

INCOME TOP 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	41	49	10	0	100	0.1	-0.8	4.7	5.5	1.8	30	491
April 2007	36	51	12	0	100	0.0	-0.9	4.2	5.1	1.4	31	502
May 2007	37	50	13	0	100	0.2	-0.4	4.3	4.7	1.4	34	516
June 2007	36	49	15	0	100	0.1	-0.4	4.3	4.7	1.3	33	516
July 2007	39	46	14	0	100	0.3	-0.3	4.9	5.2	1.6	35	491
August 2007	36	46	18	0	100	0.2	-0.3	3.8	4.2	1.1	32	490
September 2007	33	45	21	0	100	0.1	-0.8	3.1	4.0	0.5	31	476
October 2007	28	49	22	0	100	0.1	-0.9	2.0	2.8	0.0	34	493
November 2007	27	51	22	0	100	0.0	-1.0	1.7	2.7	-0.2	40	495
December 2007	25	54	20	0	100	0.0	-0.6	1.0	1.5	-0.1	41	499
January 2008	24	54	22	0	100	0.0	-0.6	0.8	1.4	-0.2	32	482
February 2008	20	56	24	0	100	-0.1	-1.2	0.5	1.7	-0.5	31	490
March 2008	18	58	24	0	100	-0.1	-1.2	0.5	1.7	-0.8	28	491
April 2008	16	59	24	0	100	-0.1	-1.2	0.5	1.7	-1.0	30	509
May 2008	17	57	25	0	100	0.0	-1.5	0.5	2.0	-1.1	29	502
June 2008	18	55	26	0	100	0.0	-1.5	0.5	2.0	-0.9	30	512
July 2008	17	55	28	0	100	0.0	-2.1	0.5	2.6	-0.8	29	483
August 2008	19	55	26	0	100	0.0	-1.3	0.7	1.9	-0.7	29	477
September 2008	19	57	25	0	100	0.0	-1.2	0.7	1.9	-0.6	26	476
October 2008	18	56	25	0	100	0.0	-1.3	0.6	1.9	-1.0	31	495
November 2008	19	55	26	0	100	0.0	-1.4	0.5	1.9	-0.9	31	489
December 2008	17	56	27	0	100	-0.1	-1.6	0.5	2.0	-1.0	32	479
January 2009	15	60	26	0	100	-0.3	-1.9	0.5	2.3	-1.0	34	481
February 2009	9	62	28	0	100	-0.3	-2.6	0.5	3.1	-1.5	33	513
March 2009	9	59	31	0	100	-0.2	-3.8	0.5	4.3	-1.9	36	520
April 2009	12	57	31	0	100	-0.1	-2.9	0.4	3.3	-1.8	32	522
May 2009	15	59	26	0	100	-0.1	-2.0	0.3	2.3	-1.2	27	495
June 2009	16	63	21	0	100	-0.1	-0.6	0.3	1.0	-0.5	23	502
July 2009	19	65	16	0	100	-0.1	-0.5	0.4	0.9	0.1	20	498
August 2009	22	63	14	1	100	0.1	-0.5	0.8	1.2	0.3	21	501
September 2009	27	61	12	1	100	0.2	-0.5	1.9	2.3	0.7	27	490
October 2009	28	60	12	1	100	0.1	-0.7	2.3	3.0	0.8	28	484
November 2009	27	62	10	0	100	0.0	-0.9	2.0	2.8	0.7	27	483
December 2009	23	63	14	0	100	-0.2	-0.9	0.9	1.8	0.2	20	463
January 2010	24	61	15	0	100	-0.1	-0.8	1.0	1.7	0.1	23	449
February 2010	26	60	14	0	100	-0.2	-0.9	1.4	2.2	0.1	20	446
March 2010	28	62	9	0	100	-0.3	-1.1	1.5	2.6	0.4	22	451
April 2010	26	65	9	0	100	-0.2	-1.0	0.9	1.9	0.5	17	467
May 2010	27	62	10	1	100	-0.1	-0.8	1.1	1.9	0.7	18	484
June 2010	27	62	11	0	100	0.1	-0.4	1.2	1.6	0.7	17	483
July 2010	27	61	12	0	100	0.0	-0.5	1.2	1.7	0.6	16	481
