

# HOUSING CONNECTION

Mortgage and Real Estate News That Matters



A message from Nickolas Inhelder:

## We Make Home Happen.™

Our goal is simple:

To help every family we serve get to “Yes.”

**Yes** to the loan that unlocks the joy of home ownership.

**Yes** to the lending solution that meets every client’s unique needs and wants.

That’s why we dedicate our every resource to serve as your personal guide through the lending process, solving problems, building confidence. Aslan has access to every lending option leading to the purchase or refinance of a residential home loan.

This is more than work for us. It is our unique joy in this life to share our collective skill, creativity, and care to bring you and your family right to where you belong.

Let’s make home happen.

**CONTACT ME TODAY**



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## Home Price Appreciation Ran Just Above Expectations in November

Both S&P Case-Shiller and the FHFA released national home price indices this morning. In both cases, November's prices were slightly higher than expected.

For the Case Shiller data, this meant that prices declined less than expected. Unlike FHFA prices, Case Shiller is NOT seasonally adjusted--something that is immediately apparent when viewing a month-to-month chart. November is frequently near the low point of any given year for price appreciation. This month's 0.1% decline is an improvement from October's 0.2% decline or the 0.3% drop from last November.

## National Home Price Indices, month/month %

Case Shiller

FHFA



Regionally, Boston and New York were top performers in November, but only NY and Chicago were over 6% year over year.

Metro Area	1 MTH	3 MTH	1 YEAR	3 YEARS Annualized	5 YEARS Annualized	10 YEARS Annualized
Atlanta	-0.26%	-0.85%	2.85%	6.95%	9.85%	7.62%
Boston	0.42%	0.13%	5.06%	6.36%	8.56%	6.82%
Charlotte	-0.06%	-0.31%	3.61%	7.65%	10.90%	8.15%
Chicago	-0.32%	-0.75%	6.21%	6.99%	7.88%	5.08%
Cleveland	-0.02%	-0.46%	5.41%	6.76%	8.77%	6.21%
Dallas	-0.53%	-1.69%	0.96%	4.44%	8.84%	7.53%
Denver	-0.47%	-1.60%	0.89%	2.80%	7.11%	7.18%
Detroit	-0.27%	-0.72%	4.62%	6.25%	8.27%	6.92%
Las Vegas	-0.12%	-0.51%	5.57%	4.70%	9.03%	8.12%
Los Angeles	0.04%	-1.04%	3.84%	5.20%	8.61%	6.83%
Miami	0.26%	-0.39%	3.18%	9.38%	12.33%	8.73%
Minneapolis	-0.35%	-0.92%	2.72%	3.38%	6.03%	5.50%
New York	0.25%	0.76%	7.33%	8.06%	9.37%	6.15%
Phoenix	0.01%	0.23%	1.57%	3.40%	10.71%	8.36%
Portland	-0.31%	-0.89%	2.02%	2.09%	6.48%	6.79%
San Diego	-0.43%	-1.70%	4.45%	5.78%	10.58%	7.88%
San Francisco	-0.76%	-2.41%	1.89%	0.82%	5.65%	5.96%
Seattle	-0.74%	-2.09%	5.41%	3.11%	8.80%	8.59%
Tampa	-0.65%	-1.36%	-0.37%	6.37%	11.19%	8.75%
D.C.	-0.05%	0.01%	5.87%	5.31%	7.12%	4.80%

As seen in the table above and the chart below, prices are easily in positive territory in year-over-year terms. The same is true for FHFA, which is seeing almost the exact same change as Case Shiller. In addition, both indices have been fairly flat in the low 4% range recently.

National Home Price Indices, year/year %

