

EDUCATION SOME COLLEGE

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	41	49	9	1	100	0.3	-0.7	4.9	5.6	2.7	56	371
April	2007	40	48	12	0	100	0.2	-1.0	5.0	6.0	2.4	67	361
May	2007	39	48	13	0	100	0.1	-0.6	5.0	5.7	2.4	61	376
June	2007	37	48	14	0	100	0.2	-0.6	5.1	5.7	2.3	60	347
July	2007	39	48	12	1	100	0.3	-0.4	5.0	5.4	2.5	49	351
August	2007	37	48	15	1	100	0.2	-0.7	4.4	5.1	2.0	48	335
September	2007	35	48	16	1	100	0.1	-0.7	3.6	4.4	1.3	46	355
October	2007	30	50	20	0	100	0.2	-0.7	2.5	3.3	0.9	54	355
November	2007	27	55	18	1	100	0.1	-0.7	1.5	2.2	0.6	44	381
December	2007	24	54	21	0	100	0.1	-0.6	0.8	1.4	0.5	46	376
January	2008	23	53	24	0	100	-0.1	-1.6	0.5	2.0	0.0	35	364
February	2008	22	52	26	0	100	0.0	-1.6	0.8	2.4	-0.2	49	339
March	2008	22	54	24	0	100	0.1	-1.7	0.9	2.6	-0.2	47	334
April	2008	20	57	22	1	100	0.1	-1.2	1.0	2.2	-0.5	56	354
May	2008	21	55	24	1	100	0.0	-1.7	0.7	2.4	-0.7	45	359
June	2008	19	53	27	1	100	-0.1	-1.7	0.5	2.3	-1.3	49	368
July	2008	22	53	25	0	100	0.0	-1.4	1.2	2.5	-0.2	46	360
August	2008	22	56	22	0	100	0.1	-0.7	1.2	1.9	0.0	47	367
September	2008	23	58	19	0	100	0.2	-0.5	1.4	1.9	0.5	43	354
October	2008	20	57	23	0	100	0.0	-1.0	0.7	1.7	-0.4	43	348
November	2008	19	55	26	0	100	0.1	-2.0	0.8	2.8	-0.5	43	343
December	2008	17	56	27	0	100	-0.2	-2.2	0.6	2.8	-1.1	43	355
January	2009	15	60	24	0	100	-0.3	-1.9	0.4	2.3	-0.9	46	369
February	2009	13	61	25	1	100	-0.5	-1.7	0.2	1.9	-1.4	40	385
March	2009	11	60	27	1	100	-0.4	-3.0	0.2	3.1	-1.6	52	376
April	2009	10	58	30	1	100	-0.3	-4.1	0.4	4.5	-2.1	45	368
May	2009	12	61	27	0	100	-0.3	-3.6	0.4	4.1	-1.8	52	369
June	2009	15	62	23	0	100	-0.2	-2.2	0.5	2.7	-1.2	37	366
July	2009	19	61	19	1	100	-0.2	-0.7	0.4	1.1	-0.6	41	388
August	2009	20	59	19	1	100	0.0	-0.5	0.6	1.1	-0.4	37	392
September	2009	22	59	18	1	100	0.1	-0.5	0.8	1.2	0.0	45	391
October	2009	21	61	17	1	100	0.1	-0.5	0.7	1.2	0.2	48	375
November	2009	21	63	14	1	100	0.0	-0.6	0.6	1.2	0.4	49	344
December	2009	19	66	13	1	100	-0.3	-1.0	0.3	1.4	0.3	45	331
January	2010	20	66	13	0	100	-0.3	-1.0	0.4	1.4	0.4	36	331
February	2010	20	65	15	0	100	-0.2	-0.9	0.3	1.2	0.2	34	346
March	2010	21	63	15	1	100	0.0	-0.5	0.4	0.9	0.1	28	353
April	2010	18	64	17	1	100	0.0	-0.5	0.4	0.9	-0.2	34	369
May	2010	20	63	16	2	100	0.0	-0.5	0.4	0.9	-0.2	35	354
June	2010	20	63	15	1	100	-0.1	-0.6	0.5	1.1	-0.4	38	356
July	2010	21	63	14	2	100	-0.1	-0.6	0.5	1.1	-0.3	30	340
August	2010	20	65	14	1	100	0.0	-0.5	0.4	0.9	-0.2	30	371
September	2010	17	65	17	1	100	0.0	-0.4	0.4	0.8	-0.5	25	391
October	2010	15	66	18	1	100	0.0	-0.4	0.3	0.8	-0.8	28	413
November	2010	16	61	22	1	100	-0.1	-0.5	0.3	0.8	-0.7	33	392

