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# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

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### FHFA House Price Index Up 0.5 Percent in August

**Washington, D.C.** – U.S. house prices rose in August, up **0.5 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.1 percent increase in July was revised to reflect a 0.2 percent increase.

The FHFA HPI is calculated using home sales price information from mortgages sold to or guaranteed by Fannie Mae and Freddie Mac. From August 2013 to August 2014, house prices were up **4.8 percent**. The U.S. index is **5.8 percent** below its April 2007 peak and is roughly the same as the August 2005 index level. This is the ninth consecutive monthly house price increase.

For the nine census divisions, seasonally adjusted monthly price changes from July 2014 to August 2014 ranged from **-0.6 percent** in the New England and South Atlantic divisions to **+1.2 percent** in the Mountain division. The 12-month changes were all positive ranging from **+1.9 percent** in the Middle Atlantic division to **+7.8 percent** in the Pacific division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical data are available on the [Downloadable HPI Data page](#).

For detailed information on the monthly HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released November 25, 2014 and will include monthly data for September 2014 and quarterly data for the third quarter of 2014. Future HPI release dates for 2014 and 2015 are available on the [HPI Release Dates page](#).

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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 \$5.6 trillion in funding for the U.S. mortgage markets and financial institutions.*

## States in Each Census Division

<b>Pacific:</b>	Hawaii, Alaska, Washington, Oregon, California
<b>Mountain:</b>	Montana, Idaho, Wyoming, Nevada, Utah, Colorado, Arizona, New Mexico
<b>West North Central:</b>	North Dakota, South Dakota, Minnesota, Nebraska, Iowa, Kansas, Missouri
<b>West South Central:</b>	Oklahoma, Arkansas, Texas, Louisiana
<b>East North Central</b>	Michigan, Wisconsin, Illinois, Indiana, Ohio
<b>East South Central:</b>	Kentucky, Tennessee, Mississippi, Alabama
<b>New England:</b>	Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut
<b>Middle Atlantic:</b>	New York, New Jersey, Pennsylvania
<b>South Atlantic:</b>	Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida

## 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
<b>Jul 14 - Aug 14</b>	<b>0.5%</b>	<b>0.8%</b>	<b>1.2%</b>	<b>0.6%</b>	<b>0.8%</b>	<b>0.9%</b>	<b>0.8%</b>	<b>-0.6%</b>	<b>0.4%</b>	<b>-0.6%</b>
<b>Jun 14 - Jul 14</b>	<b>0.2%</b>	<b>0.1%</b>	<b>-0.4%</b>	<b>0.3%</b>	<b>0.7%</b>	<b>0.3%</b>	<b>0.8%</b>	<b>0.4%</b>	<b>-0.5%</b>	<b>0.3%</b>
<i>(Previous Estimate)</i>	0.1%	0.0%	-0.3%	0.0%	0.3%	0.4%	0.2%	0.4%	-0.5%	0.1%
<b>May 14 - Jun 14</b>	<b>0.3%</b>	<b>0.8%</b>	<b>0.1%</b>	<b>-0.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-0.1%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>0.9%</b>
<i>(Previous Estimate)</i>	0.3%	0.6%	0.1%	-0.5%	-0.2%	0.0%	0.1%	0.3%	0.4%	0.9%
<b>Apr 14 - May 14</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>0.3%</b>	<b>1.1%</b>	<b>-0.1%</b>	<b>-0.4%</b>	<b>1.0%</b>	<b>0.9%</b>	<b>0.0%</b>
<i>(Previous Estimate)</i>	0.2%	0.3%	0.2%	0.3%	1.0%	-0.2%	-0.6%	0.9%	0.8%	-0.1%
<b>Mar 14 - Apr 14</b>	<b>0.1%</b>	<b>0.2%</b>	<b>-0.2%</b>	<b>-0.1%</b>	<b>-0.7%</b>	<b>0.4%</b>	<b>0.3%</b>	<b>-0.8%</b>	<b>0.6%</b>	<b>0.2%</b>
<i>(Previous Estimate)</i>	0.1%	0.2%	-0.2%	-0.2%	-0.9%	0.5%	0.4%	-0.9%	0.5%	0.3%
<b>Feb 14 - Mar 14</b>	<b>0.7%</b>	<b>0.5%</b>	<b>0.1%</b>	<b>1.2%</b>	<b>0.7%</b>	<b>1.0%</b>	<b>-0.3%</b>	<b>3.7%</b>	<b>0.3%</b>	<b>0.3%</b>
<i>(Previous Estimate)</i>	0.7%	0.5%	0.0%	1.0%	0.8%	1.0%	-0.2%	3.8%	0.3%	0.2%
<b>12-Month Change:</b>										
Aug 13 - Aug 14	<b>4.8%</b>	<b>7.8%</b>	<b>6.2%</b>	<b>3.3%</b>	<b>5.8%</b>	<b>4.5%</b>	<b>4.0%</b>	<b>2.0%</b>	<b>1.9%</b>	<b>4.5%</b>

