INCOME BOTTOM THIRD
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	32	54	11	2	100	0.3	-0.7	4.2	4.9	2.5	69	252
April	2007	32	55	11	2	100	0.3	-0.7	3.9	4.6	2.3	49	252
May	2007	32	54	13	1	100	0.4	-0.6	3.6	4.2	1.7	49	250
June	2007	27	57	15	0	100	0.0	-0.7	1.9	2.6	1.0	66	241
July	2007	29	53	17	1	100	0.1	-0.7	2.7	3.4	1.3	82	250
August	2007	28	53	18	1	100	0.1	-0.6	2.2	2.9	1.0	80	244
September	2007	26	56	17	1	100	-0.1	-1.0	2.4	3.5	0.6	76	253
October	2007	23	56	21	0	100	-0.2	-1.6	1.5	3.2	0.2	85	245
November	2007	24	53	23	0	100	-0.1	-1.5	1.7	3.2	0.2	92	255
December	2007	24	51	24	1	100	0.2	-0.9	1.7	2.7	0.4	71	253
January	2008	21	57	21	1	100	0.0	-0.7	0.8	1.5	0.0	50	255
February	2008	19	57	22	1	100	0.0	-1.2	1.0	2.1	-0.2	74	242
March	2008	21	57	21	1	100	0.0	-1.2	0.9	2.0	0.2	97	234
April	2008	18	56	26	0	100	0.0	-1.9	0.8	2.7	-0.9	110	239
May	2008	18	55	25	2	100	-0.1	-1.6	0.6	2.3	-0.6	74	250
June	2008	17	56	25	2	100	-0.2	-1.8	0.6	2.4	-1.2	81	265
July	2008	19	55	24	2	100	0.1	-1.7	1.2	2.9	-0.7	83	262
August	2008	18	58	23	0	100	0.1	-1.7	1.2	2.9	-0.8	87	254
September	2008	17	58	24	1	100	0.1	-1.7	1.3	3.0	-0.5	72	231
October	2008	19	56	24	1	100	-0.1	-1.5	0.8	2.2	-0.1	74	234
November	2008	17	57	25	2	100	-0.2	-1.8	0.7	2.5	-0.3	69	250
December	2008	17	56	26	1	100	-0.3	-2.4	0.6	3.0	-1.1	76	272
January	2009	13	60	25	2	100	-0.3	-1.7	0.5	2.2	-2.0	65	270
February	2009	11	60	27	2	100	-0.1	-1.8	0.8	2.6	-2.3	66	263
March	2009	10	61	26	3	100	0.0	-1.2	0.9	2.1	-2.1	63	258
April	2009	10	61	26	2	100	0.0	-2.2	1.4	3.5	-1.8	63	256
May	2009	12	61	26	2	100	-0.1	-2.7	1.1	3.7	-1.8	67	272
June	2009	13	61	25	1	100	-0.1	-2.5	0.9	3.3	-1.8	58	279
July	2009	16	59	23	2	100	-0.1	-1.5	0.5	2.0	-1.6	57	285
August	2009	18	59	21	2	100	0.2	-0.5	1.0	1.5	-0.8	59	281
September	2009	20	58	20	2	100	0.2	-0.5	1.0	1.5	-0.2	58	291
October	2009	20	58	20	1	100	0.2	-0.5	1.0	1.5	0.1	56	297
November	2009	21	57	22	1	100	0.0	-0.7	0.5	1.3	-0.6	61	283
December	2009	19	58	22	1	100	0.1	-0.7	0.7	1.4	-0.7	63	277
January	2010	17	59	21	2	100	0.1	-0.7	0.7	1.4	-0.8	57	276
February	2010	16	61	20	3	100	0.0	-0.6	0.6	1.2	-0.7	52	284
March	2010	18	57	23	3	100	-0.2	-1.2	0.5	1.7	-1.3	58	273
April	2010	16	59	23	2	100	-0.2	-1.2	0.6	1.8	-1.5	59	262
May	2010	17	59	22	2	100	-0.1	-1.0	0.6	1.7	-1.5	68	252
June	2010	14	65	20	1	100	0.1	-0.4	0.6	1.0	-1.4	62	265
July	2010	18	61	19	2	100	0.1	-0.5	0.7	1.2	-1.2	64	265
August	2010	15	64	19	1	100	0.0	-0.8	0.8	1.7	-1.5	56	273
September	2010	16	62	21	1	100	0.1	-1.0	1.1	2.1	-1.6	67	268
October	2010	13	63	24	1	100	0.1	-1.5	1.0	2.5	-2.0	60	270
