

EDUCATION SOME COLLEGE

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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
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

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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	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
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

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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			
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
January 2018	54	37	9	0	100	1.4	-0.2	4.9	5.1	2.6	46	327
February 2018	52	40	8	0	100	0.9	-0.2	4.8	5.0	2.4	44	336
March 2018	54	41	6	0	100	1.4	0.0	5.1	5.1	3.2	37	362
April 2018	54	39	7	0	100	1.4	0.0	5.3	5.3	3.4	40	375
May 2018	56	36	8	0	100	1.7	0.0	5.2	5.2	3.0	37	379
June 2018	56	36	8	0	100	1.9	-0.2	5.2	5.4	3.1	40	354
July 2018	55	38	7	1	100	1.8	-0.2	5.2	5.4	3.1	38	357
August 2018	57	35	7	0	100	2.2	-0.2	5.4	5.5	3.5	43	348
September 2018	57	34	9	1	100	1.9	-0.2	5.3	5.5	2.9	44	369
October 2018	55	36	9	0	100	1.5	-0.3	5.1	5.3	2.6	42	356
November 2018	53	39	8	0	100	1.0	-0.4	4.9	5.2	2.4	35	378
December 2018	53	40	7	0	100	1.1	-0.2	4.8	4.9	2.6	26	370
January 2019	53	38	8	1	100	1.3	-0.2	4.6	4.8	2.6	30	376
February 2019	52	38	9	1	100	1.1	-0.1	4.6	4.7	2.3	26	353
March 2019	49	41	8	1	100	0.8	-0.2	4.5	4.7	2.4	30	349
April 2019	49	42	9	0	100	0.6	-0.2	4.6	4.8	2.3	25	342
May 2019	49	44	6	0	100	0.7	-0.2	4.6	4.8	2.6	33	352
June 2019	51	41	8	0	100	0.9	-0.1	4.6	4.7	2.2	35	366
July 2019	53	40	7	0	100	1.3	-0.2	4.9	5.1	2.4	43	374
August 2019	51	40	8	0	100	1.1	-0.3	5.1	5.3	2.5	41	347
September 2019	50	42	8	0	100	0.9	-0.3	5.2	5.4	2.6	36	334
October 2019	50	41	10	0	100	0.6	-0.2	5.1	5.3	2.3	32	338
November 2019	51	38	11	0	100	0.7	-0.4	4.9	5.2	1.9	30	365

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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	53	36	11	0	100	1.1	-0.5	4.9	5.3	2.1	33	377
January	2020	51	40	9	0	100	0.9	-0.6	4.5	5.1	2.3	38	384
February	2020	50	44	6	0	100	0.8	-0.8	4.6	5.4	2.6	39	376
March	2020	50	45	5	0	100	0.8	-0.6	4.6	5.2	2.7	34	363
April	2020	44	46	10	0	100	0.7	-0.5	3.6	4.0	1.8	31	339
May	2020	36	46	17	1	100	0.5	-0.5	2.3	2.8	0.6	41	331
June	2020	30	50	19	1	100	0.1	-0.7	2.1	2.8	0.1	57	335
July	2020	36	48	15	1	100	0.2	-0.6	3.4	4.0	0.9	55	343
August	2020	37	50	12	1	100	0.2	-0.5	3.6	4.1	1.5	46	343
September	2020	43	46	11	1	100	0.7	-0.3	3.7	4.0	1.7	34	323
October	2020	45	44	10	1	100	1.1	-0.3	4.0	4.3	2.1	40	311
November	2020	51	38	10	0	100	1.3	-0.2	5.1	5.3	2.4	39	295
December	2020	51	38	11	1	100	1.3	-0.4	5.3	5.6	2.6	41	310
January	2021	48	38	13	1	100	0.9	-0.5	4.9	5.4	2.3	39	303
February	2021	48	38	13	1	100	0.9	-0.4	5.0	5.4	2.3	43	327
March	2021	47	40	12	1	100	0.5	-0.5	4.9	5.4	2.4	46	301
April	2021	50	41	9	0	100	1.2	-0.6	5.8	6.4	3.1	46	302
May	2021	57	36	6	0	100	2.7	-0.4	7.6	8.0	4.7	56	289
June	2021	60	32	8	0	100	3.5	-0.2	8.2	8.4	4.4	73	309
July	2021	61	30	9	0	100	3.4	-0.1	9.2	9.2	4.9	90	327
August	2021	57	31	12	1	100	2.7	-0.3	7.5	7.8	3.5	94	342
September	2021	56	31	12	1	100	2.5	-0.3	8.5	8.8	3.8	98	340
October	2021	54	31	14	1	100	1.8	-0.3	7.3	7.6	3.0	91	335
November	2021	51	34	14	1	100	1.1	-0.2	8.5	8.7	3.5	84	317
December	2021	53	33	13	1	100	1.8	-0.2	8.5	8.7	3.9	81	334
January	2022	53	33	12	1	100	1.8	-0.4	9.1	9.5	4.0	78	338
February	2022	53	35	11	1	100	1.8	-0.5	7.8	8.3	3.7	74	360
March	2022	51	37	11	1	100	1.1	-0.5	6.9	7.4	3.3	73	344
April	2022	54	33	12	1	100	2.0	-0.1	7.4	7.5	3.4	80	323
May	2022	55	30	14	1	100	2.5	0.0	8.9	9.0	3.9	107	300
June	2022	51	33	15	1	100	1.8	-0.1	8.4	8.5	3.6	104	305
July	2022	44	34	20	2	100	0.8	-1.7	6.7	8.3	2.1	105	323
August	2022	37	38	24	1	100	0.1	-2.6	4.8	7.4	0.7	98	349
September	2022	34	38	27	1	100	-0.1	-3.1	4.3	7.4	0.0	99	346
October	2022	32	41	26	1	100	-0.1	-2.6	3.8	6.4	-0.1	100	337
November	2022	34	40	25	1	100	0.1	-1.8	4.4	6.2	0.4	99	324
December	2022	32	39	27	1	100	0.1	-2.3	3.9	6.2	0.2	93	355
January	2023	33	38	28	0	100	0.0	-1.9	4.0	5.9	0.4	80	345
February	2023	34	38	28	0	100	0.0	-1.9	3.6	5.5	0.5	68	341