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

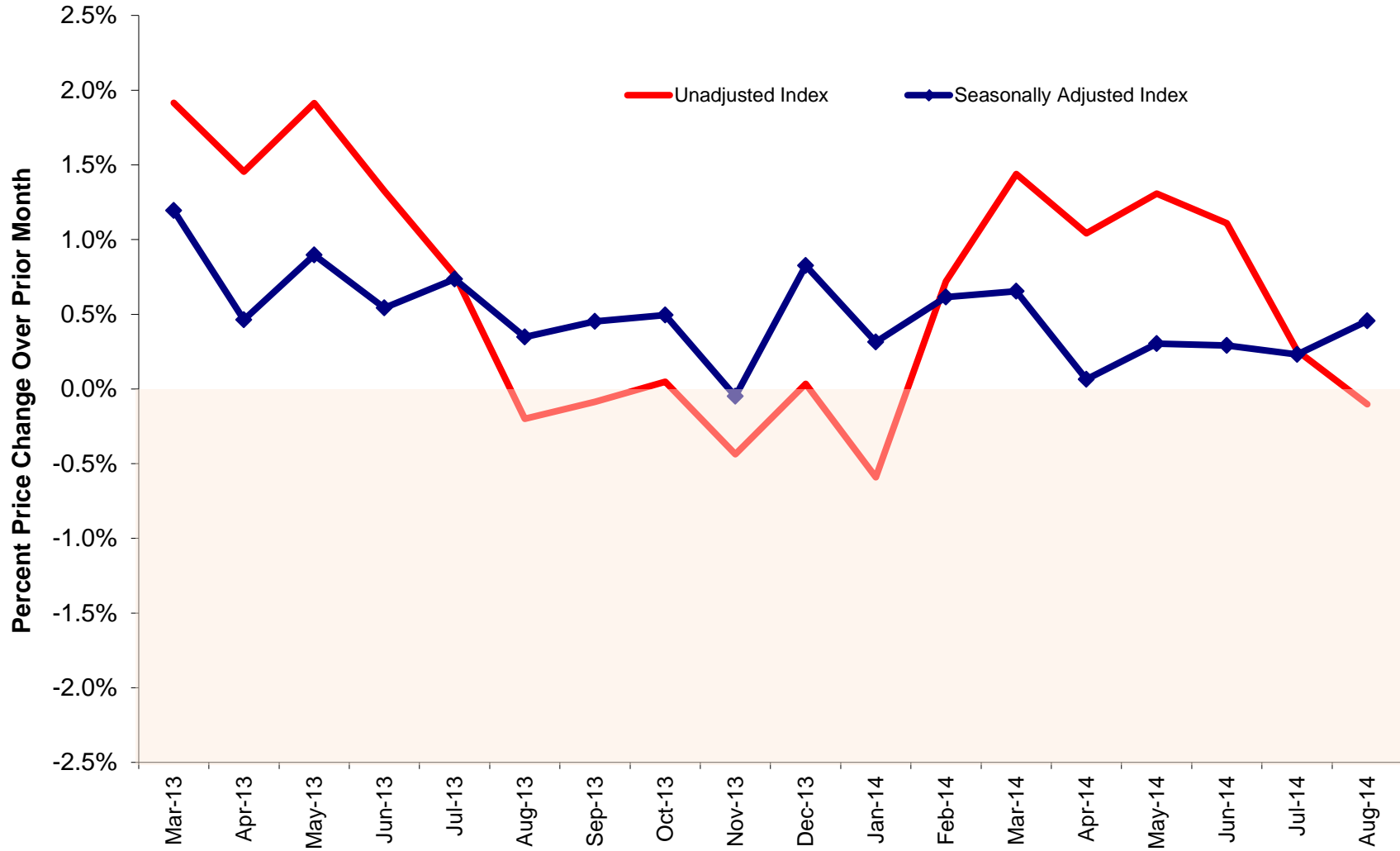
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
August-14	214.0	232.2	264.4	218.4	227.0	182.4	201.3	215.4	208.0	211.6
July-14	213.1	230.5	261.2	217.1	225.3	180.8	199.6	216.6	207.1	212.8
June-14	212.6	230.2	262.3	216.4	223.6	180.4	198.2	215.8	208.1	212.1
May-14	212.0	228.3	261.9	217.2	223.7	180.4	198.3	215.4	207.6	210.2
April-14	211.3	227.6	261.2	216.5	221.4	180.5	199.1	213.3	205.9	210.2
March-14	211.2	227.3	261.7	216.9	223.0	179.8	198.5	215.1	204.7	209.7
February-14	209.8	226.1	261.4	214.4	221.4	178.1	199.0	207.5	204.1	209.1
January-14	208.5	222.8	258.7	214.5	219.9	176.9	198.0	210.7	205.4	206.7
December-13	207.9	221.4	256.7	212.6	221.0	177.3	197.2	208.6	202.5	207.0
November-13	206.2	219.6	256.0	211.3	216.1	175.6	194.1	210.7	205.0	204.2
October-13	206.3	219.5	253.6	211.3	215.9	175.6	196.0	211.7	205.8	204.2
September-13	205.3	217.0	250.9	211.9	215.7	175.1	197.3	210.8	204.3	202.6
August-13	204.3	215.5	248.9	211.3	214.5	174.5	193.5	211.1	204.1	202.6
July-13	203.6	214.7	247.4	209.3	213.5	174.7	192.0	209.5	203.8	202.2
June-13	202.1	210.3	243.9	209.6	213.7	173.6	194.3	207.6	202.2	200.0
May-13	201.0	207.9	242.3	206.9	212.6	172.1	192.0	208.6	202.9	200.2
April-13	199.3	204.9	242.2	207.1	210.7	171.2	193.4	206.7	201.8	195.7
March-13	198.3	201.5	238.6	206.5	209.6	170.8	191.8	206.0	201.3	196.9