August 2010	26	64	9	0	100	0.0	-0.5	1.1	1.6	0.5	16	460
September 2010	23	63	13	1	100	0.1	-0.4	1.1	1.5	0.1	16	469
October 2010	23	64	13	1	100	0.2	-0.3	1.1	1.4	0.0	20	455
November 2010	21	64	14	0	100	0.0	-0.6	0.6	1.2	-0.1	21	479

INCOME TOP 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	23	65	12	0	100	0.0	-0.5	0.5	1.0	0.1	22	483
January 2011	21	66	13	0	100	-0.2	-0.7	0.4	1.1	0.0	19	500
February 2011	20	65	15	0	100	0.0	-0.5	0.4	0.9	-0.2	22	473
March 2011	17	66	17	0	100	-0.1	-0.5	0.3	0.9	-0.2	19	462
April 2011	19	64	16	0	100	0.1	-0.4	0.4	0.8	0.1	18	469
May 2011	19	66	15	1	100	0.1	-0.4	0.4	0.7	0.1	14	476
June 2011	19	65	15	0	100	0.1	-0.4	0.4	0.8	0.0	17	483
July 2011	18	67	14	1	100	0.1	-0.3	0.6	0.9	0.2	21	448
August 2011	16	65	18	1	100	0.0	-0.5	0.5	1.0	-0.1	22	439
September 2011	14	66	18	1	100	-0.1	-0.5	0.5	1.0	-0.1	18	436
October 2011	14	65	21	0	100	-0.2	-0.6	0.3	0.9	-0.3	15	450
November 2011	15	68	17	0	100	0.1	-0.3	0.5	0.8	0.0	15	442
December 2011	18	65	17	0	100	0.1	-0.3	0.5	0.9	0.1	19	455
January 2012	16	70	14	0	100	0.2	-0.3	0.7	0.9	0.0	16	467
February 2012	19	67	14	0	100	0.1	-0.4	0.5	1.0	0.0	14	478
March 2012	20	69	11	0	100	0.1	-0.4	0.7	1.1	0.2	11	474
April 2012	27	63	10	0	100	0.1	-0.4	1.4	1.8	0.5	19	474
May 2012	30	61	10	0	100	0.2	-0.2	2.2	2.4	0.7	24	487
June 2012	29	59	11	1	100	0.2	-0.3	2.1	2.3	0.7	23	470
July 2012	25	62	13	1	100	0.0	-0.4	1.2	1.6	0.4	21	477
August 2012	24	63	12	1	100	0.0	-0.4	1.0	1.4	0.5	18	472
September 2012	27	64	8	1	100	0.0	-0.6	1.7	2.3	0.8	18	475
October 2012	35	57	7	1	100	0.2	-0.4	2.8	3.2	1.3	14	459
November 2012	36	57	6	1	100	0.2	-0.4	3.1	3.5	1.4	13	446
December 2012	35	57	7	1	100	0.2	-0.3	3.1	3.4	1.5	16	437
January 2013	32	61	7	0	100	0.1	-0.3	2.7	3.1	1.5	20	439
February 2013	36	56	7	0	100	0.1	-0.5	3.1	3.6	1.6	26	456
March 2013	42	50	8	0	100	0.3	-0.5	3.4	3.9	1.7	25	463
April 2013	48	45	6	1	100	0.8	-0.5	4.2	4.7	2.0	21	473
May 2013	51	43	5	0	100	1.1	-0.3	4.5	4.8	2.4	19	460
June 2013	53	44	3	0	100	1.2	-0.4	5.1	5.6	2.8	22	456
July 2013	52	44	4	0	100	0.9	-0.4	5.1	5.5	2.9	24	456
August 2013	51	44	5	0	100	0.7	-0.3	5.0	5.4	2.7	27	466
September 2013	51	44	5	0	100	0.8	-0.4	4.8	5.2	2.5	23	490
October 2013	51	44	5	0	100	1.0	-0.5	4.8	5.4	2.4	20	481
November 2013	50	47	3	0	100	0.9	-0.6	4.8	5.4	2.3	15	483
December 2013	49	47	4	0	100	0.8	-0.4	4.9	5.3	2.3	17	478
