

**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

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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

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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

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							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
September 2021	56	31	12	2	100	2.6	-0.3	6.3	6.6	3.2	73	818
October 2021	56	30	13	1	100	2.7	-0.2	5.5	5.7	2.8	67	826
November 2021	55	31	14	0	100	2.5	-0.2	5.9	6.2	2.9	64	812
December 2021	55	32	13	0	100	2.7	-0.2	6.1	6.3	3.1	59	846
January 2022	56	33	11	1	100	2.9	-0.4	7.1	7.4	3.6	62	854
February 2022	56	33	10	1	100	3.1	-0.3	6.9	7.3	3.5	63	868
March 2022	56	34	9	1	100	3.0	-0.2	7.2	7.4	3.7	64	836
April 2022	55	35	9	1	100	2.8	-0.1	6.5	6.5	3.6	58	831
May 2022	52	36	12	0	100	1.9	-0.2	6.2	6.3	3.3	66	820
June 2022	48	35	15	1	100	1.2	-0.3	5.5	5.7	2.5	71	856
July 2022	41	36	22	1	100	0.3	-1.5	5.1	6.6	1.3	85	859
August 2022	36	38	25	1	100	0.2	-2.3	4.4	6.7	0.4	83	871
September 2022	33	38	29	1	100	0.1	-3.8	4.2	8.0	-0.2	86	843
October 2022	33	37	29	1	100	0.1	-4.0	4.0	8.0	-0.3	77	839
November 2022	33	35	31	1	100	0.0	-4.9	3.6	8.4	-0.7	80	826
December 2022	31	35	33	1	100	0.0	-4.8	2.9	7.7	-0.8	67	831
January 2023	29	37	33	1	100	-0.1	-4.9	2.4	7.3	-0.8	63	815
February 2023	31	39	29	1	100	0.0	-3.3	2.8	6.2	-0.1	52	816
March 2023	32	42	24	1	100	0.1	-1.8	2.9	4.7	0.2	51	799
April 2023	36	42	21	1	100	0.2	-0.4	3.6	4.1	0.5	56	815
May 2023	39	39	20	2	100	0.2	-0.4	4.0	4.5	0.4	54	799
June 2023	42	38	19	1	100	0.3	-0.4	4.6	5.0	0.9	47	800
July 2023	45	38	16	1	100	0.4	-0.3	4.8	5.1	1.6	41	796
August 2023	47	39	14	0	100	0.4	-0.2	4.9	5.1	2.0	41	830
September 2023	48	39	13	0	100	0.5	-0.3	5.0	5.3	2.2	42	852
October 2023	46	42	12	0	100	0.4	-0.3	4.5	4.8	1.9	38	868
November 2023	44	42	13	0	100	0.4	-0.4	4.5	4.8	1.7	40	849
December 2023	44	41	15	1	100	0.4	-0.3	4.4	4.6	1.6	41	863
January 2024	45	39	14	1	100	0.4	-0.3	4.7	5.0	2.0	45	867
February 2024	46	40	13	1	100	0.4	-0.2	4.8	5.0	2.1	40	871