

# EDUCATION COLLEGE DEGREE

## 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	43	44	12	1	100	0.3	-0.6	4.9	5.4	2.0	34	474
April 2007	40	46	14	0	100	0.2	-0.7	4.5	5.1	1.7	33	476
May 2007	41	44	15	0	100	0.3	-0.4	4.5	4.9	1.6	37	472
June 2007	38	47	15	0	100	0.2	-0.4	4.2	4.7	1.0	36	481
July 2007	38	46	16	0	100	0.2	-0.3	4.6	5.0	1.1	42	477
August 2007	36	46	17	0	100	0.2	-0.3	4.0	4.4	0.9	43	474
September 2007	36	44	20	0	100	0.2	-0.4	4.1	4.5	0.8	43	469
October 2007	33	46	21	0	100	0.1	-0.4	3.5	3.9	0.5	40	486
November 2007	31	47	22	0	100	0.1	-0.4	3.3	3.8	0.3	46	495
December 2007	27	52	22	0	100	0.1	-0.4	1.9	2.4	0.0	43	502
January 2008	25	54	20	0	100	0.1	-0.4	1.2	1.6	-0.2	39	493
February 2008	23	54	23	0	100	0.0	-1.3	0.5	1.7	-0.4	29	493
March 2008	20	56	24	0	100	0.0	-1.7	0.4	2.1	-0.7	29	505
April 2008	19	54	28	0	100	-0.2	-2.6	0.3	3.0	-0.9	29	504
May 2008	17	56	27	0	100	-0.2	-2.5	0.3	2.9	-1.0	33	520
June 2008	18	55	27	0	100	-0.2	-2.6	0.4	2.9	-0.9	32	507
July 2008	17	55	28	0	100	-0.1	-2.3	0.4	2.7	-0.9	33	508
August 2008	19	55	26	0	100	-0.1	-1.7	0.4	2.2	-0.6	28	507
September 2008	21	55	23	0	100	-0.1	-1.2	0.5	1.7	-0.3	26	526
October 2008	20	57	23	0	100	-0.2	-1.4	0.4	1.8	-0.5	33	519
November 2008	19	56	24	1	100	-0.2	-1.7	0.4	2.0	-0.7	32	509
December 2008	16	57	27	1	100	-0.3	-1.9	0.4	2.3	-1.1	37	497
January 2009	13	61	25	1	100	-0.4	-1.5	0.3	1.8	-1.3	30	495
February 2009	9	64	26	1	100	-0.3	-2.0	0.5	2.5	-1.7	34	492
March 2009	9	63	27	1	100	-0.3	-2.7	0.4	3.1	-1.8	32	514
April 2009	12	59	28	1	100	0.0	-3.1	0.5	3.6	-1.7	36	542
May 2009	16	58	25	1	100	-0.1	-2.1	0.3	2.5	-1.0	30	534
June 2009	18	60	21	1	100	-0.1	-1.3	0.4	1.7	-0.4	32	553
July 2009	19	62	18	1	100	-0.1	-0.5	0.4	0.9	-0.3	26	518
August 2009	21	63	16	1	100	0.0	-0.5	0.4	0.9	-0.1	33	525
September 2009	24	60	15	1	100	0.1	-0.3	1.4	1.7	0.0	32	508
October 2009	28	59	14	0	100	0.1	-0.3	1.9	2.2	0.5	36	545
November 2009	27	59	14	0	100	0.1	-0.4	1.9	2.3	0.5	26	558
December 2009	26	58	16	0	100	0.0	-0.5	1.1	1.6	0.4	26	569
January 2010	26	59	15	0	100	0.0	-0.6	0.9	1.5	0.3	26	531
February 2010	25	60	15	0	100	0.0	-0.5	0.9	1.3	0.2	28	514
March 2010	24	63	12	0	100	0.0	-0.6	0.8	1.3	0.2	26	508
April 2010	25	63	11	0	100	0.1	-0.4	1.4	1.8	0.5	19	532
May 2010	29	59	12	1	100	0.1	-0.4	2.1	2.5	0.8	20	546
June 2010	29	60	11	0	100	0.2	-0.2	2.1	2.4	0.9	18	521