Note: A listing of the states that comprise each Census Division is included in the index release materials.

Source: FHFA

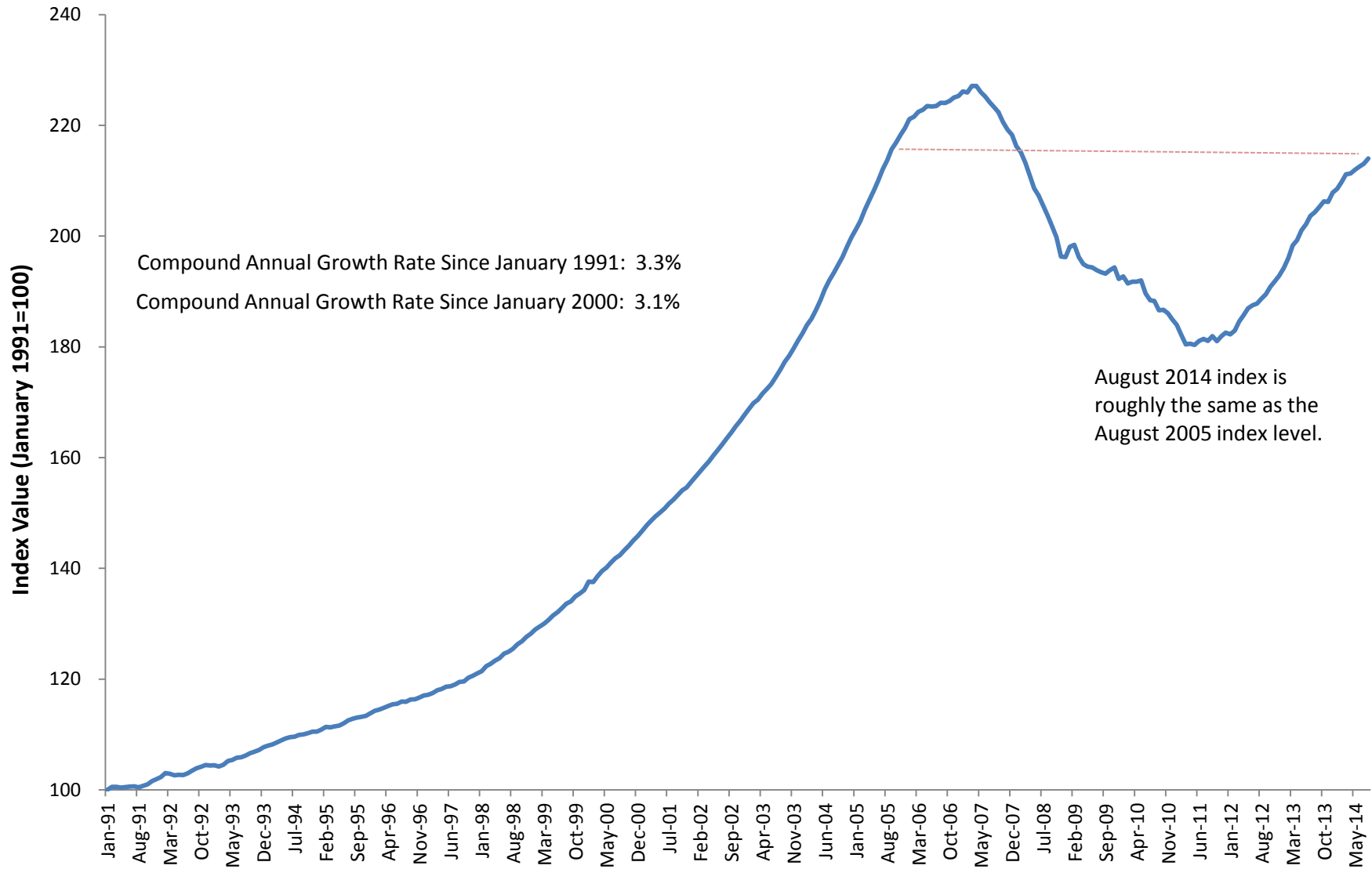
## Seasonally Adjusted and Unadjusted Monthly Appreciation Rates Purchase-Only Index for U.S.



