# AGE 55 AND UP <br> TABLE 46 <br> 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 | 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 <br> TABLE 46 <br> 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 | 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 <br> TABLE 46 <br> 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 |  | 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 |
| January | 2018 | 51 | 40 | 8 | 1 | 100 | 1.0 | -0.3 | 5.0 | 5.2 | 2.8 | 34 | 715 |
| February | 2018 | 52 | 40 | 8 | 0 | 100 | 1.1 | -0.3 | 4.9 | 5.1 | 2.6 | 31 | 721 |