EDUCATION SOME COLLEGE

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	19	61	19	1	100	-0.1	-0.5	0.4	1.0	-0.3	41	379
January	2011	19	62	18	1	100	-0.1	-0.7	0.4	1.1	0.2	40	369
February	2011	19	65	16	1	100	-0.1	-0.6	0.4	1.0	0.3	31	377
March	2011	16	66	17	1	100	-0.1	-0.5	0.4	0.9	0.2	25	399
April	2011	16	64	20	0	100	0.0	-0.5	0.4	0.8	-0.1	22	396
May	2011	17	64	19	1	100	0.0	-0.4	0.4	0.8	0.1	23	390
June	2011	17	64	19	1	100	0.0	-0.4	0.4	0.8	-0.1	20	369
July	2011	16	67	16	1	100	-0.1	-0.5	0.4	0.9	-0.3	28	362
August	2011	14	66	19	1	100	-0.2	-0.7	0.3	1.0	-0.8	26	354
September	2011	13	63	23	1	100	-0.3	-1.7	0.3	1.9	-1.3	40	370
October	2011	13	58	28	1	100	-0.2	-2.3	0.4	2.7	-1.6	41	366
November	2011	14	57	28	1	100	-0.1	-2.2	0.4	2.6	-1.5	45	376
December	2011	17	59	23	1	100	0.0	-1.2	0.5	1.7	-0.7	39	363
January	2012	16	65	19	0	100	0.0	-0.4	0.3	0.8	-0.2	28	375
February	2012	16	65	18	0	100	-0.1	-0.6	0.3	0.9	-0.3	26	364
March	2012	13	66	21	0	100	-0.1	-0.8	0.4	1.2	-1.1	25	371
April	2012	14	63	22	1	100	-0.2	-0.9	0.4	1.4	-1.4	41	343
May	2012	14	63	22	1	100	-0.2	-0.9	0.4	1.4	-1.3	44	330
June	2012	17	62	20	1	100	-0.2	-0.7	0.4	1.1	-0.7	46	316
July	2012	18	62	19	1	100	-0.2	-0.7	0.4	1.0	-0.2	36	335
August	2012	20	62	17	1	100	-0.1	-0.5	0.4	0.9	-0.1	41	354
September	2012	19	64	16	1	100	-0.1	-0.6	0.3	1.0	0.0	42	358
October	2012	22	61	16	1	100	0.0	-0.5	0.8	1.4	0.1	42	354
November	2012	23	62	15	1	100	0.0	-0.5	0.8	1.3	0.4	39	344
December	2012	25	61	13	1	100	0.1	-0.3	0.9	1.2	0.7	30	327
January	2013	26	62	11	1	100	0.1	-0.4	0.8	1.2	0.7	36	304
February	2013	28	60	11	1	100	0.0	-0.5	1.3	1.9	0.7	35	300
March	2013	32	57	11	0	100	0.0	-0.6	1.9	2.5	0.9	40	296
April	2013	32	56	11	0	100	0.0	-0.6	2.2	2.9	0.8	36	298
May	2013	33	57	10	1	100	0.0	-0.6	2.1	2.7	0.9	34	306
June	2013	35	55	9	1	100	0.1	-0.5	3.0	3.4	1.3	32	316
July	2013	37	54	8	1	100	0.2	-0.3	3.2	3.5	1.6	26	315
August	2013	38	51	12	0	100	0.2	-0.4	3.4	3.7	1.4	33	307
September	2013	34	55	10	0	100	0.1	-0.6	3.1	3.7	1.0	31	309
October	2013	33	57	10	0	100	0.0	-0.7	3.2	3.9	1.1	33	334
November	2013	31	57	12	0	100	-0.1	-0.9	2.7	3.6	0.7	39	328
December	2013	31	55	13	0	100	-0.1	-0.8	2.5	3.3	0.8	49	342
January	2014	32	55	12	0	100	-0.1	-0.9	2.9	3.8	0.7	47	333
February	2014	35	56	9	0	100	0.1	-0.7	3.5	4.2	1.1	41	346
March	2014	33	58	8	0	100	0.1	-0.6	3.1	3.6	0.8	34	338
April	2014	33	56	11	0	100	0.2	-0.4	2.8	3.1	1.0	53	342
May	2014	38	53	9	0	100	0.2	-0.6	3.5	4.1	1.6	55	318
June	2014	38	52	10	0	100	0.2	-0.7	4.0	4.8	1.8	66	296
July	2014	40	50	10	1	100	0.2	-0.8	4.4	5.3	1.7	47	293
August	2014	39	50	10	1	100	0.2	-0.4	4.3	4.8	1.6	33	314
September	2014	41	48	10	1	100	0.2	-0.4	3.9	4.3	1.5	26	316
October	2014	38	50	11	1	100	0.2	-0.4	3.1	3.4	1.2	25	304
November	2014	37	49	12	1	100	0.2	-0.4	3.2	3.5	1.4	31	294
December	2014	38	52	9	1	100	0.3	-0.2	3.4	3.6	1.6	27	292

