

Annual Home Price Gains Slow According To S&P CoreLogic Case-Shiller Index

NEW YORK, Nov. 27, 2018 /PRNewswire/ -- S&P Dow Jones Indices today released the latest results for the S&P CoreLogic Case-Shiller Indices, the leading measure of U.S. home prices. Data released today for September 2018 shows that the rate of home price increases across the U.S. slowed for the second month in a row. More than 27 years of history for these data series is available, and can be accessed in full by going to www.homeprice.spdji.com. Additional content on the housing market can also be found on S&P Dow Jones Indices' housing blog: www.housingviews.com.

YEAR-OVER-YEAR

The S&P CoreLogic Case-Shiller U.S. National Home Price NSA Index, covering all nine U.S. census divisions, reported a 5.5% annual gain in September, down from 5.7% in the previous month. The 10-City Composite annual increase came in at 4.8%, down from 5.2% in the previous month. The 20-City Composite posted a 5.1% year-over-year gain, down from 5.5% in the previous month.

Las Vegas, San Francisco and Seattle reported the highest year-over-year gains among the 20 cities. In September, Las Vegas led the way with a 13.5% year-over-year price increase, followed by San Francisco with a 9.9% increase and Seattle with an 8.4% increase. Four of the 20 cities reported greater price increases in the year ending September 2018 versus the year ending August 2018.

MONTH-OVER-MONTH

Before seasonal adjustment, the National Index posted a month-over-month gain of 0.1% in September. The 10-City and 20-City Composites did not report any gains for the month. After seasonal adjustment, the National Index recorded a 0.4% month-over-month increase in September. The 10-City Composite and the 20-City Composite both posted 0.3% month-over-month increases. In September, nine of 20 cities reported increases before seasonal adjustment, while 18 of 20 cities reported increases after seasonal adjustment.

ANALYSIS

"Home prices plus data on house sales and construction confirm the slowdown in housing," says David M. Blitzer, Managing Director and Chairman of the Index Committee at S&P Dow Jones Indices. "The S&P CoreLogic Case-Shiller National Index showed a 5.5% year-over-year gain, weaker for the second month in a row as 16 of 20 cities showed smaller annual price gains. On a monthly basis, nine cities saw prices decline in September compared to August. In Seattle, where prices were rising at double-digit annual rates a few months ago, prices dropped last month. The few places reporting larger gains including some of the cities which had the biggest gains and largest losses 10 years ago: Las Vegas, Phoenix and Tampa."

"Sales of both new and existing single family homes peaked one year ago in November 2017. Sales of existing homes are down 9.3% from that peak. Housing starts are down 8.7% from November of last year. The National Association of Home Builders sentiment index dropped seven points to 60, its lowest level in two years. One factor contributing to the weaker housing market is the recent increase in mortgage rates. Currently the national average for a 30-year fixed rate loan is 4.9%, a full percentage point higher than a year ago."

SUPPORTING DATA

Table 1 below shows the housing boom/bust peaks and troughs for the three composites along with the current levels and percentage changes from the peaks and troughs.

Index	2006 Peak		2012 Trough			Current		
	Level	Date	Level	Date	From Peak (%)	Level	From Trough (%)	From Peak (%)
National	184.62	Jul-06	134.00	Feb-12	-27.4%	205.82	53.6%	11.5%
20-City	206.52	Jul-06	134.07	Mar-12	-35.1%	213.76	59.4%	3.5%
10-City	226.29	Jun-06	146.45	Mar-12	-35.3%	227.31	55.2%	0.5%

Table 2 below summarizes the results for September 2018. The S&P CoreLogic Case-Shiller Indices are revised for the prior 24 months, based on the receipt of additional source data.

Metropolitan Area	September 2018 Level	September/August Change (%)	August/July Change (%)	1-Year Change (%)
Atlanta	148.23	0.2%	0.3%	5.7%
Boston	216.31	0.0%	0.0%	5.0%
Charlotte	158.59	0.2%	0.2%	5.2%
Chicago	145.15	-0.1%	0.2%	3.0%
Cleveland	124.56	0.3%	0.5%	5.2%
Dallas	187.44	0.0%	0.0%	4.3%
Denver	216.77	-0.1%	0.0%	7.3%
Detroit	124.90	0.1%	0.5%	6.3%
Las Vegas	189.43	0.6%	1.2%	13.5%
Los Angeles	282.77	-0.2%	0.1%	5.5%
Miami	238.43	0.2%	0.1%	4.6%
Minneapolis	173.66	-0.1%	0.3%	6.0%
New York	199.65	0.2%	0.2%	2.6%
Phoenix	185.61	0.8%	0.4%	7.2%
Portland	235.11	-0.1%	-0.1%	5.1%
San Diego	256.35	-0.3%	-0.5%	4.0%
San Francisco	269.21	0.0%	-0.3%	9.9%
Seattle	250.30	-1.3%	-1.6%	8.4%
Tampa	212.70	0.6%	0.5%	6.7%
Washington	227.99	-0.2%	0.0%	2.9%
Composite-10	227.31	0.0%	0.0%	4.8%
Composite-20	213.76	0.0%	0.0%	5.1%
U.S. National	205.82	0.1%	0.2%	5.5%

