FEMALE
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	35	53	10	1	100	0.1	-0.6	4.2	4.8	2.3	61	676
April	2007	34	54	11	1	100	0.1	-0.5	4.0	4.5	2.1	58	676
May	2007	36	51	12	1	100	0.2	-0.2	4.7	4.9	2.1	55	674
June	2007	33	54	13	1	100	0.2	-0.3	4.3	4.5	1.6	55	662
July	2007	34	53	12	1	100	0.1	-0.4	4.6	5.0	1.8	56	658
August	2007	32	55	13	0	100	0.1	-0.4	3.6	3.9	1.6	53	650
September	2007	32	54	13	1	100	0.1	-0.4	3.4	3.8	1.6	50	669
October	2007	28	55	17	1	100	0.1	-0.3	1.9	2.2	1.0	60	676
November	2007	26	55	18	1	100	0.1	-0.4	1.5	1.8	0.5	61	687
December	2007	21	58	20	1	100	0.0	-0.4	0.5	0.8	0.0	55	692
January	2008	19	59	21	1	100	0.0	-0.4	0.4	0.8	-0.1	44	684
February	2008	18	57	24	1	100	0.0	-1.0	0.5	1.5	-0.5	57	680
March	2008	20	56	24	1	100	0.0	-1.0	0.5	1.6	-0.4	64	670
April	2008	18	57	25	0	100	0.0	-1.5	0.5	2.1	-0.7	67	689
May	2008	18	56	25	1	100	-0.1	-1.8	0.4	2.2	-0.6	58	702
June	2008	16	57	26	1	100	-0.1	-1.8	0.4	2.1	-1.0	60	709
July	2008	18	57	25	0	100	-0.1	-1.5	0.4	1.9	-0.7	60	702
August	2008	19	57	24	0	100	0.0	-0.9	0.6	1.5	-0.6	59	709
September	2008	20	58	22	0	100	0.0	-0.9	0.6	1.5	-0.3	47	697
October	2008	18	58	23	1	100	0.0	-1.2	0.5	1.8	-0.6	53	691
November	2008	17	61	22	1	100	0.0	-1.0	0.4	1.4	-0.7	47	684
December	2008	16	60	23	1	100	-0.1	-1.2	0.5	1.7	-0.9	54	704
January	2009	14	62	23	1	100	-0.1	-1.4	0.5	1.8	-1.3	54	716
February	2009	11	64	24	1	100	-0.1	-1.4	0.4	1.8	-1.6	55	723
March	2009	9	63	26	2	100	-0.1	-2.1	0.4	2.5	-1.8	53	701
April	2009	10	64	25	2	100	-0.1	-1.3	0.4	1.7	-1.7	43	689
May	2009	13	61	24	2	100	-0.1	-1.3	0.4	1.8	-1.4	47	692
June	2009	15	62	23	1	100	-0.1	-0.5	0.3	0.8	-1.2	46	725
July	2009	18	61	20	1	100	0.0	-0.5	0.4	0.8	-0.7	50	751
August	2009	19	61	18	1	100	0.1	-0.4	0.6	0.9	-0.5	50	755
September	2009	21	62	16	1	100	0.2	-0.3	0.7	1.1	0.0	48	725
October	2009	22	61	16	1	100	0.2	-0.3	0.8	1.1	0.2	45	714
November	2009	22	61	16	1	100	0.1	-0.4	0.6	0.9	0.0	47	681
December	2009	20	60	19	1	100	0.0	-0.4	0.4	0.8	-0.2	49	686
January	2010	19	62	18	1	100	0.1	-0.4	0.6	0.9	-0.2	42	685
February	2010	18	65	17	1	100	0.1	-0.4	0.5	0.9	-0.2	39	720
March	2010	20	64	14	1	100	0.1	-0.3	0.6	0.9	-0.1	35	708
April	2010	19	64	16	1	100	0.0	-0.4	0.4	0.8	-0.5	41	687
May	2010	22	62	16	1	100	0.1	-0.3	0.6	1.0	-0.3	38	656
