

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			Mean	Variance	Cases
							25th	75th	Rng			
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
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

MALE
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			
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
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

MALE
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			
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
June 2018	58	34	7	1	100	2.2	0.1	5.1	5.0	3.1	28	768
July 2018	60	32	7	1	100	2.4	0.1	5.1	5.0	3.0	31	765
August 2018	61	31	8	1	100	2.5	0.1	5.1	5.1	3.0	36	769
September 2018	60	31	9	1	100	2.2	0.0	5.0	5.0	2.6	34	794
October 2018	57	34	8	0	100	1.8	0.0	5.0	5.0	2.6	31	797
November 2018	55	37	8	0	100	1.4	0.0	4.8	4.8	2.3	25	821
December 2018	53	39	8	0	100	1.0	-0.1	4.8	4.8	2.2	27	812
January 2019	52	39	8	1	100	0.9	-0.1	4.6	4.7	2.2	29	816
February 2019	51	38	10	1	100	0.9	-0.1	4.6	4.8	2.2	31	810
March 2019	52	38	9	1	100	1.0	-0.1	4.6	4.7	2.3	26	826
April 2019	53	38	8	1	100	1.2	-0.1	4.6	4.7	2.4	28	837
May 2019	55	39	6	0	100	1.5	0.0	4.7	4.7	2.6	27	829
June 2019	56	38	7	0	100	1.6	0.0	4.7	4.7	2.5	27	851
July 2019	57	37	6	0	100	1.9	-0.1	4.8	5.0	2.6	19	840
August 2019	56	36	7	1	100	1.7	-0.2	4.8	4.9	2.5	23	845
September 2019	56	35	8	1	100	1.7	-0.2	4.8	5.0	2.5	26	811
October 2019	55	35	9	1	100	1.4	-0.1	4.8	4.8	2.5	30	854
November 2019	54	37	9	1	100	1.4	-0.1	4.7	4.8	2.3	29	873

MALE
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	56	37	7	0	100	1.6	-0.1	4.7	4.8	2.5	29	898
January 2020	56	37	7	0	100	1.8	-0.1	4.8	4.9	2.6	28	881
February 2020	56	37	6	0	100	1.8	-0.1	4.9	4.9	2.6	26	896
March 2020	52	39	8	0	100	1.3	-0.1	4.8	4.8	2.2	30	905
April 2020	45	41	14	0	100	0.8	-0.2	4.0	4.2	1.4	40	888
May 2020	36	44	20	0	100	0.2	-0.4	3.0	3.4	0.4	51	865
June 2020	34	44	21	1	100	0.2	-0.4	3.0	3.4	0.3	49	831
July 2020	38	45	16	1	100	0.3	-0.3	3.3	3.6	0.5	43	826
August 2020	43	44	13	1	100	0.4	-0.2	4.3	4.5	1.2	34	843
September 2020	48	42	10	0	100	0.9	-0.1	4.3	4.5	1.7	30	822
October 2020	52	38	9	0	100	1.6	-0.1	4.9	5.0	2.4	26	826
November 2020	55	35	9	0	100	1.9	0.0	4.9	5.0	2.7	31	816
December 2020	54	36	10	0	100	1.8	-0.1	4.9	5.0	2.6	32	827
January 2021	52	36	11	1	100	1.2	-0.2	4.9	5.2	2.3	34	802
February 2021	55	34	10	1	100	1.8	-0.2	5.1	5.2	2.5	33	784
March 2021	56	34	9	1	100	2.0	-0.1	5.2	5.3	2.7	34	774
April 2021	62	30	7	0	100	3.2	0.1	6.0	5.9	3.6	44	784
May 2021	64	30	7	0	100	3.8	0.1	7.4	7.3	4.2	51	804
June 2021	65	27	8	0	100	4.0	0.1	8.0	7.9	4.4	64	832
July 2021	60	30	9	1	100	3.3	-0.1	8.0	8.1	4.1	65	844
August 2021	58	31	10	2	100	2.8	-0.1	6.6	6.7	3.5	68	836