

Technical Note

Transitioning to the New OMB 2013 Metropolitan Area Definitions

The impetus

FHFA produces house price indexes (HPIs) on a quarterly basis for a variety of metropolitan areas.¹ For several years, the metropolitan areas have followed definitions from the Office of Management and Budget (OMB) provided in a December 2009 announcement. However, the OMB released a new set of delineations in February 2013 to reflect results from the 2010 decennial census.² Because FHFA has adopted the new OMB definitions, its set of metropolitan areas will change with this release and be reflected in future HPI reports.

This Technical Note addresses several questions related to the OMB announcement and offers detailed summary information about the changes that were made. The new OMB definitions set forth names and numerical codes that identify metropolitan areas. The geographic definitions classify urbanized areas by population size and include surrounding areas that are integrated either socially or economically to the core urban area. Typically, the urbanized areas are counties that are combined together to form a larger metropolitan area.³

Metropolitan areas tend to grow over time as populations increase and expand into nearby areas. To track such demographic movements, the Census Bureau conducts a comprehensive census every ten years and ongoing surveys based on statistical sampling every year in between. The OMB relies on the decennial census to make major changes to metropolitan names and numerical codes used to identify the areas. The surveys are used for minor, periodic adjustments. Any such modification—whether major or minor—can have considerable impact on agencies, companies, investors, or researchers that rely on the definitions. As a result, there is a delay between the census or surveys and releases of new definitions while the data and definitions are reconciled.

How will the new definitions affect the number of metropolitan areas?

The metropolitan area HPIs now will follow the new OMB delineations. HPI users may be affected in several ways because changes have been made to codes, names, and the counties that comprise the metropolitan areas.⁴ The “all-transactions” indexes, for example, represented 384 metropolitan areas previously and now will cover 401 metropolitan areas. Table 1 provides an

¹ For the purposes of FHFA HPIs, “metropolitan areas” refer to Metropolitan Statistical Areas or Metropolitan Divisions (where Metropolitan Statistical Areas are large enough to be divided).

² The announcement is provided at <http://www.whitehouse.gov/sites/default/files/omb/bulletins/2013/b-13-01.pdf>.

³ Not all counties are affiliated but the geographic definitions cover 94 percent of the U.S. population. Where a county is not the primary local government, the definitions may rely on places like cities, towns, boroughs, or parishes.

⁴ This Technical Note focuses on the change in the metropolitan area codes. Name changes did occur where population shifts revised the central or outlying status of one or more counties, altered the principal city, or updated the spelling of an already existing county. All of the new official names are used here. The sole exception is “Urban Honolulu,” which will be called “Honolulu (‘Urban Honolulu’)” to avoid possible confusion when sorted alphabetically.

overview of how these 401 metropolitan areas relate to the prior metropolitan areas. The majority of these new metropolitan areas—over 90 percent—did not experience a change.⁵ Many metropolitan areas remained either exactly the same or changed so minimally that their numerical code remained the same. Thirty-seven new metropolitan areas were formed.

Two metropolitan areas—Sandusky, OH and Danville, VA—were downgraded from Metropolitan to Micropolitan Statistical Areas. Because FHFA does not publish price indexes for Micropolitan Statistical Areas, these cities will no longer appear in published HPI data series.

Where did the new metropolitan areas come from?

Of the 37 entirely new metropolitan areas, 14 were formed out of counties that were previously in other metropolitan areas. In 23 cases, the new metropolitan areas are comprised of counties that were not part of old metropolitan areas.

Table 2 provides detailed information about the origins of the new metropolitan areas. It indicates, for example, whether a new metropolitan area represents an “upgrade” from a previously existing Micropolitan Statistical Area or was formed out of other metropolitan areas.

Perhaps the most notable of all the new metropolitan areas is “New York-Jersey City-White Plains, NY-NJ.” This metropolitan area—technically a metropolitan “division”—was formed out of 14 counties that were previously part of three separate metropolitan areas.

Is a lookup table available that maps 2009 metropolitan areas to corresponding 2013 areas?

Although there is no perfect correspondence between 2009 and 2013 areas, FHFA has constructed a table that provides an imperfect lookup for the convenience of HPI users. Table 3 offers a parallel numerical code for 2013 for each of the old metropolitan area codes.

In many cases there was perfect overlap in the geographic area covered by the old and new metropolitan area, however, differences did arise. In developing this unofficial lookup table, FHFA analyzed the extent of overlapping housing stock between the respective old and new geographic areas.⁶ The “comments” column in the table provides detailed information. For codes that existed in 2009 and 2013, the comments document the percentage of overlapping prior housing stock and the change in total housing stock. For metropolitan areas that no longer exist, information is provided about whether any underlying counties were reassigned to other metropolitan areas. For new cities, there is a brief explanation about how they were formed.

An Excel version of the Table 3 is posted in the “Additional Data” section on the Downloadable Data page, or at http://www.fhfa.gov/weblink/lookup_table_for_2009_and_2013_codes.xls.

⁵ “Changes” occur when a new numerical code is assigned to a metropolitan area. Names may change when metropolitan areas add counties or existing counties transition from outlying to central status. However, FHFA identifies metropolitan areas with their numerical codes and, as such, focuses on those alterations.

⁶ Housing stock estimates from the 2007-2012 Five-Year American Community Survey (one-unit, single-family housing units from Table B25024) were used.

Before this release, FHFA published “purchase-only” and “expanded-data” house price indexes for the largest 75 and 25 metropolitan areas, respectively. Given the metropolitan area changes, will those lists remain the same and will the new series reflect the new definitions?

FHFA is now using the new metropolitan area definitions for **all** of its metropolitan area indexes, including its traditional series as well as the specialized series that have more limited geographic coverage.

With respect to the specific cities covered by the “Top 75” and “Top 25” series, the identity of the largest cities changed in some cases because of the new metropolitan area delineations. To accommodate new cities and to ensure that previously published metropolitan areas continue to be included, FHFA has expanded the geographic coverage of its indexes. For example, the purchase-only series will now be published for 100 metropolitan areas. Previously, only the largest 75 cities were available. The all-transactions indexes will grow from 384 to 401 cities. The geographic coverage of the expanded-data metropolitan index series will increase from 25 to 50 cities.

