

AGE 18 TO 34

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	42	46	11	1	100	0.9	-0.8	4.9	5.7	1.9	55	152
April	2007	43	47	9	1	100	0.6	-1.3	4.7	6.0	2.2	50	154
May	2007	44	46	10	1	100	0.7	-1.0	4.8	5.9	2.7	45	165
June	2007	40	49	11	0	100	0.2	-1.0	4.5	5.5	2.2	37	156
July	2007	40	46	14	0	100	0.3	-0.6	4.6	5.2	1.8	38	151
August	2007	38	50	12	0	100	0.2	-0.5	4.3	4.7	1.6	31	148
September	2007	43	46	11	0	100	1.0	-0.3	4.8	5.1	1.8	37	154
October	2007	42	48	10	1	100	1.0	-0.3	4.4	4.7	1.9	36	152
November	2007	39	48	12	1	100	0.9	-0.3	3.8	4.1	1.6	44	154
December	2007	31	52	16	1	100	0.1	-0.7	2.7	3.5	1.0	58	157
January	2008	25	55	19	1	100	0.0	-0.8	1.9	2.8	0.4	52	155
February	2008	27	52	20	1	100	0.2	-0.7	2.5	3.2	0.0	58	141
March	2008	27	53	19	1	100	0.4	-0.4	2.7	3.1	0.0	37	142
April	2008	32	56	12	0	100	0.3	-0.6	3.0	3.7	0.6	32	144
May	2008	30	60	10	0	100	0.0	-1.1	2.3	3.5	0.7	16	142
June	2008	25	61	14	0	100	-0.4	-1.9	1.5	3.4	0.0	23	146
July	2008	22	58	20	0	100	-0.3	-1.9	1.4	3.3	-0.3	28	148
August	2008	21	59	20	0	100	-0.2	-1.7	1.2	2.9	-0.2	26	147
September	2008	26	56	18	0	100	0.1	-1.1	1.7	2.7	0.5	17	147
October	2008	25	54	21	0	100	0.0	-1.6	1.6	3.2	0.1	23	144
November	2008	23	53	24	0	100	0.1	-1.3	1.4	2.6	0.0	28	139
December	2008	19	57	24	0	100	-0.2	-1.6	0.6	2.2	-0.3	28	126
January	2009	17	62	21	0	100	-0.4	-1.2	0.4	1.6	-0.6	29	119
February	2009	13	58	29	0	100	-0.4	-2.1	1.2	3.3	-1.4	39	121
March	2009	9	59	32	0	100	-0.4	-2.2	1.2	3.4	-2.0	48	135
April	2009	13	53	34	0	100	-0.6	-4.5	1.3	5.8	-2.2	71	139
May	2009	14	58	27	0	100	-0.5	-4.0	0.9	4.8	-1.9	61	134
June	2009	18	59	22	0	100	-0.3	-3.7	1.3	5.0	-0.9	51	112
July	2009	19	63	18	0	100	0.1	-0.9	1.2	2.1	-0.2	44	110
August	2009	20	58	22	0	100	0.0	-1.7	0.8	2.5	-0.6	54	120
September	2009	19	60	21	0	100	0.0	-1.9	1.0	3.0	-0.7	55	128
October	2009	20	57	23	0	100	0.0	-2.4	1.5	3.9	-0.5	34	133
November	2009	19	60	21	0	100	-0.1	-1.9	1.4	3.3	-0.7	35	123
December	2009	20	56	24	0	100	-0.4	-1.9	0.9	2.9	-0.6	40	125
January	2010	21	60	19	0	100	-0.4	-1.5	0.6	2.2	-0.5	43	120
February	2010	25	57	18	0	100	-0.3	-1.1	0.7	1.8	0.2	36	137
March	2010	22	61	18	0	100	0.1	-0.8	1.2	1.9	0.0	32	128
April	2010	15	61	24	0	100	0.1	-1.5	1.1	2.6	-0.8	28	130
May	2010	15	62	24	0	100	0.1	-1.5	1.2	2.7	-0.5	23	126
June	2010	17	63	20	0	100	0.0	-1.3	0.7	2.1	-0.4	17	137
July	2010	27	60	13	0	100	0.0	-0.9	1.2	2.1	0.6	14	129
August	2010	28	60	12	0	100	-0.1	-1.2	1.4	2.5	0.3	15	131
September	2010	29	57	14	0	100	-0.1	-1.3	1.5	2.8	0.0	17	117
October	2010	25	60	14	0	100	-0.2	-1.1	1.2	2.4	0.0	20	127