November	2010	15	60	24	1	100	0.1	-1.2	0.7	1.9	-1.5	59	282

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
December	2010	18	58	23	1	100	-0.2	-1.6	0.7	2.2	-0.7	71	274
January	2011	20	54	22	3	100	-0.2	-2.2	0.6	2.8	-0.2	77	278
February	2011	21	54	23	2	100	-0.2	-2.2	0.7	3.0	-0.2	76	270
March	2011	19	56	23	3	100	0.0	-1.7	0.6	2.2	-0.3	58	275
April	2011	16	61	23	1	100	0.0	-0.5	0.5	1.0	-0.5	54	272
May	2011	17	60	22	1	100	0.1	-0.5	0.7	1.1	-0.2	49	268
June	2011	17	60	22	1	100	0.0	-0.7	0.6	1.3	-0.3	45	262
July	2011	19	60	19	1	100	-0.1	-0.7	0.6	1.4	0.2	55	261
August	2011	16	61	22	1	100	-0.2	-1.9	0.3	2.3	-0.3	66	278
September	2011	16	61	23	1	100	-0.1	-1.9	0.4	2.4	-0.5	65	271
October	2011	13	61	25	1	100	0.0	-1.8	0.5	2.4	-1.4	53	279
November	2011	12	64	24	0	100	0.1	-1.0	0.8	1.8	-1.4	42	269
December	2011	12	64	23	0	100	0.3	-0.8	1.0	1.8	-1.5	52	283
January	2012	14	61	24	0	100	0.2	-1.2	0.9	2.0	-1.5	63	286
February	2012	14	62	22	2	100	0.3	-0.9	1.1	2.0	-1.4	64	286
March	2012	14	60	24	2	100	0.0	-1.1	0.8	1.9	-1.2	46	282
April	2012	14	64	20	2	100	-0.3	-1.3	0.8	2.0	-0.7	42	270
May	2012	15	63	20	2	100	-0.7	-1.5	0.2	1.7	-0.5	44	264
June	2012	15	64	19	2	100	-0.5	-1.3	0.4	1.7	-0.5	61	277
July	2012	13	63	21	3	100	-0.1	-0.9	0.7	1.5	-0.9	53	267
August	2012	13	63	23	2	100	0.1	-1.2	0.7	1.9	-1.3	51	260
September	2012	14	62	23	1	100	-0.1	-1.4	0.6	1.9	-1.3	49	253
October	2012	16	63	21	0	100	-0.4	-1.7	0.3	2.0	-0.9	54	271
November	2012	16	64	17	2	100	-0.4	-1.2	0.4	1.6	-0.4	52	285
December	2012	17	63	18	2	100	-0.3	-1.1	0.5	1.5	-0.2	46	297
January	2013	19	60	18	3	100	0.0	-0.6	0.7	1.3	-0.4	43	277
February	2013	20	62	16	2	100	0.0	-0.6	0.6	1.2	0.0	38	252
March	2013	21	63	14	2	100	-0.1	-0.7	0.6	1.3	-0.1	31	227
April	2013	19	66	13	2	100	-0.1	-0.7	0.5	1.2	-0.2	33	235
May	2013	20	61	17	2	100	0.0	-0.6	0.7	1.3	-0.8	56	250
June	2013	22	58	19	1	100	0.1	-0.5	1.3	1.8	-0.7	66	268
July	2013	26	55	17	1	100	0.1	-0.5	1.8	2.3	-0.4	66	266
August	2013	28	54	17	1	100	0.0	-0.5	1.7	2.2	-0.1	47	262
September	2013	27	56	15	1	100	0.0	-0.7	2.1	2.8	0.1	41	240
October	2013	24	57	17	1	100	0.1	-0.6	1.7	2.2	0.2	46	238
November	2013	23	60	16	1	100	-0.2	-1.3	1.6	2.8	-0.3	55	237
December	2013	22	61	16	1	100	-0.2	-1.0	0.6	1.6	-0.4	53	253
January	2014	26	59	14	1	100	-0.3	-1.0	1.4	2.4	0.1	48	259
February	2014	28	58	12	2	100	0.1	-0.3	1.8	2.1	0.7	38	260
March	2014	28	57	13	1	100	0.1	-0.3	1.8	2.2	0.4	48	238
April	2014	27	57	15	1	100	0.2	-0.3	1.7	2.0	0.2	53	238
May	2014	29	55	15	1	100	0.1	-0.7	2.7	3.4	0.5	61	230