Source: FHFA

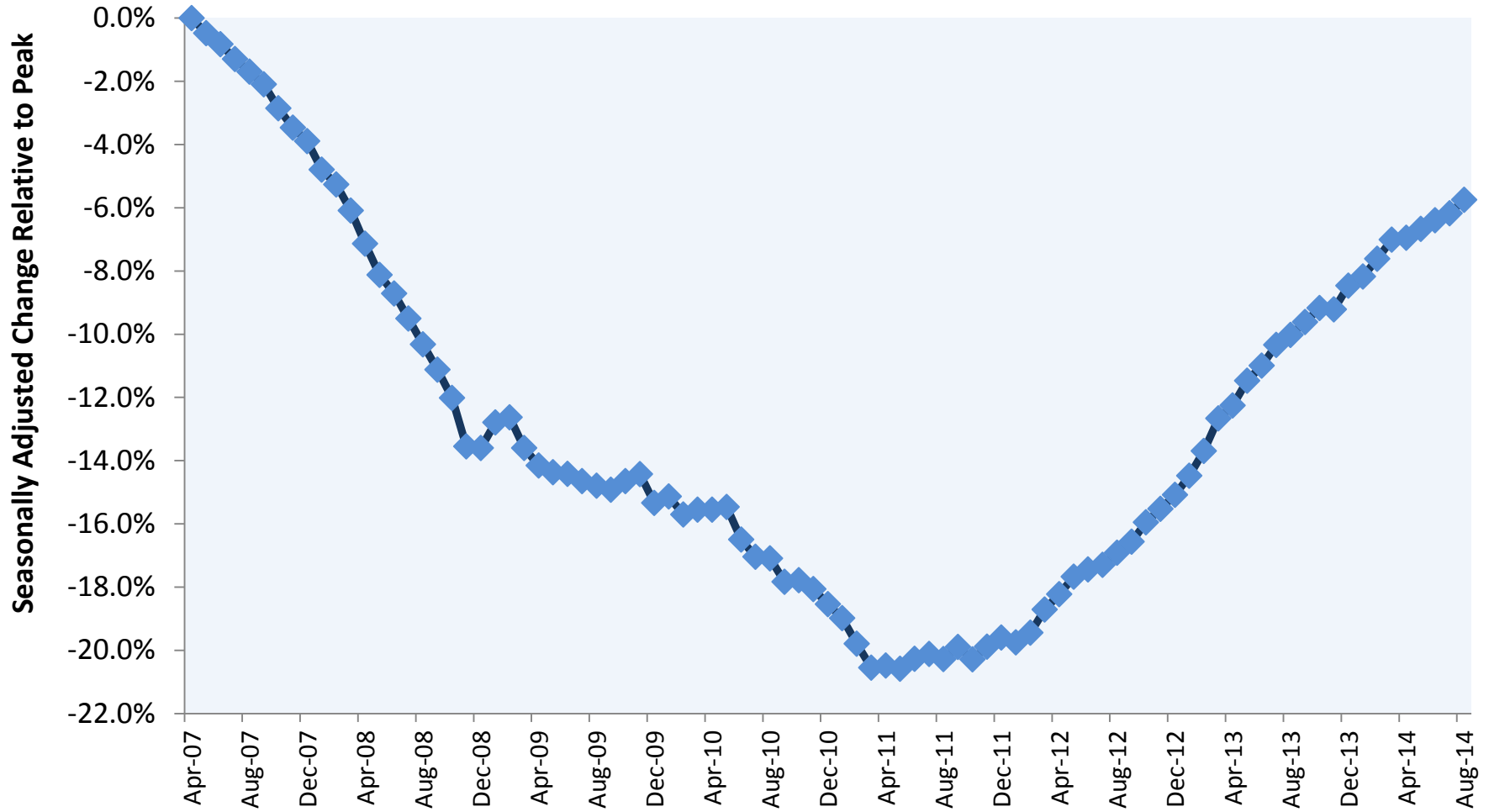
# Monthly House Price Index for U.S.