January 2014	49	47	4	0	100	0.8	-0.4	4.9	5.3	2.4	21	478
February 2014	52	43	5	0	100	1.0	-0.3	5.0	5.3	2.5	28	469
March 2014	51	45	4	1	100	0.9	-0.4	4.8	5.2	2.2	26	462
April 2014	48	47	4	0	100	0.5	-0.4	4.7	5.2	2.3	25	457
May 2014	47	49	4	0	100	0.4	-0.5	4.7	5.3	2.3	21	455
June 2014	48	48	4	0	100	0.4	-0.4	4.8	5.2	2.4	22	462
July 2014	48	47	5	1	100	0.5	-0.2	4.8	5.0	2.4	22	467
August 2014	50	46	3	1	100	0.8	-0.1	4.9	5.0	2.5	18	472
September 2014	50	45	4	1	100	0.8	-0.1	4.8	4.9	2.4	17	463
October 2014	47	49	4	0	100	0.7	-0.1	4.2	4.4	2.1	14	468
November 2014	43	51	6	0	100	0.4	-0.1	4.0	4.1	1.8	14	465
December 2014	44	51	5	0	100	0.4	-0.1	3.9	4.1	2.0	15	479

INCOME TOP 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	48	46	5	1	100	0.6	0.0	4.5	4.5	2.2	21	490
February 2015	51	44	4	1	100	1.1	0.0	4.7	4.8	2.7	25	497
March 2015	53	42	4	1	100	1.4	-0.1	4.9	5.0	2.7	24	493
April 2015	53	42	5	0	100	1.5	-0.3	5.0	5.3	2.7	23	491
May 2015	51	44	4	0	100	1.1	-0.4	4.4	4.8	2.4	18	469
June 2015	52	43	5	0	100	1.3	-0.4	4.4	4.7	2.3	17	478
July 2015	50	46	4	0	100	1.0	-0.2	4.3	4.5	2.4	14	471
August 2015	55	41	4	0	100	1.7	0.0	4.9	5.0	3.0	23	514
September 2015	52	43	5	0	100	1.2	-0.1	4.8	4.9	2.7	30	506
October 2015	50	43	7	0	100	1.1	-0.3	4.3	4.6	2.2	31	520
November 2015	46	46	8	0	100	0.4	-0.4	4.1	4.5	1.7	29	498
December 2015	46	48	7	0	100	0.4	-0.3	4.0	4.3	1.8	21	481
January 2016	45	50	5	0	100	0.4	-0.3	3.9	4.2	2.0	20	475
February 2016	45	51	4	0	100	0.4	-0.2	4.0	4.2	2.1	20	473
March 2016	48	47	4	0	100	0.8	-0.2	4.3	4.5	2.5	22	504
April 2016	54	41	5	0	100	1.3	-0.2	4.8	5.0	2.6	31	507
May 2016	57	37	6	1	100	1.9	-0.2	4.8	5.1	2.5	29	522
June 2016	58	34	7	1	100	2.1	-0.2	4.8	5.0	2.5	29	495
July 2016	56	37	7	0	100	1.7	-0.4	4.9	5.2	2.6	23	502
August 2016	55	38	6	0	100	1.6	-0.4	4.9	5.2	2.5	20	493
September 2016	52	42	6	0	100	1.1	-0.3	4.9	5.1	2.4	19	535
October 2016	55	40	5	1	100	1.7	0.0	4.9	4.9	2.5	16	539
November 2016	54	40	5	1	100	1.5	-0.1	4.9	5.0	2.6	20	556
December 2016	54	40	5	1	100	1.5	-0.1	4.9	5.0	2.7	20	541
January 2017	53	41	6	0	100	1.1	-0.2	4.9	5.1	2.7	26	571
February 2017	51	43	6	0	100	0.9	-0.1	4.8	4.9	2.5	23	572
March 2017	53	41	6	0	100	1.2	-0.2	4.8	5.0	2.5	26	572
April 2017	58	37	5	0	100	1.7	-0.1	4.8	4.9	2.5	22	527
May 2017	61	34	5	0	100	2.2	0.0	4.9	5.0	2.8	22	542
June 2017	61	34	5	0	100	2.0	0.1	4.8	4.7	2.8	18	571
