

INCOME MIDDLE THIRD

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	49	7	1	100	0.5	-0.6	5.5	6.1	2.8	49	410
April 2007	43	47	10	0	100	0.3	-1.0	5.5	6.5	2.6	52	401
May 2007	44	44	12	0	100	0.3	-0.8	5.5	6.3	2.6	51	389
June 2007	41	46	13	0	100	0.2	-0.9	4.9	5.8	2.3	49	390
July 2007	38	50	12	0	100	0.2	-0.6	4.4	5.0	2.0	47	405
August 2007	36	52	12	0	100	0.1	-0.6	4.3	4.9	1.7	49	403
September 2007	38	49	12	0	100	0.2	-0.5	4.3	4.8	1.6	46	406
October 2007	36	48	16	0	100	0.2	-0.4	4.2	4.6	1.3	54	391
November 2007	33	49	17	0	100	0.2	-0.3	3.1	3.4	1.1	51	397
December 2007	26	53	21	0	100	0.0	-0.6	1.5	2.1	0.3	53	404
January 2008	23	56	21	0	100	0.0	-0.6	0.7	1.2	-0.2	45	398
February 2008	23	54	24	0	100	0.0	-1.2	1.0	2.2	-0.4	41	388
March 2008	22	55	23	0	100	0.1	-1.0	1.0	2.0	-0.5	39	395
April 2008	22	54	24	0	100	0.1	-1.1	1.0	2.1	-0.1	40	415
May 2008	20	56	25	0	100	-0.1	-1.9	0.4	2.3	-0.2	51	426
June 2008	19	54	27	0	100	-0.3	-3.1	0.3	3.4	-0.7	54	408
July 2008	19	54	27	0	100	-0.4	-3.3	0.3	3.6	-1.0	52	416
August 2008	21	54	25	0	100	-0.2	-1.8	0.4	2.2	-0.7	42	431
September 2008	22	58	19	0	100	-0.1	-0.6	0.4	1.0	0.0	31	454
October 2008	20	63	17	0	100	-0.1	-0.5	0.4	0.9	0.0	31	439
November 2008	16	62	21	1	100	-0.1	-1.7	0.3	2.0	-0.7	30	422
December 2008	14	60	25	1	100	-0.3	-1.9	0.3	2.1	-1.2	36	414
January 2009	15	59	26	1	100	-0.3	-1.9	0.3	2.1	-1.5	52	405
February 2009	14	63	23	1	100	-0.3	-1.0	0.3	1.2	-1.5	51	388
March 2009	12	63	24	1	100	-0.3	-1.5	0.3	1.8	-1.9	52	378
April 2009	11	63	24	2	100	-0.1	-1.4	0.4	1.8	-1.7	39	390
May 2009	14	62	23	1	100	0.0	-1.3	0.6	1.9	-1.1	39	398
June 2009	18	61	20	0	100	0.0	-0.6	0.6	1.2	-0.6	40	408
July 2009	19	58	23	0	100	0.0	-1.6	0.5	2.1	-0.7	48	401
August 2009	20	57	22	1	100	-0.1	-1.6	0.4	1.9	-0.8	52	421
September 2009	20	59	21	1	100	-0.1	-1.5	0.4	1.9	-0.5	48	418
October 2009	21	62	17	0	100	-0.1	-0.5	0.4	0.9	0.2	42	434
November 2009	22	61	17	0	100	0.0	-0.4	0.4	0.8	0.2	37	429
December 2009	23	59	17	0	100	-0.2	-0.8	0.5	1.2	0.4	45	441
January 2010	23	60	16	1	100	-0.3	-1.1	0.5	1.5	0.4	39	439
February 2010	21	63	15	1	100	-0.3	-1.1	0.4	1.4	0.3	39	441
March 2010	19	65	15	1	100	-0.1	-0.6	0.4	1.0	0.1	27	439
April 2010	19	63	18	0	100	0.0	-0.4	0.4	0.8	-0.2	33	441
May 2010	22	60	18	0	100	0.0	-0.4	0.4	0.8	-0.2	32	423
June 2010	23	58	18	1	100	0.0	-0.5	0.5	1.0	-0.3	34	416
July 2010	23	60	16	1	100	0.0	-0.5	0.5	1.0	-0.2	28	402
August 2010	20	62	16	1	100	0.0	-0.5	0.6	1.1	-0.4	29	422
September 2010	19	61	18	1	100	0.1	-0.4	0.5	0.9	-0.6	28	422
October 2010	18	62	19	1	100	0.1	-0.4	0.5	0.9	-0.5	25	461
November 2010	19	61	20	1	100	-0.1	-0.6	0.4	0.9	-0.5	34	443

