MALE
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	Percentiles Rng	Mean	Variance	Cases
March	2007	44	46	9	1	100	0.3	-0.6	5.0	5.6	2.4	35	569
April	2007	41	48	11	0	100	0.3	-0.6	4.5	5.2	1.9	31	572
May	2007	40	47	13	0	100	0.3	-0.4	4.2	4.6	1.5	32	560
June	2007	39	45	16	0	100	0.2	-0.4	4.3	4.7	1.3	40	568
July	2007	38	44	17	0	100	0.2	-0.5	4.5	4.9	1.4	48	572
August	2007	36	44	20	0	100	0.2	-0.4	4.1	4.4	1.0	51	584
September	2007	33	46	21	0	100	0.1	-0.6	3.4	4.0	0.3	46	569
October	2007	31	45	23	0	100	0.1	-0.6	3.5	4.1	0.2	48	564
November	2007	30	47	23	0	100	0.0	-0.8	3.1	3.9	0.3	51	557
December	2007	30	47	23	0	100	0.0	-0.9	2.7	3.6	0.4	49	560
January	2008	27	51	22	0	100	0.0	-0.9	1.3	2.2	-0.1	37	548
February	2008	24	53	23	0	100	-0.2	-1.3	0.8	2.1	-0.4	33	549
March	2008	20	57	23	0	100	-0.2	-1.0	0.4	1.4	-0.7	31	559
April	2008	19	56	25	0	100	-0.3	-1.5	0.4	1.8	-0.9	38	566
May	2008	18	56	25	1	100	-0.2	-1.7	0.4	2.1	-0.9	35	561
June	2008	21	52	27	1	100	-0.1	-2.5	0.4	2.9	-0.8	43	550
July	2008	21	51	27	0	100	-0.1	-2.8	0.7	3.5	-0.7	39	540
August	2008	21	54	25	0	100	0.0	-1.9	0.7	2.6	-0.5	34	544
September	2008	20	58	22	0	100	0.0	-1.1	0.7	1.8	-0.2	26	544
October	2008	19	59	21	1	100	-0.1	-0.8	0.5	1.3	-0.3	27	546
November	2008	19	55	26	1	100	-0.1	-2.2	0.5	2.7	-0.7	32	527
December	2008	16	53	30	1	100	-0.3	-3.5	0.4	3.9	-1.3	35	523
January	2009	16	56	28	1	100	-0.4	-3.4	0.2	3.6	-1.4	40	517
February	2009	12	59	27	1	100	-0.4	-2.9	0.3	3.1	-1.7	38	526
March	2009	11	62	26	1	100	-0.5	-2.5	0.3	2.7	-1.9	39	545
April	2009	12	59	29	1	100	-0.2	-2.9	0.6	3.5	-1.8	37	558
May	2009	15	61	24	0	100	-0.3	-2.3	0.5	2.8	-1.3	34	556
June	2009	19	61	21	0	100	-0.1	-1.6	0.6	2.2	-0.5	29	537
July	2009	20	60	20	1	100	-0.2	-0.9	0.4	1.3	-0.5	27	512
August	2009	22	58	20	1	100	-0.1	-0.6	0.4	1.0	-0.2	30	522
September	2009	24	56	19	1	100	0.0	-0.4	1.2	1.6	0.0	33	550
October	2009	25	59	16	0	100	0.1	-0.3	1.2	1.6	0.4	34	572
November	2009	24	60	15	0	100	0.1	-0.3	1.2	1.5	0.4	30	588
December	2009	24	61	14	1	100	0.1	-0.3	0.7	1.0	0.5	28	572
January	2010	25	59	15	1	100	0.1	-0.4	0.9	1.3	0.3	30	561
February	2010	26	59	15	1	100	0.0	-0.5	0.9	1.4	0.2	30	531
March	2010	24	60	15	1	100	-0.1	-0.6	0.7	1.3	-0.1	29	544
April	2010	23	62	14	0	100	-0.1	-0.6	0.5	1.0	0.1	24	578
May	2010	24	59	16	1	100	0.0	-0.5	0.8	1.3	0.0	29	604
June	2010	25	59	15	1	100	0.1	-0.3	1.0	1.3	0.1	26	602
July	2010	24	59	16	1	100	0.1	-0.4	0.9	1.3	0.0	22	575
August	2010	23	62	15	0	100	0.0	-0.5	0.5	1.0	0.0	18	548
September	2010	21	59	19	0	100	-0.1	-0.6	0.4	1.0	-0.2	22	522
October	2010	21	59	19	1	100	-0.1	-0.6	0.4	1.0	-0.2	22	554
