

EDUCATION COLLEGE DEGREE

1

TABLE 46
EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR
(Three Month Moving Averages)

The questions were: "What do you think will happen to the prices of homes like yours in your community over the next 12 months? Will they increase at a rapid rate, increase at a moderate rate, remain about the same, decrease at a moderate rate, or decrease at a rapid rate?"

"By about what percent do you expect prices of homes like yours in your community to go (up/down), on average, over the next 12 months?"

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
March	2007	43	44	12	1	100	0.3	-0.6	4.9	5.4	2.0	34	474
April	2007	40	46	14	0	100	0.2	-0.7	4.5	5.1	1.7	33	476
May	2007	41	44	15	0	100	0.3	-0.4	4.5	4.9	1.6	37	472
June	2007	38	47	15	0	100	0.2	-0.4	4.2	4.7	1.0	36	481
July	2007	38	46	16	0	100	0.2	-0.3	4.6	5.0	1.1	42	477
August	2007	36	46	17	0	100	0.2	-0.3	4.0	4.4	0.9	43	474
September	2007	36	44	20	0	100	0.2	-0.4	4.1	4.5	0.8	43	469
October	2007	33	46	21	0	100	0.1	-0.4	3.5	3.9	0.5	40	486
November	2007	31	47	22	0	100	0.1	-0.4	3.3	3.8	0.3	46	495
December	2007	27	52	22	0	100	0.1	-0.4	1.9	2.4	0.0	43	502
January	2008	25	54	20	0	100	0.1	-0.4	1.2	1.6	-0.2	39	493
February	2008	23	54	23	0	100	0.0	-1.3	0.5	1.7	-0.4	29	493
March	2008	20	56	24	0	100	0.0	-1.7	0.4	2.1	-0.7	29	505
April	2008	19	54	28	0	100	-0.2	-2.6	0.3	3.0	-0.9	29	504
May	2008	17	56	27	0	100	-0.2	-2.5	0.3	2.9	-1.0	33	520
June	2008	18	55	27	0	100	-0.2	-2.6	0.4	2.9	-0.9	32	507
July	2008	17	55	28	0	100	-0.1	-2.3	0.4	2.7	-0.9	33	508
August	2008	19	55	26	0	100	-0.1	-1.7	0.4	2.2	-0.6	28	507
September	2008	21	55	23	0	100	-0.1	-1.2	0.5	1.7	-0.3	26	526
October	2008	20	57	23	0	100	-0.2	-1.4	0.4	1.8	-0.5	33	519
November	2008	19	56	24	1	100	-0.2	-1.7	0.4	2.0	-0.7	32	509
December	2008	16	57	27	1	100	-0.3	-1.9	0.4	2.3	-1.1	37	497
January	2009	13	61	25	1	100	-0.4	-1.5	0.3	1.8	-1.3	30	495
February	2009	9	64	26	1	100	-0.3	-2.0	0.5	2.5	-1.7	34	492
March	2009	9	63	27	1	100	-0.3	-2.7	0.4	3.1	-1.8	32	514
April	2009	12	59	28	1	100	0.0	-3.1	0.5	3.6	-1.7	36	542
May	2009	16	58	25	1	100	-0.1	-2.1	0.3	2.5	-1.0	30	534
June	2009	18	60	21	1	100	-0.1	-1.3	0.4	1.7	-0.4	32	553
July	2009	19	62	18	1	100	-0.1	-0.5	0.4	0.9	-0.3	26	518
August	2009	21	63	16	1	100	0.0	-0.5	0.4	0.9	-0.1	33	525
September	2009	24	60	15	1	100	0.1	-0.3	1.4	1.7	0.0	32	508
October	2009	28	59	14	0	100	0.1	-0.3	1.9	2.2	0.5	36	545
November	2009	27	59	14	0	100	0.1	-0.4	1.9	2.3	0.5	26	558
December	2009	26	58	16	0	100	0.0	-0.5	1.1	1.6	0.4	26	569
January	2010	26	59	15	0	100	0.0	-0.6	0.9	1.5	0.3	26	531
February	2010	25	60	15	0	100	0.0	-0.5	0.9	1.3	0.2	28	514
March	2010	24	63	12	0	100	0.0	-0.6	0.8	1.3	0.2	26	508
April	2010	25	63	11	0	100	0.1	-0.4	1.4	1.8	0.5	19	532
May	2010	29	59	12	1	100	0.1	-0.4	2.1	2.5	0.8	20	546
June	2010	29	60	11	0	100	0.2	-0.2	2.1	2.4	0.9	18	521
July	2010	28	58	13	1	100	0.1	-0.4	1.4	1.9	0.5	21	520
August	2010	25	62	12	1	100	0.1	-0.4	0.8	1.2	0.2	19	505
September	2010	23	60	15	1	100	0.1	-0.5	0.8	1.3	-0.2	24	523
October	2010	23	61	16	1	100	0.2	-0.3	0.6	1.0	-0.2	26	531
November	2010	23	61	15	1	100	0.0	-0.5	0.5	1.0	0.0	28	549