INCOME MIDDLE THIRD

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

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
December 2010	19	62	19	0	100	-0.1	-0.5	0.4	0.9	-0.2	40	440
January 2011	17	66	17	0	100	0.0	-0.6	0.6	1.2	-0.3	38	403
February 2011	16	70	14	0	100	0.1	-0.4	0.6	1.1	0.0	25	427
March 2011	15	69	16	0	100	0.0	-0.5	0.6	1.1	-0.2	16	429
April 2011	16	68	16	0	100	0.0	-0.4	0.4	0.7	0.0	16	433
May 2011	18	66	16	0	100	0.0	-0.4	0.4	0.7	0.4	19	416
June 2011	16	69	15	0	100	-0.2	-0.7	0.3	0.9	0.3	20	427
July 2011	16	68	15	0	100	-0.2	-0.7	0.3	0.9	-0.1	27	429
August 2011	14	68	19	0	100	-0.4	-1.0	0.2	1.2	-0.7	24	426
September 2011	12	66	21	0	100	-0.2	-0.9	0.4	1.3	-1.2	31	416
October 2011	13	66	21	0	100	0.0	-0.9	0.7	1.6	-1.1	31	429
November 2011	13	64	23	0	100	0.1	-0.6	0.7	1.4	-1.0	31	441
December 2011	16	60	23	1	100	0.1	-0.8	0.9	1.8	-0.5	36	426
January 2012	15	61	24	1	100	-0.1	-0.9	0.6	1.5	-0.4	30	405
February 2012	17	60	23	0	100	0.0	-0.8	0.7	1.6	-0.2	37	404
March 2012	17	62	20	1	100	0.0	-0.4	0.5	0.9	-0.6	35	410
April 2012	18	62	19	1	100	-0.1	-0.5	0.4	1.0	-0.6	39	423
May 2012	15	66	18	1	100	-0.2	-0.7	0.3	1.0	-0.6	36	405
June 2012	18	65	17	0	100	-0.1	-0.7	0.3	1.0	-0.3	33	402
July 2012	23	62	15	0	100	0.0	-0.5	0.5	1.0	0.1	32	398
August 2012	25	59	15	1	100	0.1	-0.4	0.6	0.9	0.2	33	411
September 2012	24	63	12	1	100	0.1	-0.3	0.5	0.8	0.6	30	417
October 2012	23	64	11	1	100	0.1	-0.3	0.7	1.0	0.6	34	429
November 2012	25	63	11	1	100	0.1	-0.3	1.5	1.8	0.6	37	409
December 2012	27	61	11	1	100	0.1	-0.3	1.6	1.9	0.6	34	411
January 2013	28	62	10	1	100	0.1	-0.3	1.8	2.1	1.0	26	392
February 2013	31	60	9	1	100	0.2	-0.2	2.3	2.6	1.2	31	398
March 2013	35	56	8	1	100	0.2	-0.4	3.6	4.1	1.5	37	388
April 2013	37	53	9	1	100	0.2	-0.4	4.0	4.4	1.5	44	385
May 2013	38	52	8	2	100	0.2	-0.4	4.0	4.4	1.8	43	381
June 2013	40	50	9	1	100	0.3	-0.2	4.3	4.5	2.2	40	381
July 2013	42	48	9	1	100	0.4	-0.2	4.5	4.7	2.2	37	382
August 2013	41	49	10	0	100	0.3	-0.2	4.1	4.3	1.9	27	379
September 2013	37	52	11	0	100	0.3	-0.2	3.7	3.9	1.6	30	358
October 2013	37	53	10	0	100	0.3	-0.2	4.0	4.2	1.7	29	369
November 2013	36	53	11	1	100	0.2	-0.2	3.7	3.9	1.7	29	376
December 2013	41	48	10	1	100	0.3	-0.3	4.0	4.3	2.0	28	394
January 2014	38	52	9	1	100	0.2	-0.4	3.4	3.8	1.8	24	372
February 2014	37	54	8	1	100	0.2	-0.4	3.4	3.8	1.7	29	378
March 2014	33	58	9	0	100	0.2	-0.3	2.9	3.2	1.3	24	388
April 2014	36	55	9	0	100	0.2	-0.4	3.2	3.6	1.5	34	393
May 2014	40	50	10	0	100	0.3	-0.4	3.8	4.2	1.8	35	382
June 2014	41	49	9	1	100	0.2	-0.5	4.1	4.6	1.7	37	369
July 2014	43	47	9	1	100	0.3	-0.3	4.5	4.8	1.7	42	377
August 2014	41	51	8	0	100	0.3	-0.3	3.8	4.1	1.6	34	380
September 2014	41	50	9	0	100	0.4	-0.2	4.0	4.1	1.7	35	375
October 2014	37	53	10	0	100	0.3	-0.3	3.7	4.1	1.5	22	360
November 2014	38	52	9	1	100	0.2	-0.4	3.9	4.3	1.7	23	364
December 2014	37	55	7	1	100	0.2	-0.5	3.2	3.7	1.4	21	373

