

AGE 35 TO 54

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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	39	52	9	1	100	0.1	-0.7	4.4	5.0	2.4	45	504
April	2007	39	50	11	0	100	0.2	-0.6	4.7	5.2	2.2	43	481
May	2007	40	46	13	0	100	0.3	-0.4	4.7	5.1	1.9	46	478
June	2007	39	46	15	1	100	0.3	-0.3	4.7	5.0	1.4	47	493
July	2007	37	47	15	1	100	0.2	-0.3	4.6	4.9	1.4	45	507
August	2007	34	48	18	0	100	0.2	-0.3	3.8	4.2	1.0	49	500
September	2007	33	50	17	0	100	0.2	-0.4	3.8	4.2	1.2	49	489
October	2007	30	50	19	0	100	0.2	-0.5	3.2	3.6	1.0	61	476
November	2007	29	52	18	0	100	0.0	-0.8	2.9	3.6	0.9	55	476
December	2007	24	54	21	0	100	-0.1	-0.7	1.4	2.1	0.2	47	468
January	2008	24	54	22	0	100	-0.1	-0.7	0.9	1.6	-0.2	34	459
February	2008	20	55	25	0	100	0.0	-1.2	0.4	1.6	-0.6	33	478
March	2008	17	58	24	0	100	-0.1	-1.2	0.4	1.6	-0.8	40	487
April	2008	14	58	27	0	100	-0.2	-2.0	0.3	2.3	-1.2	40	501
May	2008	15	56	29	0	100	-0.2	-2.4	0.3	2.6	-1.1	42	483
June	2008	17	53	29	0	100	-0.2	-2.4	0.3	2.7	-1.1	42	479
July	2008	19	54	27	0	100	-0.1	-1.9	0.4	2.3	-0.6	41	457
August	2008	20	54	25	0	100	-0.1	-1.3	0.4	1.7	-0.5	41	484
September	2008	20	56	23	0	100	-0.1	-1.2	0.4	1.6	-0.2	35	487
October	2008	18	58	23	0	100	-0.1	-1.3	0.4	1.6	-0.5	37	504
November	2008	17	58	25	0	100	-0.1	-2.1	0.4	2.5	-0.8	32	479
December	2008	15	56	29	0	100	-0.2	-3.1	0.3	3.4	-1.2	40	494
January	2009	15	56	29	0	100	-0.3	-3.5	0.3	3.8	-1.4	50	486
February	2009	11	61	28	0	100	-0.2	-3.1	0.4	3.6	-1.8	49	499
March	2009	10	61	28	1	100	-0.1	-3.3	0.5	3.7	-2.0	43	471
April	2009	10	61	28	1	100	0.0	-2.4	0.5	2.9	-1.9	31	476
May	2009	12	62	25	1	100	-0.1	-1.6	0.3	1.9	-1.5	32	469
June	2009	13	64	23	0	100	-0.1	-0.5	0.3	0.8	-1.2	31	488
July	2009	16	61	23	1	100	-0.1	-0.5	0.4	0.9	-1.1	36	496
August	2009	18	59	22	1	100	0.0	-0.5	0.4	0.9	-0.9	34	487
September	2009	23	54	21	1	100	0.0	-0.5	1.2	1.7	-0.4	39	482
October	2009	22	59	18	1	100	0.0	-0.4	1.2	1.6	-0.3	36	456
November	2009	23	58	18	1	100	0.1	-0.4	1.3	1.7	-0.1	38	465
December	2009	20	62	18	0	100	0.1	-0.4	0.6	0.9	-0.2	32	440
January	2010	21	61	18	0	100	0.1	-0.3	0.6	0.9	0.0	33	441
February	2010	20	62	18	0	100	0.1	-0.4	0.6	0.9	-0.3	34	419
March	2010	19	64	17	0	100	0.1	-0.4	0.6	0.9	-0.6	31	431
April	2010	18	64	18	0	100	0.1	-0.4	0.5	0.9	-0.6	28	433
May	2010	20	62	18	0	100	0.0	-0.4	0.4	0.8	-0.5	34	437
June	2010	21	62	17	0	100	0.0	-0.5	0.4	0.9	-0.6	40	436
July	2010	21	61	18	0	100	0.0	-0.5	0.4	0.9	-0.8	43	433
August	2010	19	64	16	0	100	-0.1	-0.6	0.4	1.0	-0.7	37	431
September	2010	19	62	18	1	100	0.0	-0.5	0.5	1.0	-0.7	32	422
October	2010	17	63	19	1	100	0.0	-0.5	0.5	1.0	-0.8	29	439