EDUCATION COLLEGE DEGREE

2

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
December	2010	24	62	13	0	100	0.0	-0.5	0.5	1.0	0.2	27	530
January	2011	21	64	15	0	100	0.0	-0.5	0.4	0.9	-0.2	24	528
February	2011	19	66	15	0	100	-0.1	-0.6	0.4	1.0	-0.2	22	516
March	2011	16	66	17	0	100	-0.1	-0.7	0.4	1.0	-0.3	17	513
April	2011	19	66	15	0	100	-0.1	-0.6	0.4	1.0	0.2	17	522
May	2011	20	65	15	1	100	0.0	-0.4	0.4	0.8	0.2	21	520
June	2011	20	64	15	0	100	-0.2	-0.7	0.4	1.0	0.0	25	542
July	2011	20	65	15	0	100	-0.2	-0.7	0.4	1.0	0.0	24	522
August	2011	18	62	19	0	100	-0.2	-0.7	0.3	1.1	-0.2	22	530
September	2011	15	66	19	0	100	0.0	-0.4	0.4	0.8	-0.3	19	520
October	2011	14	66	19	0	100	0.0	-0.4	0.4	0.8	-0.4	21	536
November	2011	14	67	18	0	100	0.0	-0.4	0.4	0.8	-0.3	19	542
December	2011	18	62	20	0	100	0.0	-0.4	0.4	0.8	-0.3	24	532
January	2012	17	63	19	1	100	0.0	-0.4	0.4	0.8	-0.3	19	518
February	2012	19	62	18	1	100	0.0	-0.4	0.8	1.2	-0.1	23	513
March	2012	21	65	14	1	100	0.1	-0.3	0.8	1.2	0.2	18	535
April	2012	26	62	12	0	100	0.1	-0.3	1.3	1.5	0.5	21	547
May	2012	27	63	10	0	100	0.1	-0.3	1.7	1.9	0.6	22	553
June	2012	29	59	11	1	100	0.1	-0.3	2.3	2.6	0.7	22	531
July	2012	26	61	12	1	100	0.0	-0.4	1.9	2.4	0.5	23	533
August	2012	24	62	13	1	100	0.0	-0.4	1.1	1.6	0.5	18	523
September	2012	27	63	10	0	100	0.1	-0.4	1.4	1.8	0.7	17	535
October	2012	32	60	7	1	100	0.2	-0.2	2.3	2.5	1.2	18	549
November	2012	36	59	5	1	100	0.3	-0.2	3.5	3.7	1.5	18	540
December	2012	35	59	5	1	100	0.2	-0.2	3.2	3.4	1.5	19	529
January	2013	35	59	5	1	100	0.2	-0.2	3.3	3.5	1.6	16	522
February	2013	39	54	7	1	100	0.3	-0.4	3.5	3.8	1.7	24	535
March	2013	42	49	8	1	100	0.3	-0.6	4.2	4.8	1.9	25	535
April	2013	47	43	8	2	100	0.5	-0.5	4.7	5.2	2.0	25	546
May	2013	50	42	7	1	100	1.1	-0.4	4.9	5.2	2.4	23	533
June	2013	53	41	5	1	100	1.2	-0.1	4.9	5.0	2.8	26	530
July	2013	53	43	5	0	100	1.1	-0.1	5.0	5.1	2.9	27	529
August	2013	51	43	6	0	100	0.6	-0.1	4.9	5.1	2.7	25	546
September	2013	50	43	6	0	100	0.6	-0.1	4.9	5.0	2.6	24	563
October	2013	51	42	7	0	100	0.8	-0.1	4.9	5.0	2.6	24	571
November	2013	50	45	5	0	100	0.7	-0.1	4.9	4.9	2.4	22	584
December	2013	50	43	6	0	100	0.8	-0.1	4.9	4.9	2.3	19	589
January	2014	50	44	6	0	100	0.7	-0.2	4.9	5.1	2.3	21	571
February	2014	49	44	6	0	100	0.7	-0.2	4.9	5.1	2.2	22	574
March	2014	47	48	5	0	100	0.6	-0.2	4.7	5.0	2.1	23	585
April	2014	45	48	6	1	100	0.4	-0.1	4.7	4.8	2.2	24	593
May	2014	46	48	6	0	100	0.4	-0.1	4.7	4.8	2.2	26	593
June	2014	47	47	5	1	100	0.4	-0.1	4.8	4.9	2.4	25	599
July	2014	48	46	6	1	100	0.4	-0.1	4.8	4.9	2.3	29	603
August	2014	47	47	5	1	100	0.4	-0.1	4.7	4.7	2.3	23	599
September	2014	48	46	6	0	100	0.5	-0.1	4.7	4.7	2.2	23	586
October	2014	44	50	5	0	100	0.4	-0.1	4.5	4.6	2.0	15	577
November	2014	43	50	6	1	100	0.4	-0.2	4.2	4.4	1.8	17	573
December	2014	42	52	6	1	100	0.3	-0.2	4.1	4.3	1.8	19	580

