EDUCATION HIGH SCHOOL OR LESS
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	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

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

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
January	2018	37	52	10	1	100	0.2	-0.7	3.2	3.9	2.1	49	224
February	2018	42	46	12	1	100	0.7	-0.3	3.1	3.4	2.3	48	221
March	2018	43	45	12	0	100	0.7	-0.4	3.3	3.7	2.3	50	233
April	2018	45	43	11	0	100	0.7	-0.4	4.4	4.8	2.2	45	240
May	2018	42	46	12	0	100	0.4	-0.4	4.2	4.6	2.0	38	240
June	2018	39	49	11	1	100	0.4	-0.3	4.0	4.3	2.2	37	229
July	2018	42	47	11	1	100	0.5	-0.4	4.3	4.7	2.4	38	220
August	2018	40	49	10	1	100	0.3	-0.3	4.1	4.4	2.1	38	216
September	2018	45	45	10	1	100	0.4	-0.3	4.7	5.0	2.2	33	217
October	2018	42	47	10	1	100	0.3	-0.3	4.5	4.8	2.0	29	218
November	2018	44	44	12	1	100	0.3	-0.5	4.4	4.9	2.0	29	231
December	2018	45	40	14	1	100	0.8	-0.5	5.2	5.7	2.7	50	223
January	2019	45	41	13	1	100	0.8	-0.5	4.5	5.0	3.0	66	222
February	2019	43	44	11	2	100	0.8	-0.4	4.5	5.0	2.8	74	216

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March	2019	37	52	10	2	100	0.2	-0.6	3.2	3.8	1.5	59	215
April	2019	41	49	9	1	100	0.3	-0.4	3.7	4.1	1.4	58	228
May	2019	40	51	9	0	100	0.3	-0.3	3.9	4.2	1.4	61	234
June	2019	42	49	10	0	100	0.3	-0.3	4.2	4.5	1.4	61	234
July	2019	40	51	9	0	100	0.2	-0.5	3.9	4.4	1.0	42	216
August	2019	47	44	9	0	100	0.6	-0.6	4.2	4.8	1.6	31	215
September	2019	47	44	9	1	100	0.6	-0.6	4.3	4.9	2.0	22	216
October	2019	47	43	8	1	100	0.6	-0.8	4.7	5.5	2.2	30	229
November	2019	41	46	11	1	100	0.2	-0.7	4.4	5.1	2.0	37	234
December	2019	46	44	9	1	100	0.4	-0.9	4.6	5.5	2.5	44	239
January	2020	43	46	10	1	100	0.3	-0.8	4.6	5.4	2.4	37	228
February	2020	43	49	7	0	100	0.3	-0.7	4.8	5.6	2.6	35	225
March	2020	39	52	9	1	100	0.2	-0.4	4.5	4.9	2.1	40	237
April	2020	35	55	10	0	100	0.1	-0.5	3.1	3.6	1.9	45	233
May	2020	30	55	15	1	100	0.1	-0.6	2.5	3.0	1.1	53	227
June	2020	31	51	16	1	100	0.1	-0.6	2.9	3.5	1.2	51	212
July	2020	33	48	17	1	100	0.2	-0.5	3.5	4.0	0.8	55	217
August	2020	35	49	14	1	100	0.2	-0.4	3.9	4.3	1.0	44	218
September	2020	35	52	12	1	100	0.2	-0.8	3.5	4.3	1.0	46	206
October	2020	37	51	12	1	100	0.4	-0.7	3.8	4.6	1.4	58	200
November	2020	39	51	10	0	100	0.4	-0.8	3.6	4.4	2.0	63	200
December	2020	37	47	15	1	100	0.3	-0.5	3.2	3.7	1.1	67	210
January	2021	37	46	16	1	100	0.1	-0.7	3.0	3.7	1.0	50	218
February	2021	41	43	15	1	100	0.3	-0.6	3.9	4.5	1.3	61	222
March	2021	44	46	10	0	100	0.4	-0.4	4.4	4.9	2.4	51	218
April	2021	44	45	9	1	100	0.5	-0.2	5.1	5.2	2.5	72	206
May	2021	46	41	10	2	100	1.0	-0.1	6.2	6.4	2.8	69	197
June	2021	47	34	15	4	100	1.1	-0.2	6.5	6.7	1.9	106	205
July	2021	51	32	14	3	100	1.1	-0.8	7.4	8.2	2.4	102	216
August	2021	51	31	16	2	100	1.3	-1.2	8.1	9.3	2.7	126	217
September	2021	50	34	14	1	100	1.2	-1.7	8.4	10.1	3.6	98	212
October	2021	54	30	15	1	100	2.0	-1.2	8.2	9.3	3.8	91	214
November	2021	51	34	14	1	100	1.3	-0.9	6.4	7.2	3.3	77	216
December	2021	48	36	15	1	100	1.4	-0.6	5.8	6.3	2.8	93	212
January	2022	45	42	12	1	100	0.6	-0.8	5.9	6.7	3.1	95	211
February	2022	46	39	13	1	100	1.4	-0.8	7.3	8.2	3.3	101	212
March	2022	47	39	12	2	100	1.3	-0.7	8.3	9.0	3.6	105	224
April	2022	46	39	13	2	100	1.3	-0.4	8.0	8.4	3.3	97	245
May	2022	42	44	14	1	100	0.3	-0.6	6.2	6.8	2.0	91	242
June	2022	42	42	15	1	100	0.4	-0.6	5.5	6.1	1.9	87	250
July	2022	36	43	20	1	100	0.2	-0.6	4.0	4.6	0.5	113	235
August	2022	32	44	22	2	100	0.2	-0.4	3.7	4.1	0.3	113	236
September	2022	31	46	22	1	100	0.1	-0.4	3.4	3.9	0.5	116	219
October	2022	35	42	22	1	100	0.1	-0.6	4.6	5.2	1.1	100	241
November	2022	37	40	22	1	100	0.1	-0.8	4.9	5.6	1.3	115	237
December	2022	36	37	26	1	100	0.1	-2.3	4.4	6.6	0.1	101	231
January	2023	34	37	28	1	100	0.1	-3.5	4.2	7.7	-0.3	96	201
February	2023	32	42	24	2	100	0.1	-3.5	3.6	7.1	0.0	65	211
March	2023	31	48	20	2	100	0.0	-2.1	3.2	5.4	0.5	58	220
April	2023	32	52	14	2	100	0.0	-0.7	3.2	3.9	1.2	71	247