June	2010	20	64	15	1	100	0.0	-0.5	0.6	1.1	-0.4	40	655
July	2010	21	63	15	1	100	-0.1	-0.6	0.6	1.2	-0.3	40	668
August	2010	19	65	15	1	100	-0.1	-0.6	0.4	1.0	-0.6	42	711
September	2010	18	64	17	2	100	-0.1	-0.5	0.4	0.9	-0.9	41	742
October	2010	16	65	18	1	100	0.0	-0.4	0.4	0.8	-1.1	40	734
November	2010	16	64	20	1	100	0.0	-0.4	0.4	0.8	-1.1	45	710

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(Three Month Moving Averages)

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
December	2010	19	62	19	1	100	0.1	-0.4	0.6	1.0	-0.6	58	658
January	2011	18	62	18	1	100	0.1	-0.4	0.6	1.0	-0.3	56	675
February	2011	18	64	18	1	100	-0.1	-0.6	0.5	1.2	-0.3	52	674
March	2011	13	67	19	1	100	-0.2	-0.7	0.3	1.0	-0.4	36	713
April	2011	15	65	20	0	100	-0.2	-0.7	0.3	1.0	-0.4	34	712
May	2011	16	65	19	0	100	0.0	-0.4	0.4	0.7	-0.2	32	710
June	2011	16	64	19	1	100	0.0	-0.4	0.4	0.7	-0.4	31	697
July	2011	16	65	17	1	100	0.0	-0.4	0.4	0.7	-0.2	43	692
August	2011	14	65	20	1	100	-0.1	-0.4	0.3	0.8	-0.6	46	690
September	2011	12	66	21	1	100	0.0	-0.5	0.4	0.9	-0.8	48	698
October	2011	10	66	23	1	100	0.0	-0.6	0.5	1.1	-1.4	41	699
November	2011	10	67	22	0	100	0.1	-0.5	0.5	1.1	-1.2	35	697
December	2011	12	65	23	0	100	0.0	-0.6	0.4	1.0	-1.0	39	699
January	2012	13	67	20	0	100	0.0	-0.5	0.3	0.8	-0.6	35	712
February	2012	12	67	20	1	100	0.0	-0.5	0.3	0.8	-0.8	35	709
March	2012	13	69	17	1	100	0.0	-0.4	0.3	0.7	-0.7	28	700
April	2012	14	70	16	1	100	0.0	-0.4	0.3	0.7	-0.7	35	681
May	2012	16	68	16	0	100	-0.2	-0.7	0.3	1.0	-0.5	40	674
June	2012	16	66	17	1	100	-0.2	-0.7	0.3	1.0	-0.4	42	664
July	2012	17	65	17	1	100	-0.2	-0.7	0.3	1.0	-0.4	38	679
August	2012	18	64	17	2	100	0.0	-0.4	0.4	0.8	-0.4	32	686
September	2012	19	65	15	1	100	0.0	-0.4	0.4	0.8	-0.2	31	684
October	2012	23	61	14	1	100	0.1	-0.3	1.0	1.4	0.1	35	681
November	2012	23	62	13	1	100	0.1	-0.3	1.0	1.4	0.3	40	660
December	2012	25	61	12	1	100	0.2	-0.3	1.3	1.6	0.7	41	654
January	2013	23	63	12	1	100	0.2	-0.3	0.7	1.0	0.6	43	615
February	2013	27	60	12	1	100	0.2	-0.3	1.6	1.8	0.8	45	615
March	2013	30	56	12	1	100	0.1	-0.4	2.0	2.3	0.8	46	605
April	2013	33	55	11	1	100	0.1	-0.5	2.8	3.3	1.0	43	627
May	2013	35	54	10	1	100	0.1	-0.6	3.2	3.8	1.2	47	636
June	2013	36	54	10	0	100	0.1	-0.5	4.0	4.5	1.5	50	653
