

EDUCATION HIGH SCHOOL OR LESS

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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	34	57	8	2	100	0.0	-0.9	4.6	5.5	2.3	57	398
April	2007	32	58	8	2	100	0.1	-0.6	4.1	4.7	2.1	42	409
May	2007	32	56	11	2	100	0.2	-0.5	3.4	3.9	1.5	37	382
June	2007	29	56	14	1	100	0.1	-0.5	2.9	3.4	1.2	52	396
July	2007	30	54	16	0	100	0.1	-0.6	3.3	3.9	1.3	66	396
August	2007	29	56	15	0	100	0.1	-0.3	3.0	3.3	1.2	66	421
September	2007	27	58	15	0	100	0.1	-0.4	2.2	2.6	0.9	62	410
October	2007	25	57	17	1	100	0.1	-0.5	1.3	1.8	0.3	76	393
November	2007	25	54	21	1	100	0.1	-0.5	1.3	1.8	0.1	81	357
December	2007	23	54	22	1	100	0.0	-0.4	1.1	1.5	-0.2	69	363
January	2008	18	59	21	1	100	0.0	-0.4	0.4	0.8	-0.5	43	367
February	2008	17	59	23	1	100	0.0	-1.3	0.4	1.7	-1.0	64	394
March	2008	18	59	22	1	100	0.0	-1.3	0.4	1.7	-0.6	75	387
April	2008	18	58	24	0	100	-0.2	-1.5	0.3	1.8	-0.9	84	390
May	2008	19	56	24	2	100	-0.5	-1.7	0.3	1.9	-0.3	69	376
June	2008	19	54	25	2	100	-0.6	-1.8	0.3	2.1	-0.7	76	377
July	2008	19	54	26	2	100	-0.6	-2.5	0.4	3.0	-1.1	73	370
August	2008	17	57	25	1	100	-0.2	-1.5	0.6	2.1	-1.3	69	376
September	2008	14	61	23	1	100	-0.2	-1.5	0.5	2.0	-1.0	49	358
October	2008	16	62	21	1	100	0.1	-0.6	0.8	1.3	-0.4	51	366
November	2008	14	64	22	1	100	0.0	-1.0	0.6	1.6	-0.9	47	354
December	2008	16	59	24	0	100	0.1	-1.4	0.8	2.1	-1.2	56	370
January	2009	15	57	26	1	100	-0.1	-2.3	0.5	2.7	-2.0	71	364
February	2009	14	60	25	1	100	-0.1	-2.0	0.5	2.5	-1.9	70	369
March	2009	10	65	24	2	100	-0.2	-1.7	0.3	2.0	-2.4	61	352
April	2009	10	68	21	1	100	-0.2	-0.9	0.4	1.3	-1.7	42	334
May	2009	12	64	22	2	100	-0.3	-1.0	0.3	1.4	-1.4	46	342
June	2009	14	62	23	1	100	-0.3	-1.6	0.5	2.1	-1.3	50	341
July	2009	15	59	24	2	100	-0.3	-1.5	0.4	1.9	-1.3	57	356
August	2009	18	57	23	2	100	0.0	-1.2	0.8	2.0	-0.7	55	359
September	2009	19	60	19	2	100	0.0	-0.7	0.7	1.4	0.0	50	375
October	2009	19	62	18	1	100	0.0	-0.7	0.7	1.4	0.4	37	362
November	2009	19	61	20	0	100	-0.2	-0.9	0.4	1.3	-0.3	46	362
December	2009	18	61	20	1	100	-0.2	-1.2	0.6	1.8	-0.5	49	352
January	2010	18	59	20	2	100	-0.2	-1.3	0.7	2.1	-0.7	49	381
February	2010	17	63	18	2	100	-0.3	-1.4	0.7	2.1	-0.5	43	388
March	2010	19	61	18	2	100	-0.4	-1.3	0.5	1.8	-0.7	45	390
April	2010	17	62	20	1	100	-0.3	-1.1	0.4	1.6	-1.2	49	363
May	2010	17	61	20	1	100	-0.1	-0.8	0.6	1.5	-1.2	51	360
June	2010	16	62	21	1	100	0.1	-0.4	0.6	1.1	-1.2	47	376