EDUCATION SOME COLLEGE

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	40	50	10	0	100	0.3	-0.2	3.6	3.8	1.5	38	296
February	2015	39	51	9	0	100	0.3	-0.2	3.7	3.9	1.8	44	305
March	2015	36	52	11	0	100	0.2	-0.2	3.1	3.4	1.7	42	297
April	2015	37	54	8	0	100	0.3	-0.2	3.7	3.9	2.2	44	285
May	2015	36	54	10	0	100	0.2	-0.2	3.1	3.3	1.7	35	285
June	2015	40	50	10	0	100	0.3	-0.2	4.1	4.3	1.8	34	293
July	2015	39	49	11	0	100	0.2	-0.4	3.9	4.4	1.7	19	299
August	2015	41	50	9	0	100	0.3	-0.5	4.6	5.1	2.2	24	296
September	2015	39	51	10	0	100	0.2	-0.5	3.8	4.4	2.1	30	305
October	2015	38	54	7	0	100	0.3	-0.4	3.6	4.0	2.0	30	301
November	2015	35	56	9	0	100	0.1	-0.6	3.0	3.5	1.5	29	288
December	2015	40	51	9	0	100	0.2	-0.5	3.8	4.3	1.7	31	277
January	2016	43	47	10	0	100	0.2	-0.5	4.3	4.8	2.0	39	286
February	2016	42	49	10	0	100	0.4	-0.2	4.3	4.5	2.1	33	293
March	2016	38	51	11	0	100	0.4	-0.3	4.0	4.3	1.9	30	316
April	2016	36	54	10	0	100	0.4	-0.2	3.6	3.7	1.9	28	326
May	2016	37	51	11	1	100	0.2	-0.5	3.4	3.9	1.8	34	336
June	2016	38	52	9	1	100	0.2	-0.6	3.7	4.2	2.1	32	312
July	2016	41	47	12	0	100	0.2	-0.6	4.3	4.8	1.9	33	325
August	2016	43	44	12	1	100	0.3	-0.4	4.7	5.0	2.0	34	320
September	2016	42	43	13	1	100	0.3	-0.3	4.5	4.6	1.7	38	356
October	2016	41	46	11	1	100	0.3	-0.2	4.3	4.4	1.8	40	348
November	2016	40	48	12	1	100	0.3	-0.4	4.1	4.4	1.6	36	368
December	2016	41	48	11	0	100	0.3	-0.3	4.0	4.4	1.8	31	335
January	2017	41	47	12	0	100	0.2	-0.6	4.1	4.7	1.7	31	345
February	2017	46	44	10	0	100	0.4	-0.4	4.5	4.9	2.3	31	317
March	2017	48	42	9	0	100	0.4	-0.6	4.9	5.5	2.4	33	339
April	2017	52	39	8	1	100	0.7	-0.3	5.0	5.3	2.9	37	324
May	2017	53	39	7	1	100	1.0	-0.4	5.0	5.4	3.1	44	347
June	2017	56	37	6	0	100	1.6	-0.1	5.1	5.2	3.7	48	322
July	2017	54	39	7	0	100	1.4	-0.1	5.1	5.2	3.4	43	308
August	2017	53	39	8	0	100	1.1	-0.1	5.0	5.0	3.2	38	302
September	2017	50	42	8	0	100	0.5	-0.1	4.8	4.9	2.6	31	331
October	2017	52	41	7	0	100	1.0	-0.1	5.5	5.6	2.9	29	346
November	2017	54	39	7	0	100	1.4	0.0	5.8	5.8	3.2	34	351
December	2017	54	37	9	0	100	1.4	-0.2	5.8	6.0	2.8	47	335