*Sources: S&P Dow Jones Indices and CoreLogic
Data through September 2018*

Table 3 below shows a summary of the monthly changes using the seasonally adjusted (SA) and non-seasonally adjusted (NSA) data. Since its launch in early 2006, the S&P CoreLogic Case-Shiller Indices have published, and the markets have followed and reported on, the non-seasonally adjusted data set used in the headline indices. For analytical purposes, S&P Dow Jones Indices publishes a seasonally adjusted data set covered in the headline indices, as well as for the 17 of 20 markets with tiered price indices and the five condo markets that are tracked.

Metropolitan Area	September/August Change (%)		August/July Change (%)	
	NSA	SA	NSA	SA
Atlanta	0.2%	0.8%	0.3%	0.1%
Boston	0.0%	0.3%	0.0%	0.2%
Charlotte	0.2%	0.5%	0.2%	0.4%
Chicago	-0.1%	0.5%	0.2%	0.2%
Cleveland	0.3%	0.4%	0.5%	0.6%
Dallas	0.0%	0.4%	0.0%	0.3%
Denver	-0.1%	0.3%	0.0%	0.2%
Detroit	0.1%	0.6%	0.5%	0.4%
Las Vegas	0.6%	0.9%	1.2%	1.1%
Los Angeles	-0.2%	0.1%	0.1%	0.3%
Miami	0.2%	0.1%	0.1%	0.3%
Minneapolis	-0.1%	0.2%	0.3%	0.3%
New York	0.2%	0.3%	0.2%	-0.1%
Phoenix	0.8%	0.9%	0.4%	0.3%
Portland	-0.1%	0.3%	-0.1%	0.1%
San Diego	-0.3%	-0.1%	-0.5%	-0.2%
San Francisco	0.0%	0.6%	-0.3%	0.6%
Seattle	-1.3%	-0.3%	-1.6%	-1.0%
Tampa	0.6%	0.7%	0.5%	0.6%
Washington	-0.2%	0.2%	0.0%	0.2%
Composite-10	0.0%	0.3%	0.0%	0.1%
Composite-20	0.0%	0.3%	0.0%	0.1%
U.S. National	0.1%	0.4%	0.2%	0.6%

*Sources: S&P Dow Jones Indices and CoreLogic
Data through September 2018*

For more information about S&P Dow Jones Indices, please visit www.spdji.com.

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S&P Dow Jones Indices' interactive blog, HousingViews.com, delivers real-time commentary and analysis from industry experts across S&P Global on a wide-range of topics impacting residential home prices, homebuilding and mortgage financing in the United States. Readers and viewers can visit the blog at www.housingviews.com, where feedback and commentary are welcomed and encouraged.

The S&P CoreLogic Case-Shiller Indices are published on the last Tuesday of each month at 9:00 am ET. They are constructed to accurately track the price path of typical single-family homes located in each metropolitan area provided. Each index combines matched price pairs for thousands of individual houses from the available universe of arms-length sales data. The S&P CoreLogic Case-Shiller U.S. National Home Price Index tracks the value of single-family housing within the United States. The index is a composite of single-family home price indices for the nine U.S. Census divisions and is calculated quarterly. The S&P CoreLogic Case-Shiller 10-City Composite Home Price Index is a value-weighted average of the 10 original metro area indices. The S&P CoreLogic Case-Shiller 20-City Composite Home Price Index is a value-weighted average of the 20 metro area indices. The indices have a base value of 100 in January 2000; thus, for example, a current index value of 150 translates to a 50% appreciation rate since January 2000 for a typical home located within the subject market.

These indices are generated and published under agreements between S&P Dow Jones Indices and CoreLogic, Inc.

The S&P CoreLogic Case-Shiller Indices are produced by CoreLogic, Inc. In addition to the S&P CoreLogic Case-Shiller Indices, CoreLogic also offers home price index sets covering thousands of zip codes, counties, metro areas, and state markets. The indices, published by S&P Dow Jones Indices, represent just a small subset of the broader data available through CoreLogic.

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