July	2013	36	53	10	1	100	0.2	-0.3	4.1	4.5	1.4	48	628
August	2013	36	51	12	1	100	0.2	-0.2	3.9	4.2	1.2	42	607
September	2013	36	53	11	1	100	0.1	-0.5	3.8	4.3	1.1	37	579
October	2013	35	53	11	0	100	0.1	-0.5	3.7	4.2	1.3	33	568
November	2013	34	57	9	0	100	0.1	-0.6	3.4	3.9	1.2	32	577
December	2013	34	57	9	1	100	0.2	-0.3	3.5	3.9	1.3	30	568
January	2014	35	56	8	1	100	0.1	-0.6	4.0	4.5	1.3	33	562
February	2014	35	56	8	1	100	0.2	-0.4	4.0	4.4	1.5	37	541
March	2014	34	57	9	0	100	0.1	-0.4	3.7	4.1	1.3	41	552
April	2014	33	56	10	0	100	0.1	-0.4	3.6	4.0	1.4	52	551
May	2014	36	54	10	0	100	0.2	-0.4	4.1	4.6	1.7	50	558
June	2014	37	53	10	0	100	0.2	-0.4	4.5	5.0	1.9	54	553
July	2014	37	52	10	0	100	0.1	-0.7	4.7	5.4	1.6	52	543
August	2014	38	52	9	1	100	0.1	-0.7	4.7	5.4	1.6	44	525
September	2014	35	53	11	1	100	0.0	-0.7	3.5	4.2	1.2	38	495
October	2014	34	55	10	1	100	0.0	-0.7	2.7	3.4	1.1	24	473
November	2014	31	57	12	1	100	0.0	-0.8	1.8	2.6	0.8	27	460
December	2014	33	58	9	1	100	0.0	-0.8	2.4	3.2	1.1	27	456

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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	34	57	10	0	100	0.2	-0.4	2.5	2.9	1.1	40	452
February	2015	36	56	8	0	100	0.2	-0.3	3.4	3.7	1.7	46	430
March	2015	35	56	8	0	100	0.2	-0.2	3.3	3.5	1.7	42	409
April	2015	36	57	7	0	100	0.2	-0.2	4.1	4.3	2.0	40	394
May	2015	34	58	8	0	100	0.2	-0.2	3.2	3.4	1.8	33	386
June	2015	36	55	8	1	100	0.2	-0.3	3.4	3.7	1.8	31	392
July	2015	36	56	8	1	100	0.2	-0.3	2.9	3.3	1.7	19	406
August	2015	39	54	7	0	100	0.3	-0.3	3.8	4.2	1.9	20	417
September	2015	37	55	8	0	100	0.3	-0.2	3.5	3.7	2.0	30	424
October	2015	37	54	9	0	100	0.2	-0.3	3.5	3.9	1.9	39	403
November	2015	35	56	9	0	100	0.1	-0.4	2.9	3.4	1.8	36	395
December	2015	38	53	9	0	100	0.1	-0.9	3.7	4.6	1.7	38	380
January	2016	39	53	7	0	100	0.1	-0.8	4.1	4.9	1.9	36	404
February	2016	37	55	7	1	100	0.0	-1.0	4.1	5.1	1.8	36	395
March	2016	35	56	8	1	100	0.1	-0.5	3.7	4.2	1.7	32	430
April	2016	36	53	10	1	100	0.1	-0.4	3.7	4.1	1.5	38	424
May	2016	41	48	11	0	100	0.3	-0.3	4.1	4.4	1.8	41	433
June	2016	42	46	11	0	100	0.3	-0.3	4.5	4.8	1.8	42	408
July	2016	44	45	11	0	100	0.3	-0.3	4.8	5.0	2.2	38	402
August	2016	43	45	11	0	100	0.3	-0.2	4.8	5.0	1.9	37	416
September	2016	41	47	11	1	100	0.3	-0.2	4.3	4.5	1.6	36	443