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3

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
January	2015	45	49	5	1	100	0.4	-0.3	4.2	4.5	2.1	27	591
February	2015	48	47	5	0	100	0.5	-0.2	4.7	4.9	2.4	28	595
March	2015	49	46	4	1	100	0.5	-0.4	4.8	5.2	2.5	27	596
April	2015	50	44	5	0	100	0.8	-0.3	4.8	5.2	2.5	23	590
May	2015	49	45	6	1	100	0.7	-0.3	4.4	4.8	2.4	18	553
June	2015	51	43	6	0	100	1.2	-0.1	4.4	4.6	2.5	17	531
July	2015	50	45	4	0	100	0.9	-0.1	4.3	4.4	2.5	14	524
August	2015	54	42	4	0	100	1.5	-0.1	4.9	4.9	2.8	20	575
September	2015	51	44	4	0	100	1.1	-0.4	4.7	5.1	2.5	25	570
October	2015	49	44	6	1	100	1.0	-0.6	4.4	5.0	2.3	28	585
November	2015	48	46	6	1	100	0.6	-0.8	4.2	5.0	2.1	26	550
December	2015	47	47	6	1	100	0.6	-0.4	4.1	4.5	2.1	22	546
January	2016	47	47	5	1	100	0.6	-0.3	4.1	4.4	2.0	23	523
February	2016	45	50	4	0	100	0.4	-0.3	4.1	4.4	2.0	23	525
March	2016	49	46	4	0	100	1.0	-0.2	4.4	4.6	2.4	23	549
April	2016	54	41	5	0	100	1.5	-0.1	4.9	5.0	2.6	27	563
May	2016	57	36	6	1	100	2.0	0.0	4.9	5.0	2.6	26	592
June	2016	56	36	7	1	100	1.7	-0.1	4.9	5.0	2.5	28	594
July	2016	55	38	7	0	100	1.6	-0.1	4.9	5.0	2.7	27	576
August	2016	53	41	7	0	100	1.3	-0.1	4.9	5.0	2.6	24	581
September	2016	51	42	6	0	100	1.1	-0.1	4.8	5.0	2.4	24	609
October	2016	53	40	6	0	100	1.4	-0.1	4.7	4.9	2.2	19	647
November	2016	52	41	6	0	100	1.2	-0.1	4.7	4.8	2.2	25	654
December	2016	53	41	6	0	100	1.4	-0.1	4.8	4.9	2.4	22	653
January	2017	51	43	6	0	100	1.0	-0.2	4.9	5.1	2.5	25	667
February	2017	52	42	6	0	100	1.1	-0.1	4.9	5.0	2.5	21	681
March	2017	53	41	6	0	100	1.2	-0.3	4.9	5.2	2.4	24	689
April	2017	56	38	6	0	100	1.6	-0.1	4.9	5.0	2.5	25	697
May	2017	59	37	5	0	100	2.1	-0.1	4.9	5.0	2.6	23	705
June	2017	59	35	5	0	100	2.1	0.1	4.9	4.8	2.7	22	707
July	2017	56	39	5	0	100	1.7	0.0	5.0	5.0	2.9	21	732
August	2017	57	38	6	0	100	1.9	0.0	5.0	5.0	3.0	24	731
September	2017	57	38	5	0	100	2.2	0.0	5.2	5.2	3.2	24	740
October	2017	60	35	5	0	100	2.5	0.0	5.1	5.1	3.1	21	705
November	2017	58	37	4	0	100	2.2	-0.2	5.1	5.2	3.1	21	705
December	2017	57	38	5	0	100	1.8	-0.1	4.9	5.1	2.8	20	725
January	2018	55	38	6	0	100	1.5	-0.2	4.9	5.1	2.7	25	757
February	2018	57	36	6	0	100	1.8	0.0	4.9	4.9	2.7	25	758
March	2018	58	35	7	0	100	2.2	0.0	5.0	5.0	2.7	28	731
April	2018	59	36	5	0	100	2.2	0.1	4.9	4.9	2.8	26	694
May	2018	60	35	4	1	100	2.4	0.1	5.1	5.0	3.0	24	679
June	2018	61	35	4	1	100	2.5	0.1	5.2	5.2	3.5	30	688
July	2018	59	34	6	1	100	2.6	0.0	5.3	5.3	3.6	36	711
August	2018	59	34	7	0	100	2.6	0.0	5.3	5.3	3.6	42	713
September	2018	55	37	8	0	100	1.8	0.0	5.1	5.1	2.7	34	714
October	2018	55	38	8	0	100	1.5	0.0	5.0	5.0	2.6	29	725
November	2018	51	40	8	0	100	0.9	-0.1	4.7	4.8	2.1	24	719
December	2018	50	41	9	0	100	0.9	-0.1	4.8	4.9	2.1	29	706
January	2019	46	44	9	1	100	0.6	-0.2	4.5	4.7	1.7	26	708
February	2019	46	43	10	0	100	0.6	-0.2	4.6	4.7	1.9	32	742