Were any other methodological changes made to the HPI in connection with the release of the new metropolitan area indexes?

No. The same repeat sales methodology is used to calculate the metropolitan area HPIs.

Where can one find more information about metropolitan areas and the HPI?

Further information about metropolitan areas can be found in the Frequently Asked Questions at <http://www.fhfa.gov/Default.aspx?Page=196>. Comments, questions, and suggestions should be addressed to hpihelpdesk@fhfa.gov.

Table 1: Composition of the 401 Metropolitan Areas Included in the New HPI

Type	No change in CBSA number	Change in CBSA number
New metropolitan area is geographically identical to prior metropolitan area. (The geographic area is "Untouched")	282	0
New metropolitan area has been formed out of a previously-existing metropolitan area (but there is not perfect overlap)	82	14
New metropolitan area is formed entirely from county/counties that previously were not part of metropolitan area ("new" metropolitan areas)	0	23

Note: "Metropolitan areas" include Metropolitan Statistical Areas (MSAs) and Metropolitan Divisions. For MSAs large enough to be divided into Metropolitan Divisions, indexes are released only for the underlying Metropolitan Division (not the MSA in aggregated). Accordingly, the counts above do not include the subdivided MSAs.

Source: FHFA's calculations are based on 2009 and 2013 metropolitan area delineations published by the U.S. Census Bureau.

Table 2: New Metropolitan Areas

CBSA	Metropolitan area name	Comments
10540	Albany, OR	Upgraded from Micropolitan Statistical Area (1 county).
11244	Anaheim-Santa Ana-Irvine, CA (MSAD)	Formed out of MSA 42044 (1 county). MSA and metro division titles changed.
13220	Beckley, WV	Upgraded from two Micropolitan Statistical Areas (1 county each).
14010	Bloomington, IL	Formed out of MSA 14060 (1 county) and a previously unaffiliated county. MSA title changed.
14100	Bloomsburg-Berwick, PA	Upgraded from Micropolitan Statistical Area (2 counties).
14454	Boston, MA (MSAD)	Formed out of MSA 14484 (3 counties). MSA and metro division titles changed.
15680	California-Lexington Park, MD	Upgraded from Micropolitan Statistical Area (1 county).
16060	Carbondale-Marion, IL	Upgraded from two Micropolitan Statistical Areas (1 county each).
16540	Chambersburg-Waynesboro, PA	Upgraded from Micropolitan Statistical Area (1 county).
19300	Daphne-Fairhope-Foley, AL	Upgraded from Micropolitan Statistical Area (1 county).
20524	Dutchess County-Putnam County, NY (MSAD)	Formed out of MSAs 39100 (1 county) and 35644 (1 county). MSA and metro division titles changed for both.
20700	East Stroudsburg, PA	Upgraded from Micropolitan Statistical Area (1 county).
20994	Elgin, IL (MSAD)	Formed out of MSA 16974 (2 counties). MSA and metro division titles changed.
23900	Gettysburg, PA	Upgraded from Micropolitan Statistical Area (1 county).
24260	Grand Island, NE	Upgraded from Micropolitan Statistical Area (3 counties) and a previously unaffiliated county.
24420	Grants Pass, OR	Upgraded from Micropolitan Statistical Area (1 county).
25220	Hammond, LA	Upgraded from Micropolitan Statistical Area (1 county).
25940	Hilton Head Island-Bluffton-Beaufort, SC	Upgraded from Micropolitan Statistical Area (2 counties).
26140	Homosassa Springs, FL	Upgraded from Micropolitan Statistical Area (1 county).
27980	Kahului-Wailuku-Lahaina, HI	Upgraded from Micropolitan Statistical Area (1 county) and a previously unaffiliated county.
29200	Lafayette-West Lafayette, IN	Formed out of MSA 29140 (3 counties). MSA title changed.
33220	Midland, MI	Upgraded from Micropolitan Statistical Area (1 county).
33874	Montgomery County-Bucks County-Chester County, PA (MSAD)	Formed out of MSA 29140 (3 counties). Metro division title (but not MSA) changed.
35100	New Bern, NC	Upgraded from Micropolitan Statistical Area (3 counties).
35614	New York-Jersey City-White Plains, NY-NJ (MSAD)	Formed out of MSAs 35644 (10 counties), 20764 (3 counties), and 39100 (1 county). MSA and metro division titles changed.
42034	San Rafael, CA (MSAD)	Formed out of MSA 41884 (1 county). MSA and metro division titles changed.
42200	Santa Maria-Santa Barbara, CA	Formed out of MSA 42060 (1 county). MSA title changed (name order and additional name).
42700	Sebring, FL	Upgraded from Micropolitan Statistical Area (1 county).
43420	Sierra Vista-Douglas, AZ	Upgraded from Micropolitan Statistical Area (1 county).
43524	Silver Spring-Frederick-Rockville, MD (MSAD)	Formed out of MSA 13644 (2 counties). Metro division title (but not MSA) changed.
44420	Staunton-Waynesboro, VA	Upgraded from Micropolitan Statistical Area (3 counties).
45540	The Villages, FL	Upgraded from Micropolitan Statistical Area (1 county).
46520	Honolulu ('Urban Honolulu'), HI	Formed out of MSA 26180 (1 county). MSA title changed.
47460	Walla Walla, WA	Upgraded from Micropolitan Statistical Area (1 county) and a previously unaffiliated county.
47664	Warren-Troy-Farmington Hills, MI (MSAD)	Formed out of MSA 47664 (5 counties). MSA title (but not metro division) changed.
48060	Watertown-Fort Drum, NY	Upgraded from Micropolitan Statistical Area (1 county).
48260	Weirton-Steubenville, WV-OH	Formed out of MSA 44600 (3 counties). MSA title changed (name order).