July 2010	28	58	13	1	100	0.1	-0.4	1.4	1.9	0.5	21	520
August 2010	25	62	12	1	100	0.1	-0.4	0.8	1.2	0.2	19	505
September 2010	23	60	15	1	100	0.1	-0.5	0.8	1.3	-0.2	24	523
October 2010	23	61	16	1	100	0.2	-0.3	0.6	1.0	-0.2	26	531
November 2010	23	61	15	1	100	0.0	-0.5	0.5	1.0	0.0	28	549
December 2010	24	62	13	0	100	0.0	-0.5	0.5	1.0	0.2	27	530
January 2011	21	64	15	0	100	0.0	-0.5	0.4	0.9	-0.2	24	528

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**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			
February 2011	19	66	15	0	100	-0.1	-0.6	0.4	1.0	-0.2	22	516
March 2011	16	66	17	0	100	-0.1	-0.7	0.4	1.0	-0.3	17	513
April 2011	19	66	15	0	100	-0.1	-0.6	0.4	1.0	0.2	17	522
May 2011	20	65	15	1	100	0.0	-0.4	0.4	0.8	0.2	21	520
June 2011	20	64	15	0	100	-0.2	-0.7	0.4	1.0	0.0	25	542
July 2011	20	65	15	0	100	-0.2	-0.7	0.4	1.0	0.0	24	522
August 2011	18	62	19	0	100	-0.2	-0.7	0.3	1.1	-0.2	22	530
September 2011	15	66	19	0	100	0.0	-0.4	0.4	0.8	-0.3	19	520
October 2011	14	66	19	0	100	0.0	-0.4	0.4	0.8	-0.4	21	536
November 2011	14	67	18	0	100	0.0	-0.4	0.4	0.8	-0.3	19	542
December 2011	18	62	20	0	100	0.0	-0.4	0.4	0.8	-0.3	24	532
January 2012	17	63	19	1	100	0.0	-0.4	0.4	0.8	-0.3	19	518
February 2012	19	62	18	1	100	0.0	-0.4	0.8	1.2	-0.1	23	513
March 2012	21	65	14	1	100	0.1	-0.3	0.8	1.2	0.2	18	535
April 2012	26	62	12	0	100	0.1	-0.3	1.3	1.5	0.5	21	547
May 2012	27	63	10	0	100	0.1	-0.3	1.7	1.9	0.6	22	553
June 2012	29	59	11	1	100	0.1	-0.3	2.3	2.6	0.7	22	531
July 2012	26	61	12	1	100	0.0	-0.4	1.9	2.4	0.5	23	533
August 2012	24	62	13	1	100	0.0	-0.4	1.1	1.6	0.5	18	523
September 2012	27	63	10	0	100	0.1	-0.4	1.4	1.8	0.7	17	535
October 2012	32	60	7	1	100	0.2	-0.2	2.3	2.5	1.2	18	549
November 2012	36	59	5	1	100	0.3	-0.2	3.5	3.7	1.5	18	540
December 2012	35	59	5	1	100	0.2	-0.2	3.2	3.4	1.5	19	529
January 2013	35	59	5	1	100	0.2	-0.2	3.3	3.5	1.6	16	522
February 2013	39	54	7	1	100	0.3	-0.4	3.5	3.8	1.7	24	535
March 2013	42	49	8	1	100	0.3	-0.6	4.2	4.8	1.9	25	535
April 2013	47	43	8	2	100	0.5	-0.5	4.7	5.2	2.0	25	546
May 2013	50	42	7	1	100	1.1	-0.4	4.9	5.2	2.4	23	533
June 2013	53	41	5	1	100	1.2	-0.1	4.9	5.0	2.8	26	530
July 2013	53	43	5	0	100	1.1	-0.1	5.0	5.1	2.9	27	529
August 2013	51	43	6	0	100	0.6	-0.1	4.9	5.1	2.7	25	546
September 2013	50	43	6	0	100	0.6	-0.1	4.9	5.0	2.6	24	563
October 2013	51	42	7	0	100	0.8	-0.1	4.9	5.0	2.6	24	571
