AGE 55 AND UP
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?"

								Percentiles					
Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
March	2007	39	49	10	2	100	0.1	-0.9	4.9	5.8	2.3	48	585
April	2007	34	53	12	2	100	0.0	-0.8	4.2	4.9	1.9	46	609
May	2007	33	53	13	1	100	0.2	-0.3	3.6	3.9	1.5	40	590
June	2007	31	54	15	0	100	0.1	-0.5	3.6	4.0	1.3	52	580
July	2007	34	52	14	0	100	0.2	-0.5	4.3	4.8	1.8	62	569
August	2007	34	51	15	0	100	0.2	-0.5	3.8	4.3	1.5	61	583
September	2007	30	51	18	1	100	0.2	-1.2	2.3	3.5	0.6	50	590
October	2007	26	51	23	0	100	0.0	-1.2	1.5	2.7	-0.1	52	609
November	2007	24	51	25	0	100	0.0	-1.3	1.2	2.4	-0.5	60	610
December	2007	23	53	24	0	100	0.0	-0.5	1.2	1.6	-0.1	56	622
January	2008	20	58	22	1	100	0.0	-0.5	0.4	0.9	-0.3	43	612
February	2008	19	57	23	1	100	-0.1	-1.8	0.4	2.2	-0.5	54	606
March	2008	20	57	23	0	100	0.0	-1.8	0.6	2.4	-0.4	61	593
April	2008	20	54	26	0	100	0.0	-2.2	0.7	2.9	-0.7	74	602
May	2008	18	55	26	1	100	0.0	-2.3	0.7	3.0	-0.7	62	628
June	2008	18	54	27	1	100	-0.1	-2.8	0.5	3.3	-1.0	69	629
July	2008	19	53	27	1	100	-0.2	-2.9	0.5	3.4	-0.9	67	633
August	2008	19	56	25	0	100	0.0	-1.4	0.7	2.1	-0.8	60	620
September	2008	17	61	22	1	100	0.0	-0.9	0.6	1.6	-0.5	46	605
October	2008	17	61	21	1	100	0.0	-0.6	0.5	1.1	-0.4	50	587
November	2008	16	61	21	1	100	-0.1	-0.6	0.3	0.9	-0.7	51	590
December	2008	17	59	23	1	100	-0.2	-0.8	0.5	1.2	-1.1	55	605
January	2009	14	62	23	2	100	-0.1	-0.6	0.5	1.0	-1.5	51	626
February	2009	12	64	22	3	100	-0.1	-0.6	0.4	1.0	-1.6	48	628
March	2009	10	65	22	3	100	-0.1	-1.0	0.3	1.3	-1.7	50	638
April	2009	11	63	24	2	100	-0.1	-1.2	0.5	1.7	-1.5	42	631
May	2009	15	61	23	1	100	-0.1	-1.3	0.6	1.9	-1.0	45	641
June	2009	19	59	21	1	100	-0.1	-0.8	0.6	1.4	-0.5	42	659
July	2009	21	61	17	1	100	-0.1	-0.5	0.4	1.0	-0.3	41	651
August	2009	22	62	15	2	100	-0.1	-0.8	1.0	1.8	0.1	43	665
September	2009	22	65	12	2	100	-0.1	-1.0	1.1	2.1	0.5	39	659
October	2009	24	63	12	1	100	-0.1	-1.0	1.1	2.2	1.0	42	693
November	2009	24	63	13	0	100	0.1	-0.5	0.6	1.2	0.7	38	676
December	2009	23	62	14	1	100	-0.1	-0.7	0.5	1.2	0.4	43	688
January	2010	22	61	15	2	100	-0.1	-0.7	0.5	1.2	0.1	37	680
February	2010	22	63	13	2	100	-0.3	-1.0	0.4	1.4	0.1	35	693
March	2010	24	62	12	2	100	-0.1	-0.6	0.8	1.3	0.2	34	690
April	2010	24	63	12	1	100	-0.1	-0.6	0.8	1.3	0.2	39	700
May	2010	26	60	13	2	100	0.1	-0.3	1.3	1.5	0.3	36	695
June	2010	25	61	12	1	100	0.1	-0.3	1.0	1.3	0.4	30	681
July	2010	24	61	14	2	100	0.0	-0.5	1.0	1.5	0.3	24	675
August	2010	21	64	14	1	100	0.0	-0.5	0.5	1.0	0.0	29	691