Note: "Metropolitan areas" include Metropolitan Statistical Areas and Metropolitan Divisions. For MSAs large enough to be divided into Metropolitan Divisions, indexes are released only for the underlying Metropolitan Division (not the MSA in aggregated). The first column, "CBSA", are the numerical codes that correspond with the metropolitan area names in the second column. Both columns reflect the OMB's 2013 delineations.

Source: FHFA's calculations are based on 2009 and 2013 metropolitan area delineations published by the U.S. Census Bureau.

Table 3: Lookup Table Between 2009 and 2013 Metropolitan Area Codes

Metropolitan area name	CBSA number		Change?	Alternative?	Comments about the metropolitan area changed
	2009	2013			
Abilene, TX	10180	10180	Same		No change.
Akron, OH	10420	10420	Same		No change.
Albany, GA	10500	10500	Same		No change.
Albany-Schenectady-Troy, NY	10580	10580	Same		No change.
Albuquerque, NM	10740	10740	Same		No change.
Alexandria, LA	10780	10780	Same		No change.
Allentown-Bethlehem-Easton, PA-NJ	10900	10900	Same		No change.
Altoona, PA	11020	11020	Same		No change.
Amarillo, TX	11100	11100	Same		One new county led to a slight net increase (1%) in the total housing stock.
Ames, IA	11180	11180	Same		No change.
Anchorage, AK	11260	11260	Same		No change.
Ann Arbor, MI	11460	11460	Same		No change.
Anniston-Oxford-Jacksonville, AL (updated name)	11500	11500	Same		No change.
Appleton, WI	11540	11540	Same		No change.
Asheville, NC	11700	11700	Same		No change.
Athens-Clarke County, GA	12020	12020	Same		No change.
Atlanta-Sandy Springs-Roswell, GA (updated name)	12060	12060	Same		No change.
Atlantic City-Hammonton, NJ	12100	12100	Same		No change.
Auburn-Opelika, AL	12220	12220	Same		No change.
Augusta-Richmond County, GA-SC	12260	12260	Same		One new county led to a slight increase (2%) in the total housing stock.
Austin-Round Rock, TX (updated name)	12420	12420	Same		No change.
Bakersfield, CA (updated name)	12540	12540	Same		No change.
Baltimore-Columbia-Towson, MD (updated name)	12580	12580	Same		No change.
Bangor, ME	12620	12620	Same		No change.
Barnstable Town, MA	12700	12700	Same		No change.
Baton Rouge, LA	12940	12940	Same		No change.
Battle Creek, MI	12980	12980	Same		No change.
Bay City, MI	13020	13020	Same		No change.
Beaumont-Port Arthur, TX	13140	13140	Same		One new county led to a slight increase (4%) in the total housing stock.
Bellingham, WA	13380	13380	Same		No change.
Bend-Redmond, OR (updated name)	13460	13460	Same		No change.
Billings, MT	13740	13740	Same		One new county led to a slight increase (1%) in the total housing stock.
Binghamton, NY	13780	13780	Same		No change.
Birmingham-Hoover, AL	13820	13820	Same		No change.
Bismarck, ND	13900	13900	Same		Two new counteis led to a slight increase (6%) in the total housing stock.
Blacksburg-Christiansburg-Radford, VA	13980	13980	Same		One new county led to a moderate increase (14%) in the total housing stock.
Bloomington, IN	14020	14020	Same		One fewer original county led to a moderate decrease (22%) in the total housing stock.
Boise City, ID (updated name)	14260	14260	Same		No change.
Boulder, CO	14500	14500	Same		No change.
Bowling Green, KY	14540	14540	Same		Two new counties led to a moderate increase (30%) in the total housing stock.
Bremerton-Silverdale, WA	14740	14740	Same		No change.
Bridgeport-Stamford-Norwalk, CT	14860	14860	Same		No change.
Brownsville-Harlingen, TX	15180	15180	Same		No change.
Brunswick, GA	15260	15260	Same		No change.
Buffalo-Cheektowaga-Niagara Falls, NY (updated name)	15380	15380	Same		No change.
Burlington, NC	15500	15500	Same		No change.
Burlington-South Burlington, VT	15540	15540	Same		No change.
Cambridge-Newton-Framingham, MA	15764	15764	Same		One new county led to a substantial increase (52%) in the total housing stock.
Camden, NJ	15804	15804	Same		No change.
Canton-Massillon, OH	15940	15940	Same		No change.
Cape Coral-Fort Myers, FL	15980	15980	Same		No change.

