The key factors that influence house prices in the US, as mentioned in the search results, include:

1. **Unemployment Rate:** A higher unemployment rate can reduce demand for housing, leading to lower prices

2. GDP: The strength of the overall economy, as consumers' ability to support housing prices largely depends on key factors like GDP.

3. CPI: The Consumer Price Index, or CPI, measures inflation and can impact the housing market by influencing the demand for homes.

4. Working Population: A larger working population can increase the demand for housing, leading to higher prices.

5. Housing Subsidies: Government housing subsidies can boost or hinder demand for real estate, thus affecting prices.

6. Personal Income: Personal income levels can influence the demand for housing, affecting prices.

7. Urban Population: A higher urban population can increase the demand for housing, leading to higher prices.

8. Construction Price: Construction costs can impact housing prices, as they influence the supply and demand dynamics of the market.

These factors collectively play a significant role in influencing house prices in the US.

In addition to the previously mentioned factors, other key factors that can influence house prices include:

1. **Immigration Rate**: The immigration rate can impact the demand for housing, as new immigrants may seek housing in urban areas, leading to increased demand and higher prices.

2. **Marriage Rate**: The marriage rate can affect the demand for housing, as married couples may seek larger homes or move to suburban areas, leading to increased demand and higher prices.

3. **Average House Size**: The average house size can influence the cost of housing, as larger homes generally cost more to build and maintain.

4. **Land Availability**: The availability of land for construction can impact house prices, as limited land supply can lead to higher prices for scarce properties.

5. **Tax Rate**: Tax rates, including property taxes and income taxes, can influence the demand for housing, as higher taxes can affect the affordability of homes.

These factors can also play a significant role in influencing house prices in the US.