INCOME BOTTOM THIRD
TABLE 47
EXPECTED CHANGE IN HOME VALUE DURING THE NEXT 5 YEARS
(Three Month Moving Averages)

The questions were: "What about the outlook for prices of homes like yours in your community over the next 5 years or so? Do you expect them to increase, remain about the same, or decrease?"
"By about what percent do you expect prices of homes like yours in your community to go (up/down), on average, over the next 5 years or so?"

Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
May	2007	50	39	9	1	100	1.4	-0.1	5.7	5.8	3.4	57	250
June	2007	47	42	9	1	100	0.8	-0.2	5.6	5.8	3.3	59	241
July	2007	51	39	10	1	100	1.4	-0.1	5.7	5.8	3.8	75	250
August	2007	47	36	15	2	100	1.0	-0.4	4.7	5.2	2.3	72	244
September	2007	48	34	17	1	100	1.0	-0.5	4.6	5.2	2.3	80	253
October	2007	45	39	15	1	100	0.4	-0.7	4.6	5.3	2.2	84	245
November	2007	47	40	12	1	100	0.4	-0.5	5.1	5.6	2.9	87	255
December	2007	48	39	11	3	100	0.8	-0.4	5.2	5.6	2.8	67	253
January	2008	46	37	12	5	100	0.8	-0.3	4.7	5.0	2.4	52	255
February	2008	43	42	11	4	100	0.7	-0.4	4.5	5.0	2.4	59	242
March	2008	42	41	13	4	100	0.3	-0.5	4.7	5.2	2.7	85	234
April	2008	43	40	15	3	100	0.3	-0.5	5.2	5.7	2.9	76	239
May	2008	49	33	14	3	100	0.9	-0.3	5.5	5.7	2.9	64	250
June	2008	47	35	16	2	100	0.9	-0.5	5.4	5.8	2.4	51	265
July	2008	46	35	17	2	100	0.9	-0.6	5.3	5.9	2.5	67	262
August	2008	40	41	19	1	100	0.4	-0.7	4.5	5.2	1.8	69	254
September	2008	41	42	16	2	100	0.4	-0.5	5.2	5.6	2.2	76	231
October	2008	40	44	14	2	100	0.2	-0.6	4.5	5.1	1.4	60	234
November	2008	47	38	12	3	100	0.9	-0.6	5.6	6.2	2.4	50	250
December	2008	47	37	14	2	100	0.9	-0.8	4.7	5.5	1.6	41	272
January	2009	44	38	15	4	100	0.9	-0.7	4.7	5.5	1.6	43	270
February	2009	39	39	17	4	100	0.3	-0.7	3.7	4.4	1.0	58	263
March	2009	38	39	18	5	100	0.3	-0.6	3.9	4.5	1.0	55	258
April	2009	40	41	16	3	100	0.2	-0.4	3.7	4.2	1.3	65	256
May	2009	42	42	14	2	100	0.3	-0.4	4.1	4.5	1.4	49	272
June	2009	47	42	10	1	100	0.8	-0.2	4.1	4.3	1.9	43	279
July	2009	50	37	12	1	100	0.8	-0.2	4.8	5.0	2.3	61	285
August	2009	47	36	14	3	100	0.8	-0.4	5.0	5.3	2.3	66	281
September	2009	42	41	13	4	100	0.2	-0.7	4.6	5.3	2.2	67	291
October	2009	43	41	13	3	100	0.2	-0.7	4.7	5.4	2.3	49	297
November	2009	44	41	13	2	100	0.3	-0.7	4.7	5.4	2.0	53	283
December	2009	48	35	15	2	100	0.8	-0.5	5.2	5.7	2.0	58	277
January	2010	49	36	13	2	100	0.9	-0.5	5.0	5.5	1.8	55	276
February	2010	48	38	13	1	100	0.9	-0.4	4.7	5.2	2.1	57	284
March	2010	44	44	11	1	100	0.3	-0.7	4.4	5.2	2.0	50	273
April	2010	43	45	12	0	100	0.2	-0.7	4.3	5.0	1.7	42	262
May	2010	39	46	14	0	100	0.1	-0.7	3.6	4.3	1.1	40	252
June	2010	41	45	14	0	100	0.3	-0.3	3.4	3.6	0.9	39	265