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Metropolitan area name	CBSA number		Change?	Alternative?	Comments about the metropolitan area changed
	2009	2013			
Cape Girardeau, MO-IL (updated name)	16020	16020	Same		No change.
Carson City, NV	16180	16180	Same		No change.
Casper, WY	16220	16220	Same		No change.
Cedar Rapids, IA	16300	16300	Same		No change.
Champaign-Urbana, IL	16580	16580	Same		No change.
Charleston, WV	16620	16620	Same		Two fewer original counties led to a moderate decrease (24%) in the total housing stock.
Charleston-North Charleston, SC (updated name)	16700	16700	Same		No change.
Charlotte-Concord-Gastonia, NC-SC (updated name)	16740	16740	Same		Five new counties and one fewer original county led to a substantial increase (29%) in the total housing stock.
Charlottesville, VA	16820	16820	Same		Slight increase (8%) in the total housing stock.
Chattanooga, TN-GA	16860	16860	Same		No change.
Cheyenne, WY	16940	16940	Same		No change.
Chicago-Naperville-Arlington Heights, IL (updated name)	16974	16974	Same		Two fewer original counties led to a moderate decrease (10%) in the total housing stock.
Chico, CA	17020	17020	Same		No change.
Cincinnati, OH-KY-IN (updated name)	17140	17140	Same		One new county and one fewer original county led to a slight decrease (1%) in the total housing stock.
Clarksville, TN-KY	17300	17300	Same		One fewer original county led to a slight decrease (6%) in the total housing stock.
Cleveland, TN	17420	17420	Same		No change.
Cleveland-Elyria, OH (updated name)	17460	17460	Same		No change.
Coeur d'Alene, ID	17660	17660	Same		No change.
College Station-Bryan, TX	17780	17780	Same		No change.
Colorado Springs, CO	17820	17820	Same		No change.
Columbia, MO	17860	17860	Same		One fewer original county led to a slight decrease (8%) in the total housing stock.
Columbia, SC	17900	17900	Same		No change.
Columbus, GA-AL	17980	17980	Same		No change.
Columbus, IN	18020	18020	Same		No change.
Columbus, OH	18140	18140	Same		Two new counties led to a slight increase (4%) in the total housing stock.
Corpus Christi, TX	18580	18580	Same		No change.
Corvallis, OR	18700	18700	Same		No change.
Crestview-Fort Walton Beach-Destin, FL	18880	18880	Same		One new county led to a substantial increase (46%) in the total housing stock.
Cumberland, MD-WV	19060	19060	Same		No change.
Dallas-Plano-Irving, TX	19124	19124	Same		No change.
Dalton, GA	19140	19140	Same		No change.
Danville, IL	19180	19180	Same		No change.
Davenport-Moline-Rock Island, IA-IL	19340	19340	Same		No change.
Dayton, OH	19380	19380	Same		One fewer original county led to a slight decrease (6%) in the total housing stock.
Decatur, AL	19460	19460	Same		No change.
Decatur, IL	19500	19500	Same		No change.
Deltona-Daytona Beach-Ormond Beach, FL	19660	19660	Same		One new county led to a moderate increase (23%) in the total housing stock.
Denver-Aurora-Lakewood, CO (updated name)	19740	19740	Same		No change.
Des Moines-West Des Moines, IA	19780	19780	Same		No change.
Detroit-Dearborn-Livonia, MI (updated name)	19804	19804	Same		No change.
Dothan, AL	20020	20020	Same		No change.
Dover, DE	20100	20100	Same		No change.
Dubuque, IA	20220	20220	Same		No change.
Duluth, MN-WI	20260	20260	Same		No change.
Durham-Chapel Hill, NC	20500	20500	Same		No change.
Eau Claire, WI	20740	20740	Same		No change.
El Centro, CA	20940	20940	Same		No change.
Elizabethtown-Fort Knox, KY (updated name)	21060	21060	Same		One new county led to a moderate increase (21%) in the total housing stock.
Elkhart-Goshen, IN	21140	21140	Same		No change.

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Metropolitan area name	CBSA number		Change?	Alternative?	Comments about the metropolitan area changed
	2009	2013			
Elmira, NY	21300	21300	Same		No change.
El Paso, TX	21340	21340	Same		No change.
Erie, PA	21500	21500	Same		No change.
Eugene, OR (updated name)	21660	21660	Same		No change.
Evansville, IN-KY	21780	21780	Same		Two fewer original counties led to a moderate decrease (13%) in the total housing stock.
Fairbanks, AK	21820	21820	Same		No change.
Fargo, ND-MN	22020	22020	Same		No change.
Farmington, NM	22140	22140	Same		No change.
Fayetteville, NC	22180	22180	Same		No change.
Fayetteville-Springdale-Rogers, AR-MO	22220	22220	Same		No change.
Flagstaff, AZ	22380	22380	Same		No change.
Flint, MI	22420	22420	Same		No change.
Florence, SC	22500	22500	Same		No change.
Florence-Muscle Shoals, AL	22520	22520	Same		No change.
Fond du Lac, WI	22540	22540	Same		No change.
Fort Collins, CO (updated name)	22660	22660	Same		No change.
Fort Lauderdale-Pompano Beach-Deerfield Beach, FL	22744	22744	Same		No change.
Fort Smith, AR-OK	22900	22900	Same		One fewer original county led to a slight decrease (7%) in the total housing stock.
Fort Wayne, IN	23060	23060	Same		No change.
Fort Worth-Arlington, TX	23104	23104	Same		Two fewer original counties led to a slight increase (3%) in the total housing stock.
Fresno, CA	23420	23420	Same		No change.
Gadsden, AL	23460	23460	Same		No change.
Gainesville, FL	23540	23540	Same		No change.
Gainesville, GA	23580	23580	Same		No change.
Gary, IN	23844	23844	Same		No change.
Glens Falls, NY	24020	24020	Same		No change.
Goldsboro, NC	24140	24140	Same		No change.
Grand Forks, ND-MN	24220	24220	Same		No change.
Grand Junction, CO	24300	24300	Same		No change.
Grand Rapids-Wyoming, MI	24340	24340	Same		Two new counties and two fewer original counties led to a substantial increase (25%) in the total housing stock.
Great Falls, MT	24500	24500	Same		No change.
Greeley, CO	24540	24540	Same		No change.
Green Bay, WI	24580	24580	Same		No change.
Greensboro-High Point, NC	24660	24660	Same		No change.
Greenville, NC	24780	24780	Same		One fewer original county led to a moderate decrease (13%) in the total housing stock.
Greenville-Anderson-Mauldin, SC (updated name)	24860	24860	Same		One fewer original county led to a substantial increase (32%) in the total housing stock.
Gulfport-Biloxi-Pascagoula, MS (updated name)	25060	25060	Same		One new county and one fewer original county led to a substantial increase (52%) in the total housing stock.
Hagerstown-Martinsburg, MD-WV	25180	25180	Same		One fewer original counties led to a slight decrease (10%) in the total housing stock.
Hanford-Corcoran, CA	25260	25260	Same		No change.
Harrisburg-Carlisle, PA	25420	25420	Same		No change.
Harrisonburg, VA	25500	25500	Same		No change.
Hartford-West Hartford-East Hartford, CT	25540	25540	Same		No change.
Hattiesburg, MS	25620	25620	Same		No change.
Hickory-Lenoir-Morganton, NC	25860	25860	Same		No change.
Hinesville, GA (updated name)	25980	25980	Same		No change.
Hot Springs, AR	26300	26300	Same		No change.
Houma-Thibodaux, LA (updated name)	26380	26380	Same		No change.
Houston-The Woodlands-Sugar Land, TX (updated name)	26420	26420	Same		One fewer original county led to a slight decrease (1%) in the total housing stock.
Huntington-Ashland, WV-KY-OH	26580	26580	Same		Two new counties led to a substantial increase (25%) in the total housing stock.