July	2010	17	62	19	1	100	0.1	-0.5	0.7	1.2	-0.9	47	379
August	2010	16	63	20	1	100	0.0	-0.7	0.6	1.3	-1.1	48	378
September	2010	16	60	21	2	100	-0.1	-0.9	0.8	1.6	-1.3	52	348
October	2010	14	61	22	2	100	-0.1	-0.8	0.6	1.4	-1.5	45	342
November	2010	14	63	21	2	100	-0.3	-0.9	0.4	1.3	-1.4	47	347

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
December	2010	14	64	21	1	100	-0.4	-1.1	0.4	1.4	-1.3	61	370
January	2011	16	64	20	1	100	-0.2	-1.2	0.7	1.8	-1.1	67	360
February	2011	17	61	20	2	100	-0.4	-1.5	0.6	2.1	-0.9	63	354
March	2011	16	62	20	2	100	-0.3	-1.2	0.5	1.7	-0.7	48	338
April	2011	15	64	20	1	100	-0.4	-1.1	0.2	1.3	-0.7	44	344
May	2011	18	64	19	0	100	0.0	-0.4	0.4	0.8	0.0	39	346
June	2011	15	67	18	1	100	-0.2	-0.7	0.3	1.0	-0.1	35	345
July	2011	16	64	19	1	100	-0.3	-0.9	0.3	1.2	0.5	53	336
August	2011	11	67	20	1	100	-0.2	-0.9	0.4	1.4	-0.3	58	343
September	2011	12	67	20	1	100	0.0	-0.6	0.7	1.2	-0.4	51	331
October	2011	10	69	20	0	100	0.3	-0.4	0.9	1.3	-1.1	35	352
November	2011	11	70	19	1	100	0.2	-0.4	0.8	1.2	-0.7	26	344
December	2011	12	66	20	1	100	0.2	-0.4	0.8	1.2	-0.9	43	373
January	2012	13	63	22	1	100	0.1	-0.5	0.6	1.0	-1.0	57	373
February	2012	15	64	21	1	100	0.0	-0.6	0.6	1.1	-1.0	58	374
March	2012	17	61	20	2	100	0.0	-0.6	0.5	1.0	-0.9	57	345
April	2012	17	64	17	2	100	0.0	-0.5	0.5	1.0	-0.5	47	355
May	2012	18	62	18	2	100	-0.1	-0.6	0.4	0.9	-0.4	51	363
June	2012	15	67	17	1	100	-0.1	-0.5	0.3	0.9	-0.5	48	379
July	2012	17	63	17	2	100	-0.1	-0.6	0.4	0.9	-0.7	45	357
August	2012	18	62	18	2	100	0.0	-0.4	0.4	0.8	-0.9	43	341
September	2012	18	63	17	2	100	0.1	-0.3	0.6	0.9	-0.3	37	340
October	2012	18	64	16	2	100	0.1	-0.3	0.6	0.9	-0.4	41	344
November	2012	18	64	15	3	100	0.1	-0.4	0.6	1.0	-0.5	42	340
December	2012	21	60	16	2	100	0.0	-0.5	0.4	0.9	-0.4	44	354
January	2013	19	62	17	2	100	-0.2	-0.7	0.4	1.0	-0.5	47	347
February	2013	18	66	15	1	100	0.1	-0.4	0.7	1.1	0.1	44	338
March	2013	22	64	12	2	100	0.1	-0.5	1.4	1.9	0.3	42	336
April	2013	24	63	10	2	100	0.2	-0.5	1.5	1.9	0.8	46	337
May	2013	29	56	13	2	100	0.2	-0.5	2.1	2.6	0.7	64	341
June	2013	27	57	15	1	100	0.0	-1.0	1.9	2.8	0.4	69	339
July	2013	29	53	17	1	100	0.1	-0.9	2.3	3.2	0.1	65	331
August	2013	28	55	16	1	100	-0.1	-0.9	1.7	2.6	0.2	43	322
September	2013	27	57	16	1	100	0.3	-0.3	1.6	1.9	0.3	38	288
October	2013	24	59	17	0	100	0.3	-0.3	1.3	1.6	0.1	40	253
November	2013	24	57	19	0	100	0.2	-0.6	1.1	1.7	-0.5	54	252