November 2013	50	45	5	0	100	0.7	-0.1	4.9	4.9	2.4	22	584
December 2013	50	43	6	0	100	0.8	-0.1	4.9	4.9	2.3	19	589
January 2014	50	44	6	0	100	0.7	-0.2	4.9	5.1	2.3	21	571
February 2014	49	44	6	0	100	0.7	-0.2	4.9	5.1	2.2	22	574
March 2014	47	48	5	0	100	0.6	-0.2	4.7	5.0	2.1	23	585
April 2014	45	48	6	1	100	0.4	-0.1	4.7	4.8	2.2	24	593
May 2014	46	48	6	0	100	0.4	-0.1	4.7	4.8	2.2	26	593
June 2014	47	47	5	1	100	0.4	-0.1	4.8	4.9	2.4	25	599
July 2014	48	46	6	1	100	0.4	-0.1	4.8	4.9	2.3	29	603
August 2014	47	47	5	1	100	0.4	-0.1	4.7	4.7	2.3	23	599
September 2014	48	46	6	0	100	0.5	-0.1	4.7	4.7	2.2	23	586
October 2014	44	50	5	0	100	0.4	-0.1	4.5	4.6	2.0	15	577
November 2014	43	50	6	1	100	0.4	-0.2	4.2	4.4	1.8	17	573
December 2014	42	52	6	1	100	0.3	-0.2	4.1	4.3	1.8	19	580
January 2015	45	49	5	1	100	0.4	-0.3	4.2	4.5	2.1	27	591
February 2015	48	47	5	0	100	0.5	-0.2	4.7	4.9	2.4	28	595
March 2015	49	46	4	1	100	0.5	-0.4	4.8	5.2	2.5	27	596
April 2015	50	44	5	0	100	0.8	-0.3	4.8	5.2	2.5	23	590
May 2015	49	45	6	1	100	0.7	-0.3	4.4	4.8	2.4	18	553
June 2015	51	43	6	0	100	1.2	-0.1	4.4	4.6	2.5	17	531

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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			
July 2015	50	45	4	0	100	0.9	-0.1	4.3	4.4	2.5	14	524
August 2015	54	42	4	0	100	1.5	-0.1	4.9	4.9	2.8	20	575
September 2015	51	44	4	0	100	1.1	-0.4	4.7	5.1	2.5	25	570
October 2015	49	44	6	1	100	1.0	-0.6	4.4	5.0	2.3	28	585
November 2015	48	46	6	1	100	0.6	-0.8	4.2	5.0	2.1	26	550
December 2015	47	47	6	1	100	0.6	-0.4	4.1	4.5	2.1	22	546
January 2016	47	47	5	1	100	0.6	-0.3	4.1	4.4	2.0	23	523
February 2016	45	50	4	0	100	0.4	-0.3	4.1	4.4	2.0	23	525
March 2016	49	46	4	0	100	1.0	-0.2	4.4	4.6	2.4	23	549
April 2016	54	41	5	0	100	1.5	-0.1	4.9	5.0	2.6	27	563
May 2016	57	36	6	1	100	2.0	0.0	4.9	5.0	2.6	26	592
June 2016	56	36	7	1	100	1.7	-0.1	4.9	5.0	2.5	28	594
July 2016	55	38	7	0	100	1.6	-0.1	4.9	5.0	2.7	27	576
August 2016	53	41	7	0	100	1.3	-0.1	4.9	5.0	2.6	24	581
September 2016	51	42	6	0	100	1.1	-0.1	4.8	5.0	2.4	24	609
October 2016	53	40	6	0	100	1.4	-0.1	4.7	4.9	2.2	19	647
November 2016	52	41	6	0	100	1.2	-0.1	4.7	4.8	2.2	25	654
December 2016	53	41	6	0	100	1.4	-0.1	4.8	4.9	2.4	22	653
January 2017	51	43	6	0	100	1.0	-0.2	4.9	5.1	2.5	25	667
February 2017	52	42	6	0	100	1.1	-0.1	4.9	5.0	2.5	21	681
March 2017	53	41	6	0	100	1.2	-0.3	4.9	5.2	2.4	24	689