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Metropolitan area name	CBSA number		Change?	Alternative?	Comments about the metropolitan area changed
	2009	2013			
Huntsville, AL	26620	26620	Same		No change.
Idaho Falls, ID	26820	26820	Same		One new county led to a slight increase (3%) in the total housing stock.
Indianapolis-Carmel-Anderson, IN (updated name)	26900	26900	Same		One new county led to a slight increase (9%) in the total housing stock.
Iowa City, IA	26980	26980	Same		No change.
Ithaca, NY	27060	27060	Same		No change.
Jackson, MI	27100	27100	Same		No change.
Jackson, MS	27140	27140	Same		One new county led to a slight increase (4%) in the total housing stock.
Jackson, TN	27180	27180	Same		One new county led to a slight increase (14%) in the total housing stock.
Jacksonville, FL	27260	27260	Same		No change.
Jacksonville, NC	27340	27340	Same		No change.
Janesville-Beloit, WI (updated name)	27500	27500	Same		No change.
Jefferson City, MO	27620	27620	Same		No change.
Johnson City, TN	27740	27740	Same		No change.
Johnstown, PA	27780	27780	Same		No change.
Jonesboro, AR	27860	27860	Same		No change.
Joplin, MO	27900	27900	Same		No change.
Kalamazoo-Portage, MI	28020	28020	Same		No change.
Kankakee, IL (updated name)	28100	28100	Same		No change.
Kansas City, MO-KS	28140	28140	Same		One fewer original county led to a slight decrease (1%) in the total housing stock.
Kennewick-Richland, WA (updated name)	28420	28420	Same		No change.
Killeen-Temple, TX (updated name)	28660	28660	Same		No change.
Kingsport-Bristol-Bristol, TN-VA	28700	28700	Same		No change.
Kingston, NY	28740	28740	Same		No change.
Knoxville, TN	28940	28940	Same		Four new counties led to a moderate increase (21%) in the total housing stock.
Kokomo, IN	29020	29020	Same		One fewer original counties led to a moderate decrease (17%) in the total housing stock.
La Crosse-Onalaska, WI-MN (updated name)	29100	29100	Same		No change.
Lafayette, LA	29180	29180	Same		Three new counties led to a substantial increase (77%) in the total housing stock.
Lake Charles, LA	29340	29340	Same		No change.
Lake County-Kenosha County, IL-WI	29404	29404	Same		No change.
Lake Havasu City-Kingman, AZ	29420	29420	Same		No change.
Lakeland-Winter Haven, FL	29460	29460	Same		No change.
Lancaster, PA	29540	29540	Same		No change.
Lansing-East Lansing, MI	29620	29620	Same		No change.
Laredo, TX	29700	29700	Same		No change.
Las Cruces, NM	29740	29740	Same		No change.
Las Vegas-Henderson-Paradise, NV (updated name)	29820	29820	Same		No change.
Lawrence, KS	29940	29940	Same		No change.
Lawton, OK	30020	30020	Same		One new county led to a slight increase (7%) in the total housing stock.
Lebanon, PA	30140	30140	Same		No change.
Lewiston, ID-WA	30300	30300	Same		No change.
Lewiston-Auburn, ME	30340	30340	Same		No change.
Lexington-Fayette, KY	30460	30460	Same		No change.
Lima, OH	30620	30620	Same		No change.
Lincoln, NE	30700	30700	Same		No change.
Little Rock-North Little Rock-Conway, AR	30780	30780	Same		No change.
Logan, UT-ID	30860	30860	Same		No change.
Longview, TX	30980	30980	Same		No change.
Longview, WA	31020	31020	Same		No change.
Los Angeles-Long Beach-Glendale, CA	31084	31084	Same		No change.
Louisville/Jefferson County, KY-IN	31140	31140	Same		One new county and two fewer original counties led to a slight decrease (4%) in the total housing stock.