November	2010	16	64	20	1	100	-0.1	-0.7	0.5	1.2	-0.6	25	444

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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	19	61	20	0	100	-0.1	-0.7	0.8	1.5	-0.3	36	440
January	2011	19	62	19	0	100	-0.2	-0.8	0.8	1.6	-0.3	31	410
February	2011	19	62	18	1	100	-0.1	-0.5	0.8	1.4	-0.4	29	400
March	2011	14	67	18	1	100	-0.2	-0.5	0.3	0.9	-0.5	16	386
April	2011	17	65	17	1	100	0.0	-0.4	0.4	0.8	-0.1	17	416
May	2011	20	63	17	0	100	0.0	-0.4	0.4	0.8	0.2	17	409
June	2011	20	62	17	0	100	0.0	-0.4	0.4	0.8	0.1	18	419
July	2011	18	63	18	1	100	0.0	-0.4	0.4	0.8	-0.2	29	384
August	2011	14	67	19	1	100	-0.1	-0.5	0.3	0.9	-0.5	27	387
September	2011	12	69	18	0	100	-0.1	-0.5	0.3	0.8	-0.7	28	372
October	2011	13	68	19	0	100	-0.1	-0.5	0.3	0.8	-0.6	18	391
November	2011	13	67	19	0	100	0.0	-0.4	0.3	0.7	-0.6	21	378
December	2011	16	65	19	0	100	0.0	-0.4	0.4	0.8	-0.5	28	378
January	2012	14	67	19	0	100	0.1	-0.4	0.5	0.8	-0.4	23	372
February	2012	16	65	18	1	100	0.1	-0.4	0.5	0.9	-0.5	23	391
March	2012	15	66	18	1	100	0.1	-0.4	0.5	0.9	-0.5	13	397
April	2012	18	66	16	1	100	0.0	-0.4	0.4	0.8	-0.3	19	407
May	2012	19	66	15	0	100	0.0	-0.3	0.4	0.8	-0.2	21	397
June	2012	21	63	15	0	100	0.0	-0.3	0.5	0.8	-0.3	33	393
July	2012	19	62	18	0	100	0.0	-0.4	0.4	0.8	-0.8	35	376
August	2012	19	60	21	0	100	0.0	-0.4	0.4	0.9	-0.8	38	371
September	2012	19	62	18	1	100	0.0	-0.4	0.4	0.8	-0.5	29	370
October	2012	27	57	15	1	100	0.1	-0.3	1.2	1.5	0.1	29	384
November	2012	26	61	11	1	100	0.1	-0.3	1.2	1.4	0.3	28	385
December	2012	25	63	10	2	100	0.1	-0.3	1.1	1.4	0.7	29	370
January	2013	23	65	11	1	100	0.1	-0.3	0.9	1.2	0.7	26	344
February	2013	28	58	12	1	100	0.1	-0.4	1.8	2.2	0.5	32	334
March	2013	35	51	13	1	100	0.1	-0.5	2.8	3.3	0.7	33	366
April	2013	39	48	12	1	100	0.2	-0.5	3.5	4.0	1.0	38	369
May	2013	41	47	11	1	100	0.3	-0.3	3.7	4.0	1.6	46	370
June	2013	42	47	11	1	100	0.3	-0.2	4.0	4.1	1.6	51	340
July	2013	41	49	9	0	100	0.3	-0.2	4.1	4.3	1.7	52	356
August	2013	40	48	12	0	100	0.3	-0.2	4.2	4.5	1.5	35	358
September	2013	40	49	11	0	100	0.3	-0.2	4.1	4.4	1.4	32	363
October	2013	44	44	12	0	100	0.4	-0.2	4.2	4.5	1.8	30	332
November	2013	43	48	9	0	100	0.4	-0.2	3.9	4.0	1.6	36	327
December	2013	43	48	9	1	100	0.4	-0.2	4.2	4.3	1.7	34	322
January	2014	39	51	9	1	100	0.3	-0.2	3.8	4.0	1.2	35	325
February	2014	41	50	8	1	100	0.3	-0.3	4.4	4.7	1.6	40	318
March	2014	40	51	9	1	100	0.3	-0.3	4.1	4.4	1.5	41	314
April	2014	39	52	8	1	100	0.3	-0.3	3.8	4.0	1.5	40	313
May	2014	38	55	7	0	100	0.2	-0.4	3.5	3.9	1.5	28	303
June	2014	39	54	7	1	100	0.2	-0.4	3.8	4.2	1.5	24	309
July	2014	42	50	7	1	100	0.3	-0.7	4.4	5.1	1.8	32	301