July	2010	41	44	15	0	100	0.3	-0.3	3.1	3.4	1.1	49	265
August	2010	41	44	13	2	100	0.3	-0.2	3.1	3.4	1.3	39	273
September	2010	41	42	15	2	100	0.5	-0.2	3.7	4.0	1.6	42	268
October	2010	38	43	17	2	100	0.4	-0.4	3.4	3.8	1.2	30	270
November	2010	42	41	16	1	100	0.4	-0.4	4.2	4.6	1.8	52	282
December	2010	41	44	14	1	100	0.2	-0.6	4.0	4.6	1.6	60	274

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
January	2011	44	42	11	3	100	0.4	-0.4	4.9	5.3	2.4	64	278
February	2011	43	41	13	3	100	0.3	-0.6	4.9	5.5	1.6	58	270
March	2011	43	38	16	3	100	0.4	-0.4	4.9	5.3	1.6	48	275
April	2011	40	42	18	1	100	0.2	-0.5	3.9	4.3	1.3	46	272
May	2011	44	40	14	2	100	0.6	-0.4	4.1	4.6	2.2	32	268
June	2011	42	43	12	3	100	0.5	-0.7	3.7	4.4	1.8	38	262
July	2011	43	42	11	4	100	0.5	-0.7	4.7	5.5	2.3	53	261
August	2011	39	43	14	4	100	0.2	-0.6	4.1	4.8	1.7	69	278
September	2011	42	40	14	4	100	0.3	-0.5	4.3	4.8	2.1	65	271
October	2011	41	39	16	4	100	0.3	-0.4	3.6	4.0	1.5	62	279
November	2011	39	43	16	2	100	0.2	-0.7	3.2	3.8	1.1	55	269
December	2011	38	43	17	2	100	0.1	-0.7	3.1	3.8	0.7	49	283
January	2012	38	45	15	2	100	0.0	-1.2	3.3	4.5	0.5	37	286
February	2012	35	45	16	4	100	0.1	-0.9	3.1	4.1	0.4	40	286
March	2012	34	46	16	4	100	0.1	-0.8	3.2	4.0	0.7	39	282
April	2012	33	46	17	4	100	0.2	-0.3	3.1	3.4	0.6	54	270
May	2012	38	44	16	3	100	0.2	-0.6	4.2	4.8	1.6	51	264
June	2012	37	43	17	3	100	0.2	-0.6	4.4	5.0	1.5	66	277
July	2012	36	42	18	4	100	0.1	-0.8	3.8	4.6	1.4	55	267
August	2012	32	42	21	4	100	0.1	-1.0	3.5	4.5	0.3	60	260
September	2012	35	41	19	5	100	0.1	-1.0	3.8	4.9	0.7	52	253
October	2012	40	43	14	3	100	0.3	-1.0	4.2	5.2	1.6	62	271
November	2012	43	44	9	4	100	0.3	-0.5	4.0	4.5	2.4	50	285
December	2012	41	45	10	5	100	0.3	-0.4	3.4	3.8	2.2	48	297
January	2013	40	41	13	6	100	0.3	-0.4	3.3	3.7	1.2	34	277
February	2013	42	38	14	5	100	0.3	-0.4	3.3	3.7	1.4	48	252
March	2013	44	37	15	4	100	0.4	-0.4	4.0	4.4	1.3	74	227
April	2013	42	39	16	4	100	0.3	-0.3	4.3	4.6	1.9	73	235
May	2013	42	38	16	4	100	0.3	-0.4	4.7	5.1	1.8	71	250
June	2013	38	41	15	6	100	0.2	-0.6	3.9	4.5	1.7	46	268
July	2013	41	40	14	4	100	0.2	-0.8	3.5	4.3	1.2	47	266
August	2013	41	41	14	4	100	0.2	-0.9	3.5	4.5	1.1	38	262
September	2013	44	38	16	2	100	0.2	-0.9	4.0	5.0	1.1	39	240
October	2013	41	39	18	2	100	0.1	-1.1	4.2	5.2	1.1	38	238
November	2013	39	40	19	2	100	0.1	-0.8	3.8	4.6	0.7	53	237
December	2013	38	42	17	3	100	0.1	-0.7	3.7	4.4	0.7	48	253
January	2014	41	41	14	3	100	0.3	-0.3	4.2	4.5	1.0	59	259
February	2014	42	41	12	5	100	0.4	-0.2	4.1	4.3	1.2	44	260
March	2014	44	38	13	5	100	0.4	-0.6	4.3	4.9	1.0	61	238
April	2014	46	38	11	6	100	0.5	-0.8	4.4	5.2	1.7	56	238
