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	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

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 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

MALE
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	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
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

MALE
TABLE 46
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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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
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

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 25th	Percentiles 75th	Rng	Mean	Variance	Cases
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	5.4	2.2	42	851
October	2023	46	42	13	0	100	0.4	-0.3	4.5	4.9	1.9	38	867
November	2023	44	42	14	0	100	0.4	-0.4	4.5	4.9	1.7	40	848
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
March	2024	46	42	11	1	100	0.4	-0.2	4.9	5.0	2.2	40	856
April	2024	48	41	9	1	100	0.7	-0.2	4.8	5.0	2.2	36	951
May	2024	50	40	9	1	100	0.9	-0.2	4.8	5.0	2.3	37	1100
June	2024	53	38	9	0	100	1.4	-0.2	4.8	5.0	2.3	36	1255
July	2024	53	37	9	1	100	1.6	-0.1	4.9	5.1	2.4	39	1274
August	2024	53	37	10	1	100	1.5	-0.1	4.9	5.0	2.2	39	1368
September	2024	53	37	10	1	100	1.5	-0.1	4.9	5.0	2.3	39	1330
October	2024	53	35	11	1	100	1.3	-0.1	4.9	5.0	2.0	38	1347
November	2024	54	35	10	0	100	1.7	-0.2	4.9	5.2	2.4	37	1197
December	2024	53	36	10	1	100	1.5	-0.4	4.9	5.3	2.4	37	1167
January	2025	53	37	10	0	100	1.6	-0.4	4.9	5.3	2.5	37	1215
February	2025	50	38	11	0	100	1.0	-0.3	4.8	5.0	2.2	39	1273
March	2025	48	39	13	0	100	0.6	-0.1	4.9	5.0	2.0	40	1555
April	2025	45	40	15	0	100	0.1	-0.1	4.9	5.0	1.8	44	1607
May	2025	46	39	14	0	100	0.1	-0.1	4.9	5.0	1.8	47	1686
June	2025	47	39	14	0	100	0.1	-0.1	4.8	5.0	1.8	47	1500
July	2025	47	39	13	1	100	0.1	-0.2	4.5	4.8	1.7	44	1566
August	2025	45	40	14	1	100	-0.1	-0.5	4.3	4.8	1.5	42	1529
September	2025	44	40	15	0	100	-0.1	-0.5	4.0	4.5	1.4	44	1634
October	2025	44	41	16	0	100	-0.1	-0.6	4.1	4.6	1.5	45	1568
November	2025	44	40	16	0	100	0.0	-0.5	4.0	4.4	1.4	41	1567
December	2025	43	41	16	0	100	0.0	-0.5	3.7	4.1	1.3	34	1499
January	2026	43	41	16	0	100	0.0	-0.3	3.4	3.7	1.4	32	1577
February	2026	43	41	16	0	100	0.1	-0.2	3.4	3.6	1.3	32	1734
March	2026	43	41	16	0	100	0.1	-0.1	3.7	3.8	1.3	38	1911
April	2026	44	41	14	0	100	0.1	0.0	3.9	3.9	1.3	36	1876
May	2026	43	42	14	0	100	0.1	-0.1	3.7	3.7	1.4	37	1722
June	2026	44	43	12	0	100	0.1	-0.2	3.9	4.0	1.7	32	1630
July	2026	45	43	12	0	100	0.1	-0.2	4.3	4.4	1.8	35	1662