November	2010	26	62	12	0	100	-0.1	-0.8	1.2	2.0	0.6	19	123

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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	67	9	0	100	-0.9	-2.3	1.1	3.3	1.0	27	130
January	2011	21	66	12	1	100	-1.0	-2.4	0.7	3.0	0.8	34	126
February	2011	18	68	12	1	100	-1.2	-2.8	0.4	3.2	0.8	38	118
March	2011	15	65	18	1	100	-0.2	-1.2	0.8	2.0	0.4	28	112
April	2011	16	69	15	0	100	0.3	-0.9	1.4	2.3	0.5	17	101
May	2011	16	69	15	0	100	0.7	-0.3	1.8	2.0	0.4	9	103
June	2011	16	72	12	0	100	0.6	-0.5	1.8	2.2	0.5	11	114
July	2011	21	67	12	0	100	0.3	-0.7	1.5	2.1	0.8	19	118
August	2011	21	60	19	0	100	-0.1	-1.4	1.1	2.5	0.3	19	112
September	2011	18	55	27	0	100	NA	-3.1	NA	NA	-1.0	34	100
October	2011	14	51	35	0	100	NA	-3.7	NA	NA	-2.2	43	99
November	2011	10	49	40	2	100	NA	-3.8	NA	NA	-2.4	43	103
December	2011	17	44	37	2	100	-0.1	-2.3	1.0	3.4	-1.4	33	116
January	2012	19	47	33	2	100	-0.1	-1.5	0.8	2.3	-0.9	19	115
February	2012	31	47	22	0	100	0.1	-0.9	2.3	3.2	0.4	26	116
March	2012	32	50	19	0	100	0.0	-1.1	2.3	3.4	0.0	43	107
April	2012	32	52	16	0	100	0.0	-1.0	2.8	3.7	0.8	50	108
May	2012	26	57	17	0	100	0.1	-1.0	1.7	2.7	0.7	60	101
June	2012	22	63	15	0	100	0.3	-0.6	1.7	2.4	1.5	35	90
July	2012	19	67	14	0	100	0.3	-0.8	1.5	2.3	1.0	27	87
August	2012	22	67	11	0	100	-0.1	-1.7	1.6	3.4	0.5	19	95
September	2012	22	68	10	0	100	-0.1	-1.6	1.5	3.1	0.7	20	103
October	2012	31	58	11	0	100	-0.3	-1.9	1.7	3.6	0.4	27	104
November	2012	34	55	10	0	100	0.2	-1.0	2.5	3.5	0.9	19	92
December	2012	42	48	10	0	100	0.4	-1.0	3.1	4.1	1.1	19	82
January	2013	37	56	7	0	100	0.5	-0.5	2.6	3.1	1.4	7	74
February	2013	33	61	6	0	100	0.3	-0.5	1.6	2.0	1.0	5	90
March	2013	35	57	8	0	100	0.2	-0.4	2.0	2.5	1.1	6	98
April	2013	41	51	8	0	100	0.2	-1.3	2.8	4.1	1.3	18	109
May	2013	45	43	12	0	100	0.3	-1.4	3.4	4.8	1.3	21	106
June	2013	46	45	9	0	100	0.4	-1.5	3.4	4.9	1.8	26	105
July	2013	43	47	10	0	100	0.4	-0.9	3.0	3.8	1.7	17	101
August	2013	41	49	10	0	100	0.5	-0.7	3.0	3.8	1.3	29	107
September	2013	39	51	11	0	100	0.2	-0.7	3.0	3.7	0.9	26	117
October	2013	37	52	11	0	100	0.1	-1.0	3.4	4.4	0.9	27	122
November	2013	37	51	12	0	100	-0.1	-1.2	3.0	4.2	0.9	15	109
December	2013	42	44	14	0	100	0.7	-1.0	3.9	4.9	1.5	26	104
January	2014	43	47	10	0	100	NA	NA	3.7	NA	1.8	24	98
February	2014	45	46	9	0	100	NA	NA	3.8	NA	1.9	23	100
March	2014	38	53	9	0	100	NA	NA	3.0	NA	1.6	17	97
April	2014	40	46	14	0	100	0.2	-0.6	3.4	4.0	1.7	27	100
May	2014	41	41	18	0	100	0.2	-0.6	3.7	4.4	1.6	40	93
June	2014	41	43	17	0	100	-1.1	-4.1	3.1	7.3	0.1	63	86