October	2016	39	51	9	1	100	0.3	-0.2	4.0	4.2	1.4	32	454
November	2016	33	57	9	1	100	0.1	-0.4	2.9	3.2	1.3	32	439
December	2016	37	55	8	0	100	0.2	-0.3	3.4	3.7	1.8	27	424
January	2017	38	54	9	0	100	0.2	-0.4	3.5	3.9	1.8	26	426
February	2017	43	49	7	0	100	0.4	-0.2	4.5	4.8	2.2	24	439
March	2017	43	49	7	1	100	0.3	-0.5	4.4	4.9	2.2	28	472
April	2017	46	45	8	1	100	0.5	-0.3	4.5	4.8	2.2	30	478
May	2017	47	44	8	1	100	0.5	-0.3	4.6	5.0	2.2	34	486
June	2017	49	43	7	1	100	0.7	-0.1	4.9	4.9	2.5	38	444
July	2017	48	44	7	1	100	0.5	-0.1	5.0	5.1	2.8	41	445
August	2017	49	43	7	1	100	0.6	-0.2	5.1	5.3	2.8	40	442
September	2017	49	44	7	1	100	0.5	-0.2	5.1	5.3	2.8	37	476
October	2017	49	44	7	0	100	0.5	-0.2	5.1	5.2	2.8	33	473
November	2017	48	45	7	0	100	0.5	-0.1	5.1	5.1	3.0	35	484
December	2017	47	45	8	0	100	0.4	-0.1	4.9	5.0	2.5	35	478
January	2018	48	43	9	0	100	0.5	-0.1	4.8	4.9	2.4	38	491
February	2018	49	41	10	0	100	0.6	-0.1	4.7	4.9	2.3	39	498
March	2018	50	42	8	0	100	0.6	-0.1	4.8	4.9	2.7	42	519
April	2018	50	44	6	0	100	0.8	-0.1	4.9	4.9	2.8	41	513
May	2018	52	42	6	0	100	1.4	0.0	5.0	5.1	2.8	38	518
June	2018	52	42	6	0	100	1.4	-0.1	5.2	5.3	3.2	42	503
July	2018	50	44	6	0	100	1.1	-0.3	6.2	6.5	3.5	45	523
August	2018	49	44	7	0	100	0.5	-0.4	6.2	6.6	3.5	49	510
September	2018	46	46	8	0	100	0.5	-0.3	5.9	6.2	2.8	40	511
October	2018	47	45	9	0	100	0.5	-0.1	4.9	5.1	2.4	35	508
November	2018	45	45	9	0	100	0.4	-0.3	4.7	5.0	2.1	31	512
December	2018	47	42	10	0	100	0.4	-0.3	4.9	5.2	2.4	38	489
January	2019	43	45	11	1	100	0.4	-0.3	4.4	4.7	2.2	41	492
February	2019	43	48	9	0	100	0.4	-0.2	4.4	4.5	2.2	46	504

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
March	2019	44	48	8	1	100	0.4	-0.2	4.2	4.4	2.1	44	507
April	2019	48	44	7	0	100	0.5	-0.3	4.8	5.0	2.3	39	486
May	2019	47	45	8	0	100	0.4	-0.7	4.7	5.3	2.2	43	470
June	2019	46	45	8	0	100	0.3	-0.6	4.9	5.4	2.1	48	467
July	2019	45	46	9	0	100	0.3	-0.5	4.9	5.4	2.0	54	474
August	2019	49	42	9	0	100	0.5	-0.1	5.1	5.2	2.4	42	477
September	2019	47	43	10	0	100	0.4	-0.3	5.0	5.3	2.4	34	493
October	2019	47	41	12	0	100	0.4	-0.4	4.9	5.3	2.3	32	475
November	2019	43	43	14	0	100	0.2	-0.6	4.5	5.1	2.1	38	471
December	2019	44	43	13	0	100	0.3	-0.5	4.3	4.8	2.2	39	458