November	2010	21	59	19	1	100	-0.1	-0.7	0.4	1.1	-0.1	24	579

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
December	2010	20	63	16	1	100	-0.1	-0.6	0.4	1.0	-0.1	24	621
January	2011	19	64	16	0	100	-0.2	-0.8	0.4	1.2	-0.3	24	582
February	2011	19	65	16	0	100	-0.1	-0.5	0.4	0.9	-0.2	19	573
March	2011	21	62	17	0	100	0.0	-0.5	0.4	0.9	-0.1	17	537
April	2011	20	65	15	0	100	0.1	-0.4	0.4	0.8	0.1	16	550
May	2011	21	63	15	1	100	0.1	-0.4	0.6	0.9	0.4	20	546
June	2011	19	65	16	1	100	-0.1	-0.7	0.5	1.1	0.3	22	560
July	2011	19	64	15	1	100	-0.1	-0.7	0.5	1.1	0.3	22	531
August	2011	16	65	18	1	100	-0.2	-0.7	0.3	1.0	-0.2	19	542
September	2011	16	63	20	1	100	0.0	-0.5	0.4	0.8	-0.5	19	528
October	2011	17	62	21	0	100	0.0	-0.5	0.4	0.8	-0.4	20	559
November	2011	17	62	21	0	100	0.0	-0.5	0.4	0.8	-0.3	22	567
December	2011	21	60	19	1	100	0.0	-0.6	0.8	1.3	0.0	28	571
January	2012	19	61	19	1	100	0.0	-0.6	0.8	1.3	-0.2	31	556
February	2012	23	59	17	1	100	0.0	-0.5	1.3	1.8	0.1	32	546
March	2012	23	58	18	1	100	0.0	-0.4	1.1	1.5	-0.2	33	554
April	2012	28	55	16	1	100	0.1	-0.3	1.8	2.1	0.3	29	569
May	2012	27	57	15	1	100	0.1	-0.3	1.4	1.7	0.2	29	578
June	2012	28	58	12	1	100	0.1	-0.3	1.7	2.0	0.6	27	577
July	2012	26	59	14	1	100	0.1	-0.3	1.1	1.4	0.3	26	561
August	2012	25	60	14	1	100	0.1	-0.3	0.9	1.2	0.5	29	549
September	2012	27	62	11	0	100	0.1	-0.5	1.3	1.8	0.9	27	558
October	2012	29	61	9	1	100	0.1	-0.4	1.8	2.2	1.0	25	572
November	2012	32	60	7	1	100	0.1	-0.5	2.7	3.2	1.1	19	565
December	2012	30	59	9	2	100	0.1	-0.4	2.3	2.6	0.8	16	558
January	2013	32	58	8	2	100	0.1	-0.4	2.5	2.8	1.0	16	560
February	2013	34	57	8	1	100	0.2	-0.3	2.6	2.9	1.2	19	560
March	2013	39	53	7	1	100	0.2	-0.4	3.5	3.9	1.7	20	567
April	2013	43	49	7	1	100	0.3	-0.4	4.2	4.6	1.9	23	560
May	2013	46	45	8	1	100	0.4	-0.2	4.7	4.9	2.0	24	550
June	2013	47	44	8	1	100	0.5	-0.1	4.8	4.9	2.0	26	535
July	2013	48	43	8	0	100	0.5	-0.1	4.8	5.0	2.2	26	551
August	2013	47	45	8	0	100	0.4	-0.1	4.6	4.7	2.2	24	575
September	2013	44	47	8	0	100	0.4	-0.1	4.5	4.6	2.1	24	588
October	2013	45	47	8	0	100	0.4	-0.1	4.5	4.6	2.0	26	597
November	2013	44	46	9	0	100	0.4	-0.2	4.2	4.4	1.8	29	592
December	2013	46	44	10	0	100	0.4	-0.2	4.4	4.5	1.8	32	624
January	2014	44	46	9	1	100	0.4	-0.2	4.3	4.4	1.8	28	625
February	2014	45	46	8	1	100	0.4	-0.1	4.3	4.4	1.9	26	646
March	2014	42	50	8	1	100	0.4	-0.1	3.8	4.0	1.5	22	626
April	2014	42	49	8	1	100	0.4	-0.1	3.7	3.9	1.5	23	618
May	2014	43	49	8	1	100	0.4	-0.1	4.1	4.3	1.6	26	590
June	2014	44	48	7	1	100	0.4	-0.1	4.4	4.5	1.8	25	594
July	2014	46	45	7	1	100	0.5	-0.1	4.6	4.7	2.0	28	598