December	2013	25	58	16	2	100	0.0	-0.6	1.4	2.0	0.1	50	255
January	2014	26	58	14	3	100	0.0	-0.6	1.2	1.8	0.7	44	278
February	2014	28	59	11	3	100	0.2	-0.3	1.7	1.9	1.4	36	261
March	2014	26	58	14	1	100	0.2	-0.3	1.2	1.4	0.5	43	250
April	2014	27	58	14	1	100	0.2	-0.4	1.4	1.8	0.3	41	229
May	2014	25	59	15	1	100	0.2	-0.5	1.6	2.1	0.3	41	230
June	2014	27	57	14	1	100	0.2	-0.5	2.1	2.6	0.6	38	246
July	2014	27	56	14	2	100	0.1	-0.4	2.4	2.8	0.4	64	239
August	2014	28	57	13	2	100	0.1	-0.3	2.1	2.4	0.6	61	237
September	2014	25	59	14	2	100	0.1	-0.3	1.4	1.7	0.2	57	229
October	2014	25	61	13	1	100	0.1	-0.3	1.2	1.5	0.6	31	246
November	2014	24	61	15	0	100	0.1	-0.3	0.9	1.2	0.3	29	245
December	2014	29	60	11	0	100	0.1	-0.4	1.5	1.9	0.7	22	237

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
January	2015	28	59	13	0	100	-0.1	-0.7	1.2	1.8	0.2	21	224
February	2015	27	61	12	0	100	0.0	-0.8	1.3	2.0	0.3	19	210
March	2015	27	61	12	0	100	-0.1	-1.0	1.0	2.0	0.4	23	198
April	2015	28	61	11	0	100	0.0	-0.7	1.5	2.2	0.7	26	204
May	2015	34	55	11	0	100	0.0	-0.9	2.6	3.5	1.0	48	203
June	2015	33	55	11	1	100	0.1	-0.5	2.7	3.2	1.2	50	206
July	2015	36	53	10	1	100	0.3	-0.5	3.3	3.8	1.5	50	201
August	2015	29	59	10	1	100	0.3	-0.3	2.1	2.4	1.3	37	207
September	2015	31	56	12	1	100	0.3	-0.3	2.5	2.8	1.4	40	209
October	2015	28	58	13	0	100	0.2	-0.4	1.8	2.2	1.1	44	200
November	2015	34	53	14	0	100	0.1	-0.7	2.5	3.1	0.8	41	203
December	2015	34	54	12	0	100	0.0	-0.9	3.0	3.8	0.7	46	217
January	2016	37	52	12	0	100	0.0	-1.0	3.7	4.7	1.3	45	223
February	2016	35	54	10	1	100	0.1	-0.7	3.6	4.3	1.5	49	237
March	2016	32	57	10	1	100	0.1	-0.6	2.6	3.2	1.4	46	238
April	2016	28	58	13	1	100	0.1	-0.4	1.6	2.0	0.2	52	235
May	2016	33	55	12	0	100	0.2	-0.5	2.3	2.8	0.8	56	210
June	2016	33	56	12	0	100	0.1	-0.5	2.2	2.7	0.7	51	204
July	2016	36	54	9	0	100	0.2	-0.4	2.7	3.2	1.6	37	219
August	2016	32	57	10	1	100	0.1	-0.3	2.1	2.5	1.0	31	239
September	2016	33	54	13	1	100	0.1	-0.4	2.4	2.9	0.8	28	237
October	2016	33	54	12	0	100	0.1	-0.4	2.6	3.0	0.7	34	239
November	2016	33	53	14	0	100	0.1	-0.6	2.6	3.2	0.7	34	233
December	2016	38	51	11	0	100	0.1	-0.7	3.5	4.2	1.5	40	252
January	2017	44	47	10	0	100	0.6	-0.6	4.6	5.2	2.2	33	245
February	2017	45	48	6	1	100	0.7	-0.5	4.3	4.8	2.6	36	244
March	2017	45	46	7	2	100	0.7	-0.3	3.9	4.2	2.4	36	222
April	2017	41	50	7	2	100	0.2	-0.6	3.2	3.8	2.0	32	219
May	2017	45	45	8	3	100	0.4	-0.5	4.1	4.6	2.1	30	217