September	2010	18	63	18	1	100	-0.1	-0.5	0.4	0.9	-0.6	36	721
October	2010	18	63	18	1	100	0.0	-0.4	0.4	0.8	-0.7	37	720
November	2010	18	61	20	1	100	0.0	-0.4	0.4	0.8	-0.9	46	720

AGE 55 AND UP
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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
December	2010	19	63	17	1	100	0.0	-0.4	0.4	0.8	-0.6	47	706
January	2011	18	63	17	1	100	0.0	-0.4	0.4	0.8	-0.6	48	718
February	2011	18	65	17	1	100	0.0	-0.4	0.4	0.8	-0.3	41	723
March	2011	18	63	18	1	100	0.0	-0.4	0.4	0.8	-0.2	36	748
April	2011	17	64	19	1	100	0.0	-0.4	0.4	0.8	-0.3	35	741
May	2011	17	64	17	1	100	0.0	-0.4	0.4	0.8	0.0	36	743
June	2011	15	66	18	1	100	-0.2	-0.7	0.3	1.0	-0.2	35	723
July	2011	17	66	16	2	100	-0.2	-0.7	0.3	1.0	0.0	39	718
August	2011	16	64	19	1	100	-0.2	-1.0	0.3	1.3	-0.4	39	727
September	2011	15	63	21	1	100	-0.1	-0.7	0.3	1.1	-0.5	37	745
October	2011	13	64	23	0	100	0.0	-0.7	0.4	1.2	-0.9	37	759
November	2011	14	66	20	0	100	0.0	-0.4	0.5	0.9	-0.7	32	775
December	2011	15	64	20	1	100	0.2	-0.4	0.8	1.2	-0.6	39	770
January	2012	16	64	19	1	100	0.1	-0.4	0.6	1.0	-0.5	44	776
February	2012	16	64	19	1	100	0.1	-0.5	0.6	1.2	-0.5	44	742
March	2012	17	64	17	1	100	-0.1	-0.5	0.3	0.9	-0.5	40	745
April	2012	20	62	16	1	100	-0.2	-0.8	0.4	1.2	-0.4	38	728
May	2012	22	61	16	1	100	-0.2	-0.8	0.4	1.2	-0.3	41	750
June	2012	22	61	15	2	100	-0.2	-0.7	0.4	1.2	0.0	36	752
July	2012	22	61	14	2	100	0.0	-0.5	0.4	0.9	0.3	29	774
August	2012	22	63	13	3	100	0.1	-0.3	0.4	0.8	0.4	26	763
September	2012	24	64	11	1	100	0.1	-0.4	0.7	1.2	0.7	30	764
October	2012	24	65	10	1	100	0.1	-0.4	0.9	1.4	0.7	32	760
November	2012	27	62	10	1	100	0.1	-0.4	1.7	2.1	0.9	33	744
December	2012	28	60	11	1	100	0.1	-0.3	2.0	2.3	0.8	31	756
January	2013	29	59	11	1	100	0.1	-0.4	2.2	2.6	0.8	35	751
February	2013	30	58	10	1	100	0.1	-0.4	2.7	3.1	1.2	37	743
March	2013	33	57	8	1	100	0.1	-0.6	3.2	3.7	1.5	39	700
April	2013	36	54	8	2	100	0.1	-0.5	3.7	4.3	1.6	35	703
May	2013	38	53	7	2	100	0.1	-0.6	4.0	4.6	1.6	35	706
June	2013	39	51	8	1	100	0.2	-0.4	4.5	4.9	1.7	36	739
July	2013	42	49	9	0	100	0.3	-0.3	4.9	5.2	1.9	34	715
August	2013	41	49	10	0	100	0.2	-0.4	4.5	4.9	1.8	32	709
September	2013	40	51	9	0	100	0.2	-0.6	4.5	5.1	1.8	30	676
October	2013	39	53	8	0	100	0.2	-0.6	4.2	4.8	1.7	31	701
November	2013	37	54	9	0	100	0.2	-0.4	4.1	4.5	1.5	31	724
December	2013	38	53	9	0	100	0.3	-0.2	4.1	4.3	1.5	32	757
January	2014	39	52	8	0	100	0.3	-0.2	4.3	4.5	1.7	31	753
February	2014	39	53	8	0	100	0.3	-0.2	4.2	4.4	1.7	28	757
March	2014	37	54	8	1	100	0.3	-0.2	3.7	3.9	1.3	28	757
April	2014	37	53	9	1	100	0.3	-0.2	3.7	3.9	1.4	37	744