Table 3: Lookup Table Between 2009 and 2013 Metropolitan Area Codes

Metropolitan area name	CBSA number		Change?	Alternative?	Comments about the metropolitan area changed
	2009	2013			
Lubbock, TX	31180	31180	Same		One new county led to a slight increase (3%) in the total housing stock.
Lynchburg, VA	31340	31340	Same		No change.
Macon, GA	31420	31420	Same		No change.
Madera, CA (updated name)	31460	31460	Same		No change.
Madison, WI	31540	31540	Same		One new county led to a slight increase (8%) in the total housing stock.
Manchester-Nashua, NH	31700	31700	Same		No change.
Manhattan, KS	31740	31740	Same		Two fewer original counties led to a moderate decrease (27%) in the total housing stock.
Mankato-North Mankato, MN	31860	31860	Same		No change.
Mansfield, OH	31900	31900	Same		No change.
McAllen-Edinburg-Mission, TX	32580	32580	Same		No change.
Medford, OR	32780	32780	Same		No change.
Memphis, TN-MS-AR	32820	32820	Same		One new county led to a slight increase (1%) in the total housing stock.
Merced, CA	32900	32900	Same		No change.
Miami-Miami Beach-Kendall, FL	33124	33124	Same		No change.
Michigan City-La Porte, IN	33140	33140	Same		No change.
Midland, TX	33260	33260	Same		One new county led to a slight increase (4%) in the total housing stock.
Milwaukee-Waukesha-West Allis, WI	33340	33340	Same		No change.
Minneapolis-St. Paul-Bloomington, MN-WI	33460	33460	Same		Three new counties led to a slight increase (3%) in the total housing stock.
Missoula, MT	33540	33540	Same		No change.
Mobile, AL	33660	33660	Same		No change.
Modesto, CA	33700	33700	Same		No change.
Monroe, LA	33740	33740	Same		No change.
Monroe, MI	33780	33780	Same		No change.
Montgomery, AL	33860	33860	Same		No change.
Morgantown, WV	34060	34060	Same		No change.
Morristown, TN	34100	34100	Same		One fewer original county led to a moderate decrease (17%) in the total housing stock.
Mount Vernon-Anacortes, WA	34580	34580	Same		No change.
Muncie, IN	34620	34620	Same		No change.
Muskegon, MI (updated name)	34740	34740	Same		No change.
Myrtle Beach-Conway-North Myrtle Beach, SC-NC (updated name)	34820	34820	Same		One new county led to a substantial increase (55%) in the total housing stock.
Napa, CA	34900	34900	Same		No change.
Naples-Immokalee-Marco Island, FL (updated name)	34940	34940	Same		No change.
Nashville-Davidson--Murfreesboro--Franklin, TN	34980	34980	Same		One new county led to a slight increase (6%) in the total housing stock.
Nassau County-Suffolk County, NY (updated name)	35004	35004	Same		No change.
Newark, NJ-PA (updated name)	35084	35084	Same		One new county led to a moderate increase (16%) in the total housing stock.
New Haven-Milford, CT	35300	35300	Same		No change.
New Orleans-Metairie, LA (updated name)	35380	35380	Same		One new county led to a slight increase (2%) in the total housing stock.
Niles-Benton Harbor, MI	35660	35660	Same		No change.
North Port-Sarasota-Bradenton, FL (updated name)	35840	35840	Same		No change.
Norwich-New London, CT	35980	35980	Same		No change.
Oakland-Hayward-Berkeley, CA (updated name)	36084	36084	Same		No change.
Ocala, FL	36100	36100	Same		No change.
Ocean City, NJ	36140	36140	Same		No change.
Odessa, TX	36220	36220	Same		No change.
Ogden-Clearfield, UT	36260	36260	Same		One new county led to a slight increase (10%) in the total housing stock.
Oklahoma City, OK	36420	36420	Same		No change.
Olympia-Tumwater, WA (updated name)	36500	36500	Same		No change.
Omaha-Council Bluffs, NE-IA	36540	36540	Same		No change.
Orlando-Kissimmee-Sanford, FL	36740	36740	Same		No change.
Oshkosh-Neenah, WI	36780	36780	Same		No change.
Owensboro, KY	36980	36980	Same		No change.

Table 3: Lookup Table Between 2009 and 2013 Metropolitan Area Codes

Metropolitan area name	CBSA number		Change?	Alternative?	Comments about the metropolitan area changed
	2009	2013			
Oxnard-Thousand Oaks-Ventura, CA	37100	37100	Same		No change.
Palm Bay-Melbourne-Titusville, FL	37340	37340	Same		No change.
Panama City, FL (updated name)	37460	37460	Same		One new county led to a moderate increase (11%) in the total housing stock.
Parkersburg-Vienna, WV (updated name)	37620	37620	Same		Two fewer original counties led to a substantial decrease (42%) in the total housing stock.
Pensacola-Ferry Pass-Brent, FL	37860	37860	Same		No change.
Peoria, IL	37900	37900	Same		No change.
Philadelphia, PA	37964	37964	Same		Three fewer original counties led to a substantial decrease (74%) in the total housing stock.
Phoenix-Mesa-Scottsdale, AZ (updated name)	38060	38060	Same		No change.
Pine Bluff, AR	38220	38220	Same		No change.
Pittsburgh, PA	38300	38300	Same		No change.
Pittsfield, MA	38340	38340	Same		No change.
Pocatello, ID	38540	38540	Same		One fewer original county led to a slight decrease (8%) in the total housing stock.
Portland-South Portland, ME (updated name)	38860	38860	Same		No change.
Portland-Vancouver-Hillsboro, OR-WA	38900	38900	Same		No change.
Port St. Lucie, FL	38940	38940	Same		No change.
Prescott, AZ	39140	39140	Same		No change.
Providence-Warwick, RI-MA (updated name)	39300	39300	Same		No change.
Provo-Orem, UT	39340	39340	Same		No change.
Pueblo, CO	39380	39380	Same		No change.
Punta Gorda, FL	39460	39460	Same		No change.
Racine, WI	39540	39540	Same		No change.
Raleigh, NC (updated name)	39580	39580	Same		No change.
Rapid City, SD	39660	39660	Same		One new county led to a slight increase (10%) in the total housing stock.
Reading, PA	39740	39740	Same		No change.
Redding, CA	39820	39820	Same		No change.
Reno, NV (updated name)	39900	39900	Same		No change.
Richmond, VA	40060	40060	Same		Three fewer counties led to a slight decrease (5%) in the total housing stock.
Riverside-San Bernardino-Ontario, CA	40140	40140	Same		No change.
Roanoke, VA	40220	40220	Same		No change.
Rochester, MN	40340	40340	Same		One new county led to a moderate increase (15%) in the total housing stock.
Rochester, NY	40380	40380	Same		One new county led to a slight increase (3%) in the total housing stock.
Rockford, IL	40420	40420	Same		No change.
Rockingham County-Strafford County, NH	40484	40484	Same		No change.
Rocky Mount, NC	40580	40580	Same		No change.
Rome, GA	40660	40660	Same		No change.
Sacramento--Roseville--Arden-Arcade, CA (updated name)	40900	40900	Same		No change.
Saginaw, MI (updated name)	40980	40980	Same		No change.
St. Cloud, MN	41060	41060	Same		No change.
St. George, UT	41100	41100	Same		No change.
St. Joseph, MO-KS	41140	41140	Same		No change.
St. Louis, MO-IL	41180	41180	Same		One fewer original county led to a slight decrease (1%) in the total housing stock.
Salem, OR	41420	41420	Same		No change.
Salinas, CA	41500	41500	Same		No change.
Salisbury, MD-DE (updated name)	41540	41540	Same		Two new counties led to a substantial increase (266%) in the total housing stock.
Salt Lake City, UT	41620	41620	Same		One fewer original county led to a slight decrease (6%) in the total housing stock.
San Angelo, TX	41660	41660	Same		No change.
San Antonio-New Braunfels, TX	41700	41700	Same		No change.
San Diego-Carlsbad, CA (updated name)	41740	41740	Same		No change.
San Francisco-Redwood City-South San Francisco, CA (updated name)	41884	41884	Same		One fewer original county led to a moderate decrease (24%) in the total housing stock.
San Jose-Sunnyvale-Santa Clara, CA	41940	41940	Same		No change.
San Luis Obispo-Paso Robles-Arroyo Grande, CA (updated name)	42020	42020	Same		No change.