June	2017	44	48	7	2	100	0.4	-0.3	4.0	4.3	2.1	27	232
July	2017	42	48	9	2	100	0.4	-0.2	3.5	3.7	2.1	37	244
August	2017	40	51	9	0	100	0.3	-0.3	3.5	3.8	1.8	43	248
September	2017	41	47	12	0	100	0.3	-0.5	4.1	4.5	1.9	53	230
October	2017	39	49	13	0	100	0.2	-0.5	3.8	4.3	1.5	47	220
November	2017	38	49	12	0	100	0.1	-0.8	4.0	4.8	1.6	47	217
December	2017	36	53	10	1	100	0.1	-0.7	3.4	4.1	1.5	40	225
January	2018	37	52	10	1	100	0.2	-0.7	3.2	3.9	2.1	49	224
February	2018	42	46	12	1	100	0.7	-0.3	3.1	3.4	2.3	48	221
March	2018	43	45	12	0	100	0.7	-0.4	3.3	3.7	2.3	50	233
April	2018	45	43	11	0	100	0.7	-0.4	4.4	4.8	2.2	45	240
May	2018	42	46	12	0	100	0.4	-0.4	4.2	4.6	2.0	38	240
June	2018	39	49	11	1	100	0.4	-0.3	4.0	4.3	2.2	37	229
July	2018	42	47	11	1	100	0.5	-0.4	4.3	4.7	2.4	38	220
August	2018	40	49	10	1	100	0.3	-0.3	4.1	4.4	2.1	38	216
September	2018	45	45	10	1	100	0.4	-0.3	4.7	5.0	2.2	33	217
October	2018	42	47	10	1	100	0.3	-0.3	4.5	4.8	2.0	29	218
November	2018	44	44	12	1	100	0.3	-0.5	4.4	4.9	2.0	29	231
December	2018	45	40	14	1	100	0.8	-0.5	5.2	5.7	2.7	50	223
January	2019	45	41	13	1	100	0.8	-0.5	4.5	5.0	3.0	66	222
February	2019	43	44	11	2	100	0.8	-0.4	4.5	5.0	2.8	74	216

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
								25th	75th	Rng			
March	2019	37	52	10	2	100	0.2	-0.6	3.2	3.8	1.5	59	215
April	2019	41	49	9	1	100	0.3	-0.4	3.7	4.1	1.4	58	228
May	2019	40	51	9	0	100	0.3	-0.3	3.9	4.2	1.4	61	234
June	2019	42	49	10	0	100	0.3	-0.3	4.2	4.5	1.4	61	234
July	2019	40	51	9	0	100	0.2	-0.5	3.9	4.4	1.0	42	216
August	2019	47	44	9	0	100	0.6	-0.6	4.2	4.8	1.6	31	215
September	2019	47	44	9	1	100	0.6	-0.6	4.3	4.9	2.0	22	216
October	2019	47	43	8	1	100	0.6	-0.8	4.7	5.5	2.2	30	229
November	2019	41	46	11	1	100	0.2	-0.7	4.4	5.1	2.0	37	234
December	2019	46	44	9	1	100	0.4	-0.9	4.6	5.5	2.5	44	239
January	2020	43	46	10	1	100	0.3	-0.8	4.6	5.4	2.4	37	228
February	2020	43	49	7	0	100	0.3	-0.7	4.8	5.6	2.6	35	225
March	2020	39	52	9	1	100	0.2	-0.4	4.5	4.9	2.1	40	237
April	2020	35	55	10	0	100	0.1	-0.5	3.1	3.6	1.9	45	233
May	2020	30	55	15	1	100	0.1	-0.6	2.5	3.0	1.1	53	227
June	2020	31	51	16	1	100	0.1	-0.6	2.9	3.5	1.2	51	212
July	2020	33	48	17	1	100	0.2	-0.5	3.5	4.0	0.8	55	217
August	2020	35	49	14	1	100	0.2	-0.4	3.9	4.3	1.0	44	218
September	2020	35	52	12	1	100	0.2	-0.8	3.5	4.3	1.0	46	206
October	2020	37	51	12	1	100	0.4	-0.7	3.8	4.6	1.4	58	200
