



2006 7 206.52 17.8%  
 (2000 1 가100 )  
 , - 가 1  
 가 10 20  
 가 -16.3% -15.3% ,  
 .10 가  
 2004 7 20.5%  
 , 20 가 2004  
 8 17.1% .  
 MSA 가 가 20  
 MSA . 13 MSA가  
 10 MSA  
 . 20 MSA 가 MSA 26.8% 가  
 , MSA가 26.7% .  
 MSA 8.4% , MSA 23.1%

(OFHEO)

		Pacific	Moun- tain	West North Central	West South Central	East North Central	East South Central	New Eng- land	Middle Atlantic	South Atlantic
2008.	215.2	226.1	276.0	214.7	199.4	188.6	201.6	223.7	220.5	225.3
4	(-0.8%)	(-2.0%)	(-1.1)	(-0.4%)	(0.4%)	(-1.2%)	(0.9%)	(-1.3%)	(-1.6%)	(-0.5%)
2008.	216.9	230.7	279.0	215.5	198.7	190.8	199.7	226.7	224.0	226.5
3	(-0.6%)	(-3.1%)	(-0.4)	(-0.2%)	(0.1%)	(0.2%)	(-0.9%)	(-1.4%)	(-0.3%)	(0.0%)
2008.	218.2	238.1	280.1	215.9	198.6	190.4	201.6	230.0	224.6	226.5
2	(0.3%)	(-0.3%)	(-0.5)	(1.30%)	(0.7%)	(0.9%)	(1.1%)	(2.3%)	(-0.1%)	(-0.6%)
2008.	217.5	238.8	281.6	213.2	197.3	188.7	199.3	224.8	224.8	227.9
1	(-1.0%)	(-2.6%)	(0.0)	(-2.0%)	(-0.3%)	(-0.2%)	(-1.3%)	(-2.6%)	(-0.5%)	(-0.7%)
2007.	219.7	245.1	281.5	217.5	197.8	189.1	202.0	230.8	225.0	229.5
12	(-0.6%)	(-1.8%)	(-0.4)	(-0.2%)	(-0.3%)	(-1.3%)	(0.2%)	(1.4%)	(0.2%)	(-0.8%)
2007.	221.0	249.6	282.7	217.9	198.3	191.5	201.6	227.6	225.4	231.5
11	(-0.6%)	(-2.1%)	(-0.6)	(0.3%)	(-0.2%)	(0.2%)	(-0.4%)	(-1.6%)	(-0.1%)	(-0.8%)

: 1) (purchase-only index) , 1991 100 .

2) 가 .  
 : (Office of Federal Housing Enterprise Oversight).

가 . , , ,  
 (East South Central) ,  
 (West  
 South Central) 0.9%, 0.4% .

(OFHEO : Office of Federal Housing Enterprise Oversight)

가 . OFHEO

Fannie Mae Freddie Mac 가 / OFHEO Repeat Sales Pric-  
 가 . OFHEO ing Method .  
 - 가 Repeat Sales Pricing , - 가 ,  
 Method OFHEO 가 가 .  
 OFHEO 가 가

가 가 가 . (pur- Fannie Mae Freddie Mac 가 가  
 chase-only index)가 , 가 가 ,  
 가 .  
 9 (census division) . , - 가

OFHEO , OFHEO 가  
 OFHEO . , - 20 MSA  
 , OFHEO 가  
 6 24 OFHEO . - 10 20  
 4 OFHEO 215.2 3 2006 6 7 , OFHEO

216.2 0.8% , 2007 4 OFHEO 가 225.5 가  
 4.6% .  
 , , ,  
 3 2.0%

OFHEO Repeat Sales Pric-  
 ing Method .  
 , - 가 ,  
 OFHEO 가 가 .  
 OFHEO 가 가  
 , OFHEO 가  
 Fannie Mae Freddie Mac 가  
 가 (county) ,  
 , OFHEO 가  
 , - 20 MSA  
 , OFHEO 가  
 - 10 20  
 2006 6 7 , OFHEO  
 2007 4 .  
 (NAR) 가  
 MSA (median)  
 . 2008 1 7.7%  
 , 2007 2 .