April 2017	56	38	6	0	100	1.6	-0.1	4.9	5.0	2.5	25	697
May 2017	59	37	5	0	100	2.1	-0.1	4.9	5.0	2.6	23	705
June 2017	59	35	5	0	100	2.1	0.1	4.9	4.8	2.7	22	707
July 2017	56	39	5	0	100	1.7	0.0	5.0	5.0	2.9	21	732
August 2017	57	38	6	0	100	1.9	0.0	5.0	5.0	3.0	24	731
September 2017	57	38	5	0	100	2.2	0.0	5.2	5.2	3.2	24	740
October 2017	60	35	5	0	100	2.5	0.0	5.1	5.1	3.1	21	705
November 2017	58	37	4	0	100	2.2	-0.2	5.1	5.2	3.1	21	705
December 2017	57	38	5	0	100	1.8	-0.1	4.9	5.1	2.8	20	725
January 2018	55	38	6	0	100	1.5	-0.2	4.9	5.1	2.7	25	757
February 2018	57	36	6	0	100	1.8	0.0	4.9	4.9	2.7	25	758
March 2018	58	35	7	0	100	2.2	0.0	5.0	5.0	2.7	28	731
April 2018	59	36	5	0	100	2.2	0.1	4.9	4.9	2.8	26	694
May 2018	60	35	4	1	100	2.4	0.1	5.1	5.0	3.0	24	679
June 2018	61	35	4	1	100	2.5	0.1	5.2	5.2	3.5	30	688
July 2018	59	34	6	1	100	2.6	0.0	5.3	5.3	3.6	36	711
August 2018	59	34	7	0	100	2.6	0.0	5.3	5.3	3.6	42	713
September 2018	55	37	8	0	100	1.8	0.0	5.1	5.1	2.7	34	714
October 2018	55	38	8	0	100	1.5	0.0	5.0	5.0	2.6	29	725
November 2018	51	40	8	0	100	0.9	-0.1	4.7	4.8	2.1	24	719
December 2018	50	41	9	0	100	0.9	-0.1	4.8	4.9	2.1	29	706
January 2019	46	44	9	1	100	0.6	-0.2	4.5	4.7	1.7	26	708
February 2019	46	43	10	0	100	0.6	-0.2	4.6	4.7	1.9	32	742
March 2019	51	40	9	1	100	1.2	-0.1	4.6	4.6	2.3	29	765
April 2019	54	38	7	0	100	1.4	-0.1	4.8	4.9	2.6	28	750
May 2019	56	38	6	0	100	1.7	-0.3	4.8	5.1	2.7	24	712
June 2019	56	38	6	0	100	1.5	-0.3	4.8	5.2	2.8	25	718
July 2019	55	38	7	0	100	1.6	-0.3	4.9	5.1	2.7	24	721
August 2019	55	37	7	1	100	1.3	0.0	4.8	4.8	2.6	23	753
September 2019	53	36	10	1	100	1.2	-0.1	4.8	4.9	2.5	27	746
October 2019	53	36	11	0	100	1.0	-0.1	4.8	4.9	2.4	29	754
November 2019	50	39	11	0	100	0.8	-0.1	4.7	4.9	2.4	32	741

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**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 2019	51	40	9	0	100	0.8	-0.1	4.6	4.7	2.4	30	733
January 2020	54	39	8	0	100	1.3	0.0	4.7	4.8	2.8	35	753
February 2020	56	37	7	0	100	1.8	0.0	4.8	4.9	2.8	30	777
March 2020	52	40	8	0	100	1.4	-0.1	4.8	4.9	2.3	32	832
April 2020	43	41	16	0	100	0.7	-1.6	4.0	5.6	1.0	42	809
May 2020	34	44	22	0	100	0.1	-1.8	2.9	4.7	-0.1	52	794
June 2020	33	43	23	0	100	0.1	-1.8	2.9	4.7	-0.2	51	737
July 2020	37	46	17	0	100	0.2	-0.3	3.5	3.8	0.5	42	736
August 2020	45	43	11	0	100	0.7	-0.3	4.6	4.9	1.5	35	788
