

An Overview of the FHFA House Price Indexes (HPI) for Maryland

The Federal Home Finance Agency (FHFA)¹ publishes multiple indexes of home prices, all based on data collected from the mortgage lending institutions (Enterprises) that it oversees. We track three of these indexes:

- The **All-Transactions Index** for Maryland covers the entire state and tracks change in home prices from the first quarter of 1975 to the present. In this report, analysis of the All-Transactions Index starts from first quarter of 1995.
- The **All-Transactions Index: Core Based Statistical Areas (CBSAs)** in Maryland covers most of Maryland's Metropolitan Statistical Areas (MSAs) and Metropolitan Statistical Area Divisions (MSADs). Since coverage of the various CBSAs starts at different dates, we analyze this index from the first quarter of 1995.
- The **Purchase-Only Index** for Maryland covers the entire state and tracks changes in home prices from the first quarter of 1991 to the present.

The All-Transactions indexes cover conventional and conforming mortgage transactions used to purchase or refinance an existing single-family home. The Purchase-Only Index tracks mortgages used to purchase existing single-family homes.

The FHFA House Price Index (HPI)-- which includes the All-Transaction Indexes and the Purchase-Only Index-- is a weighted repeat sales index. In constructing the House Price Index, the FHFA uses data on mortgages purchased by the Federal National Mortgage Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac). These government-sponsored enterprises (GSEs) are restricted to purchasing mortgages that conform to certain lending rules set by Congress and values set by the FHFA (known as conforming mortgages). Therefore, to be included in the indexes a home must be financed by a conforming mortgage at least twice. The indexes only track existing single-family detached homes. They do not track new home constructions or attached homes or condominiums, or co-operatively owned homes.

For a description of the Purchase-Only Index in Maryland see [The House Price Index \(HPI\) for Purchase Only Mortgage Transactions in Maryland, 1995 – 2021](#). Inflation-adjusted price change data related to this index is available in [Table 1](#).

¹ The Federal Housing Finance Agency (FHFA) was created in 2008 as an independent federal agency to provide supervision, regulation, and oversight over two government sponsored enterprises (Fannie Mae and Freddie Mac). These Enterprises operate in the secondary mortgage market where they facilitate financing and liquidity for financial institutions and other lenders making residential mortgages.

For a description of the All-Transactions Index in Maryland’s CBSAs see [The All-Transactions House Price Index \(HPI\) for Maryland’s MSAs, 1995 – 2021](#). Inflation-adjusted price change data related to this Index is available in [Table 2A](#), [Table 2B](#) and [Table 2C](#). Maps showing each CBSAs change over time are also provided ([Maps 1, 2, 3](#) and [4](#)).

For a description of the All-Transactions Index in Maryland see [The House Price Index \(HPI\) for All Mortgage Types for Maryland, 1995 – 2021](#). Inflation-adjusted price change data related to this index is available in [Table 3](#).

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