July 2017	58	38	4	0	100	1.8	0.0	4.9	4.9	3.0	22	617
August 2017	57	38	5	1	100	1.6	0.0	4.9	4.9	2.9	25	621
September 2017	58	38	4	0	100	2.1	-0.1	5.1	5.2	3.1	24	607
October 2017	59	36	4	0	100	2.2	-0.2	5.1	5.2	2.9	23	556
November 2017	60	36	3	0	100	2.5	-0.3	5.2	5.4	3.2	21	542
December 2017	59	37	4	0	100	2.0	-0.2	4.9	5.1	2.8	23	541
January 2018	56	39	5	0	100	1.7	-0.2	4.9	5.1	2.9	24	579
February 2018	57	38	5	0	100	1.6	-0.1	4.9	4.9	2.8	27	605
March 2018	60	34	6	0	100	2.1	0.0	5.1	5.0	3.1	30	615
April 2018	63	31	6	0	100	2.4	0.1	5.1	5.0	3.0	27	628
May 2018	66	28	6	0	100	2.7	0.2	5.2	5.0	3.3	24	609
June 2018	64	30	5	0	100	2.6	0.1	5.1	5.0	3.3	28	600
July 2018	62	33	4	1	100	2.8	0.1	5.3	5.2	3.7	31	589
August 2018	59	36	5	0	100	2.5	0.0	5.3	5.4	3.7	37	605
September 2018	59	35	6	1	100	2.5	0.0	5.3	5.2	3.4	31	630
October 2018	57	35	8	0	100	2.1	0.0	5.0	5.1	2.9	30	625
November 2018	54	38	8	0	100	1.5	-0.1	4.8	4.9	2.6	25	605
December 2018	51	41	8	0	100	0.9	-0.1	4.8	4.9	2.4	25	579
January 2019	46	45	8	0	100	0.5	-0.1	4.6	4.7	2.1	22	582
February 2019	44	45	10	0	100	0.4	-0.2	4.3	4.4	1.9	22	589

INCOME TOP 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	46	44	9	0	100	0.8	-0.1	4.2	4.4	2.0	22	601
April 2019	50	42	8	0	100	0.9	-0.2	4.4	4.6	2.3	23	605
May 2019	54	40	6	0	100	1.5	-0.1	4.8	4.8	2.6	20	582
June 2019	53	40	7	0	100	1.2	-0.1	4.8	4.9	2.5	22	558
July 2019	52	39	8	1	100	1.2	-0.1	4.8	4.8	2.3	18	547
August 2019	51	39	10	0	100	0.8	-0.1	4.7	4.7	2.3	24	563
September 2019	50	39	11	0	100	0.7	-0.1	4.7	4.8	2.1	26	587
October 2019	51	38	11	0	100	0.7	-0.2	4.7	4.9	2.2	29	596
November 2019	50	40	10	0	100	0.5	-0.2	4.7	4.9	2.2	26	616
December 2019	51	40	9	0	100	0.8	-0.2	4.6	4.8	2.4	26	614
January 2020	53	40	7	0	100	1.2	-0.1	4.7	4.8	2.7	27	623
February 2020	54	39	7	0	100	1.6	-0.1	4.8	4.8	2.7	24	629
March 2020	52	40	8	0	100	1.2	-0.1	4.8	4.9	2.3	27	658
April 2020	43	41	16	0	100	0.7	-1.1	3.8	4.8	0.9	37	645
May 2020	35	45	20	0	100	0.2	-1.2	2.8	4.0	0.0	44	647
June 2020	32	46	21	0	100	0.1	-1.3	2.6	3.8	0.0	45	612
July 2020	35	50	15	0	100	0.2	-0.3	3.0	3.3	0.7	33	619
August 2020	41	46	12	0	100	0.3	-0.2	4.0	4.2	1.4	30	635
September 2020	46	44	10	0	100	0.7	-0.2	4.2	4.3	1.7	24	631
October 2020	52	39	9	0	100	1.0	-0.1	4.8	4.9	1.9	25	637
November 2020	54	37	9	0	100	1.5	-0.1	4.9	4.9	2.0	25	612
December 2020	55	37	8	0	100	1.8	0.0	5.0	5.0	2.3	30	606
