

EDUCATION HIGH SCHOOL OR LESS

1

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	34	57	8	2	100	0.0	-0.9	4.6	5.5	2.3	57	398
April	2007	32	58	8	2	100	0.1	-0.6	4.1	4.7	2.1	42	409
May	2007	32	56	11	2	100	0.2	-0.5	3.4	3.9	1.5	37	382
June	2007	29	56	14	1	100	0.1	-0.5	2.9	3.4	1.2	52	396
July	2007	30	54	16	0	100	0.1	-0.6	3.3	3.9	1.3	66	396
August	2007	29	56	15	0	100	0.1	-0.3	3.0	3.3	1.2	66	421
September	2007	27	58	15	0	100	0.1	-0.4	2.2	2.6	0.9	62	410
October	2007	25	57	17	1	100	0.1	-0.5	1.3	1.8	0.3	76	393
November	2007	25	54	21	1	100	0.1	-0.5	1.3	1.8	0.1	81	357
December	2007	23	54	22	1	100	0.0	-0.4	1.1	1.5	-0.2	69	363
January	2008	18	59	21	1	100	0.0	-0.4	0.4	0.8	-0.5	43	367
February	2008	17	59	23	1	100	0.0	-1.3	0.4	1.7	-1.0	64	394
March	2008	18	59	22	1	100	0.0	-1.3	0.4	1.7	-0.6	75	387
April	2008	18	58	24	0	100	-0.2	-1.5	0.3	1.8	-0.9	84	390
May	2008	19	56	24	2	100	-0.5	-1.7	0.3	1.9	-0.3	69	376
June	2008	19	54	25	2	100	-0.6	-1.8	0.3	2.1	-0.7	76	377
July	2008	19	54	26	2	100	-0.6	-2.5	0.4	3.0	-1.1	73	370
August	2008	17	57	25	1	100	-0.2	-1.5	0.6	2.1	-1.3	69	376
September	2008	14	61	23	1	100	-0.2	-1.5	0.5	2.0	-1.0	49	358
October	2008	16	62	21	1	100	0.1	-0.6	0.8	1.3	-0.4	51	366
November	2008	14	64	22	1	100	0.0	-1.0	0.6	1.6	-0.9	47	354
December	2008	16	59	24	0	100	0.1	-1.4	0.8	2.1	-1.2	56	370
January	2009	15	57	26	1	100	-0.1	-2.3	0.5	2.7	-2.0	71	364
February	2009	14	60	25	1	100	-0.1	-2.0	0.5	2.5	-1.9	70	369
March	2009	10	65	24	2	100	-0.2	-1.7	0.3	2.0	-2.4	61	352
April	2009	10	68	21	1	100	-0.2	-0.9	0.4	1.3	-1.7	42	334
May	2009	12	64	22	2	100	-0.3	-1.0	0.3	1.4	-1.4	46	342
June	2009	14	62	23	1	100	-0.3	-1.6	0.5	2.1	-1.3	50	341
July	2009	15	59	24	2	100	-0.3	-1.5	0.4	1.9	-1.3	57	356
August	2009	18	57	23	2	100	0.0	-1.2	0.8	2.0	-0.7	55	359
September	2009	19	60	19	2	100	0.0	-0.7	0.7	1.4	0.0	50	375
October	2009	19	62	18	1	100	0.0	-0.7	0.7	1.4	0.4	37	362
November	2009	19	61	20	0	100	-0.2	-0.9	0.4	1.3	-0.3	46	362
December	2009	18	61	20	1	100	-0.2	-1.2	0.6	1.8	-0.5	49	352
January	2010	18	59	20	2	100	-0.2	-1.3	0.7	2.1	-0.7	49	381
February	2010	17	63	18	2	100	-0.3	-1.4	0.7	2.1	-0.5	43	388
March	2010	19	61	18	2	100	-0.4	-1.3	0.5	1.8	-0.7	45	390
April	2010	17	62	20	1	100	-0.3	-1.1	0.4	1.6	-1.2	49	363
May	2010	17	61	20	1	100	-0.1	-0.8	0.6	1.5	-1.2	51	360
June	2010	16	62	21	1	100	0.1	-0.4	0.6	1.1	-1.2	47	376
July	2010	17	62	19	1	100	0.1	-0.5	0.7	1.2	-0.9	47	379
August	2010	16	63	20	1	100	0.0	-0.7	0.6	1.3	-1.1	48	378
September	2010	16	60	21	2	100	-0.1	-0.9	0.8	1.6	-1.3	52	348
October	2010	14	61	22	2	100	-0.1	-0.8	0.6	1.4	-1.5	45	342
November	2010	14	63	21	2	100	-0.3	-0.9	0.4	1.3	-1.4	47	347