September 2020	49	41	9	0	100	1.1	-0.2	4.8	5.0	2.0	28	812
October 2020	54	38	7	0	100	1.5	-0.3	5.0	5.3	2.4	24	827
November 2020	55	36	9	0	100	1.6	-0.2	4.9	5.2	2.3	26	790
December 2020	55	36	9	0	100	1.8	-0.2	5.0	5.2	2.3	32	754
January 2021	55	36	8	0	100	2.0	-0.3	5.1	5.4	2.5	34	732
February 2021	58	35	6	0	100	2.5	-0.2	5.4	5.6	3.0	32	709
March 2021	59	35	5	1	100	2.8	-0.3	5.5	5.8	3.4	33	740
April 2021	64	29	6	1	100	3.5	0.1	6.3	6.2	3.9	38	760
May 2021	65	28	6	0	100	4.1	0.2	7.5	7.2	4.3	50	770
June 2021	68	26	6	0	100	4.7	0.3	8.1	7.8	4.7	51	748
July 2021	65	28	6	1	100	4.6	0.2	8.9	8.7	4.9	59	722
August 2021	62	29	8	1	100	3.9	0.0	7.9	7.9	4.5	57	722
September 2021	59	30	11	1	100	3.4	0.0	7.3	7.3	3.9	59	748
October 2021	57	30	12	1	100	2.8	0.0	5.7	5.7	3.2	54	761
November 2021	57	31	12	0	100	2.7	-0.1	5.8	5.9	3.0	56	774
December 2021	55	33	11	1	100	2.5	-0.1	5.9	6.0	3.0	52	743
January 2022	55	34	11	0	100	2.7	-0.3	6.7	7.0	3.2	49	742
February 2022	55	34	10	1	100	3.1	-0.2	6.8	7.1	3.3	46	716
March 2022	57	34	9	1	100	3.6	-0.2	7.8	8.0	3.9	48	730
April 2022	59	33	8	1	100	3.7	0.0	7.5	7.6	4.1	54	735
May 2022	56	35	9	0	100	2.7	-0.3	7.0	7.3	3.9	64	749
June 2022	50	35	14	0	100	1.3	-0.6	5.8	6.4	2.7	70	737
July 2022	42	37	20	0	100	0.2	-1.4	5.2	6.6	1.6	78	729
August 2022	37	39	24	0	100	0.1	-1.3	4.4	5.7	0.6	69	710
September 2022	35	39	27	0	100	0.1	-2.6	4.2	6.8	-0.1	72	709
October 2022	35	39	26	0	100	0.1	-1.9	4.1	6.1	-0.1	57	684
November 2022	33	36	30	1	100	0.1	-3.5	3.4	7.0	-0.6	61	680
December 2022	32	38	30	1	100	0.0	-3.4	2.8	6.1	-0.6	54	673
January 2023	26	41	33	0	100	-0.1	-4.8	1.3	6.2	-1.2	55	701
February 2023	28	43	29	0	100	-0.1	-3.4	2.0	5.4	-0.6	49	722
March 2023	31	44	25	0	100	0.0	-2.1	2.2	4.3	-0.1	45	710
April 2023	37	43	21	0	100	0.1	-0.6	3.2	3.8	0.6	45	696
May 2023	38	44	18	0	100	0.2	-0.3	3.3	3.7	0.8	40	685
June 2023	40	43	16	0	100	0.3	-0.3	3.9	4.2	1.3	37	690
July 2023	42	43	15	1	100	0.3	-0.2	4.4	4.7	1.4	37	712
August 2023	45	42	13	0	100	0.4	-0.2	4.9	5.1	1.8	42	734
September 2023	46	40	14	0	100	0.6	-0.2	5.1	5.3	1.9	42	743
October 2023	46	41	13	0	100	0.6	-0.2	5.0	5.2	2.2	36	730
November 2023	47	40	13	0	100	0.6	-0.2	5.0	5.2	2.2	34	709
December 2023	44	43	13	0	100	0.4	-0.2	4.7	4.9	1.8	34	729
January 2024	46	41	13	0	100	0.4	-0.3	4.8	5.1	1.9	38	736
February 2024	47	41	12	1	100	0.4	-0.3	4.8	5.1	2.0	36	739