

Table 14.11-- SINGLE-FAMILY HOME PRICE APPRECIATION FOR THE UNITED STATES, THE 50 STATES, AND THE DISTRICT OF COLUMBIA: 1991 TO 2020

[In percent change from previous period and number. Period ending 2020 4th quarter unless otherwise indicated. The House Price Index is based on transactions involving conforming, conventional mortgages purchased or securitized by Fannie Mae or Freddie Mac. The HPI is a broad measure of the movement of single-family house prices. It serves as a timely, accurate indicator of house price trends at various geographic levels. The HPI is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or refinancings on the same properties]

State	One-year 1/ (percent)	Rank 2/	Five-year (percent)	Since 1991, 1st quarter (percent)
United States 3/	10.77	(X)	38.99	205.12
Idaho	21.08	1	82.52	353.82
Montana	15.50	2	42.62	383.60
Utah	15.39	3	61.40	414.95
Arizona	14.11	4	54.71	295.50
Connecticut	14.10	5	23.07	100.88
Washington	13.70	6	62.16	345.42
Rhode Island	13.59	7	44.49	180.07
Maine	13.53	8	43.26	204.55
New Hampshire	13.50	9	42.20	204.03
Indiana	12.34	10	44.05	152.97
Ohio	12.21	11	41.61	141.26
Nebraska	11.99	12	38.23	207.82
New Mexico	11.62	13	34.29	186.19
New Jersey	11.57	14	29.48	177.91
Oregon	11.54	15	47.37	399.70
California	11.39	16	41.28	227.56
North Carolina	11.38	17	43.12	187.87
Georgia	11.35	18	46.22	186.24
Tennessee	11.30	19	47.43	215.28
Vermont	11.29	20	29.35	174.36
Massachusetts	11.16	21	38.69	235.63
Florida	11.01	22	49.69	262.75
Michigan	10.99	23	43.96	168.30
Pennsylvania	10.78	24	32.96	163.02
Kansas	10.76	25	35.91	185.16
Kentucky	10.74	26	34.80	178.38
Colorado	10.67	27	51.39	437.25
Alabama	10.65	28	35.60	160.32
New York	10.53	29	34.54	182.93
Mississippi	10.39	30	23.33	134.38
Wisconsin	10.26	31	40.08	206.60

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State	One-year 1/ (percent)	Rank 2/	Five-year (percent)	Since 1991, 1st quarter (percent)
Arkansas	10.26	32	28.00	151.50
Maryland	10.20	33	27.74	182.84
Nevada	10.17	34	55.90	202.38
Virginia	10.01	35	31.62	199.10
Missouri	9.97	36	38.02	178.79
South Carolina	9.86	37	39.27	185.35
Minnesota	9.38	38	37.32	231.46
Texas	8.85	39	37.66	228.88
Oklahoma	8.59	40	25.00	174.61
Delaware	8.49	41	26.56	137.98
Wyoming	8.44	42	23.18	293.71
Iowa	8.17	43	25.59	174.45
Alaska	8.17	44	16.35	187.48
South Dakota	7.96	45	32.86	241.32
West Virginia	7.95	46	15.25	139.02
Illinois	7.68	47	22.84	123.30
North Dakota	6.69	48	14.14	241.46
Hawaii	6.14	49	27.51	183.27
Louisiana	5.86	50	19.11	204.14
District of Columbia	1.48	51	28.87	488.22

X Not applicable.

1/ One-year changes are relative to the value four quarters ago.

2/ Rank based on one-year appreciation. The lower the rank, the higher the appreciation.

3/ United States figures based on weighted average of nine Census Divisions.

Source: Federal Housing Finance Agency (FHFA) "U.S. House Prices Rise 10.8 Percent over the Last Year; Up 3.8 Percent in the Fourth Quarter" pp. 16-17 (February 23, 2021)

<<https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index.aspx>> accessed February 23, 2021.