EDUCATION HIGH SCHOOL OR LESS

2

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	2010	14	64	21	1	100	-0.4	-1.1	0.4	1.4	-1.3	61	370
January	2011	16	64	20	1	100	-0.2	-1.2	0.7	1.8	-1.1	67	360
February	2011	17	61	20	2	100	-0.4	-1.5	0.6	2.1	-0.9	63	354
March	2011	16	62	20	2	100	-0.3	-1.2	0.5	1.7	-0.7	48	338
April	2011	15	64	20	1	100	-0.4	-1.1	0.2	1.3	-0.7	44	344
May	2011	18	64	19	0	100	0.0	-0.4	0.4	0.8	0.0	39	346
June	2011	15	67	18	1	100	-0.2	-0.7	0.3	1.0	-0.1	35	345
July	2011	16	64	19	1	100	-0.3	-0.9	0.3	1.2	0.5	53	336
August	2011	11	67	20	1	100	-0.2	-0.9	0.4	1.4	-0.3	58	343
September	2011	12	67	20	1	100	0.0	-0.6	0.7	1.2	-0.4	51	331
October	2011	10	69	20	0	100	0.3	-0.4	0.9	1.3	-1.1	35	352
November	2011	11	70	19	1	100	0.2	-0.4	0.8	1.2	-0.7	26	344
December	2011	12	66	20	1	100	0.2	-0.4	0.8	1.2	-0.9	43	373
January	2012	13	63	22	1	100	0.1	-0.5	0.6	1.0	-1.0	57	373
February	2012	15	64	21	1	100	0.0	-0.6	0.6	1.1	-1.0	58	374
March	2012	17	61	20	2	100	0.0	-0.6	0.5	1.0	-0.9	57	345
April	2012	17	64	17	2	100	0.0	-0.5	0.5	1.0	-0.5	47	355
May	2012	18	62	18	2	100	-0.1	-0.6	0.4	0.9	-0.4	51	363
June	2012	15	67	17	1	100	-0.1	-0.5	0.3	0.9	-0.5	48	379
July	2012	17	63	17	2	100	-0.1	-0.6	0.4	0.9	-0.7	45	357
August	2012	18	62	18	2	100	0.0	-0.4	0.4	0.8	-0.9	43	341
September	2012	18	63	17	2	100	0.1	-0.3	0.6	0.9	-0.3	37	340
October	2012	18	64	16	2	100	0.1	-0.3	0.6	0.9	-0.4	41	344
November	2012	18	64	15	3	100	0.1	-0.4	0.6	1.0	-0.5	42	340
December	2012	21	60	16	2	100	0.0	-0.5	0.4	0.9	-0.4	44	354
January	2013	19	62	17	2	100	-0.2	-0.7	0.4	1.0	-0.5	47	347
February	2013	18	66	15	1	100	0.1	-0.4	0.7	1.1	0.1	44	338
March	2013	22	64	12	2	100	0.1	-0.5	1.4	1.9	0.3	42	336
April	2013	24	63	10	2	100	0.2	-0.5	1.5	1.9	0.8	46	337
May	2013	29	56	13	2	100	0.2	-0.5	2.1	2.6	0.7	64	341
June	2013	27	57	15	1	100	0.0	-1.0	1.9	2.8	0.4	69	339
July	2013	29	53	17	1	100	0.1	-0.9	2.3	3.2	0.1	65	331
August	2013	28	55	16	1	100	-0.1	-0.9	1.7	2.6	0.2	43	322
September	2013	27	57	16	1	100	0.3	-0.3	1.6	1.9	0.3	38	288
October	2013	24	59	17	0	100	0.3	-0.3	1.3	1.6	0.1	40	253
November	2013	24	57	19	0	100	0.2	-0.6	1.1	1.7	-0.5	54	252
December	2013	25	58	16	2	100	0.0	-0.6	1.4	2.0	0.1	50	255
January	2014	26	58	14	3	100	0.0	-0.6	1.2	1.8	0.7	44	278
February	2014	28	59	11	3	100	0.2	-0.3	1.7	1.9	1.4	36	261
March	2014	26	58	14	1	100	0.2	-0.3	1.2	1.4	0.5	43	250
April	2014	27	58	14	1	100	0.2	-0.4	1.4	1.8	0.3	41	229
May	2014	25	59	15	1	100	0.2	-0.5	1.6	2.1	0.3	41	230
June	2014	27	57	14	1	100	0.2	-0.5	2.1	2.6	0.6	38	246
July	2014	27	56	14	2	100	0.1	-0.4	2.4	2.8	0.4	64	239
August	2014	28	57	13	2	100	0.1	-0.3	2.1	2.4	0.6	61	237
September	2014	25	59	14	2	100	0.1	-0.3	1.4	1.7	0.2	57	229
October	2014	25	61	13	1	100	0.1	-0.3	1.2	1.5	0.6	31	246
November	2014	24	61	15	0	100	0.1	-0.3	0.9	1.2	0.3	29	245
December	2014	29	60	11	0	100	0.1	-0.4	1.5	1.9	0.7	22	237

