HOUSING CONNECTION
Mortgage and Real Estate News That Matters

Home Price Appreciation Remains Positive



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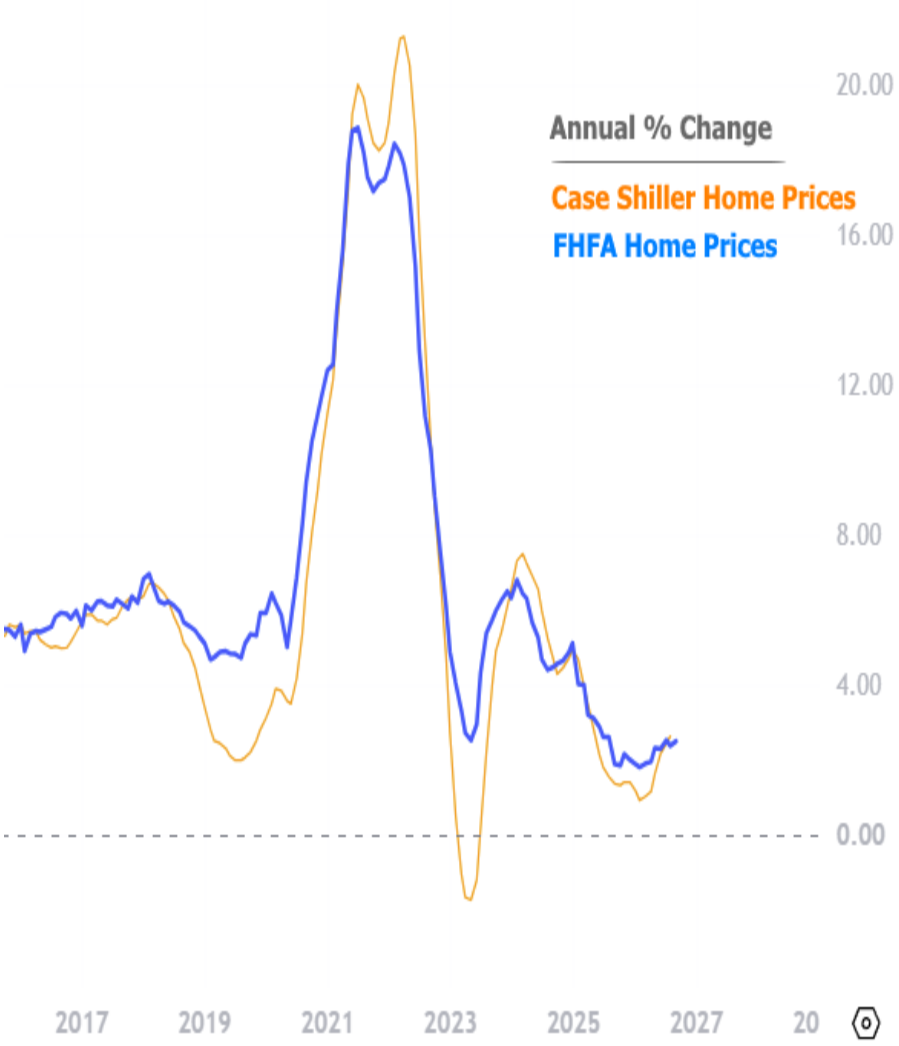
Home prices continued to post modest annual gains in September. The **S&P Cotality Case-Shiller** National Home Price Index rose **2.1%** year over year in September, matching August's gain. The 10-City Composite increased **3.5%**, down slightly from 3.6% in August, while the 20-City Composite rose **2.6%**, unchanged from the previous month.



Monthly results offered a somewhat more encouraging picture after accounting for seasonal patterns. The National Index rose **0.2%** on a seasonally adjusted basis. The 10-City Composite followed the same pattern, while the 20-City Composite posted a 0.1% seasonally adjusted gain.

The latest **FHFA** data also showed continued appreciation, with national home prices rising **2.5%** between the third quarters of 2025 and 2026. Prices increased 0.7% from the second quarter, although the seasonally adjusted monthly index was unchanged in September. All nine census divisions posted positive annual appreciation, led by the Middle Atlantic at 4.9%. The Pacific division recorded the weakest gain at 0.5%.

FHFA House Price Index

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- **Q3 2026 YoY:** +2.5%
- **Q3 2026 QoQ:** +0.7%
- **September MoM (SA):** 0.0%
- **Strongest division, YoY:** Middle Atlantic, +4.9%
- **Weakest division, YoY:** Pacific, +0.5%

S&P Cotality Case-Shiller Indices

- **U.S. National YoY:** +2.1%
- **10-City Composite YoY:** +3.5%
- **20-City Composite YoY:** +2.6%
- **National MoM (SA):** +0.2%
- **10-City MoM (SA):** +0.2%
- **20-City MoM (SA):** +0.1%

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