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

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
January 2015	38	54	7	0	100	0.2	-0.4	3.2	3.6	1.4	29	385
February 2015	37	56	7	1	100	0.2	-0.4	3.6	4.0	1.6	33	379
March 2015	35	57	7	1	100	0.2	-0.4	3.4	3.8	1.7	31	364
April 2015	35	57	7	1	100	0.2	-0.4	3.4	3.9	1.9	34	358
May 2015	40	51	9	0	100	0.4	-0.3	3.6	3.9	1.9	36	344
June 2015	45	46	9	0	100	0.5	-0.2	4.5	4.7	2.3	41	335
July 2015	46	46	8	0	100	0.5	-0.4	4.5	4.9	2.2	32	337
August 2015	42	50	8	0	100	0.3	-0.4	4.5	4.9	2.1	28	349
September 2015	40	52	8	0	100	0.3	-0.4	3.9	4.3	1.7	20	356
October 2015	38	55	7	1	100	0.2	-0.4	3.7	4.1	1.9	22	355
November 2015	41	54	5	0	100	0.2	-0.7	3.3	4.1	2.1	25	338
December 2015	45	48	6	0	100	0.3	-0.7	4.0	4.7	2.3	32	345
January 2016	49	44	7	0	100	0.5	-0.6	4.4	5.0	2.4	31	329
February 2016	45	48	8	0	100	0.5	-0.2	4.3	4.5	2.1	30	335
March 2016	43	49	8	0	100	0.5	-0.3	4.2	4.4	2.1	25	345
April 2016	41	51	8	0	100	0.3	-0.3	4.1	4.4	2.0	23	362
May 2016	45	47	7	0	100	0.4	-0.6	4.7	5.3	2.1	26	375
June 2016	43	50	7	0	100	0.3	-0.6	4.6	5.3	2.2	29	369
July 2016	45	47	8	0	100	0.4	-0.5	4.6	5.1	2.2	31	360
August 2016	42	48	10	0	100	0.3	-0.2	4.2	4.4	1.9	30	372
September 2016	41	48	10	1	100	0.3	-0.2	3.8	4.0	1.7	27	397
October 2016	42	47	10	1	100	0.4	-0.3	3.6	3.9	1.5	28	416
November 2016	43	46	11	1	100	0.3	-0.4	3.7	4.1	1.5	28	418
December 2016	47	43	10	0	100	0.4	-0.4	4.2	4.6	1.9	32	403
January 2017	47	45	7	0	100	0.4	-0.4	4.5	4.9	2.3	30	397
February 2017	49	46	5	0	100	0.5	-0.3	4.9	5.1	2.7	30	388
March 2017	50	45	5	0	100	0.7	-0.3	4.9	5.2	2.8	27	411
April 2017	52	42	6	0	100	1.1	-0.1	4.9	5.0	2.8	32	430
May 2017	54	40	6	0	100	1.3	-0.1	5.0	5.1	3.0	35	445
June 2017	54	39	6	0	100	1.3	0.0	5.1	5.1	3.0	39	409
July 2017	51	42	6	0	100	0.9	0.0	5.1	5.1	2.9	34	402
August 2017	54	39	7	0	100	1.5	0.0	5.2	5.2	3.1	30	379
September 2017	52	40	7	0	100	1.3	0.0	5.0	5.1	3.0	28	396
October 2017	58	36	6	0	100	2.0	0.0	5.1	5.1	3.3	26	419
November 2017	54	39	7	0	100	1.3	0.0	5.0	5.1	3.1	29	439
December 2017	56	37	7	0	100	1.6	0.0	5.1	5.1	3.0	28	462
January 2018	56	36	8	0	100	1.4	-0.1	5.0	5.1	2.9	31	432
February 2018	56	37	7	1	100	1.5	-0.1	4.9	5.1	2.8	31	418
March 2018	54	40	5	0	100	1.3	-0.2	5.0	5.3	2.9	33	403
April 2018	49	46	5	0	100	0.7	-0.2	4.5	4.8	2.6	30	394
May 2018	50	44	6	1	100	0.8	-0.1	4.6	4.8	2.5	24	412
June 2018	51	42	6	1	100	1.1	0.0	4.7	4.7	3.0	27	413
July 2018	53	39	7	1	100	1.4	-0.2	5.1	5.4	3.0	34	430
August 2018	57	38	5	0	100	1.9	-0.6	5.2	5.9	3.3	35	411
September 2018	53	41	6	0	100	1.5	-0.9	5.0	5.9	2.7	28	406
October 2018	53	42	5	0	100	1.3	-0.7	5.0	5.7	2.8	24	420
November 2018	49	42	8	1	100	0.6	-0.3	4.9	5.2	2.3	25	446
December 2018	52	37	10	1	100	0.9	-0.1	4.9	5.0	2.3	28	453
January 2019	51	37	10	2	100	0.8	-0.1	4.6	4.7	2.4	33	459
February 2019	52	38	9	1	100	1.0	-0.2	4.6	4.8	2.5	36	455

