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	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

INCOME BOTTOM THIRD
TABLE 46
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(Three Month Moving Averages)

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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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	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
March	2018	40	47	13	0	100	0.4	-0.3	4.0	4.3	1.7	43	245
April	2018	42	46	11	0	100	0.6	-0.2	5.0	5.2	2.4	45	227
May	2018	40	47	12	0	100	0.5	-0.4	5.0	5.4	2.0	50	215
June	2018	43	45	12	0	100	0.5	-0.3	6.1	6.4	2.7	54	200
July	2018	45	42	12	1	100	0.5	-0.3	5.9	6.2	2.6	51	214
August	2018	47	36	15	1	100	0.5	-0.3	5.5	5.8	2.5	59	205
September	2018	44	38	17	1	100	0.4	-0.4	4.1	4.5	1.6	55	206
October	2018	41	43	15	1	100	0.2	-0.5	3.3	3.9	1.2	49	188
November	2018	43	44	12	1	100	0.3	-0.6	3.5	4.0	1.4	34	203
December	2018	43	45	12	0	100	0.3	-0.5	3.7	4.2	1.6	48	201
January	2019	41	45	14	0	100	0.2	-0.9	3.9	4.8	1.6	58	211
February	2019	40	45	14	1	100	0.1	-0.8	4.2	4.9	1.5	71	218

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Date of Survey		Increase	Same	Decrease	DK, NA	Total	Median	Percentiles 25th	Percentiles 75th	Rng	Mean	Variance	Cases
March	2019	39	46	13	2	100	0.1	-0.9	3.8	4.7	1.4	57	221
April	2019	43	44	11	2	100	0.3	-0.4	4.1	4.6	1.6	61	222
May	2019	43	47	9	1	100	0.2	-0.8	3.9	4.7	1.7	56	212
June	2019	46	46	8	0	100	0.3	-0.7	4.4	5.0	1.8	53	237
July	2019	48	46	6	1	100	0.7	-0.8	4.9	5.8	2.3	48	235
August	2019	49	45	6	1	100	0.8	-0.4	5.3	5.7	2.6	40	235
September	2019	48	42	8	1	100	0.8	-0.6	5.4	6.0	2.7	39	223
October	2019	46	43	10	1	100	0.4	-0.4	5.2	5.6	2.4	37	238
November	2019	43	42	13	1	100	0.3	-0.6	4.6	5.2	2.0	44	240
December	2019	45	44	10	1	100	0.4	-0.6	4.5	5.1	2.0	39	234
January	2020	45	43	12	0	100	0.3	-0.8	3.9	4.7	1.8	45	241
February	2020	45	47	8	0	100	0.4	-0.7	4.4	5.0	2.2	39	269
March	2020	41	50	8	0	100	0.3	-0.5	4.5	5.0	2.4	51	281
April	2020	38	52	10	0	100	0.0	-0.9	4.1	5.0	1.9	50	265
May	2020	31	53	16	0	100	-0.1	-0.9	2.7	3.6	0.8	65	233
June	2020	33	49	18	1	100	-0.1	-0.9	2.6	3.5	0.6	69	222
July	2020	34	50	15	2	100	0.1	-0.7	3.4	4.0	0.9	64	227
August	2020	37	49	11	2	100	0.1	-0.8	4.7	5.5	1.7	53	233
September	2020	39	50	9	2	100	0.1	-0.8	4.7	5.5	1.8	44	225
October	2020	41	47	11	1	100	0.2	-0.7	4.6	5.3	1.8	56	217
November	2020	42	45	13	0	100	0.3	-0.5	4.4	4.8	2.2	62	217
December	2020	41	42	16	1	100	0.3	-0.5	4.5	5.0	1.8	70	217
January	2021	43	41	15	1	100	0.4	-0.5	4.7	5.2	2.4	54	216
February	2021	45	40	13	1	100	0.4	-0.7	5.6	6.3	2.2	55	222
March	2021	45	44	9	1	100	0.5	-0.5	5.6	6.1	2.9	50	223
April	2021	46	45	7	1	100	0.9	-0.3	6.2	6.4	3.3	55	228
May	2021	51	41	6	2	100	2.3	0.0	7.4	7.4	4.2	56	221
June	2021	52	36	10	2	100	2.2	-0.6	7.6	8.2	3.5	85	229
July	2021	54	33	11	2	100	3.2	-0.6	8.6	9.3	3.8	99	224
August	2021	53	31	15	2	100	2.5	-1.0	7.0	8.0	3.0	120	223
September	2021	53	31	14	2	100	2.6	-0.5	7.4	7.9	3.6	108	214
October	2021	56	29	13	1	100	2.4	-0.6	7.2	7.8	3.9	105	212
November	2021	55	31	12	2	100	1.9	-0.4	8.4	8.9	4.1	92	211
December	2021	57	30	12	1	100	2.5	-0.4	9.4	9.7	4.5	93	212
January	2022	54	31	12	3	100	2.9	-0.3	9.6	9.9	4.7	87	203
February	2022	52	33	12	2	100	2.8	-0.2	8.9	9.1	4.4	92	210
March	2022	51	35	10	4	100	2.3	-0.3	8.8	9.0	4.3	77	206
April	2022	52	36	10	2	100	2.0	-0.1	8.9	9.0	4.3	86	218
May	2022	53	37	7	2	100	2.0	-0.4	9.4	9.8	5.0	91	204
June	2022	49	39	11	2	100	1.6	-0.5	7.8	8.3	4.4	97	214
July	2022	42	42	14	2	100	0.4	-0.7	7.7	8.5	2.9	107	215
August	2022	38	42	17	3	100	0.2	-0.7	7.0	7.7	1.6	109	216
September	2022	36	45	18	1	100	0.0	-1.3	6.4	7.8	1.0	104	201
October	2022	36	45	18	1	100	-0.2	-1.7	4.8	6.5	1.1	83	210
November	2022	40	44	16	0	100	-0.1	-1.5	5.2	6.7	1.9	88	210
December	2022	40	42	17	0	100	0.2	-1.1	5.0	6.1	1.7	85	227
January	2023	34	44	22	0	100	0.1	-1.8	3.6	5.4	1.0	84	214
February	2023	32	46	21	1	100	0.1	-1.6	2.7	4.3	0.8	66	217
March	2023	33	44	20	2	100	0.1	-1.6	3.0	4.6	0.9	73	200
April	2023	37	46	15	2	100	0.2	-0.4	4.2	4.7	1.1	99	215

