HOUSING CONNECTION
Mortgage and Real Estate News That Matters

Home Prices Still Rising, But Pace Remains Subdued

Home price appreciation pulled back slightly at the end of last year, according to December data from both FHFA and S&P/Cotality Case-Shiller. The reports reinforce the message that prices continued to appreciate modestly through the end of 2025.

FHFA's seasonally adjusted House Price **Index** shows home prices up **1.8% year-over-year** in the fourth quarter of 2025 and **0.8% quarter-over-quarter**. On a monthly basis, prices rose just **0.1% in December**, suggesting continued but subdued momentum. On a 3-month basis (which helps smooth out month-to-month volatility while still capturing more granular movement), appreciation has recovered from the early 2025 dip and is back in a normal pre-pandemic range.

State- and regional-level data underscore the ongoing divergence. House prices rose in 41 states over the past year, led by North Dakota (+6.4%), Delaware (+6.3%), Illinois (+6.1%), Wisconsin (+5.7%), and Michigan (+5.5%). Florida posted the largest annual decline (-2.7%). Among census divisions, the East North Central region led with a 5.0% annual gain, while the Mountain division recorded a slight decline (-0.2%).

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The Case-Shiller **U.S. National Home Price Index** posted a **1.3% year-over-year gain** in December, down slightly from 1.4% previously and marking the weakest full-year performance since 2011. After seasonal adjustment, the national index rose **0.4% month-over-month**. The 20-City Composite showed a **1.4% annual gain**, unchanged from the prior month, and increased **0.5% month-over-month** on a seasonally adjusted basis.

Case-Shiller's full-year data reveal a clear split: prices rose 2.6% in the first half of 2025 but declined 1.3% in the second half, with all 20 tracked metros posting negative returns in the back half of the year. Chicago (+5.3%), New York (+5.1%), and Cleveland (+4.0%) led annual gains, while Tampa (-2.9%), Phoenix (-1.5%), Dallas (-1.5%), and Miami (-1.5%) finished the year in negative territory. Inflation outpaced home price growth in 2025, eroding real home values and marking a notable shift from the prior decade's trend of strong real appreciation.

FHFA House Price Index

- **YoY (Q4 2025):** +1.8%.
- **QoQ (Q4 vs Q3):** +0.8%.
- **December MoM (SA):** +0.1%.

S&P/Cotality Case-Shiller Indices

- **U.S. National YoY:** +1.3%.
- **20-City Composite YoY:** +1.4%.
- **National MoM (SA):** +0.4%.
- **20-City MoM (SA):** +0.5%.

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