INCOME MIDDLE THIRD

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

Date of Survey	Increase	Same	Decrease	DK, NA	Total	Median	Percentiles			Mean	Variance	Cases
							25th	75th	Rng			
March 2019	54	40	5	1	100	1.3	-0.4	4.7	5.1	2.9	36	446
April 2019	55	39	5	0	100	1.5	-0.4	5.0	5.3	2.8	29	428
May 2019	54	41	5	0	100	1.3	-0.6	4.8	5.4	2.9	30	444
June 2019	55	39	6	0	100	1.4	-0.3	4.8	5.1	2.6	33	471
July 2019	55	38	6	0	100	1.8	-0.5	4.8	5.3	2.6	36	474
August 2019	59	34	6	0	100	2.2	-0.3	5.0	5.2	2.7	32	467
September 2019	58	36	7	0	100	2.0	-0.3	5.0	5.3	2.9	28	438
October 2019	56	35	9	0	100	1.5	-0.1	5.0	5.1	2.7	29	444
November 2019	52	37	10	0	100	1.0	-0.2	4.8	5.0	2.4	33	438
December 2019	53	37	10	0	100	1.0	-0.3	4.8	5.1	2.4	36	460
January 2020	53	40	8	0	100	1.0	-0.4	5.0	5.3	2.8	40	456
February 2020	54	40	5	0	100	1.2	-0.2	5.1	5.3	3.1	39	438
March 2020	50	44	5	0	100	0.8	-0.3	4.7	5.0	2.7	35	440
April 2020	42	45	13	0	100	0.5	-0.8	3.2	4.0	1.6	38	421
May 2020	33	46	21	1	100	0.1	-1.3	2.1	3.4	0.3	47	415
June 2020	33	44	22	1	100	0.1	-1.2	2.5	3.7	0.3	54	408
July 2020	39	42	18	1	100	0.3	-0.6	3.8	4.4	0.6	58	412
August 2020	45	43	12	1	100	0.4	-0.3	4.9	5.2	1.5	46	446
September 2020	49	41	10	1	100	0.9	-0.4	5.0	5.5	1.8	39	440
October 2020	51	41	7	1	100	1.4	-0.5	5.1	5.6	2.5	29	430
November 2020	53	38	8	0	100	1.6	-0.6	5.1	5.7	2.5	29	398
December 2020	52	37	11	0	100	1.1	-0.4	4.9	5.3	2.3	35	399
January 2021	51	37	12	0	100	0.8	-0.7	4.9	5.6	1.9	40	413
February 2021	53	35	11	0	100	1.4	-0.4	5.0	5.5	2.5	44	428
March 2021	54	36	9	0	100	1.8	-0.4	5.4	5.8	2.9	46	418
April 2021	59	33	9	0	100	2.6	-0.3	5.9	6.2	3.3	50	408
May 2021	61	31	8	0	100	3.4	-0.1	7.6	7.7	4.1	61	412
June 2021	65	26	9	0	100	4.0	0.0	7.9	7.9	4.2	72	405
July 2021	64	27	8	0	100	3.9	0.1	9.1	9.0	4.8	79	423
August 2021	63	26	9	1	100	3.3	0.0	8.7	8.7	4.3	78	435
September 2021	60	27	11	2	100	3.0	-0.1	8.2	8.3	4.1	70	486