January	2020	45	45	10	0	100	0.3	-0.4	4.3	4.7	2.5	47	489
February	2020	47	46	7	0	100	0.4	-0.2	4.8	5.0	2.8	44	489
March	2020	44	48	7	0	100	0.4	-0.2	4.7	4.9	2.6	41	533
April	2020	36	50	14	0	100	0.2	-0.5	3.3	3.8	1.2	42	500
May	2020	30	49	20	1	100	0.1	-1.2	2.0	3.2	0.1	48	493
June	2020	30	49	21	0	100	0.0	-1.5	2.2	3.6	0.0	58	456
July	2020	34	49	17	1	100	0.1	-1.1	3.5	4.6	0.9	54	472
August	2020	40	49	11	1	100	0.2	-0.6	4.8	5.4	1.8	47	509
September	2020	43	46	10	1	100	0.3	-0.3	4.9	5.2	1.9	36	526
October	2020	46	45	9	0	100	0.4	-0.4	4.8	5.2	1.9	41	520
November	2020	45	44	10	0	100	0.4	-0.3	4.5	4.7	1.7	39	477
December	2020	45	42	12	0	100	0.4	-0.3	4.6	4.9	1.6	50	452
January	2021	47	41	12	0	100	0.4	-0.4	4.8	5.2	2.1	43	457
February	2021	49	41	9	1	100	0.6	-0.5	5.4	5.9	2.6	51	478
March	2021	51	41	7	1	100	1.1	-0.5	5.4	5.9	3.3	46	491
April	2021	53	39	7	1	100	1.7	-0.3	5.8	6.2	3.5	47	489
May	2021	57	35	6	2	100	3.0	0.0	7.3	7.3	4.2	58	469
June	2021	60	31	8	1	100	3.5	0.1	7.6	7.6	4.0	72	452
July	2021	62	29	8	1	100	4.3	-0.2	8.8	9.0	4.8	88	450
August	2021	59	29	11	1	100	3.4	-0.6	8.8	9.3	4.3	92	469
September	2021	56	31	12	1	100	3.1	-0.6	8.5	9.0	4.3	78	501
October	2021	56	31	12	1	100	2.5	-0.3	7.4	7.7	3.7	73	499
November	2021	53	34	11	1	100	1.9	-0.1	6.8	6.9	3.5	69	507
December	2021	53	35	11	1	100	1.8	-0.1	7.5	7.6	3.5	78	459
January	2022	49	38	12	1	100	1.2	-0.3	7.7	8.0	3.3	73	457
February	2022	50	37	11	1	100	1.2	-0.4	8.2	8.6	3.5	69	442
March	2022	51	37	10	2	100	1.5	-0.4	8.9	9.2	3.8	66	479
April	2022	55	34	10	1	100	2.3	-0.3	9.5	9.8	4.1	79	484
May	2022	54	34	10	1	100	2.3	-0.5	9.0	9.5	3.9	95	485
June	2022	48	38	12	1	100	1.4	-0.6	7.5	8.1	3.1	94	450
July	2022	41	41	17	1	100	0.3	-0.6	6.0	6.5	1.8	100	443
August	2022	36	42	21	1	100	0.2	-0.4	4.5	5.0	0.7	90	437
September	2022	34	42	23	1	100	0.1	-0.6	4.3	5.0	0.3	89	452
October	2022	35	43	21	1	100	0.1	-0.7	4.4	5.2	0.8	75	451
November	2022	37	41	21	1	100	0.1	-0.9	4.7	5.7	1.1	83	444
December	2022	35	41	24	0	100	0.1	-1.5	3.9	5.4	0.7	81	454
January	2023	30	43	27	0	100	-0.1	-2.7	2.3	5.1	-0.3	77	457
February	2023	28	45	26	1	100	-0.1	-2.5	1.9	4.4	-0.3	63	478
March	2023	32	42	25	1	100	0.0	-1.9	2.4	4.4	0.1	67	459
April	2023	36	43	20	1	100	0.2	-0.5	3.5	4.0	1.1	67	470

FEMALE