January 2021	54	38	8	0	100	1.6	-0.2	5.1	5.2	2.4	29	579
February 2021	56	38	6	1	100	2.0	-0.1	5.3	5.3	2.9	29	565
March 2021	56	37	6	1	100	2.0	-0.2	5.3	5.4	3.1	28	573
April 2021	62	32	5	1	100	3.3	0.0	6.2	6.2	3.7	34	583
May 2021	65	29	6	0	100	3.9	0.2	7.5	7.3	4.3	43	582
June 2021	66	27	7	0	100	4.2	0.3	7.9	7.6	4.6	49	591
July 2021	63	28	8	0	100	3.8	0.1	8.1	7.9	4.5	58	587
August 2021	58	31	10	0	100	3.1	-0.1	7.0	7.1	3.9	59	584
September 2021	55	34	11	0	100	2.7	-0.3	7.1	7.3	3.4	65	558
October 2021	53	35	12	0	100	2.0	-0.2	5.9	6.2	2.6	59	567
November 2021	51	36	12	0	100	1.2	-0.3	5.7	6.0	2.4	58	580
December 2021	51	35	14	0	100	0.9	-0.3	5.3	5.6	2.3	53	606
January 2022	51	36	13	0	100	1.3	-0.4	5.6	6.0	2.7	51	594
February 2022	53	35	12	0	100	1.9	-0.4	5.9	6.2	3.0	49	585
March 2022	55	36	9	0	100	2.5	-0.2	6.7	6.8	3.5	52	572
April 2022	57	34	9	0	100	2.7	-0.1	6.5	6.6	3.4	58	584
May 2022	53	35	12	0	100	2.1	-0.2	6.2	6.4	2.8	71	593
June 2022	48	34	18	0	100	1.1	-0.7	5.4	6.1	1.9	75	603
July 2022	40	37	23	0	100	0.2	-1.7	4.6	6.3	0.8	82	593
August 2022	34	39	26	0	100	0.0	-2.8	3.4	6.2	0.1	71	588
September 2022	29	41	29	0	100	-0.1	-4.2	2.3	6.5	-0.8	68	585
October 2022	30	39	30	1	100	-0.1	-4.6	2.4	6.9	-0.8	60	580
November 2022	28	37	34	1	100	-0.1	-5.4	1.8	7.2	-1.5	57	576
December 2022	27	38	34	1	100	-0.1	-5.2	1.6	6.8	-1.4	51	574
January 2023	24	41	34	0	100	-0.2	-5.1	0.8	5.9	-1.7	48	574
February 2023	27	43	30	0	100	-0.1	-3.6	1.5	5.1	-0.9	46	580
March 2023	30	43	27	0	100	-0.1	-2.1	1.8	4.0	-0.6	46	572
April 2023	35	42	23	0	100	0.1	-0.8	3.2	4.0	0.3	43	572

INCOME TOP 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	35	44	21	0	100	0.3	-0.4	3.2	3.6	0.3	45	573
June 2023	39	44	16	0	100	0.4	-0.3	4.1	4.4	1.3	38	571
July 2023	40	45	14	0	100	0.4	-0.4	4.2	4.5	1.5	34	571
August 2023	45	43	12	0	100	0.3	-0.3	4.8	5.1	1.9	32	551
September 2023	45	41	13	0	100	0.4	-0.3	4.9	5.2	1.8	32	552
October 2023	46	41	13	0	100	0.4	-0.2	4.8	5.1	1.8	33	565
November 2023	45	41	13	1	100	0.4	-0.2	4.8	5.0	1.8	38	574
December 2023	43	43	13	1	100	0.3	-0.2	4.6	4.8	1.6	36	587
January 2024	44	43	12	1	100	0.4	-0.3	4.6	4.9	1.7	32	583
February 2024	46	42	12	1	100	0.4	-0.3	4.8	5.1	1.8	25	587
March 2024	49	41	10	0	100	1.0	-0.2	5.0	5.2	2.3	28	594
April 2024	50	41	9	0	100	1.2	-0.1	5.0	5.2	2.7	33	660
May 2024	50	41	8	0	100	1.2	-0.1	5.0	5.1	2.8	33	793