Purchase-Only, Seasonally Adjusted Index, January 1991 - Present



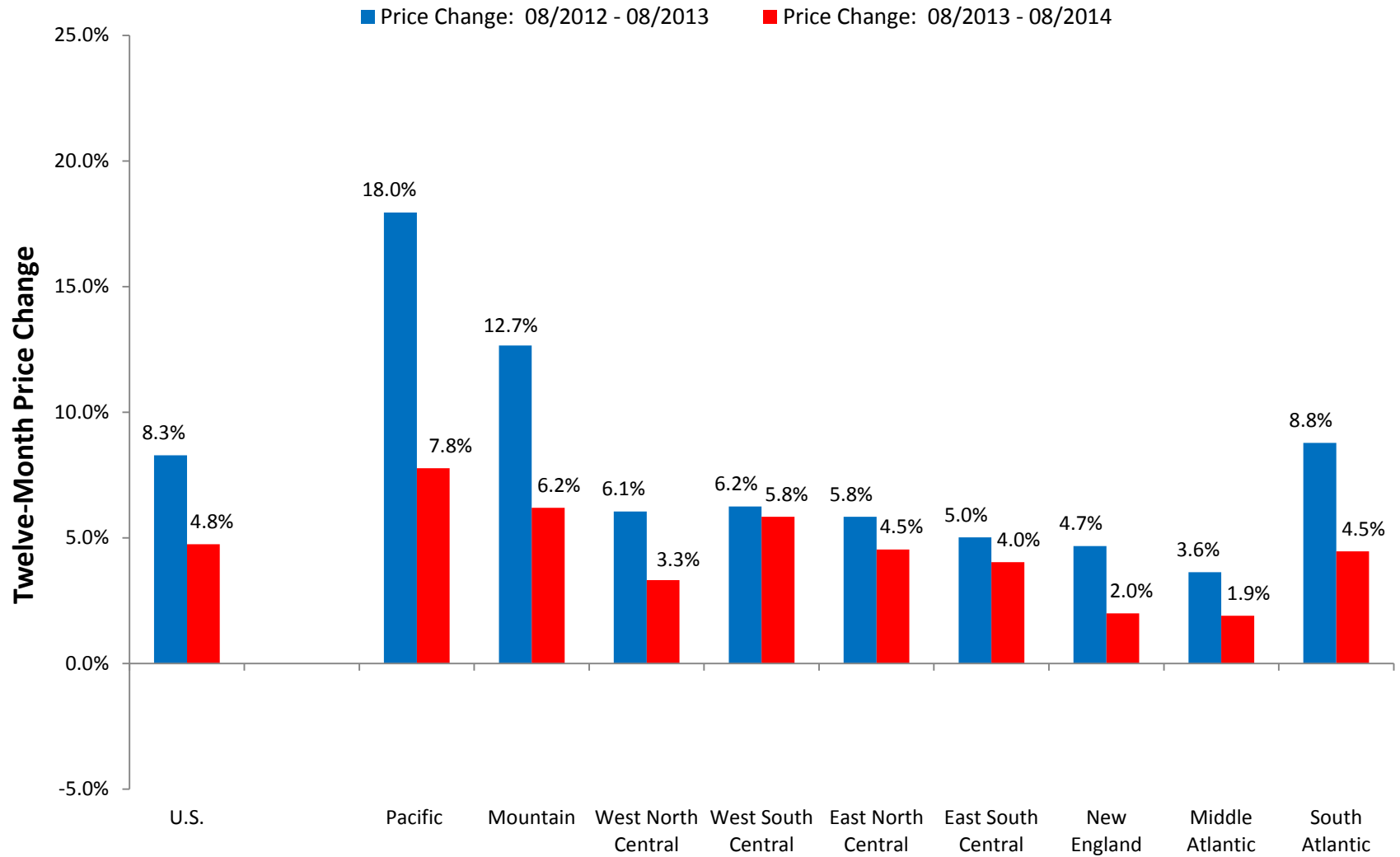
Source: FHFA

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



Source: FHFA

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



Source: FHFA