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	35	47	17	1	100	0.2	-0.5	3.5	3.9	1.1	67	472
June	2023	38	49	13	1	100	0.3	-0.2	4.1	4.4	1.7	58	494
July	2023	37	48	14	1	100	0.3	-0.3	4.2	4.5	1.2	58	478
August	2023	40	46	13	1	100	0.3	-0.4	4.7	5.2	1.7	58	479
September	2023	39	46	14	1	100	0.2	-0.5	4.7	5.1	1.6	57	452
October	2023	42	45	11	1	100	0.3	-0.4	5.1	5.5	2.6	54	456
November	2023	42	45	12	1	100	0.3	-0.4	5.1	5.4	2.6	53	456
December	2023	40	48	11	2	100	0.3	-0.3	4.9	5.2	2.3	50	465
January	2024	41	48	10	1	100	0.3	-0.5	4.9	5.4	2.1	50	454
February	2024	43	46	10	1	100	0.5	-0.3	5.0	5.4	2.0	50	446
March	2024	49	42	9	0	100	0.6	-0.3	5.2	5.5	2.7	52	446
April	2024	48	44	8	0	100	0.6	-0.1	5.3	5.3	3.3	59	513
May	2024	48	44	8	1	100	0.6	-0.1	5.2	5.2	3.4	59	636
June	2024	48	43	9	1	100	0.5	-0.1	5.3	5.4	3.3	67	760
July	2024	49	40	10	1	100	0.4	-0.1	5.2	5.3	3.0	64	797
August	2024	50	40	10	0	100	0.3	-0.1	5.1	5.2	2.9	61	851
September	2024	48	41	10	1	100	0.1	-0.2	4.9	5.1	2.6	59	877
October	2024	47	43	10	1	100	0.1	-0.1	4.9	5.0	2.6	57	899
November	2024	41	46	11	1	100	0.0	-0.1	4.3	4.4	2.3	54	789
December	2024	40	48	11	1	100	0.1	-0.1	4.4	4.4	2.5	56	753
January	2025	43	46	11	1	100	0.3	-0.1	4.5	4.6	2.6	61	784
February	2025	45	44	10	0	100	0.2	-0.2	4.8	4.9	2.6	69	862
March	2025	44	44	12	1	100	0.2	-0.1	4.7	4.8	2.3	69	1046
April	2025	39	45	15	1	100	0.0	-0.2	4.3	4.5	1.4	75	1085
May	2025	39	43	16	1	100	0.0	-0.2	4.6	4.8	1.6	82	1144
June	2025	40	42	17	1	100	0.0	-0.2	4.5	4.7	1.7	84	1063
July	2025	42	42	15	1	100	0.0	-0.1	4.7	4.8	2.3	80	1115
August	2025	42	42	14	1	100	0.0	-0.1	4.1	4.2	2.1	72	1075
September	2025	42	42	15	2	100	0.0	-0.2	4.2	4.4	2.0	74	1089
October	2025	39	44	16	1	100	0.0	-0.1	3.8	3.9	1.8	66	1075
November	2025	38	46	15	1	100	0.0	-0.3	3.8	4.1	1.8	62	1131
December	2025	36	46	17	1	100	0.0	-0.3	3.1	3.5	1.6	53	1068
January	2026	37	46	17	1	100	0.0	-0.4	3.0	3.4	1.2	55	1083
February	2026	37	45	17	1	100	0.0	-0.3	3.5	3.8	1.4	53	1072
March	2026	39	46	14	1	100	0.0	-0.2	3.7	3.9	1.7	53	1203
April	2026	40	46	13	2	100	0.0	-0.1	4.0	4.1	1.8	50	1179
May	2026	41	46	12	1	100	0.0	-0.1	3.7	3.7	1.7	56	1183
June	2026	41	46	12	1	100	0.0	-0.2	3.7	3.8	1.8	62	1170
July	2026	43	46	10	1	100	0.0	-0.1	4.0	4.1	2.4	63	1188
August	2026	42	46	11	1	100	0.0	-0.1	4.1	4.2	2.5	64	1126