July	2014	43	41	16	0	100	-0.8	-4.1	3.9	8.0	0.4	66	84
August	2014	42	50	8	0	100	-1.0	-4.7	3.9	8.5	0.9	54	90
September	2014	44	43	12	1	100	0.3	-1.3	4.8	6.1	1.9	32	97
October	2014	36	48	15	1	100	0.0	-1.2	3.0	4.1	1.2	24	106
November	2014	38	44	17	1	100	0.2	-0.5	3.0	3.5	1.2	26	111
December	2014	36	50	15	0	100	0.2	-0.3	2.5	2.8	1.2	23	113

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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	42	46	12	0	100	0.3	-0.2	3.5	3.7	1.6	27	116
February	2015	40	48	12	0	100	0.4	-0.2	3.4	3.6	1.7	31	117
March	2015	43	46	11	0	100	0.4	-0.4	3.9	4.3	1.8	35	136
April	2015	41	49	10	0	100	0.6	-0.5	4.3	4.8	1.7	42	144
May	2015	43	48	9	0	100	0.5	-0.8	4.0	4.7	1.0	43	151
June	2015	44	47	8	0	100	0.5	-0.6	4.4	4.9	1.6	46	137
July	2015	46	46	7	1	100	0.4	-0.5	4.3	4.9	2.0	35	135
August	2015	50	40	9	1	100	1.1	-0.3	5.0	5.4	2.7	36	142
September	2015	49	40	10	1	100	1.1	-0.2	4.5	4.7	2.5	33	161
October	2015	47	43	9	1	100	1.0	-0.3	3.9	4.1	2.2	32	165
November	2015	45	47	8	1	100	0.4	-0.6	3.3	3.9	2.1	29	152
December	2015	50	41	9	1	100	0.8	-0.7	3.3	4.0	1.8	27	141
January	2016	54	37	9	0	100	1.0	-0.9	3.9	4.9	2.0	28	134
February	2016	49	41	10	0	100	1.1	-0.6	4.2	4.8	2.1	35	154
March	2016	43	47	10	0	100	0.5	-0.6	4.3	4.9	2.2	39	160
April	2016	44	46	10	0	100	0.7	-0.2	4.3	4.6	2.4	43	164
May	2016	48	43	10	0	100	0.7	-0.4	4.1	4.5	2.3	33	161
June	2016	49	41	9	0	100	0.7	-0.4	4.3	4.6	2.4	26	156
July	2016	47	43	9	1	100	0.4	-0.5	4.2	4.7	2.4	27	160
August	2016	46	43	9	2	100	0.4	-0.4	4.2	4.5	2.2	34	157
September	2016	48	41	9	2	100	0.6	-0.2	4.2	4.4	2.1	37	168
October	2016	52	39	7	1	100	1.2	-0.1	4.4	4.4	2.3	34	175
November	2016	50	43	7	0	100	1.0	-0.5	4.6	5.1	2.2	32	183
December	2016	47	47	6	0	100	0.7	-0.8	4.7	5.4	2.3	32	176
January	2017	50	42	7	0	100	1.0	-0.8	5.5	6.3	2.6	34	167
February	2017	55	38	7	0	100	1.3	-0.3	5.8	6.0	3.1	31	155
March	2017	57	35	8	0	100	1.4	-0.1	5.6	5.8	3.3	33	161
April	2017	54	38	7	0	100	0.8	-0.1	4.7	4.8	2.7	26	157
May	2017	54	39	7	0	100	0.8	-0.1	4.6	4.7	2.6	28	172
June	2017	54	38	8	0	100	0.8	0.0	4.1	4.2	2.3	21	189
July	2017	49	43	8	0	100	0.5	-0.1	4.2	4.3	2.3	24	201
August	2017	53	38	9	0	100	1.2	-0.1	4.3	4.3	2.4	27	192
September	2017	57	35	8	0	100	1.5	-0.1	5.0	5.0	2.6	35	175
October	2017	59	31	10	0	100	2.0	-0.1	5.2	5.3	2.6	35	163
November	2017	53	36	10	0	100	1.3	-0.2	4.5	4.6	2.1	36	169
December	2017	53	36	11	0	100	1.4	-0.2	4.4	4.6	1.9	34	181
January	2018	52	37	11	0	100	1.0	-0.2	3.9	4.0	1.9	38	196
February	2018	55	35	10	0	100	1.4	-0.2	4.6	4.7	2.3	30	188