June	2014	32	53	14	1	100	0.1	-0.6	4.1	4.7	1.1	64	250
July	2014	30	53	15	2	100	0.2	-0.6	3.6	4.3	0.8	66	232
August	2014	29	55	14	2	100	0.3	-0.3	3.0	3.3	0.8	55	229
September	2014	25	58	15	2	100	0.2	-0.3	1.6	1.9	0.2	43	219
October	2014	26	59	14	1	100	0.1	-0.3	1.3	1.5	0.5	31	224
November	2014	24	58	18	1	100	0.1	-0.4	0.6	0.9	0.0	38	211
December	2014	28	56	15	1	100	0.1	-0.4	1.6	2.1	0.7	32	187

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
January	2015	29	55	17	0	100	0.2	-0.4	1.8	2.3	0.3	41	177
February	2015	30	54	16	0	100	0.3	-0.4	2.5	2.9	0.6	41	181
March	2015	33	53	14	0	100	0.2	-0.8	2.1	2.9	0.6	45	184
April	2015	34	55	11	0	100	0.1	-1.2	2.5	3.7	1.0	39	182
May	2015	30	58	11	1	100	-0.1	-1.2	1.7	2.9	0.9	38	181
June	2015	27	59	13	1	100	0.1	-0.8	1.5	2.3	0.8	31	176
July	2015	27	59	13	1	100	0.2	-0.5	1.9	2.4	1.2	26	165
August	2015	32	56	11	1	100	0.3	-0.4	2.9	3.3	1.7	24	169
September	2015	34	54	11	0	100	0.5	-0.2	3.8	4.1	2.4	45	169
October	2015	34	55	10	1	100	0.4	-0.3	3.3	3.6	2.4	45	167
November	2015	31	55	12	2	100	0.3	-0.5	2.7	3.2	1.6	42	154
December	2015	30	57	12	2	100	-0.1	-0.8	1.7	2.5	0.8	33	158
January	2016	31	55	13	2	100	-0.2	-1.2	2.5	3.7	0.8	45	166
February	2016	33	56	10	1	100	-0.1	-1.0	3.1	4.1	1.1	45	194
March	2016	30	57	12	1	100	0.0	-0.8	2.7	3.5	0.9	50	210
April	2016	30	55	14	1	100	0.2	-0.3	1.7	2.1	0.5	55	207
May	2016	32	52	15	1	100	0.2	-0.4	1.5	1.9	0.9	60	189
June	2016	33	52	14	1	100	0.1	-0.5	2.4	2.9	1.2	55	181
July	2016	36	49	15	0	100	0.1	-0.5	3.6	4.2	1.7	44	190
August	2016	37	48	14	0	100	0.2	-0.6	4.3	4.9	1.7	42	205
September	2016	38	44	17	1	100	0.3	-0.5	4.1	4.7	1.1	48	214
October	2016	37	48	14	1	100	0.2	-0.6	3.5	4.1	0.9	51	218
November	2016	29	54	16	1	100	0.1	-0.6	2.1	2.8	0.4	52	221
December	2016	32	56	12	0	100	0.1	-0.5	2.5	3.1	1.2	37	223
January	2017	35	51	14	0	100	0.2	-0.5	3.2	3.7	1.4	32	223
February	2017	43	45	12	1	100	0.3	-0.5	4.7	5.2	2.0	30	212
March	2017	43	42	14	2	100	0.2	-0.9	4.5	5.4	1.6	36	206
April	2017	44	44	10	2	100	0.2	-0.9	4.2	5.1	2.0	38	216
May	2017	45	43	9	2	100	0.4	-0.8	4.2	5.0	1.8	30	223
June	2017	50	42	7	1	100	0.6	-0.4	4.6	5.1	2.7	33	224
July	2017	46	43	10	1	100	0.5	-0.3	4.8	5.1	2.3	33	217
August	2017	42	47	11	0	100	0.5	-0.1	4.3	4.5	2.1	40	222
September	2017	43	45	12	0	100	0.5	-0.2	4.4	4.6	1.8	42	233
October	2017	39	48	13	0	100	0.4	-0.2	3.8	4.0	1.6	37	225
November	2017	41	45	13	0	100	0.3	-0.3	4.3	4.7	1.9	50	225
December	2017	38	48	13	0	100	0.2	-0.4	4.3	4.6	1.7	52	221
January	2018	42	45	13	0	100	0.3	-0.4	4.2	4.5	1.7	57	238
February	2018	41	45	14	0	100	0.3	-0.3	4.1	4.3	1.7	45	240