EDUCATION SOME COLLEGE
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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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

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

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TABLE 46
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(Three Month Moving Averages)

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

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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	0.3	93	355
January	2023	34	38	28	0	100	0.0	-1.9	4.0	5.8	0.4	80	345
February	2023	34	38	28	0	100	0.0	-1.9	3.6	5.4	0.5	68	341
March	2023	36	36	27	1	100	0.0	-2.9	4.3	7.1	0.5	84	307
April	2023	37	37	24	1	100	0.1	-2.7	4.8	7.4	0.8	86	323

EDUCATION SOME COLLEGE
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	39	37	23	1	100	0.1	-2.7	4.8	7.3	0.6	81	324
June	2023	40	41	19	0	100	0.1	-0.8	4.5	5.2	1.0	61	333
July	2023	41	41	18	1	100	0.4	-0.6	4.7	5.2	1.2	60	330
August	2023	43	43	14	1	100	0.4	-0.7	5.0	5.7	1.9	60	327
September	2023	42	46	12	1	100	0.5	-0.5	4.8	5.3	2.0	59	331
October	2023	42	47	11	0	100	0.3	-0.4	4.6	5.0	2.5	58	334
November	2023	39	48	13	0	100	0.2	-0.4	4.2	4.6	2.0	57	346
December	2023	39	46	15	1	100	0.2	-0.4	4.4	4.8	2.1	50	335
January	2024	44	42	14	1	100	0.9	-0.4	4.5	4.9	2.4	54	334
February	2024	47	39	13	1	100	1.0	-0.2	5.0	5.2	2.9	55	315
March	2024	49	40	10	1	100	1.0	-0.2	5.4	5.7	3.2	63	315
April	2024	46	45	9	1	100	0.4	-0.4	5.3	5.8	3.3	64	386
May	2024	45	45	8	1	100	0.3	-0.4	5.0	5.4	3.3	65	453
June	2024	47	43	9	1	100	0.4	-0.3	5.0	5.3	3.0	61	531
July	2024	48	40	11	1	100	0.6	-0.1	5.0	5.2	2.7	58	549
August	2024	50	38	12	0	100	0.8	-0.1	5.0	5.1	2.6	56	586
September	2024	51	37	12	1	100	0.8	-0.1	5.0	5.0	2.6	59	583
October	2024	47	42	11	0	100	0.3	-0.6	4.5	5.1	2.4	56	565
November	2024	41	46	12	1	100	-0.2	-1.0	4.4	5.4	2.3	63	503
December	2024	41	48	10	0	100	-0.2	-1.3	4.4	5.8	2.6	67	481
January	2025	44	45	11	0	100	-0.1	-0.8	4.9	5.8	2.8	69	502
February	2025	44	47	10	0	100	-0.1	-0.7	4.6	5.4	2.5	66	540
March	2025	42	47	12	0	100	0.0	-0.4	4.6	5.0	2.2	65	632
April	2025	40	45	14	1	100	0.0	-0.5	4.5	5.0	1.4	75	631
May	2025	42	42	14	1	100	0.0	-0.3	4.9	5.1	1.8	82	655
June	2025	45	40	14	1	100	0.0	-0.3	5.0	5.2	2.1	90	603
July	2025	46	39	14	1	100	0.0	-0.2	5.0	5.2	2.4	94	596
August	2025	45	39	15	1	100	0.1	-0.2	5.0	5.2	2.4	95	564
September	2025	44	41	14	1	100	0.1	-0.1	5.2	5.3	2.7	94	567
October	2025	43	43	13	1	100	0.1	-0.1	4.9	5.0	3.0	73	585
November	2025	42	44	13	1	100	0.1	-0.2	4.4	4.6	2.7	62	585
December	2025	42	45	13	0	100	0.1	-0.2	4.1	4.3	2.4	48	587
January	2026	39	46	14	0	100	0.1	-0.2	3.8	3.9	2.1	55	602
February	2026	40	45	14	0	100	0.1	-0.1	4.3	4.4	2.5	52	629
March	2026	40	44	15	1	100	0.0	-0.1	3.7	3.7	1.9	65	690
April	2026	41	44	14	1	100	0.0	-0.1	3.6	3.6	1.8	60	698
May	2026	40	44	15	1	100	0.1	-0.1	3.5	3.5	1.5	70	689
June	2026	41	44	14	1	100	0.1	-0.2	4.1	4.2	1.8	61	654
July	2026	44	43	12	0	100	0.1	-0.2	4.8	5.0	2.5	65	649
August	2026	46	44	9	0	100	0.0	-0.4	5.8	6.2	3.3	64	618