May	2014	39	51	8	1	100	0.3	-0.2	4.3	4.4	1.7	43	740
June	2014	42	50	8	1	100	0.3	-0.2	4.8	4.9	2.2	46	741
July	2014	41	51	8	1	100	0.3	-0.2	4.6	4.8	1.8	42	749
August	2014	39	52	7	1	100	0.3	-0.2	4.3	4.4	1.8	33	749
September	2014	38	52	9	1	100	0.3	-0.2	3.8	4.0	1.3	29	723
October	2014	38	52	9	1	100	0.3	-0.2	3.8	4.0	1.4	22	703
November	2014	37	51	11	1	100	0.3	-0.2	3.7	3.9	1.2	27	675
December	2014	39	51	9	1	100	0.3	-0.2	3.9	4.0	1.5	27	673

AGE 55 AND UP
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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
January	2015	40	50	9	1	100	0.3	-0.3	4.0	4.3	1.5	32	650
February	2015	41	50	8	1	100	0.3	-0.3	4.4	4.7	1.8	30	649
March	2015	41	51	7	1	100	0.2	-0.4	4.3	4.6	1.9	28	602
April	2015	42	52	6	0	100	0.3	-0.2	4.3	4.6	2.2	27	598
May	2015	42	51	7	0	100	0.3	-0.3	4.0	4.3	2.1	27	552
June	2015	43	50	7	1	100	0.4	-0.1	4.3	4.5	2.1	26	565
July	2015	42	51	7	1	100	0.4	-0.1	4.3	4.4	2.0	21	556
August	2015	42	52	6	0	100	0.4	-0.1	4.6	4.7	2.1	23	597
September	2015	40	53	7	0	100	0.3	-0.1	4.3	4.5	1.8	27	574
October	2015	39	53	8	0	100	0.3	-0.3	4.0	4.3	1.7	30	568
November	2015	38	52	9	1	100	0.2	-0.5	3.5	4.0	1.3	27	538
December	2015	40	51	9	1	100	0.2	-0.5	3.7	4.2	1.4	34	542
January	2016	41	51	8	1	100	0.2	-0.5	4.0	4.5	1.7	38	552
February	2016	41	52	6	1	100	0.3	-0.2	4.4	4.7	2.0	38	554
March	2016	42	51	6	1	100	0.3	-0.2	4.6	4.8	2.1	32	590
April	2016	41	50	8	1	100	0.3	-0.2	4.4	4.6	1.8	28	606
May	2016	44	47	9	1	100	0.4	-0.3	4.5	4.7	1.9	31	644
June	2016	44	47	8	1	100	0.3	-0.4	4.5	4.9	1.9	32	626
July	2016	47	44	9	0	100	0.4	-0.4	4.8	5.1	2.2	35	630
August	2016	46	45	9	0	100	0.4	-0.3	4.8	5.1	2.1	33	610
September	2016	42	47	10	1	100	0.4	-0.2	4.4	4.6	1.8	32	640
October	2016	41	49	9	1	100	0.3	-0.2	4.1	4.2	1.5	31	655
November	2016	41	48	10	1	100	0.3	-0.3	4.0	4.3	1.5	31	662
December	2016	46	45	9	0	100	0.4	-0.2	4.5	4.7	2.1	30	654
January	2017	47	44	9	0	100	0.4	-0.2	4.8	5.1	2.3	29	659
February	2017	48	45	8	0	100	0.4	-0.3	4.8	5.1	2.5	29	665
March	2017	48	43	8	0	100	0.6	-0.5	4.9	5.4	2.4	31	667
April	2017	52	41	7	1	100	1.1	-0.5	4.9	5.4	2.6	30	679
May	2017	54	39	6	1	100	1.5	-0.3	5.0	5.3	2.8	28	689
June	2017	56	38	5	1	100	1.8	-0.1	5.1	5.1	3.1	30	672
July	2017	54	39	6	1	100	1.4	0.0	5.1	5.2	3.0	32	661
August	2017	54	40	6	0	100	1.3	0.0	5.1	5.2	3.0	31	661
September	2017	52	41	6	0	100	1.1	-0.1	5.2	5.2	3.0	29	680
October	2017	53	41	6	0	100	1.3	0.0	5.1	5.2	3.0	26	683
November	2017	52	41	6	1	100	1.2	-0.2	5.2	5.4	3.0	30	703
December	2017	51	42	6	1	100	1.0	-0.2	5.0	5.3	2.8	32	707