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4

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
March	2019	51	40	9	1	100	1.2	-0.1	4.6	4.6	2.3	29	765
April	2019	54	38	7	0	100	1.4	-0.1	4.8	4.9	2.6	28	750
May	2019	56	38	6	0	100	1.7	-0.3	4.8	5.1	2.7	24	712
June	2019	56	38	6	0	100	1.5	-0.3	4.8	5.2	2.8	25	718
July	2019	55	38	7	0	100	1.6	-0.3	4.9	5.1	2.7	24	721
August	2019	55	37	7	1	100	1.3	0.0	4.8	4.8	2.6	23	753
September	2019	53	36	10	1	100	1.2	-0.1	4.8	4.9	2.5	27	746
October	2019	53	36	11	0	100	1.0	-0.1	4.8	4.9	2.4	29	754
November	2019	50	39	11	0	100	0.8	-0.1	4.7	4.9	2.4	32	741
December	2019	51	40	9	0	100	0.8	-0.1	4.6	4.7	2.4	30	733
January	2020	54	39	8	0	100	1.3	0.0	4.7	4.8	2.8	35	753
February	2020	56	37	7	0	100	1.8	0.0	4.8	4.9	2.8	30	777
March	2020	52	40	8	0	100	1.4	-0.1	4.8	4.9	2.3	32	832
April	2020	43	41	16	0	100	0.7	-1.6	4.0	5.6	1.0	42	809
May	2020	34	44	22	0	100	0.1	-1.8	2.9	4.7	-0.1	52	794
June	2020	33	43	23	0	100	0.1	-1.8	2.9	4.7	-0.2	51	737
July	2020	37	46	17	0	100	0.2	-0.3	3.5	3.8	0.5	42	736
August	2020	45	43	11	0	100	0.7	-0.3	4.6	4.9	1.5	35	788
September	2020	49	41	9	0	100	1.1	-0.2	4.8	5.0	2.0	28	812
October	2020	54	38	7	0	100	1.5	-0.3	5.0	5.3	2.4	24	827
November	2020	55	36	9	0	100	1.6	-0.2	4.9	5.2	2.3	26	790
December	2020	55	36	9	0	100	1.8	-0.2	5.0	5.2	2.3	32	754
January	2021	55	36	8	0	100	2.0	-0.3	5.1	5.4	2.5	34	732
February	2021	58	35	6	0	100	2.5	-0.2	5.4	5.6	3.0	32	709
March	2021	59	35	5	1	100	2.8	-0.3	5.5	5.8	3.4	33	740
April	2021	64	29	6	1	100	3.5	0.1	6.3	6.2	3.9	38	760
May	2021	65	28	6	0	100	4.1	0.2	7.5	7.2	4.3	50	770
June	2021	68	26	6	0	100	4.7	0.3	8.1	7.8	4.7	51	748
July	2021	65	28	6	1	100	4.6	0.2	8.9	8.7	4.9	59	722
August	2021	62	29	8	1	100	3.9	0.0	7.9	7.9	4.5	57	722
September	2021	59	30	11	1	100	3.4	0.0	7.3	7.3	3.9	59	748
October	2021	57	30	12	1	100	2.8	0.0	5.7	5.7	3.2	54	761
November	2021	57	31	12	0	100	2.7	-0.1	5.8	5.9	3.0	56	774