May	2014	47	37	12	4	100	0.5	-0.8	5.0	5.8	2.2	53	230
June	2014	50	35	12	4	100	0.8	-0.5	5.1	5.5	2.5	49	250
July	2014	46	36	15	3	100	0.7	-0.3	4.3	4.6	1.8	49	232
August	2014	44	39	14	3	100	0.6	-0.3	4.1	4.4	1.4	48	229
September	2014	41	40	16	3	100	0.3	-0.3	3.9	4.2	1.1	42	219
October	2014	45	38	13	4	100	0.5	-0.2	4.7	4.9	1.5	34	224
November	2014	48	34	15	3	100	0.6	-0.2	4.8	5.0	1.6	38	211
December	2014	49	35	13	3	100	0.8	-0.3	4.7	4.9	2.3	40	187
January	2015	47	36	15	2	100	0.6	-0.3	4.2	4.5	1.9	50	177
February	2015	45	38	14	2	100	0.6	-0.3	3.9	4.2	1.3	64	181

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Percentiles Rng	Mean	Variance	Cases
March	2015	44	34	19	3	100	0.5	-0.5	4.0	4.5	0.8	74	184
April	2015	44	36	17	2	100	0.5	-0.5	4.6	5.1	1.2	80	182
May	2015	42	37	17	3	100	0.4	-0.5	4.0	4.5	1.4	67	181
June	2015	42	41	13	4	100	0.5	-0.3	3.6	3.9	1.5	52	176
July	2015	47	38	12	3	100	0.7	-0.3	3.4	3.7	1.7	38	165
August	2015	53	31	13	3	100	1.2	-0.3	4.3	4.5	2.2	31	169
September	2015	53	33	13	1	100	1.0	-0.2	4.7	4.9	2.8	41	169
October	2015	53	30	15	2	100	1.1	-0.4	4.9	5.3	2.6	46	167
November	2015	52	34	12	2	100	0.9	-0.5	4.9	5.4	2.6	45	154
December	2015	51	35	13	2	100	0.8	-0.5	4.5	4.9	1.6	37	158
January	2016	46	39	13	1	100	0.6	-0.3	4.1	4.4	1.4	39	166
February	2016	44	40	14	1	100	0.4	-0.2	3.9	4.1	1.2	43	194
March	2016	46	40	13	2	100	0.5	-0.3	4.5	4.8	1.9	54	210
April	2016	50	34	15	2	100	0.7	-0.3	4.7	5.0	1.9	48	207
May	2016	49	33	17	2	100	0.6	-0.4	4.3	4.7	1.7	48	189
June	2016	51	30	18	1	100	1.0	-0.3	4.2	4.5	1.9	40	181
July	2016	51	34	15	0	100	1.0	-0.4	4.4	4.8	2.4	43	190
August	2016	53	35	11	2	100	1.2	-0.3	5.0	5.3	2.9	51	205
September	2016	53	33	12	2	100	1.2	-0.3	4.9	5.2	2.1	47	214
October	2016	49	37	11	3	100	1.0	-0.1	4.2	4.3	1.7	41	218
November	2016	49	35	14	3	100	0.9	-0.2	4.4	4.6	1.3	40	221
December	2016	46	39	12	3	100	0.5	-0.2	3.9	4.1	1.4	33	223
January	2017	54	31	11	4	100	1.2	-0.2	4.7	4.9	2.0	39	223
February	2017	56	33	8	3	100	1.4	-0.2	4.6	4.7	2.2	28	212
March	2017	56	31	11	2	100	1.4	-0.2	4.9	5.1	2.2	40	206
April	2017	55	32	13	0	100	1.1	-0.2	4.6	4.8	1.8	34	216
May	2017	54	30	14	1	100	1.1	-0.1	4.6	4.8	1.7	37	223
June	2017	60	26	11	2	100	1.8	0.1	4.9	4.9	2.5	35	224
July	2017	59	26	12	3	100	1.9	0.0	5.0	5.0	2.6	44	217
August	2017	60	23	14	3	100	2.2	0.0	4.9	4.9	2.9	47	222
September	2017	58	27	13	2	100	1.7	-0.1	4.7	4.8	2.4	39	233
October	2017	55	30	13	1	100	1.2	-0.2	4.7	4.9	2.2	32	225
November	2017	54	34	11	1	100	1.0	-0.3	5.0	5.3	2.3	34	225
December	2017	52	30	16	2	100	1.2	-0.3	5.0	5.2	2.0	40	221
January	2018	53	30	15	2	100	1.3	-0.3	4.5	4.8	2.2	42	238
February	2018	54	28	17	1	100	1.2	-0.2	4.5	4.7	1.9	37	240