November	2020	39	51	10	0	100	0.4	-0.8	3.6	4.4	2.0	63	200
December	2020	37	47	15	1	100	0.3	-0.5	3.2	3.7	1.1	67	210
January	2021	37	46	16	1	100	0.1	-0.7	3.0	3.7	1.0	50	218
February	2021	41	43	15	1	100	0.3	-0.6	3.9	4.5	1.3	61	222
March	2021	44	46	10	0	100	0.4	-0.4	4.4	4.9	2.4	51	218
April	2021	44	45	9	1	100	0.5	-0.2	5.1	5.2	2.5	72	206
May	2021	46	41	10	2	100	1.0	-0.1	6.2	6.4	2.8	69	197
June	2021	47	34	15	4	100	1.1	-0.2	6.5	6.7	1.9	106	205
July	2021	51	32	14	3	100	1.1	-0.8	7.4	8.2	2.4	102	216
August	2021	51	31	16	2	100	1.3	-1.2	8.1	9.3	2.7	126	217
September	2021	50	34	14	1	100	1.2	-1.7	8.4	10.1	3.6	98	212
October	2021	54	30	15	1	100	2.0	-1.2	8.2	9.3	3.8	91	214
November	2021	51	34	14	1	100	1.3	-0.9	6.4	7.2	3.3	77	216
December	2021	48	36	15	1	100	1.4	-0.6	5.8	6.3	2.8	93	212
January	2022	45	42	12	1	100	0.6	-0.8	5.9	6.7	3.1	95	211
February	2022	46	39	13	1	100	1.4	-0.8	7.3	8.2	3.3	101	212
March	2022	47	39	12	2	100	1.3	-0.7	8.3	9.0	3.6	105	224
April	2022	46	39	13	2	100	1.3	-0.4	8.0	8.4	3.3	97	245
May	2022	42	44	14	1	100	0.3	-0.6	6.2	6.8	2.0	91	242
June	2022	42	42	15	1	100	0.4	-0.6	5.5	6.1	1.9	87	250
July	2022	36	43	20	1	100	0.2	-0.6	4.0	4.6	0.5	113	235
August	2022	32	44	22	2	100	0.2	-0.4	3.7	4.1	0.3	113	236
September	2022	31	46	22	1	100	0.1	-0.4	3.4	3.9	0.5	116	219
October	2022	35	42	22	1	100	0.1	-0.6	4.6	5.2	1.1	100	241
November	2022	37	40	22	1	100	0.1	-0.8	4.9	5.6	1.3	115	237
December	2022	36	37	26	1	100	0.1	-2.3	4.4	6.6	0.1	101	231
January	2023	34	37	28	1	100	0.1	-3.5	4.2	7.7	-0.3	96	201
February	2023	32	42	24	2	100	0.1	-3.5	3.6	7.1	0.0	65	211
March	2023	31	48	20	2	100	0.0	-2.1	3.2	5.4	0.5	58	220
April	2023	32	52	14	2	100	0.0	-0.7	3.2	3.9	1.2	71	247

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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	34	49	16	2	100	0.0	-1.0	4.0	5.0	0.9	89	241
June 2023	38	46	15	1	100	0.1	-0.8	5.2	6.0	1.6	87	252
July 2023	40	46	13	1	100	0.1	-0.8	4.8	5.5	1.5	60	213
August 2023	42	45	13	0	100	0.3	-0.5	3.9	4.4	1.8	40	228
September 2023	42	45	12	1	100	0.2	-0.6	4.0	4.6	1.8	42	209
October 2023	40	46	13	2	100	0.3	-0.6	4.3	4.9	2.0	52	239
November 2023	37	47	13	3	100	0.3	-0.6	4.8	5.4	2.0	62	221
December 2023	38	45	13	4	100	0.3	-0.5	4.8	5.3	2.1	66	240
January 2024	37	49	12	3	100	0.1	-0.6	4.1	4.7	2.0	62	231
February 2024	39	49	11	1	100	0.2	-0.5	3.9	4.3	1.7	56	256
March 2024	37	50	12	1	100	0.2	-0.5	3.7	4.2	1.4	55	249