October 2021	59	26	13	2	100	2.9	-0.2	6.6	6.7	3.4	57	489
November 2021	58	29	13	1	100	3.1	-0.2	6.3	6.5	3.5	56	475
December 2021	58	32	9	1	100	3.3	-0.2	6.8	7.0	3.9	62	430
January 2022	57	35	7	1	100	3.1	-0.4	7.3	7.8	4.1	69	451
February 2022	56	35	7	2	100	2.9	-0.5	7.3	7.9	4.0	64	448
March 2022	54	35	10	1	100	1.9	-0.5	7.5	8.1	3.8	69	472
April 2022	54	35	10	1	100	2.0	-0.2	7.1	7.2	3.7	64	441
May 2022	51	37	12	0	100	1.1	-0.4	6.2	6.5	3.2	79	440
June 2022	48	39	12	1	100	1.0	-0.6	5.4	6.0	2.6	79	414
July 2022	42	37	20	1	100	0.4	-2.1	5.2	7.3	1.5	92	425
August 2022	36	39	24	1	100	0.2	-2.3	4.4	6.7	0.4	89	435
September 2022	35	37	27	1	100	0.2	-2.1	4.5	6.6	0.3	98	448
October 2022	37	38	23	1	100	0.3	-0.8	4.5	5.3	0.8	89	435
November 2022	39	35	24	1	100	0.3	-1.3	4.7	6.0	1.1	99	423
December 2022	38	34	27	1	100	0.1	-2.7	4.3	7.0	0.6	86	422
January 2023	33	35	32	0	100	0.0	-4.2	3.3	7.4	-0.1	81	435
February 2023	32	38	29	1	100	0.0	-3.4	3.4	6.8	0.1	63	442
March 2023	33	41	26	0	100	0.0	-2.0	3.8	5.7	0.5	63	436
April 2023	37	42	21	1	100	0.1	-0.6	4.2	4.7	1.2	58	433

INCOME MIDDLE THIRD

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	40	40	19	1	100	0.2	-0.6	4.4	5.0	1.2	53	422
June 2023	43	40	16	1	100	0.3	-0.5	4.4	4.9	1.4	44	424
July 2023	46	37	16	1	100	0.4	-0.5	5.0	5.6	1.4	54	417
August 2023	46	38	15	1	100	0.4	-0.5	5.1	5.5	1.9	66	450
September 2023	46	39	14	0	100	0.4	-0.5	5.1	5.5	1.8	61	454
October 2023	44	44	12	0	100	0.3	-0.4	4.9	5.3	2.3	53	466
November 2023	44	42	14	0	100	0.3	-0.4	4.9	5.3	2.0	46	439
December 2023	43	42	14	0	100	0.3	-0.4	4.9	5.3	2.1	48	439
January 2024	45	40	15	0	100	0.4	-0.4	4.9	5.3	2.1	55	437
February 2024	45	43	12	0	100	0.4	-0.6	4.8	5.5	2.1	52	436
March 2024	47	41	10	1	100	0.8	-0.6	4.9	5.5	2.6	57	419
April 2024	49	41	9	1	100	0.8	-0.7	4.9	5.7	2.5	45	492
May 2024	50	39	9	2	100	0.8	-0.3	5.0	5.3	2.6	47	598