EDUCATION HIGH SCHOOL OR LESS

3

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			
January	2015	28	59	13	0	100	-0.1	-0.7	1.2	1.8	0.2	21	224
February	2015	27	61	12	0	100	0.0	-0.8	1.3	2.0	0.3	19	210
March	2015	27	61	12	0	100	-0.1	-1.0	1.0	2.0	0.4	23	198
April	2015	28	61	11	0	100	0.0	-0.7	1.5	2.2	0.7	26	204
May	2015	34	55	11	0	100	0.0	-0.9	2.6	3.5	1.0	48	203
June	2015	33	55	11	1	100	0.1	-0.5	2.7	3.2	1.2	50	206
July	2015	36	53	10	1	100	0.3	-0.5	3.3	3.8	1.5	50	201
August	2015	29	59	10	1	100	0.3	-0.3	2.1	2.4	1.3	37	207
September	2015	31	56	12	1	100	0.3	-0.3	2.5	2.8	1.4	40	209
October	2015	28	58	13	0	100	0.2	-0.4	1.8	2.2	1.1	44	200
November	2015	34	53	14	0	100	0.1	-0.7	2.5	3.1	0.8	41	203
December	2015	34	54	12	0	100	0.0	-0.9	3.0	3.8	0.7	46	217
January	2016	37	52	12	0	100	0.0	-1.0	3.7	4.7	1.3	45	223
February	2016	35	54	10	1	100	0.1	-0.7	3.6	4.3	1.5	49	237
March	2016	32	57	10	1	100	0.1	-0.6	2.6	3.2	1.4	46	238
April	2016	28	58	13	1	100	0.1	-0.4	1.6	2.0	0.2	52	235
May	2016	33	55	12	0	100	0.2	-0.5	2.3	2.8	0.8	56	210
June	2016	33	56	12	0	100	0.1	-0.5	2.2	2.7	0.7	51	204
July	2016	36	54	9	0	100	0.2	-0.4	2.7	3.2	1.6	37	219
August	2016	32	57	10	1	100	0.1	-0.3	2.1	2.5	1.0	31	239
September	2016	33	54	13	1	100	0.1	-0.4	2.4	2.9	0.8	28	237
October	2016	33	54	12	0	100	0.1	-0.4	2.6	3.0	0.7	34	239
November	2016	33	53	14	0	100	0.1	-0.6	2.6	3.2	0.7	34	233
December	2016	38	51	11	0	100	0.1	-0.7	3.5	4.2	1.5	40	252
January	2017	44	47	10	0	100	0.6	-0.6	4.6	5.2	2.2	33	245
February	2017	45	48	6	1	100	0.7	-0.5	4.3	4.8	2.6	36	244
March	2017	45	46	7	2	100	0.7	-0.3	3.9	4.2	2.4	36	222
April	2017	41	50	7	2	100	0.2	-0.6	3.2	3.8	2.0	32	219
May	2017	45	45	8	3	100	0.4	-0.5	4.1	4.6	2.1	30	217
June	2017	44	48	7	2	100	0.4	-0.3	4.0	4.3	2.1	27	232
July	2017	42	48	9	2	100	0.4	-0.2	3.5	3.7	2.1	37	244
August	2017	40	51	9	0	100	0.3	-0.3	3.5	3.8	1.8	43	248
September	2017	41	47	12	0	100	0.3	-0.5	4.1	4.5	1.9	53	230
October	2017	39	49	13	0	100	0.2	-0.5	3.8	4.3	1.5	47	220
November	2017	38	49	12	0	100	0.1	-0.8	4.0	4.8	1.6	47	217
December	2017	36	53	10	1	100	0.1	-0.7	3.4	4.1	1.5	40	225