EDUCATION HIGH SCHOOL OR LESS
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	34	49	16	2	100	0.0	-1.0	4.0	5.0	0.9	89	241
June	2023	38	46	15	1	100	0.1	-0.8	5.2	6.0	1.6	87	252
July	2023	40	46	13	1	100	0.1	-0.8	4.8	5.5	1.5	60	213
August	2023	42	45	13	0	100	0.3	-0.5	3.9	4.4	1.8	40	228
September	2023	42	45	12	1	100	0.2	-0.6	4.0	4.6	1.8	42	209
October	2023	40	46	13	2	100	0.3	-0.6	4.3	4.9	2.0	52	239
November	2023	37	47	13	3	100	0.3	-0.6	4.8	5.4	2.0	62	221
December	2023	38	45	13	4	100	0.3	-0.5	4.8	5.3	2.1	66	240
January	2024	37	49	12	3	100	0.1	-0.6	4.1	4.7	2.0	62	231
February	2024	39	49	11	1	100	0.2	-0.5	3.9	4.3	1.7	56	256
March	2024	37	50	12	1	100	0.2	-0.5	3.7	4.2	1.4	55	249
April	2024	41	46	11	1	100	0.2	-0.8	4.1	4.9	1.5	55	261
May	2024	41	48	9	2	100	0.3	-1.0	4.4	5.4	2.0	54	255
June	2024	46	45	8	1	100	0.8	-1.1	5.6	6.7	3.0	88	251
July	2024	46	42	10	2	100	0.8	-0.8	6.7	7.5	3.8	128	222
August	2024	47	39	12	2	100	0.7	-0.7	6.5	7.2	3.5	143	193
September	2024	45	42	12	2	100	-0.1	-1.6	5.4	7.0	2.3	123	170
October	2024	46	40	12	2	100	0.1	-1.4	4.6	6.0	1.4	77	160
November	2024	45	41	12	2	100	0.2	-1.1	4.8	5.8	1.9	55	139
December	2024	43	44	10	3	100	0.2	-0.5	4.9	5.4	2.8	44	134
January	2025	44	42	12	3	100	0.1	-0.5	6.6	7.1	3.4	110	153
February	2025	43	44	10	3	100	0.2	-0.5	7.6	8.1	4.0	123	166
March	2025	47	40	11	2	100	0.6	-0.4	8.2	8.7	3.8	134	201
April	2025	40	47	11	1	100	0.5	-0.7	6.2	6.9	3.1	98	189
May	2025	39	48	13	1	100	0.1	-1.2	4.8	6.0	2.2	120	190
June	2025	31	54	14	1	100	-0.2	-0.9	3.0	3.9	1.7	103	173
July	2025	36	50	12	2	100	-0.1	-0.7	3.9	4.6	2.7	105	182
August	2025	41	46	11	3	100	0.0	-1.2	3.9	5.0	3.1	88	180
September	2025	43	41	12	3	100	-0.4	-2.5	5.3	7.7	2.7	147	175
October	2025	44	41	12	2	100	-0.3	-2.6	5.4	8.0	2.8	152	174
November	2025	38	47	13	2	100	-0.6	-2.3	5.2	7.4	2.9	162	173
December	2025	41	46	13	1	100	-0.3	-1.5	4.2	5.7	3.4	117	165
January	2026	39	45	15	0	100	-0.6	-2.7	4.0	6.6	1.8	127	166
February	2026	45	36	19	0	100	-0.3	-2.6	4.3	6.9	1.4	123	187
March	2026	47	35	18	0	100	-0.1	-2.1	4.4	6.5	1.6	113	213
April	2026	50	35	14	1	100	0.3	-1.2	4.3	5.5	2.1	75	210
May	2026	49	40	10	1	100	-0.2	-3.4	5.7	9.1	2.8	120	193
June	2026	45	44	9	2	100	-0.4	-3.6	6.6	10.2	3.3	128	193
July	2026	45	46	8	2	100	-0.2	-3.9	8.1	12.0	4.5	146	206
August	2026	43	43	12	2	100	0.1	-1.9	7.4	9.3	3.3	96	211