December	2021	55	33	11	1	100	2.5	-0.1	5.9	6.0	3.0	52	743
January	2022	55	34	11	0	100	2.7	-0.3	6.7	7.0	3.2	49	742
February	2022	55	34	10	1	100	3.1	-0.2	6.8	7.1	3.3	46	716
March	2022	57	34	9	1	100	3.6	-0.2	7.8	8.0	3.9	48	730
April	2022	59	33	8	1	100	3.7	0.0	7.5	7.6	4.1	54	735
May	2022	56	35	9	0	100	2.7	-0.3	7.0	7.3	3.9	64	749
June	2022	50	35	14	0	100	1.3	-0.6	5.8	6.4	2.7	70	737
July	2022	42	37	20	0	100	0.2	-1.4	5.2	6.6	1.6	78	729
August	2022	37	39	24	0	100	0.1	-1.3	4.4	5.7	0.6	69	710
September	2022	35	39	27	0	100	0.1	-2.6	4.2	6.8	-0.1	72	709
October	2022	35	39	26	0	100	0.1	-1.9	4.1	6.1	-0.1	57	684
November	2022	33	36	30	1	100	0.1	-3.5	3.4	7.0	-0.6	61	680
December	2022	32	38	30	1	100	0.0	-3.4	2.8	6.1	-0.6	54	673
January	2023	26	41	33	0	100	-0.1	-4.8	1.3	6.2	-1.2	55	701
February	2023	28	43	29	0	100	-0.1	-3.4	2.0	5.4	-0.6	49	722
March	2023	31	44	25	0	100	0.0	-2.1	2.2	4.3	-0.1	45	710
April	2023	37	43	21	0	100	0.1	-0.6	3.2	3.8	0.6	45	696

TABLE 46

**EXPECTED CHANGE IN HOME VALUE IN THE NEXT YEAR
(Three Month Moving Averages)**

<u>Date of Survey</u>		<u>Increase</u>	<u>Same</u>	<u>Decrease</u>	<u>DK, NA</u>	<u>Total</u>	<u>Median</u>	<u>Percentiles</u>			<u>Mean</u>	<u>Variance</u>	<u>Cases</u>
								<u>25th</u>	<u>75th</u>	<u>Rng</u>			
May	2023	38	44	18	0	100	0.2	-0.3	3.3	3.7	0.8	40	685
June	2023	40	43	16	0	100	0.3	-0.3	3.9	4.2	1.3	37	690
July	2023	42	43	15	1	100	0.3	-0.2	4.4	4.7	1.4	37	712
August	2023	45	42	13	0	100	0.4	-0.2	4.9	5.1	1.8	42	734
September	2023	46	40	14	0	100	0.6	-0.2	5.1	5.3	1.9	42	742
October	2023	46	41	13	0	100	0.6	-0.2	5.0	5.2	2.2	36	729
November	2023	47	40	13	0	100	0.7	-0.2	5.0	5.2	2.2	34	708
December	2023	44	43	13	0	100	0.4	-0.2	4.7	4.9	1.8	34	729
January	2024	46	41	13	0	100	0.4	-0.3	4.8	5.1	1.9	38	736
February	2024	47	41	12	1	100	0.4	-0.3	4.8	5.1	2.0	36	739
March	2024	51	39	9	1	100	1.1	-0.2	5.0	5.2	2.5	35	730