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?"

								Percentiles					
Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	25th	75th	Rng	Mean	Variance	Cases
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

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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

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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
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

EDUCATION COLLEGE DEGREE
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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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	742
October	2023	46	41	13	0	100	0.6	-0.2	5.0	5.2	2.2	36	729
November	2023	47	40	13	0	100	0.7	-0.2	5.0	5.2	2.2	34	708
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
March	2024	51	39	9	1	100	1.1	-0.2	5.0	5.2	2.5	35	730
April	2024	52	39	8	1	100	1.3	-0.1	5.1	5.1	2.8	33	813
May	2024	52	39	8	1	100	1.5	0.0	5.0	5.1	2.8	35	1027
June	2024	53	38	9	0	100	1.2	-0.1	5.0	5.1	2.6	38	1237
July	2024	53	37	10	0	100	1.4	-0.1	5.0	5.1	2.5	35	1310
August	2024	52	39	9	0	100	1.1	-0.1	5.0	5.0	2.3	30	1456
September	2024	52	40	9	0	100	1.0	-0.1	4.9	5.1	2.4	32	1472
October	2024	52	38	10	0	100	0.9	-0.1	4.9	5.0	2.3	38	1537
November	2024	51	39	10	1	100	0.8	-0.3	4.8	5.1	2.4	38	1358
December	2024	50	39	11	1	100	0.5	-0.3	4.8	5.1	2.3	39	1318
January	2025	50	39	10	0	100	0.7	-0.3	4.9	5.2	2.3	35	1372
February	2025	50	39	11	0	100	0.8	-0.1	4.7	4.8	2.2	40	1452
March	2025	47	40	12	1	100	0.7	-0.1	4.7	4.8	1.9	40	1794
April	2025	43	41	15	1	100	0.1	0.0	4.6	4.7	1.5	49	1879
May	2025	43	40	16	1	100	0.0	0.0	4.8	4.9	1.6	51	1996
June	2025	44	39	16	0	100	0.0	0.0	4.8	4.9	1.6	52	1794
July	2025	45	40	15	0	100	0.0	-0.1	4.6	4.7	1.7	45	1918
August	2025	44	41	15	0	100	0.0	-0.2	4.0	4.2	1.4	41	1871
September	2025	43	41	15	0	100	0.0	-0.2	3.8	4.0	1.3	38	1990
October	2025	41	42	17	0	100	0.0	-0.2	3.4	3.6	1.1	38	1889
November	2025	41	42	17	0	100	0.0	-0.2	3.4	3.6	1.1	36	1951
December	2025	39	43	18	0	100	0.0	-0.3	3.1	3.3	0.9	34	1830
January	2026	40	42	17	1	100	0.0	-0.3	3.0	3.3	1.0	31	1914
February	2026	40	43	16	1	100	0.0	-0.3	3.1	3.4	1.0	31	2012
March	2026	41	44	14	1	100	0.1	-0.2	3.5	3.6	1.3	31	2237
April	2026	42	44	13	1	100	0.1	-0.2	3.8	3.9	1.4	32	2177
May	2026	42	45	13	0	100	0.0	-0.1	3.6	3.8	1.5	30	2056
June	2026	43	45	11	0	100	0.0	-0.2	3.6	3.8	1.6	33	1983
July	2026	44	46	11	0	100	0.0	-0.2	3.9	4.1	1.7	33	2020
August	2026	45	44	11	0	100	0.0	-0.1	4.1	4.3	1.8	36	1987