Table 3: Lookup Table Between 2009 and 2013 Metropolitan Area Codes

Metropolitan area name	CBSA number		Change?	Alternative?	Comments about the metropolitan area changed
	2009	2013			
Santa Cruz-Watsonville, CA	42100	42100	Same		No change.
Santa Fe, NM	42140	42140	Same		No change.
Santa Rosa, CA (updated name)	42220	42220	Same		No change.
Savannah, GA	42340	42340	Same		No change.
Scranton--Wilkes-Barre--Hazleton, PA (updated name)	42540	42540	Same		No change.
Seattle-Bellevue-Everett, WA	42644	42644	Same		No change.
Sebastian-Vero Beach, FL	42680	42680	Same		No change.
Sheboygan, WI	43100	43100	Same		No change.
Sherman-Denison, TX	43300	43300	Same		No change.
Shreveport-Bossier City, LA	43340	43340	Same		One new county led to a moderate increase (12%) in the total housing stock.
Sioux City, IA-NE-SD	43580	43580	Same		One new county led to a moderate increase (20%) in the total housing stock.
Sioux Falls, SD	43620	43620	Same		No change.
South Bend-Mishawaka, IN-MI	43780	43780	Same		No change.
Spartanburg, SC	43900	43900	Same		One new county led to a moderate increase (12%) in the total housing stock.
Spokane-Spokane Valley, WA (updated name)	44060	44060	Same		Two new counties led to a moderate increase (16%) in the total housing stock.
Springfield, IL	44100	44100	Same		No change.
Springfield, MA	44140	44140	Same		One fewer original county led to a moderate decrease (13%) in the total housing stock.
Springfield, MO	44180	44180	Same		No change.
Springfield, OH	44220	44220	Same		No change.
State College, PA	44300	44300	Same		No change.
Stockton-Lodi, CA (updated name)	44700	44700	Same		No change.
Sumter, SC	44940	44940	Same		No change.
Syracuse, NY	45060	45060	Same		No change.
Tacoma-Lakewood, WA (updated name)	45104	45104	Same		No change.
Tallahassee, FL	45220	45220	Same		No change.
Tampa-St. Petersburg-Clearwater, FL	45300	45300	Same		No change.
Terre Haute, IN	45460	45460	Same		No change.
Texarkana, TX-AR (updated name)	45500	45500	Same		One new county led to a moderate increase (12%) in the total housing stock.
Toledo, OH	45780	45780	Same		One fewer original county led to a slight decrease (10%) in the total housing stock.
Topeka, KS	45820	45820	Same		No change.
Trenton, NJ (updated name)	45940	45940	Same		No change.
Tucson, AZ	46060	46060	Same		No change.
Tulsa, OK	46140	46140	Same		No change.
Tuscaloosa, AL	46220	46220	Same		One new county and one fewer original county led to a slight increase (6%) in the total housing stock.
Tyler, TX	46340	46340	Same		No change.
Utica-Rome, NY	46540	46540	Same		No change.
Valdosta, GA	46660	46660	Same		No change.
Vallejo-Fairfield, CA	46700	46700	Same		No change.
Victoria, TX	47020	47020	Same		One fewer original county led to a moderate decrease (23%) in the total housing stock.
Vineland-Bridgeton, NJ (updated name)	47220	47220	Same		No change.
Virginia Beach-Norfolk-Newport News, VA-NC	47260	47260	Same		One new county and one fewer original county led to a slight increase in the total housing stock.
Visalia-Porterville, CA	47300	47300	Same		No change.
Waco, TX	47380	47380	Same		One new county led to a slight increase (9%) in the total housing stock.
Warner Robins, GA	47580	47580	Same		Two new counties led to a moderate increase (26%) in the total housing stock.
Washington-Arlington-Alexandria, DC-VA-MD-WV	47894	47894	Same		Two new counties led to a slight increase (2%) in the total housing stock.
Waterloo-Cedar Falls, IA	47940	47940	Same		No change.
Wausau, WI	48140	48140	Same		No change.
Wenatchee, WA (updated name)	48300	48300	Same		No change.
West Palm Beach-Boca Raton-Delray Beach, FL (updated name)	48424	48424	Same		No change.