INCOME BOTTOM THIRD
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	Percentiles Rng	Mean	Variance	Cases
May	2023	38	44	16	2	100	0.0	-1.0	4.2	5.2	0.4	96	214
June	2023	37	46	15	1	100	0.1	-0.8	4.7	5.5	1.1	85	234
July	2023	37	45	16	1	100	0.0	-1.1	4.8	5.9	1.2	66	223
August	2023	39	46	14	1	100	0.2	-0.7	5.1	5.8	1.9	52	242
September	2023	39	48	12	2	100	0.4	-0.7	5.4	6.1	2.3	62	232
October	2023	39	49	10	2	100	0.6	-0.4	5.3	5.7	3.1	54	230
November	2023	37	51	9	2	100	0.6	-0.3	5.1	5.4	3.1	57	227
December	2023	39	47	12	2	100	0.3	-0.5	5.0	5.4	2.7	54	240
January	2024	42	45	12	1	100	0.2	-0.6	5.2	5.8	2.7	60	242
February	2024	46	41	12	1	100	0.7	-0.7	5.5	6.2	2.7	71	237
March	2024	46	44	10	1	100	0.8	-0.5	5.1	5.5	2.6	67	231
April	2024	45	46	8	1	100	0.7	-0.7	4.8	5.6	2.9	72	266
May	2024	43	47	7	2	100	0.3	-0.6	4.5	5.2	2.8	72	323
June	2024	48	41	9	3	100	0.3	-0.6	5.0	5.6	3.1	77	418
July	2024	50	37	10	3	100	0.9	-0.3	5.5	5.8	3.4	79	458
August	2024	52	36	10	2	100	0.9	-0.3	6.3	6.6	3.6	72	540
September	2024	50	39	9	2	100	0.8	-0.3	6.6	6.9	3.7	76	551
October	2024	48	40	10	2	100	0.2	-0.3	6.2	6.5	3.2	75	561
November	2024	45	40	12	3	100	0.1	-0.1	5.5	5.6	2.9	79	477
December	2024	45	41	12	3	100	0.0	-0.5	5.1	5.6	3.1	83	447
January	2025	46	39	13	2	100	0.1	-0.5	5.2	5.7	3.0	90	500
February	2025	45	43	11	1	100	0.1	-0.5	5.2	5.7	3.1	94	561
March	2025	45	42	12	1	100	0.2	-0.1	5.2	5.3	2.8	86	651
April	2025	44	42	12	2	100	0.1	-0.2	5.3	5.4	2.5	92	640
May	2025	46	40	12	2	100	0.1	-0.4	5.7	6.1	3.0	94	647
June	2025	45	38	13	3	100	0.0	-0.5	6.2	6.7	3.1	110	595
July	2025	45	39	12	4	100	0.0	-0.7	6.1	6.7	3.1	104	623
August	2025	42	40	15	3	100	0.0	-0.5	5.2	5.7	2.2	102	617
September	2025	43	41	14	2	100	0.0	-0.4	4.9	5.3	2.2	100	648
October	2025	41	42	15	1	100	0.1	-0.1	4.9	5.0	2.3	94	624
November	2025	44	42	13	1	100	0.1	-0.5	5.1	5.6	2.5	85	620
December	2025	42	44	12	2	100	0.0	-0.8	4.8	5.6	2.3	65	599
January	2026	42	44	12	2	100	-0.1	-0.8	4.5	5.3	2.1	66	615
February	2026	42	43	13	2	100	-0.1	-0.4	4.6	5.0	2.1	71	649
March	2026	42	43	14	1	100	0.1	0.0	4.1	4.1	2.0	79	693
April	2026	43	44	12	1	100	0.0	-0.2	4.3	4.5	2.0	71	694
May	2026	43	43	11	2	100	0.0	-0.2	4.4	4.7	2.3	91	656
June	2026	45	43	9	3	100	0.0	-0.3	5.1	5.4	3.0	93	659
July	2026	48	41	9	3	100	0.5	-0.2	5.6	5.8	3.6	92	662
August	2026	48	42	7	2	100	0.5	-0.7	5.6	6.2	3.9	87	651