August	2014	45	47	7	1	100	0.5	-0.1	4.2	4.3	1.9	23	628
September	2014	46	46	7	1	100	0.5	-0.1	4.3	4.4	2.0	23	640
October	2014	42	51	8	0	100	0.4	-0.1	4.2	4.3	1.7	20	659
November	2014	43	49	8	0	100	0.4	-0.1	4.3	4.5	1.9	19	657
December	2014	43	50	7	0	100	0.4	-0.1	4.2	4.3	1.9	16	657

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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	46	46	7	1	100	0.4	-0.1	4.3	4.4	2.0	19	662
February	2015	46	46	7	0	100	0.4	-0.1	4.2	4.3	2.0	20	682
March	2015	46	46	7	1	100	0.4	-0.2	4.4	4.6	2.1	23	683
April	2015	48	45	7	0	100	0.5	-0.2	4.4	4.6	2.2	24	687
May	2015	49	43	7	0	100	0.6	-0.2	4.6	4.8	2.1	26	658
June	2015	51	42	7	0	100	0.7	-0.1	4.6	4.7	2.2	27	643
July	2015	51	42	7	0	100	0.8	-0.2	4.6	4.8	2.3	26	621
August	2015	51	42	6	1	100	0.9	-0.2	4.8	5.0	2.7	29	663
September	2015	50	42	7	1	100	0.8	-0.2	4.6	4.9	2.3	30	661
October	2015	47	46	7	0	100	0.6	-0.3	4.2	4.5	2.0	27	685
November	2015	46	45	8	0	100	0.4	-0.5	4.0	4.6	1.6	26	650
December	2015	46	46	8	0	100	0.4	-0.5	3.9	4.5	1.7	23	665
January	2016	47	44	9	0	100	0.5	-0.4	4.0	4.4	1.8	28	634
February	2016	46	47	7	0	100	0.4	-0.2	4.1	4.3	2.0	28	664
March	2016	48	45	7	0	100	0.7	-0.3	4.3	4.6	2.2	28	675
April	2016	49	44	7	0	100	0.7	-0.2	4.6	4.8	2.3	28	701
May	2016	51	41	7	1	100	1.0	-0.2	4.6	4.9	2.3	28	711
June	2016	49	44	7	1	100	0.7	-0.3	4.6	4.9	2.2	26	711
July	2016	49	43	8	0	100	0.7	-0.3	4.7	5.0	2.3	24	728
August	2016	48	44	8	0	100	0.4	-0.2	4.7	4.9	2.2	22	731
September	2016	49	42	8	0	100	0.5	-0.1	4.7	4.8	2.1	24	763
October	2016	52	40	8	0	100	1.0	-0.1	4.7	4.8	2.1	25	782
November	2016	53	37	9	0	100	1.2	-0.2	4.7	4.9	2.1	28	816
December	2016	53	38	9	0	100	1.2	-0.2	4.8	4.9	2.2	28	818
January	2017	53	38	8	0	100	1.3	-0.2	4.9	5.1	2.5	30	834
February	2017	52	40	8	0	100	1.1	-0.1	4.9	5.0	2.6	29	807
March	2017	55	37	7	0	100	1.5	-0.1	4.9	5.0	2.6	29	782
April	2017	57	36	6	0	100	1.6	0.0	4.9	4.9	2.8	28	765
May	2017	61	34	5	0	100	2.2	0.0	5.0	5.0	3.1	26	786
June	2017	60	35	5	0	100	2.0	0.1	4.9	4.8	3.1	24	819
July	2017	56	39	5	0	100	1.6	0.0	4.9	4.8	2.9	22	843
August	2017	54	39	6	0	100	1.5	0.0	4.8	4.8	2.7	24	843
September	2017	56	38	6	0	100	1.8	0.0	4.9	4.9	2.8	25	829
October	2017	58	35	7	0	100	2.2	0.0	5.0	5.0	2.8	24	800
November	2017	58	35	6	0	100	2.2	0.0	5.0	5.0	2.8	26	790
December	2017	57	37	6	0	100	1.9	-0.1	5.0	5.0	2.7	28	808
January	2018	55	38	6	0	100	1.5	-0.1	4.9	5.0	2.7	31	820
February	2018	57	38	6	0	100	1.6	-0.1	4.9	5.0	2.8	30	823
March	2018	58	35	7	0	100	1.9	-0.1	5.0	5.0	2.9	28	813
April	2018	59	34	7	0	100	2.0	0.0	5.0	5.1	2.9	27	800
May	2018	59	33	8	1	100	2.1	0.0	5.0	5.0	2.8	24	781