Table 3: Lookup Table Between 2009 and 2013 Metropolitan Area Codes

Metropolitan area name	CBSA number		Change?	Alternative?	Comments about the metropolitan area changed
	2009	2013			
Wheeling, WV-OH	48540	48540	Same		No change.
Wichita, KS	48620	48620	Same		One new county led to a slight increase (2%) in the total housing stock.
Wichita Falls, TX	48660	48660	Same		No change.
Williamsport, PA	48700	48700	Same		No change.
Wilmington, DE-MD-NJ	48864	48864	Same		No change.
Wilmington, NC	48900	48900	Same		One fewer original county led to a substantial decrease (37%) in the total housing stock.
Winchester, VA-WV	49020	49020	Same		No change.
Winston-Salem, NC	49180	49180	Same		One new county led to a substantial increase (36%) in the total housing stock.
Worcester, MA-CT (updated name)	49340	49340	Same		One new county led to a substantial increase (36%) in the total housing stock.
Yakima, WA	49420	49420	Same		No change.
York-Hanover, PA	49620	49620	Same		No change.
Youngstown-Warren-Boardman, OH-PA	49660	49660	Same		No change.
Yuba City, CA	49700	49700	Same		No change.
Yuma, AZ	49740	49740	Same		No change.
Anderson, IN (old name)	11300		Removed	26900	Old metropolitan area no longer exists.
Anderson, SC (old name)	11340		Removed	24860	Old metropolitan area no longer exists.
Bethesda-Rockville-Frederick, MD (old name)	13644		Removed	43524	Old metropolitan area no longer exists.
Bloomington-Normal, IL (old name)	14060		Removed	14010	Old metropolitan area no longer exists.
Boston-Quincy, MA (old name)	14484		Removed	14454	Old metropolitan area no longer exists.
Danville, VA (old name)	19260		Removed		Old metropolitan area no longer exists.
Edison-New Brunswick, NJ (old name)	20764		Removed	35614	Old metropolitan area no longer exists.
Holland-Grand Haven, MI (old name)	26100		Removed	24340	Old metropolitan area no longer exists.
Honolulu, HI (old name)	26180		Removed	46520	Old metropolitan area no longer exists.
Lafayette, IN (old name)	29140		Removed	29200	Old metropolitan area no longer exists.
New York-White Plains-Wayne, NY-NJ (old name)	35644		Removed	35614	Old metropolitan area no longer exists.
Palm Coast, FL (old name)	37380		Removed	19660	Old metropolitan area no longer exists.
Pascagoula, MS (old name)	37700		Removed	25060	Old metropolitan area no longer exists.
Peabody, MA (old name)	37764		Removed	15764	Old metropolitan area no longer exists.
Poughkeepsie-Newburgh-Middletown, NY (old name)	39100		Removed	35614	Old metropolitan area no longer exists.
Sandusky, OH (old name)	41780		Removed		Old metropolitan area no longer exists.
Santa Ana-Anaheim-Irvine, CA (old name)	42044		Removed	11244	Old metropolitan area no longer exists.
Santa Barbara-Santa Maria-Goleta, CA (old name)	42060		Removed	42200	Old metropolitan area no longer exists.
Steubenville-Weirton, OH-WV (old name)	44600		Removed	48260	Old metropolitan area no longer exists.
Warren-Troy-Farmington Hills, MI (old name)	47644		Removed	47664	Old metropolitan area no longer exists.
Albany, OR (new name)		10540	Added		New metropolitan area was created.
Anaheim-Santa Ana-Irvine, CA (new name)		11244	Added	42044	New metropolitan area was created.
Beckley, WV (new name)		13220	Added	13220	New metropolitan area was created.
Bloomington, IL (new name)		14010	Added	14060	New metropolitan area was created.
Bloomsburg-Berwick, PA (new name)		14100	Added		New metropolitan area was created.
Boston, MA (new name)		14454	Added	14484	New metropolitan area was created.
California-Lexington Park, MD (new name)		15680	Added		New metropolitan area was created.
Carbondale-Marion, IL (new name)		16060	Added	16060	New metropolitan area was created.
Chambersburg-Waynesboro, PA (new name)		16540	Added		New metropolitan area was created.
Daphne-Fairhope-Foley, AL (new name)		19300	Added		New metropolitan area was created.
Dutchess County-Putnam County, NY (new name)		20524	Added	20524	New metropolitan area was created.
East Stroudsburg, PA (new name)		20700	Added		New metropolitan area was created.
Elgin, IL (new name)		20994	Added	16974	New metropolitan area was created.
Gettysburg, PA (new name)		23900	Added		New metropolitan area was created.
Grand Island, NE (new name)		24260	Added		New metropolitan area was created.

Table 3: Lookup Table Between 2009 and 2013 Metropolitan Area Codes

Metropolitan area name	CBSA number		Change?	Alternative?	Comments about the metropolitan area changed
	2009	2013			
Grants Pass, OR (new name)	24420		Added		New metropolitan area was created.
Hammond, LA (new name)	25220		Added		New metropolitan area was created.
Hilton Head Island-Bluffton-Beaufort, SC (new name)	25940		Added		New metropolitan area was created.
Homosassa Springs, FL (new name)	26140		Added		New metropolitan area was created.
Honolulu ('Urban Honolulu'), HI (new name)	46520		Added	26180	New metropolitan area was created.
Kahului-Wailuku-Lahaina, HI (new name)	27980		Added		New metropolitan area was created.
Lafayette-West Lafayette, IN (new name)	29200		Added	29140	New metropolitan area was created.
Midland, MI (new name)	33220		Added		New metropolitan area was created.
Montgomery County-Bucks County-Chester County, PA (new name)	33874		Added	29140	New metropolitan area was created.
New Bern, NC (new name)	35100		Added		New metropolitan area was created.
New York-Jersey City-White Plains, NY-NJ (new name)	35614		Added	35614	New metropolitan area was created.
San Rafael, CA (new name)	42034		Added	41884	New metropolitan area was created.
Santa Maria-Santa Barbara, CA (new name)	42200		Added	42060	New metropolitan area was created.
Sebring, FL (new name)	42700		Added		New metropolitan area was created.
Sierra Vista-Douglas, AZ (new name)	43420		Added		New metropolitan area was created.
Silver Spring-Frederick-Rockville, MD (new name)	43524		Added	13644	New metropolitan area was created.
Staunton-Waynesboro, VA (new name)	44420		Added		New metropolitan area was created.
The Villages, FL (new name)	45540		Added		New metropolitan area was created.
Walla Walla, WA (new name)	47460		Added		New metropolitan area was created.
Warren-Troy-Farmington Hills, MI (new name)	47664		Added	47664	New metropolitan area was created.
Watertown-Fort Drum, NY (new name)	48060		Added		New metropolitan area was created.
Weirton-Steubenville, WV-OH (new name)	48260		Added	44600	New metropolitan area was created.

Notes: FHFA's calculations for code matches and county frequencies are based on 2009 and 2013 metropolitan area delineations published by the U.S. Census Bureau. The single-family housing (SFH) units are county aggregated one-unit detached housing stock estimates from the 2007-2012 Five-Year American Community Survey (ACS) and are available in Table B25024 at <http://factfinder2.census.gov>. Alternative lookups are provided for CBSA numbers that do not match perfectly between 2009 and 2013 if a CBSA was not downgraded/upgraded to/from a Micropolitan Statistical Area. The 2013 name for Urban Honolulu, HI has been changed to Honolulu ('Urban Honolulu'), HI.