| 6/1/2014 | 204.68 |
| 7/1/2014 | 205.52 |
| 8/1/2014 | 206.32 |
| 9/1/2014 | 206.51 |
| 10/1/2014 | 207.61 |
| 11/1/2014 | 208.72 |
| 12/1/2014 | 209.97 |
| 1/1/2015 | 210.27 |
| 2/1/2015 | 211.91 |
| 3/1/2015 | 212.51 |
| 4/1/2015 | 213.26 |
| 5/1/2015 | 214.52 |
| 6/1/2015 | 215.35 |
| 7/1/2015 | 216.35 |
| 8/1/2015 | 216.83 |
| 9/1/2015 | 217.86 |
| 10/1/2015 | 219.09 |
| 11/1/2015 | 220.14 |
| 12/1/2015 | 221.12 |
| 1/1/2016 | 222.17 |
| 2/1/2016 | 222.34 |
| 3/1/2016 | 223.92 |
| 4/1/2016 | 225.10 |
| 5/1/2016 | 226.06 |
| 6/1/2016 | 227.29 |
| 7/1/2016 | 228.47 |
| 8/1/2016 | 229.57 |
| 9/1/2016 | 230.83 |

| | |
|-----------|--------|
| 10/1/2016 | 232.07 |
| 11/1/2016 | 233.08 |
| 12/1/2016 | 234.50 |
| 1/1/2017 | 234.77 |
| 2/1/2017 | 236.05 |
| 3/1/2017 | 237.42 |
| 4/1/2017 | 239.21 |
| 5/1/2017 | 240.35 |
| 6/1/2017 | 241.24 |
| 7/1/2017 | 242.56 |
| 8/1/2017 | 244.13 |
| 9/1/2017 | 245.25 |
| 10/1/2017 | 246.21 |
| 11/1/2017 | 247.91 |
| 12/1/2017 | 249.00 |
| 1/1/2018 | 250.92 |
| 2/1/2018 | 252.65 |
| 3/1/2018 | 253.45 |
| 4/1/2018 | 254.13 |
| 5/1/2018 | 255.36 |
| 6/1/2018 | 256.43 |
| 7/1/2018 | 257.47 |
| 8/1/2018 | 258.79 |
| 9/1/2018 | 259.20 |
| 10/1/2018 | 260.13 |
| 11/1/2018 | 261.74 |
| 12/1/2018 | 262.51 |
| 1/1/2019 | 264.12 |
| 2/1/2019 | 264.69 |
| 3/1/2019 | 265.52 |
| 4/1/2019 | 266.77 |
| 5/1/2019 | 268.00 |
| 6/1/2019 | 268.94 |
| 7/1/2019 | 269.97 |
| 8/1/2019 | 271.07 |
| 9/1/2019 | 272.67 |
| 10/1/2019 | 274.03 |
| 11/1/2019 | 275.75 |
| 12/1/2019 | 278.05 |
| 1/1/2020 | 279.95 |
| 2/1/2020 | 281.80 |
| 3/1/2020 | 282.23 |
| 4/1/2020 | 282.62 |
| 5/1/2020 | 281.55 |
| 6/1/2020 | 284.60 |

| | |
|-----------|--------|
| 7/1/2020 | 288.62 |
| 8/1/2020 | 293.66 |
| 9/1/2020 | 298.42 |
| 10/1/2020 | 303.08 |
| 11/1/2020 | 306.78 |
| 12/1/2020 | 310.99 |
| 1/1/2021 | 314.68 |
| 2/1/2021 | 317.40 |
| 3/1/2021 | 321.94 |
| 4/1/2021 | 326.81 |
| 5/1/2021 | 332.04 |
| 6/1/2021 | 338.06 |
| 7/1/2021 | 343.33 |
| 8/1/2021 | 347.48 |
| 9/1/2021 | 351.13 |
| 10/1/2021 | 355.78 |
| 11/1/2021 | 360.83 |
| 12/1/2021 | 366.26 |
| 1/1/2022 | 371.63 |
| 2/1/2022 | 377.20 |
| 3/1/2022 | 381.53 |
| 4/1/2022 | 386.47 |
| 5/1/2022 | 389.88 |
| 6/1/2022 | 390.64 |
| 7/1/2022 | 388.85 |
| 8/1/2022 | 387.67 |
| 9/1/2022 | 388.73 |
| 10/1/2022 | 389.41 |
| 11/1/2022 | 389.83 |
| 12/1/2022 | 390.61 |
| 1/1/2023 | 391.35 |
| 2/1/2023 | 394.30 |
| 3/1/2023 | 395.84 |
| 4/1/2023 | 398.10 |
| 5/1/2023 | 401.01 |
| 6/1/2023 | 403.33 |
| 7/1/2023 | 406.81 |
| 8/1/2023 | 409.97 |
| 9/1/2023 | 413.13 |
| 10/1/2023 | 414.74 |
| 11/1/2023 | 416.73 |
| 12/1/2023 | 417.67 |
| 1/1/2024 | 417.43 |
| 2/1/2024 | 422.86 |
| 3/1/2024 | 423.15 |

| | |
|----------|--------|
| 4/1/2024 | 424.51 |
| 5/1/2024 | 424.65 |
| 6/1/2024 | 424.66 |
| 7/1/2024 | 425.21 |

| Twelve-Month House Price Changes | | |
|--|------------------------|-----------------------|
| Purchase-Only FHFA HPI [®] (Seasonally Adjusted, Nominal) | | |
| Region | Previous Twelve Months | Current Twelve Months |
| U.S. | 4.6% | 4.5% |
| Pacific | 0.9% | 3.4% |
| Mountain | 0.7% | 3.3% |
| West North Central | 5.6% | 4.0% |
| West South Central | 2.6% | 1.6% |
| East North Central | 6.9% | 7.5% |
| East South Central | 4.9% | 4.9% |
| New England | 7.9% | 7.1% |
| Middle Atlantic | 6.8% | 6.7% |
| South Atlantic | 6.0% | 3.6% |

Source: FHFA