August	2014	44	47	8	1	100	0.4	-0.4	4.6	5.0	1.8	32	306
September	2014	45	48	7	1	100	0.3	-0.5	4.1	4.6	2.1	33	303
October	2014	40	54	6	0	100	0.3	-0.3	3.0	3.3	1.6	21	311
November	2014	38	56	6	0	100	0.2	-0.5	2.7	3.2	1.6	18	318
December	2014	38	58	4	0	100	0.2	-0.6	2.8	3.3	1.6	15	318

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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	40	55	5	0	100	0.2	-0.6	3.4	3.9	1.6	27	338
February	2015	42	52	6	1	100	0.3	-0.3	3.5	3.8	1.8	35	338
March	2015	42	50	7	1	100	0.4	-0.1	3.8	4.0	1.9	35	346
April	2015	44	48	7	1	100	0.4	-0.1	4.3	4.4	2.1	31	333
May	2015	44	47	8	0	100	0.4	-0.2	4.3	4.4	2.1	26	335
June	2015	46	45	9	0	100	0.4	-0.2	4.1	4.2	2.0	26	324
July	2015	46	46	8	0	100	0.4	-0.3	3.7	4.0	2.2	21	326
August	2015	49	44	7	0	100	0.9	-0.3	4.2	4.5	2.6	25	329
September	2015	47	46	7	0	100	0.8	-0.3	4.0	4.3	2.5	34	338
October	2015	45	48	7	0	100	0.7	-0.3	3.9	4.2	2.3	35	344
November	2015	43	49	8	0	100	0.3	-0.5	3.7	4.1	2.0	35	348
December	2015	43	51	6	0	100	0.3	-0.5	4.1	4.6	2.1	25	356
January	2016	43	50	7	0	100	0.3	-0.4	4.1	4.5	2.1	25	345
February	2016	40	55	5	0	100	0.3	-0.4	3.7	4.1	1.8	19	340
March	2016	41	52	7	0	100	0.3	-0.4	3.8	4.2	1.8	21	343
April	2016	45	47	8	0	100	0.4	-0.3	4.2	4.6	1.9	35	343
May	2016	50	41	9	0	100	0.7	-0.3	4.7	5.1	2.1	38	327
June	2016	49	42	9	0	100	0.7	-0.3	4.7	5.0	2.0	40	325
July	2016	46	44	10	0	100	0.6	-0.3	4.7	5.0	2.0	25	329
August	2016	44	46	10	0	100	0.4	-0.3	4.7	5.0	1.9	20	371
September	2016	47	43	9	0	100	0.6	-0.2	4.7	5.0	1.9	23	388
October	2016	50	41	8	0	100	0.7	-0.2	4.7	4.9	1.9	22	396
November	2016	48	43	9	0	100	0.6	-0.2	4.3	4.5	1.9	27	395
December	2016	46	45	9	0	100	0.4	-0.2	4.2	4.5	1.9	23	398
January	2017	45	46	9	0	100	0.4	-0.3	4.3	4.6	2.0	26	421
February	2017	48	45	7	0	100	0.5	-0.2	4.4	4.6	2.2	21	416
March	2017	50	44	6	0	100	0.7	-0.4	4.4	4.8	2.1	23	414
April	2017	53	40	7	0	100	1.2	-0.2	4.4	4.6	2.3	31	393
May	2017	56	38	6	0	100	1.6	-0.3	4.8	5.1	2.6	34	396
June	2017	55	39	6	0	100	1.5	-0.1	4.8	4.9	2.8	34	391
July	2017	52	43	5	0	100	1.0	-0.2	4.7	4.9	2.9	30	414
August	2017	50	43	7	0	100	0.6	-0.2	4.6	4.8	2.6	32	420
September	2017	50	43	7	0	100	0.8	-0.3	4.8	5.0	2.6	30	434
October	2017	52	41	7	0	100	1.1	-0.2	4.9	5.2	2.5	27	414
November	2017	56	39	6	0	100	1.8	-0.1	5.1	5.2	3.0	27	392
December	2017	54	40	6	0	100	1.5	0.0	4.8	4.9	2.6	29	393
January	2018	52	41	6	0	100	1.2	0.0	4.7	4.8	2.6	34	393
February	2018	54	40	6	0	100	1.2	0.0	4.7	4.7	2.7	40	402
March	2018	57	36	7	0	100	1.5	-0.1	5.0	5.1	2.9	41	389
April	2018	59	35	7	0	100	1.8	-0.1	5.0	5.0	2.8	35	396
May	2018	60	33	7	0	100	1.9	0.0	4.9	5.0	2.5	26	391